



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: JULY 24, 2014

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
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*Date:* July 17, 2014  
*Case No.:* **2014.0634C**  
*Project Address:* **999 Laguna Street**  
*Current Zoning:* RM-2 (Residential, Mixed, Moderate-Density)  
50-X Height and Bulk District  
*Block/Lot:* 0771/001  
*Project Sponsor:* AT&T Mobility represented by  
Eric Lentz, Ericsson, Inc.,  
530 Bush Street, 5<sup>th</sup> Floor  
San Francisco, CA  
*Staff Contact:* Omar Masry – (415) 575-9116  
Omar.Masry@sfgov.org

### PROJECT DESCRIPTION

The proposal is to allow the development of an AT&T Mobility macro wireless telecommunication services (“WTS”) facility. The macro WTS facility would consist of twelve (12) screened rooftop mounted panel antennas, and electronic equipment necessary to run the facility on the roof and the side yard of an existing residential building. Based on the zoning and land use, the WTS facility is proposed on a Location Preference 7 Site (Disfavored Location, Residential Zoned Site) according to the WTS Facilities Siting Guidelines.

The proposed antennas would measure approximately 72” high, by 23” wide, by 9” thick, and would be screened from view by an expansion of an existing penthouse, as well as a separate proposed faux mechanical penthouse. The existing nine-foot tall penthouse would be expanded by approximately three feet on the northern and eastern faces in order to shroud eight (8) panel antennas. The remaining four (4) panel antennas would be shrouded by a new faux mechanical penthouse measuring approximately eight feet wide, eleven feet deep, and seven feet tall. The screening material would be composed of a fiberglass-like material known as fibre-reinforced plastic (FRP), which would be painted and textured to mimic the existing penthouse structure. The FRP material allows for the screening of panel antennas, while still allowing radio waves to pass through.

Electronic equipment necessary to run the facility would be located in three locations. A portion of the equipment would be located behind the rooftop structures used to screen the antennas, and additional electronic equipment would be located on the roof at locations (height and setback from roof edges) that would be minimally visible from adjacent public rights-of-way. The relatively larger, ground mounted equipment would be located within a new equipment shelter located within a side yard and, would include battery back-up cabinets, to provide power in the event of a power outage or disaster.

## **SITE DESCRIPTION AND PRESENT USE**

The Project Site is located on Assessor's Block 0771, Lot 001 at the southwest corner of Laguna Street and Golden Gate Avenue. The Subject building was developed in 1964, and is an approximately 39-foot tall, four-story residential building, with fifteen (15) dwelling units.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project Site lies within the Western Addition neighborhood and is surrounded by low-rise (three-story apartment buildings and a park (Jefferson Square and Margaret S. Hayward Playground) to the north across Golden Gate Avenue, Bethel AME Church to the east across Laguna Street, and mid-rise (typically three stories) residential neighborhoods to the south and west. Adjacent residential developments to the south and west are separated by surface (resident) parking lots.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The categorical exemption and all pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, San Francisco.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	July 4, 2014	July 2, 2014	22 days
Posted Notice	20 days	July 4, 2014	July 3, 2014	21 days
Mailed Notice	10 days	July 14, 2014	July 3, 2014	21 days

## **PUBLIC COMMENT**

As of July 17, 2014, the Department has received two inquiries from neighboring residents requesting information regarding the proposed Project.

In addition, the Project Sponsor held a community meeting at the San Francisco Public Library (Main Branch), at 100 Larkin Street, to discuss the Project at 6:00 p.m. on June 26, 2012. Two (2) community members and two (2) San Francisco Department of Emergency Services engineers attended the meeting. Residents inquired about the potential health effects of radio-frequency emissions, and the City's engineers inquired about any potential signal interference with the City's Emergency Management communication systems, located at 1011 Turk Street.

It does not appear the proposed facility would have an effect, with respect to potential signal interference. Furthermore, in the event of interference, the Federal Communications Commission (FCC) requires the carrier to take steps to resolve such occurrences.

## **ISSUES AND OTHER CONSIDERATIONS**

- Health and safety aspects of all wireless Projects are reviewed under the Department of Public Health and the Department of Building Inspection. The RF emissions associated with this Project have been determined to comply with limits established by the Federal Communications Commission (FCC).
- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the Project Site, is on file with the Planning Department.
- All required public notifications were conducted in compliance with the Planning Code and adopted WTS policies.

## **REQUIRED COMMISSION ACTION**

Pursuant to Sections 209.6(b) and 303 of the Planning Code, a Conditional Use Authorization is required for a WTS facility in an RM-2 (Residential, Mixed, Moderate-Density) Zoning District.

## **BASIS FOR RECOMMENDATION**

This Project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the Objectives and Policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182, 16539, and 18523 supplementing the 1996 WTS Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the Federal Communications Commission (FCC).
- The Project Site is considered a Disfavored Location (Location Preference 7), according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, as the Project Site is residentially zoned. The carrier, AT&T Mobility, submitted an Alternative Site Analysis, which demonstrated the lack of available Preference 1 through 6 locations.
- Based on propagation maps provided by AT&T Mobility, the Project would provide enhanced 700 - 2170 Megahertz 4G LTE (4<sup>th</sup> Generation, Long-Term-Evolution, voice and data) coverage in an area that currently experiences gaps in coverage and capacity.
- Based on the analysis provided by AT&T Mobility, the Project will provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.
- The roof-mounted antennas will be screened from view by an expansion to an existing rooftop penthouse and an additional faux rooftop mechanical penthouse. Related electronic equipment would be located within a new equipment shelter within a side yard area, which is used exclusively by building management. Therefore, the facility would continue to avoid intrusion into public vistas, avoid disruption of the architectural integrity of building and insure harmony with neighborhood character.

- The Project has been reviewed by staff and found to be categorically exempt from further environmental review, as a Class 3 exemption of the California Environmental Quality Act.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Proposed Project</u>                             |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility      |
| <input type="checkbox"/> Height & Bulk Map              | <input checked="" type="checkbox"/> Photo Simulations         |
| <input checked="" type="checkbox"/> Parcel Map          | <input checked="" type="checkbox"/> Coverage Maps             |
| <input checked="" type="checkbox"/> Sanborn Map         | <input checked="" type="checkbox"/> RF Report                 |
| <input checked="" type="checkbox"/> Aerial Photo        | <input checked="" type="checkbox"/> DPH Approval              |
| <input checked="" type="checkbox"/> Context Photos      | <input checked="" type="checkbox"/> Community Outreach Report |
| <input checked="" type="checkbox"/> Site Photos         | <input checked="" type="checkbox"/> Independent Evaluation    |

Exhibits above marked with an "X" are included in this packet \_\_\_\_\_ om \_\_\_\_\_ Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Motion No. XXXXX

HEARING DATE: JULY 24, 2014

*Date:* July 17, 2014  
*Case No.:* **2014.0634C**  
*Project Address:* **999 Laguna Street**  
*Current Zoning:* RM-2 (Residential, Mixed, Moderate-Density)  
50-X Height and Bulk District  
*Block/Lot:* 0771/001  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303(c) AND 209.6(b) TO INSTALL A MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF TWELVE SCREENED PANEL ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED ON THE ROOFTOP AND SIDE YARD OF AN EXISTING INSTITUTIONAL BUILDING AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN AN RM-2 (RESIDENTIAL, MIXED, MODERATE-DENSITY) ZONING DISTRICT, AND A 50-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On April 25, 2014, AT&T Mobility (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for a Conditional Use Authorization on the property at 999 Laguna Street, Lot 001, in Assessor's Block 0771, (hereinafter "Project Site") to install a wireless telecommunications service facility (hereinafter "WTS") consisting of twelve (12) screened panel antennas and equipment located on the roof and side yard of the Subject Building, as part of AT&T Mobility's telecommunications network, within an RM-2 (Residential, Mixed, Moderate-Density) Zoning District, and a 50-X Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act). The Planning Commission has reviewed and concurs with said determination. The categorical

exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On July 24, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Application for a Conditional Use Authorization.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the Applicant, Department Staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use in Application No. 2014.0634C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

#### **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site is located on Assessor's Block 0771, Lot 001 at the southwest corner of Laguna Street and Golden Gate Avenue. The Subject building was developed in 1964, and is an approximately 39-foot tall, four-story residential building, with fifteen (15) dwelling units.
3. **Surrounding Properties and Neighborhood.** The Project Site lies within the Western Addition neighborhood and is surrounded by low-rise (three-story apartment buildings and a park (Jefferson Square and Margaret S. Hayward Playground) to the north across Golden Gate Avenue, Bethel AME Church to the east across Laguna Street, and mid-rise (typically three stories) residential neighborhoods to the south and west. Adjacent residential developments to the south and west are separated by surface (resident) parking lots.
4. **Project Description.** The proposal is to allow the development of an AT&T Mobility macro wireless telecommunication services ("WTS") facility. The macro WTS facility would consist of twelve (12) screened rooftop mounted panel antennas, and electronic equipment necessary to run the facility on the roof and the side yard of an existing residential building.

The proposed antennas would measure approximately 72" high, by 23" wide, by 9" thick, and would be fully screened from view by an expansion of an existing penthouse, as well as a separate proposed faux mechanical penthouse. The existing nine-foot tall penthouse would be expanded by approximately three feet on the northern and eastern

faces in order to shroud eight (8) panel antennas. The remaining four (4) panel antennas would be shrouded by a new faux mechanical penthouse measuring approximately eight feet wide, eleven feet deep, and seven feet tall. The screening material would be composed of a fiberglass like material known as fibre-reinforced plastic (FRP), which would be painted and textured to mimic the existing penthouse structure. The FRP material allows for the screening of panel antennas, while still allowing radio waves to pass through.

Electronic equipment necessary to run the facility would be located in three locations. A portion of the equipment would be located behind the rooftop structures used to screen the antennas, and additional electronic equipment would be located on the roof at locations (height and setback from roof edges) that would not be visible from adjacent public rights-of-way. The relatively larger, ground mounted equipment would be located within a new equipment shelter located within a side yard and, would include battery back-up cabinets, to provide backup power in the event of a power outage or disaster.

5. **Past History and Actions.** The Planning Commission adopted the *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* ("Guidelines") for the installation of wireless telecommunications facilities in 1996. These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003 and again in 2012, requiring community outreach, notification, and detailed information about the facilities to be installed.

Section 8.1 of the Guidelines outlines Location Preferences for wireless facilities. There are five primary areas where the installation of wireless facilities should be located:

1. Publicly-used Structures: such facilities as fire stations, utility structures, community facilities, and other public structures;
2. Co-Location Site: encourages installation of facilities on buildings that already have wireless installations;
3. Industrial or Commercial Structures: buildings such as warehouses, factories, garages, service stations;
4. Industrial or Commercial Structures: buildings such as supermarkets, retail stores, banks; and
5. Mixed-Use Buildings in High Density Districts: buildings such as housing above commercial or other non-residential space.

Section 8.1 of the WTS Siting Guidelines further stipulates that the Planning Commission will not approve WTS applications for Preference 5 or below Location Sites unless the application describes (a) what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) what good faith efforts

and measures were taken to secure these more Preferred Locations, (c) explains why such efforts were unsuccessful; and (d) demonstrates that the location for the site is essential to meet demands in the geographic service area and the Applicant's citywide networks.

Before the Planning Commission can review an application to install a wireless facility, the Project Sponsor must submit a five-year facilities plan, which must be updated biannually, an emissions report and approval by the Department of Public Health, Section 106 Declaration of Intent, an independent evaluation verifying coverage and capacity, a submittal checklist and details about the facilities to be installed.

Under Section 704(B)(iv) of the 1996 Federal Telecommunications Act, local jurisdictions cannot deny wireless facilities based on Radio Frequency (RF) radiation emissions so long as such facilities comply with the FCC's regulations concerning such emissions.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Under the *Guidelines*, and based on the zoning and land use, the WTS facility is proposed on a Location Preference 7 Site (Disfavored Location, Residential Zoned Site) according to the WTS Facilities Siting Guidelines.

The carrier, AT&T Mobility, submitted an Alternative Site Analysis, which demonstrated the lack of available Preference 1 through 6 locations.

7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network is designed to address coverage and capacity needs in the area. The network will operate in the 700 – 2,170 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.
9. **Department of Public Health Review and Approval.** The proposed Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing radio-frequency (RF) levels at ground level were around 2% of the FCC public exposure limit.

AT&T Mobility proposes to install twelve (12) panel antennas. The antennas will be mounted at a height of approximately 44 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.035 mW/sq. cm., which is 6.4% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 96 feet and

does not reach any publicly accessible areas, including the new roof deck. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to the area (37 feet) directly in front of the antenna while it is in operation.

10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by AT&T Mobility to demonstrate need for outdoor and indoor coverage and capacity have been determined by Hammett & Edison, and engineering consultant and independent third party to accurately represent the carrier's present and post-installation conclusions.
11. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
12. **Community Outreach.** Per the *Guidelines*, the Project Sponsor held a community meeting at the San Francisco Public Library (Main Branch), at 100 Larkin Street, to discuss the Project at 6:00 p.m. on June 26, 2012. Two (2) community members and two (2) San Francisco Department of Emergency Services engineers attended the meeting. Residents inquired about the potential health effects of radio-frequency emissions, and the City's engineers inquired about any potential signal interference with the City's Emergency Management communication systems, located at 1011 Turk Street.
13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted an updated five-year plan, as required, in April 2014.
14. **Public Comment.** As of July 17, 2014, the Department has received two inquiries from neighboring residents requesting information regarding the proposed Project.
15. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Per Planning Code Section 209.6(b), a Conditional Use Authorization is required for the installation of utility installation, including a wireless telecommunication services facility.
16. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project does comply with said criteria in that:
  - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

- i. *Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the City to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

*The proposed project at 999 Laguna Street is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding nature of the vicinity. The placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, to avoid disruption of the architectural design integrity of buildings, and insure harmony with the existing neighborhood character and promote public safety. The Project has been reviewed and determined to not cause the removal or alteration of any significant architectural features of the subject building.*

- ii. *Necessary: In the case of wireless installations, there are two criteria that the Commission reviews: coverage and capacity.*

*Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier capacity). San Francisco's unique coverage issues are due to topography and building heights. The hills and buildings disrupt lines of site between WTS base stations. Thus, telecommunication carriers continue to install additional installations to make sure coverage is sufficient.*

*Capacity: While a carrier may have adequate coverage in a certain area, the capacity may not be sufficient. With the continuous innovations in wireless data technology and demand placed on existing infrastructure, individual telecommunications carriers must upgrade and in some instances expand their facilities network to provide proper data and voice capacity. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.*

*The proposed Project at 999 Laguna Street is necessary in order to achieve sufficient street and in-building mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide that the Project Site is the most viable location, based on factors including quality of coverage and aesthetics.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity will not be affected, and prevent harm to other personal property.*

*The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards.*

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*No increase in traffic volume is anticipated with the facilities operating unmanned, with a maintenance crew visiting the Site once a month or on an as-needed basis.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*While some noise and dust may result from the installation of the antennas and transceiver equipment, noise or noxious emissions from continued use are not likely to be significantly greater than ambient conditions due to the operation of the wireless communication network.*

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*All of the antennas and roof-mounted equipment areas are screened, or so located so as to approximate mechanical appurtenances normally found on similar building rooftops. Related electronic equipment would be placed at a height and setback from roof edge so as to be minimally visible from adjacent public rights-of-way. The proposed antennas and equipment will not affect landscaping, open space, parking, lighting or signage at the Project Site or surrounding area.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with Objectives and Policies of the General Plan, as detailed below.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The Project Site is not located in a Neighborhood Commercial District.*

17. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

**HOUSING ELEMENT**  
Objectives and Policies

**BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE**

**OBJECTIVE 12:**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

**Policy 12.3:**

Ensure new housing is sustainable supported by the City's public infrastructure systems.

*The Project will improve AT&T Mobility's coverage and capacity along Laguna Street, Golden Gate Avenue, and surrounding neighborhoods within the Western Addition Neighborhood.*

**URBAN DESIGN ELEMENT**  
Objectives and Policies

**HUMAN NEEDS**

**OBJECTIVE 4:**

**IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.**

**Policy 4.14:**

Remove and obscure distracting and cluttering elements.

*The proposed antennas and rooftop equipment, where visible from adjacent public rights-of-way, would be located or screened in such a manner as to approximate mechanical appurtenances associated with a similar building rooftop. The height, setback from roof edge, and use of shrouding, would ensure the facility does not appear cluttered or distracting.*

COMMERCE AND INDUSTRY ELEMENT  
Objectives and Policies

**OBJECTIVE 1:**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

**Policy 1:**

Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

**Policy 2:**

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

*The Project would enhance the total city living and working environment by providing communication services for residents and workers within the City. Additionally, the Project would comply with Federal, State and Local performance standards.*

**OBJECTIVE 2:**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

**Policy 1:**

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

**Policy 3:**

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

*The Site is an integral part of a new wireless communications network that will enhance the City's diverse economic base.*

**OBJECTIVE 4:**

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

**Policy 1:**

Maintain and enhance a favorable business climate in the City.

**Policy 2:**

Promote and attract those economic activities with potential benefit to the City.

*The Project would benefit the City by enhancing the business climate through improved communication services for residents and workers.*

**VISITOR TRADE ELEMENT**

**OBJECTIVE 8:**

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

**Policy 8.3:**

Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

*The Project will ensure that residents and visitors have adequate public service in the form of AT&T Mobility telecommunications.*

**COMMUNITY SAFETY ELEMENT**  
**Objectives and Policies**

**OBJECTIVE 3:**

ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.

**Policy 1:**

Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

**Policy 2:**

Develop and maintain viable, up-to-date in-house emergency operations plans, with necessary equipment, for operational capability of all emergency service agencies and departments.

**Policy 3:**

Maintain and expand agreements for emergency assistance from other jurisdictions to ensure adequate aid in time of need.

**Policy 4:**

Establish and maintain an adequate Emergency Operations Center.

**Policy 5:**

Maintain and expand the city's fire prevention and fire-fighting capability.

**Policy 6:**

Establish a system of emergency access routes for both emergency operations and evacuation.

*The Project would enhance the ability of the City to protect both life and property from the effects of a fire or natural disaster by providing communication services.*

18. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*No neighborhood-serving retail use would be displaced and the wireless communications network will enhance personal communication services.*

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*No residential uses would be displaced or altered in any way by the granting of this Authorization. The facility consists of roof-mounted equipment and an equipment shelter at the rear of the building in a side yard. The facility, including the cable tray used to connect the roof-mounted antennas to the equipment shelter, would not impair access to light and air for residents within the Subject Building. The roof-mounted equipment would be screened and minimally visible, and would therefore not adversely affect the neighborhood character.*

C. That the City's supply of affordable housing be preserved and enhanced.

*The Project would have no adverse effect on housing in the vicinity.*

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*Due to the nature of the Project and minimal maintenance or repair, municipal transit service would not be significantly impeded and neighborhood parking would not be overburdened.*

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project would cause no displacement of industrial and service sector activity.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*Compliance with applicable structural safety and seismic safety requirements would be considered during the building permit application review process.*

- G. That landmarks and historic buildings be preserved.

*The Project Site is considered a Potential Historic Resource. The majority of the facility (12 panel antennas) would be screened from view by an expansion to an existing rooftop penthouse and the addition of a faux mechanical penthouse, and an equipment shelter at the rear of the property within a side yard. A cable tray will run down the west facing façade, which is considered a secondary façade and is minimally visible from adjacent public rights-of-way. No elements exhibiting craftsmanship or detailing are present at areas where the facility is proposed. Furthermore the proposed facility, including the new and expanded rooftop structures would not detract from views of other potential or known historic resources in the surrounding area, or detract from views of buildings of current cultural and religious significance such as the Bethel AME Church, to the east across Laguna Street.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Project will have no adverse effect on parks or open space, or their access to sunlight or public vistas.*

19. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
20. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

**DECISION**

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use Authorization under Planning Code Sections 209.6(b) and 303 to install twelve (12) screened panel antennas and associated equipment cabinets on the roof and side yard of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 7 (Disfavored Location, Residential Zoning) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an RM-2 (Residential, Mixed, Moderate-Density) District, and a 50-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated February 26, 2014, and stamped "Exhibit B."

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not recommence the 90-day approval period.

**Motion No. XXXXX**  
**Hearing Date: July 24, 2014**

**CASE NO. 2014.0634C**  
**999 Laguna Street**

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **July 24, 2014**.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 24, 2014

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a Conditional Use Authorization under Planning Code Sections 209.6(b) and 303 to install twelve (12) screened panel antennas and associated equipment cabinets on the roof and side yard of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 7 (Disfavored Site, Residentially Zoning) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an RM-2 (Residential, Mixed, Moderate-Density) District, and a 50-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated February 26, 2014, and stamped "Exhibit B."

### **RECORDATION OF CONDITIONS OF APPROVAL**

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 24, 2014** under Motion No. XXXXX.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use Authorization and any subsequent amendments or modifications.

### **SEVERABILITY**

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### **CHANGES AND MODIFICATIONS**

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use Authorization.

## **Conditions of Approval, Compliance, Monitoring, and Reporting**

### PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use Authorization is only an approval of the proposed project and conveys no independent right to construct the Project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

### DESIGN – COMPLIANCE AT PLAN STAGE

3. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
  - a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
  - b. For the Project Site, regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
  - c. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, [www.sf-planning.org](http://www.sf-planning.org).*

4. **Screening - WTS.** To the extent necessary to ensure compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:
- a. Modify the placement of the facilities;
  - b. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
  - c. Install multi-lingual signage, including the RF radiation hazard warning symbol identified in ANSI C95.2 1982, to notify persons that the facility could cause exposure to RF emissions;
  - d. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
  - e. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
  - f. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual effects;
  - g. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
  - h. Antennas attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
  - i. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, [www.sf-planning.org](http://www.sf-planning.org).*

#### **MONITORING - AFTER ENTITLEMENT**

5. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

6. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

8. **Implementation Costs - WTS.**

- a. The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.
- b. The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with implementation of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Technology, Office of the City Attorney, or any other appropriate City Department or agency. The Planning Department shall collect such costs on behalf of the City.
- c. The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863,*

*[www.sf-planning.org](http://www.sf-planning.org)*

9. **Implementation and Monitoring - WTS.** In the event that the Project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

10. **Project Implementation Report - WTS.** The Project Sponsor shall prepare and submit to the Zoning Administrator a Project Implementation Report. The Project Implementation Report shall:

- a. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
- b. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
- c. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC

regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non-holiday weekday with the subject equipment measured while operating at maximum power.

- d. **Testing, Monitoring, and Preparation.** The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.
  - i. **Notification and Testing.** The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
  - ii. **Approval.** The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

11. **Notification prior to Project Implementation Report - WTS.** The Project Sponsor shall undertake to inform and perform appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antenna at the time of testing for the Project Implementation Report.
  - a. At least twenty calendar days prior to conducting the testing required for preparation of the Project Implementation Report, the Project Sponsor shall mail notice to the Department, as well as to the resident of any legal dwelling unit within 25 feet of a transmitting antenna of the date on which testing will be conducted. The Applicant will submit a written affidavit attesting to this mail notice along with the mailing list.
  - b. When requested in advance by a resident notified of testing pursuant to subsection (a), the Project Sponsor shall conduct testing of total power density of RF emissions within the residence of that resident on the date on which the testing is conducted for the Project Implementation Report.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

12. **Installation - WTS.** Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

13. **Periodic Safety Monitoring - WTS.** The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that

the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

#### OPERATION

14. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

15. **Out of Service – WTS.** The Project Sponsor or Property Owner shall remove antennas and equipment that has been out of service or otherwise abandoned for a continuous period of six months.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

16. **Emissions Conditions – WTS.** It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

17. **Noise and Heat – WTS.** The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Control Ordinance. The WTS facility, including power source and any heating/cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

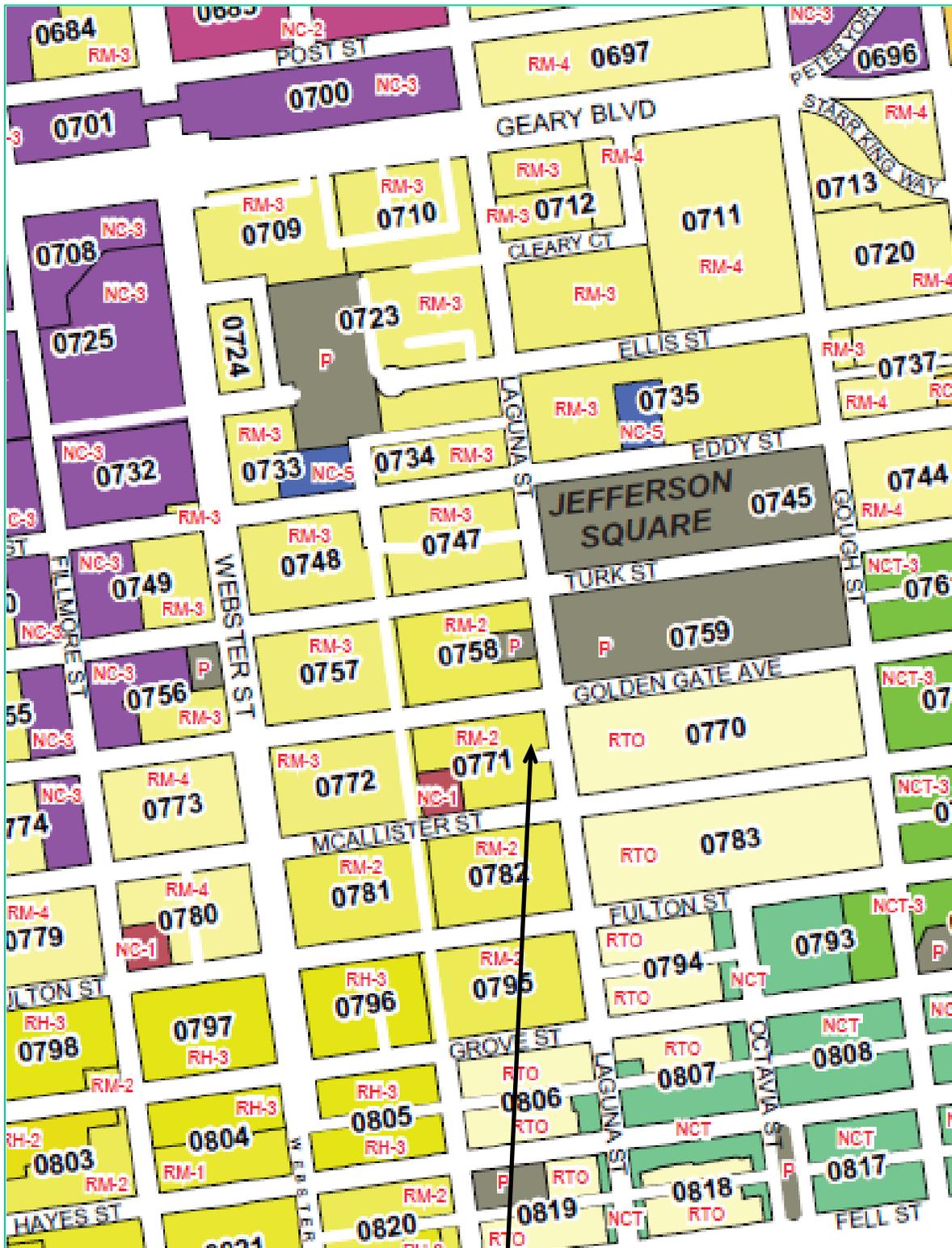
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

19. **Compatibility with City Emergency Services – WTS.** The facility shall not be operated or caused to transmit on or adjacent to any radio frequencies licensed to the City for emergency telecommunication services such that the City's emergency telecommunications system experiences interference, unless prior approval for such has been granted in writing by the City.

*For information about compliance, contact the Department of Technology, 415-581-4000, <http://sfgov3.org/index.aspx?page=1421>*

# Zoning Map

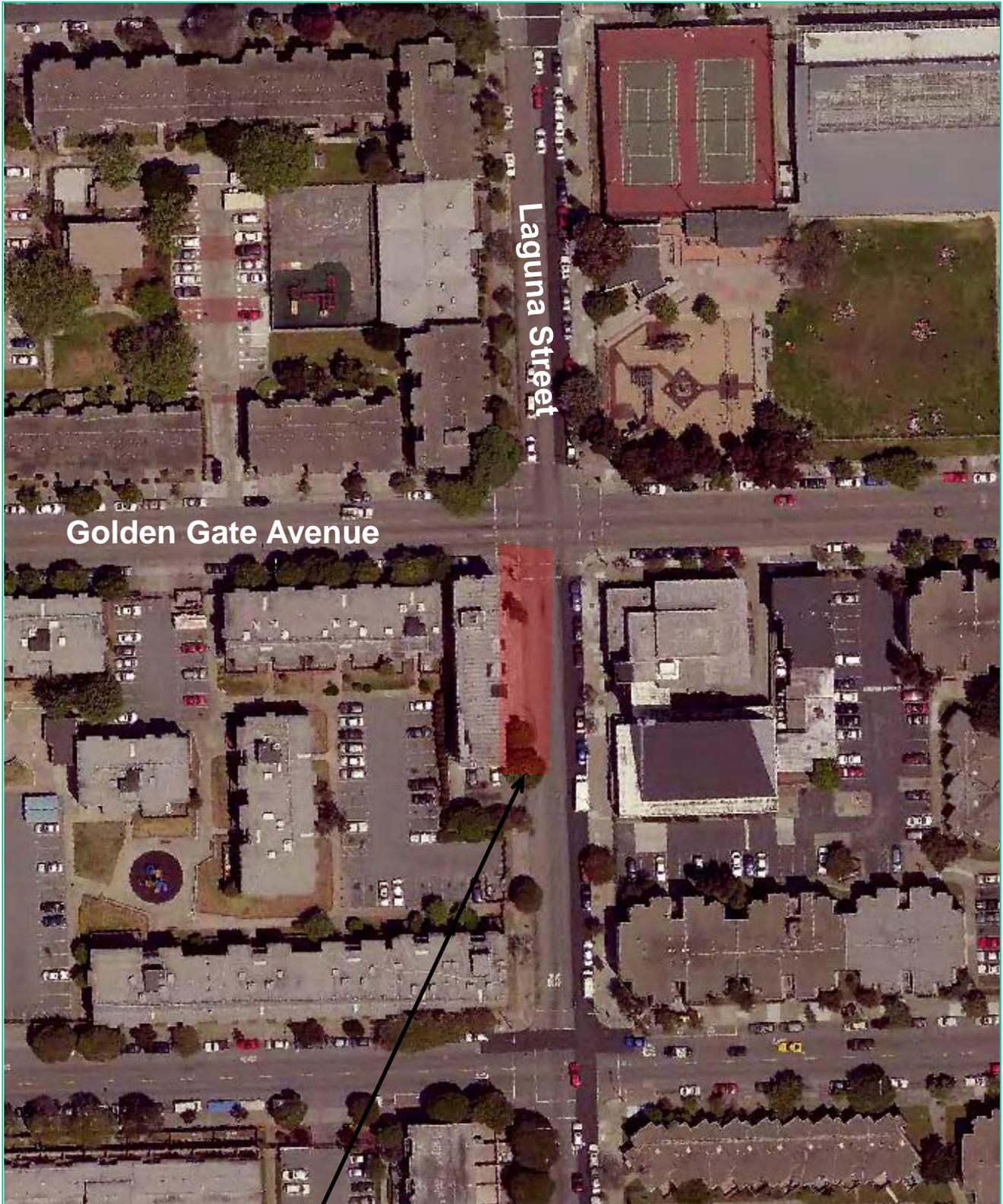


SUBJECT PROPERTY



Case Number 2012.0634C  
AT&T Mobility Macro WTS Facility  
999 Laguna Street

# Aerial Photo



**SUBJECT PROPERTY**



Case Number 2012.0634C  
AT&T Mobility Macro WTS Facility  
999 Laguna Street

# Parcel Map



**SUBJECT PROPERTY**

Case Number 2012.0634C  
AT&T Mobility Macro WTS Facility  
999 Laguna Street

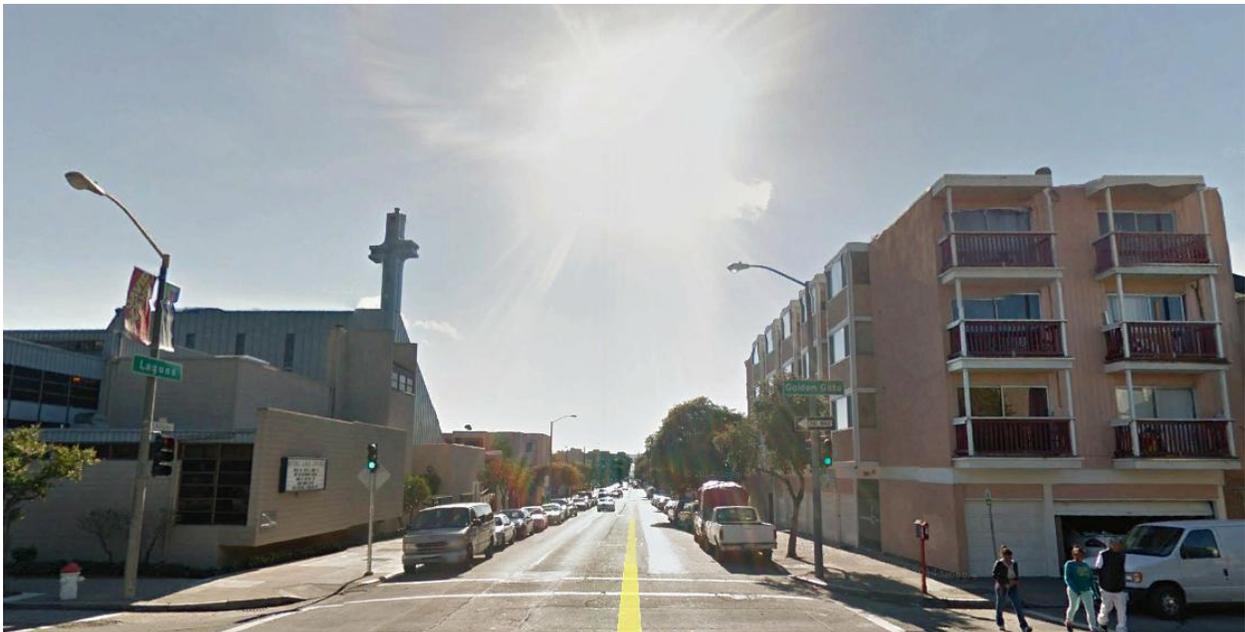


## **Contextual Photographs**

The following are photographs of the surrounding buildings within 100-feet of the subject property showing the facades and heights of nearby buildings:



**Facing North on Laguna Street**



**Facing South on Laguna Street**



**Facing East on Golden Gate Avenue**



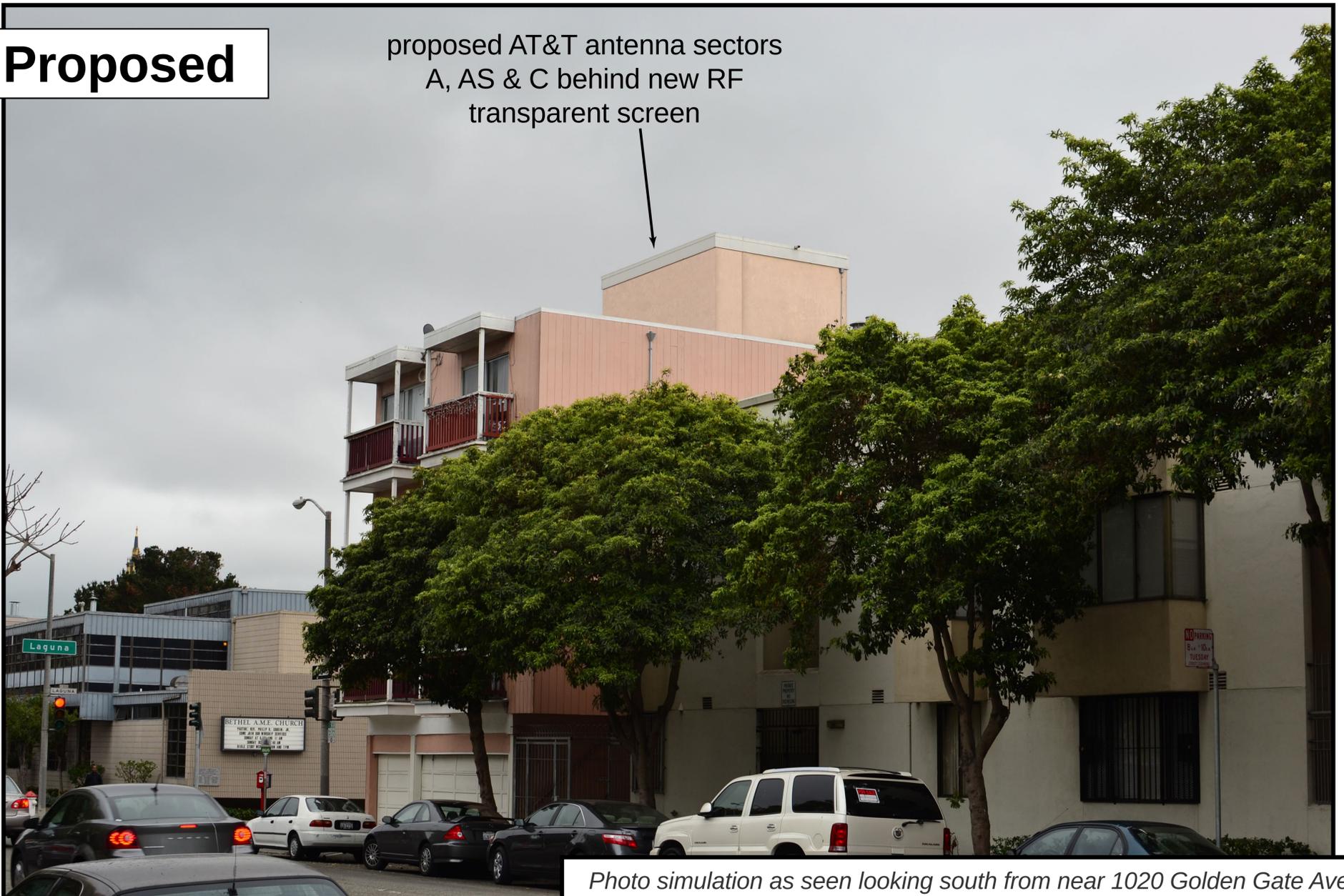
**Facing West on Golden Gate Avenue**

# Existing



# Proposed

proposed AT&T antenna sectors  
A, AS & C behind new RF  
transparent screen



*Photo simulation as seen looking south from near 1020 Golden Gate Ave*

Prepared by: **WW** 03.07.2014  
WW Design & Consulting, Inc.  
1654 Candellero Court  
Walnut Creek, CA 94598  
info@photosims.com



**CCU5218 999 Laguna Street**  
999 Laguna Street, San Francisco, CA 94115

# Existing



# Proposed

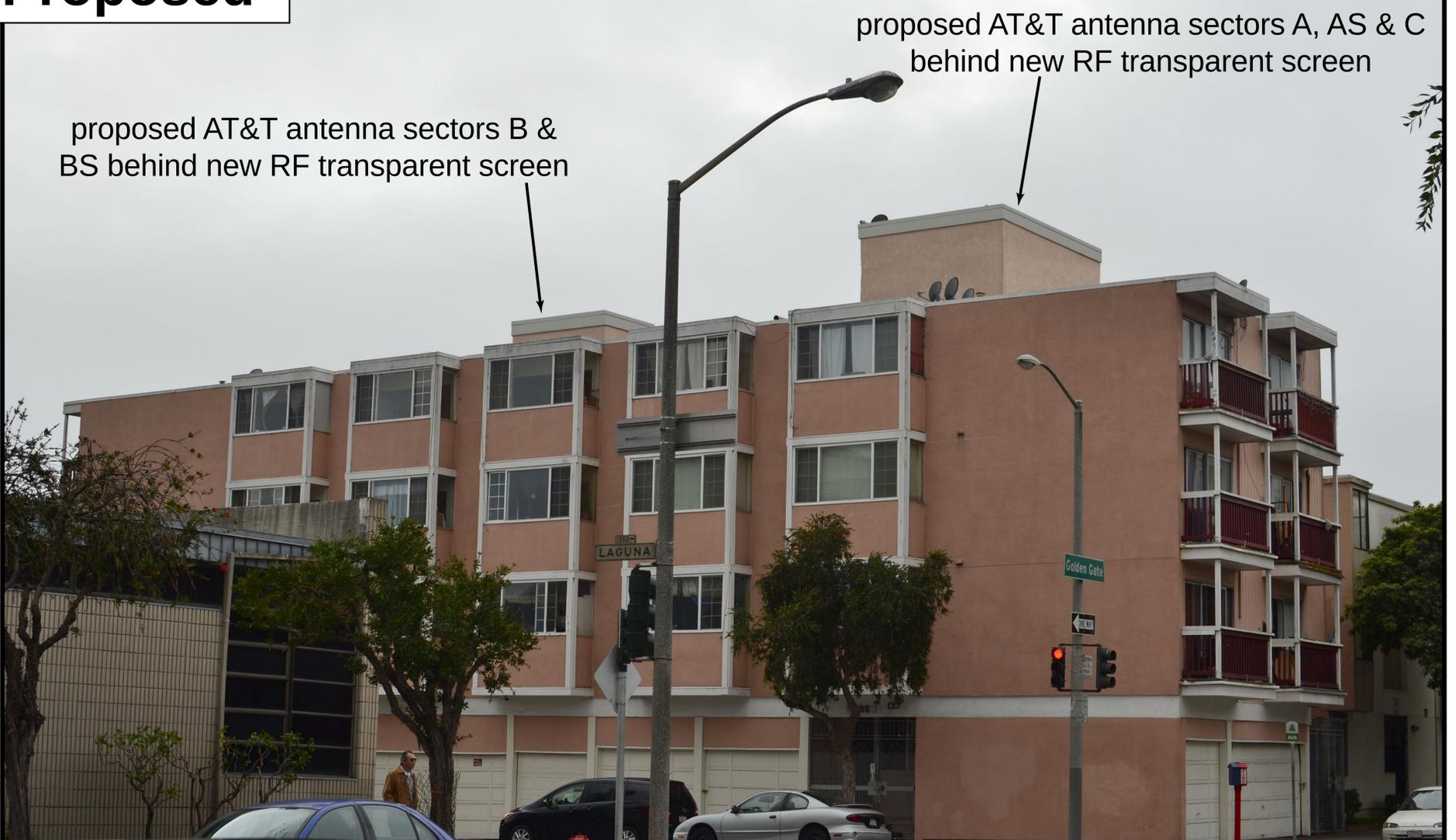


Photo simulation as seen looking southwest from Golden Gate Avenue

# Existing



# Proposed

proposed AT&T antenna sectors B & BS behind new RF transparent screen not visible beyond roof line

proposed AT&T antenna sectors A, AS & C behind new RF transparent screen

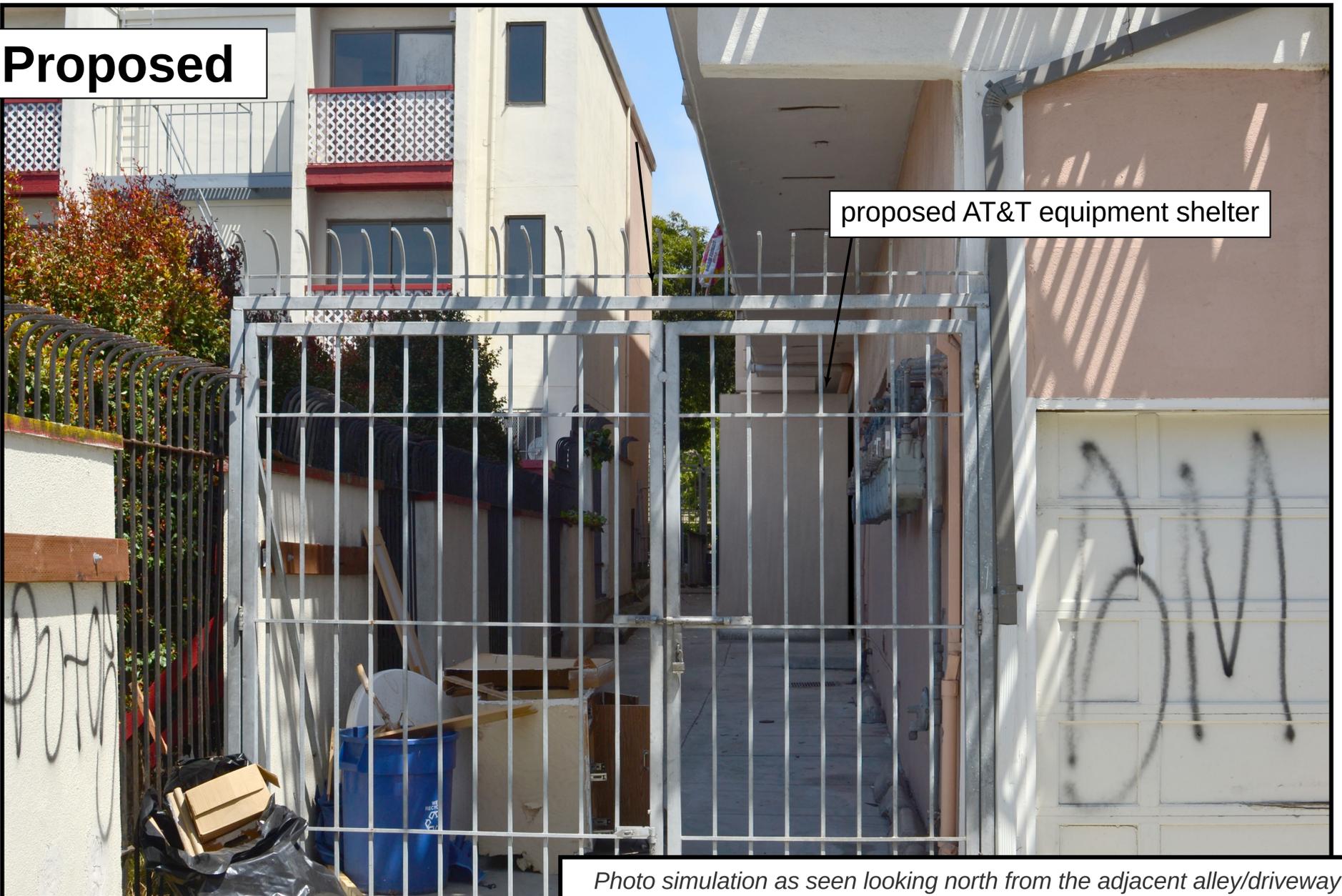


Photo simulation as seen looking northwest from Laguna at McAllister

# Existing



# Proposed



*Photo simulation as seen looking north from the adjacent alley/driveway*

**AT&T Mobility • Proposed Base Station (Site No. CCU5218)  
999 Laguna Street • San Francisco, California**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CCU5218) proposed to be located at 999 Laguna Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Background**

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

<u>Wireless Service</u>	<u>Frequency Band</u>	<u>Occupational Limit</u>	<u>Public Limit</u>
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. Neil Olij, a qualified engineer employed by Hammett & Edison, Inc., during normal business hours on December 17, 2013, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated January 23, 2014.

**Checklist**

*1. The location of all existing antennas and facilities at site. Existing RF levels.*

There were observed no wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit. The measurement equipment used was a Narda Type NBM-520 Broadband Field Meter with Type EF-0391 Isotropic Broadband Electric Field Probe (Serial No. D-0454). The meter and probe were under current calibration by the manufacturer.

*2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from approved antennas.*

No other WTS facilities are reported to be approved for this site but not installed.

**AT&T Mobility • Proposed Base Station (Site No. CCU5218)**  
**999 Laguna Street • San Francisco, California**

3. The number and types of WTS within 100 feet of proposed site and estimates of additive EMR emissions at proposed site.

There were no other WTS facilities observed within 100 feet of the site.

4. Location (and number) of Applicant's antennas and back-up facilities per building and location (and number) of other WTS at site.

AT&T proposes to install twelve directional panel antennas – eight Argus Model 2UNPX203.6R2 dual-beam antennas and four CCI Model HPA-65R-BUU-H6 antennas – within new view screen enclosures to be installed on the roof and on the stairwell penthouse above the four-story apartment building located at 999 Laguna Street. The operating specifications for the AT&T antennas are as shown in Figure 1.

5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to application.

The expected operating power of the AT&T transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating.

6. Total number of watts per installation and total number of watts for all installations at site.

The maximum effective radiated power proposed by AT&T in any direction is 21,240 watts, as shown in Figure 1.

7. Plot or roof plan showing method of attachment of antennas, directionality of antennas, and height above roof level. Discuss nearby inhabited buildings.

The drawings show the antennas to be installed as described in Item 4 above. There were noted buildings of similar height located nearby, at least 75 feet away.

8. Estimated ambient RF levels for proposed site and identify three-dimensional perimeter where exposure standards are exceeded.

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation is calculated to be 0.035 mW/cm<sup>2</sup>, which is 6.4% of the applicable public exposure limit. Ambient RF levels at ground level near the site are therefore estimated to be below 7.4% of the limit. The maximum calculated level at any nearby building\* is 94% of the public exposure limit. The maximum calculated level at the top-floor elevation of any nearby residence† is 29% of the public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 96 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building but does not reach any other publicly accessible areas.

\* Located at the rooftop penthouse of the church across Laguna Street, at least 77 feet away, based on the drawings.

† Located at least 14 feet away, based on the drawings.



**AT&T Mobility • Proposed Base Station (Site No. CCU5218)  
999 Laguna Street • San Francisco, California**

*9. Describe proposed signage at site.*

It is recommended that barricades be erected, as shown in Figure 2, to preclude public access within the indicated areas on the roof. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training be provided to all authorized personnel who have access to the roof, including employees and contractors of AT&T as well as roofers, HVAC workers, and building maintenance staff. No access within 37 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking such “Prohibited Access Areas” with red paint stripes and also “Worker Notification Areas” with yellow paint stripes on the roof of the building in front of the antennas, as shown in Figure 2, and posting explanatory signs<sup>‡</sup> at the roof access door and on the enclosures in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

*10. Statement of authorship.*

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2015. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

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<sup>‡</sup> Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter; the San Francisco Department of Public Health recommends that all signs be written in English, Spanish, and Chinese.



**AT&T Mobility • Proposed Base Station (Site No. CCU5218)  
999 Laguna Street • San Francisco, California**

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 999 Laguna Street in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Erecting barricades is recommended to establish compliance with public exposure limitations; training of authorized personnel, marking roof areas, and posting explanatory signs are recommended to establish compliance with occupational exposure limitations.



*William F. Hammett*  
\_\_\_\_\_  
William F. Hammett, P.E.  
707/996-5200

April 3, 2014

**AT&T Mobility • Proposed Base Station (Site No. CCU5218)  
999 Laguna Street • San Francisco, California**

**Antenna Inventory Table**

Orientation (°T) Antenna ID	Operator	Antenna Make	Antenna Model	Technology	Frequency Band (MHz)	Horizontal Beamwidth (°)	Antenna Aperture (ft)	Antenna Gain (dBd)	Maximum ERP (watts)	Downtilt (°)	COR Above Ground Z coordinate (ft)	COR Above Roof Z coordinate (ft)
110-1	AT&T	CCI	HPA-33R-BUU-H6	LTE	700	38	4.2	14.35	1490	4	44½	6
110-1	AT&T	CCI	HPA-33R-BUU-H6	LTE	1950	33	4.2	16.85	5120	2	44½	6
110-2	AT&T	CCI	HPA-33R-BUU-H6	LTE	1950	33	receive only			2	44½	6
110-3	AT&T	CCI	HPA-33R-BUU-H6	UMTS	870	33	4.2	15.45	1000	4	44½	6
110-3	AT&T	CCI	HPA-33R-BUU-H6	UMTS	1950	33	4.2	16.85	3420	2	44½	6
110-4	AT&T	CCI	HPA-33R-BUU-H6	LTE	700	38	4.2	14.35	1490	4	44½	6
110-4	AT&T	CCI	HPA-33R-BUU-H6	LTE	2300	28	4.2	17.95	8720	2	44½	6
235-1	AT&T	Argus	2UNPX203.6R2	LTE	700	40	5.7	11.85	800	4	42½	4
235-1	AT&T	Argus	2UNPX203.6R2	LTE	1950	42	5.7	14.35	3630	2	42½	4
235-2	AT&T	Argus	2UNPX203.6R2	LTE	1950	42	receive only			2	42½	4
235-3	AT&T	Argus	2UNPX203.6R2	UMTS	870	33	5.7	12.65	1000	4	42½	4
235-3	AT&T	Argus	2UNPX203.6R2	UMTS	1950	42	5.7	14.35	2420	2	42½	4
235-4	AT&T	Argus	2UNPX203.6R2	LTE	700	40	5.7	11.85	800	4	42½	4
235-4	AT&T	Argus	2UNPX203.6R2	LTE	2300	42	5.7	14.35	4800	2	42½	4
350-1	AT&T	Argus	2UNPX203.6R2	LTE	700	40	5.7	11.85	800	4	44½	6
350-1	AT&T	Argus	2UNPX203.6R2	LTE	1950	42	5.7	14.35	3630	2	44½	6
350-2	AT&T	Argus	2UNPX203.6R2	LTE	1950	42	receive only			2	44½	6
350-3	AT&T	Argus	2UNPX203.6R2	UMTS	870	33	5.7	12.65	1000	4	44½	6
350-3	AT&T	Argus	2UNPX203.6R2	UMTS	1950	42	5.7	14.35	2420	2	44½	6
350-4	AT&T	Argus	2UNPX203.6R2	LTE	700	40	5.7	11.85	800	4	44½	6
350-4	AT&T	Argus	2UNPX203.6R2	LTE	2300	42	5.7	14.35	4800	2	44½	6

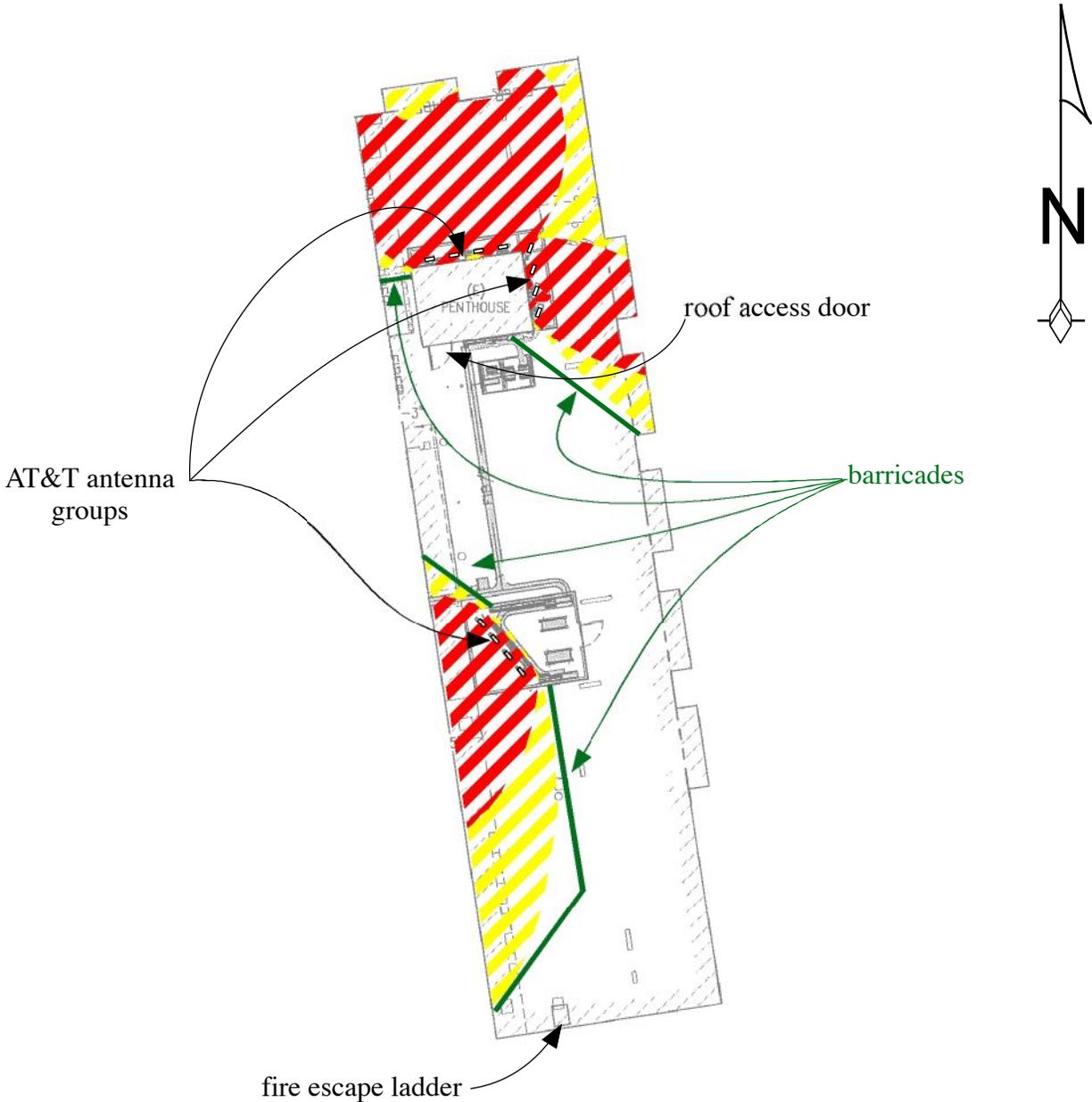
Acronyms used

EVDO: Evolution Data Optimized  
 UMTS: Universal Mobile Telecommunications System  
 LTE: Long Term Evolution  
 ERP: Effective Radiated Power  
 COR: Center of Radiation



AT&T Mobility • Proposed Base Station (Site No. CCU5218)  
999 Laguna Street • San Francisco, California

Calculated RF Exposure Levels on Roof and  
Recommended Mitigation Measures



Notes:  
Base drawing from Streamline Engineering and Design, Inc., dated January 23, 2014.  
Barricades should be erected as shown to preclude access by the public to areas in front of the antennas.  
“Prohibited Access Areas” should be marked with red paint stripes, “Worker Notification Areas” should be marked with yellow paint stripes, and explanatory signs should be posted at the roof access door and on the enclosure in front of the antennas, readily visible to authorized workers needing access. See text.



X 10. Statement on who produced this report and qualifications.

X **Approved.** Based on the information provided the following staff believes that the project proposal will comply with the current Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC standard CFR47 1.1310 **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

*Comments:*

There are currently no antennas operated by AT&T Wireless installed on the roof top of the building at 999 Laguna Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 12 new antennas. The antennas will be mounted at a height of between 42 and 44 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.035 mW/sq cm., which is 6.4% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 96 feet and includes portions of the rooftop areas. Barricades should be installed to prevent access to these areas. The maximum calculated radio frequency level for any nearby building is 94% of the public exposure standard. These predictions are for the rooftop area of the church located across Laguna Street. Post installation measurements must be taken at this building in order verify compliance with the FCC standards. Warning signs must be posted at the antennas, barricades and roof access points in English, Spanish and Chinese. Workers should not have access to within 37 feet of the front of the antennas while they are in operation. Prohibited access areas must be marked with signs and red striping on the rooftop. Worker notification areas should also be marked with yellow striping on the rooftop.

— **Not Approved**, additional information required.

— **Not Approved**, does not comply with Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC Standard

1 Hours spent reviewing

Charges to Project Sponsor (in addition to previous charges, to be received at time of receipt by Sponsor)

Signed:



Dated: 4/4/2014

Patrick Fosdahl  
Environmental Health Management Section  
San Francisco Dept. of Public Health  
1390 Market St., Suite 210,  
San Francisco, CA. 94102  
(415) 252-3904

AT&T Mobility Conditional Use Permit Application  
999 Laguna Street, San Francisco

STATEMENT OF MICHAEL CANIGLIA

I manage AT&T's design with respect to the proposed wireless communications facility at 999 Laguna Street, San Francisco (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in the area roughly bordered by Webster, Eddy, Gough and Grove Streets.

The service coverage gap is caused by obsolete or inadequate (or, in the case of 4G LTE, non-existent) infrastructure along with increased use of wireless broadband services in the area. As explained further in Exhibit 1, AT&T's existing facilities cannot adequately serve its customers in the desired area of coverage, let alone address rapidly increasing data usage. Although there is reasonable 3G outdoor signal strength in the area, 3G coverage indoors may be weak and the quality of 3G service overall is unacceptable, particularly during high usage periods of the day. Moreover, 4G LTE service coverage has not yet been deployed in this area.

AT&T uses Signal-to-Noise information to identify the areas in its network where capacity restraints limit service. This information is developed from many sources including terrain and clutter databases, which simulate the environment, and propagation models that simulate signal propagation in the presence of terrain and clutter variation. Signal-to-Noise information measures the difference between the signal strength and the noise floor within a radio frequency channel, which, in turn, provides a measurement of service quality in an area. Although the signal level may be adequate by itself, the noise level fluctuates with usage due to the nature of the 3G technology and at certain levels of usage the noise level rises to a point where the signal-to-noise ratio is not adequate to maintain a satisfactory level of service. In other words, while the signal itself fluctuates as a function of distance of the user from the base station, the noise level fluctuates with the level of usage on the network on all mobiles and base stations in the vicinity. Signal-to-Noise information identifies where the radio frequency channel is usable; as noise increases during high usage periods, the range of the radio frequency channel declines causing the service coverage area for the cell to contract.

Exhibit 2 to this Statement is a map of existing service coverage (without the proposed installation at the Property) in the area at issue. It includes service coverage provided by existing AT&T sites. The green shaded areas depict areas within a Signal-to-Noise range that provide acceptable service coverage even during high demand periods. Thus, based upon current usage, customers are able to initiate and complete voice or data calls either outdoors or most indoor areas at any time of the day, independent of the number of users on the network. The yellow shaded cross-hatched areas depict areas within a Signal-to-Noise range that results in a service coverage gap during high demand periods. In this area, severe service interruptions occur during periods of high usage, but reliable and uninterrupted service may be available during low demand periods. The pink shading depicts areas within a Signal-to-Noise range in which a customer might have difficulty receiving a consistently acceptable level of service at any time, day or night, not just during high demand periods. The quality of service experienced by any individual customer can differ greatly depending on whether that customer is indoors, outdoors, stationary, or in transit. Any area in the pink or yellow cross-hatched category is considered inadequate service coverage and constitutes a service coverage gap.

Exhibit 3 to this Statement depicts the current actual voice and data traffic in the immediate area. As you can see from the exhibit, the traffic fluctuates at different times of the day. In actuality, the service coverage footprint is constantly changing; wireless engineers call it “cell breathing” and during high usage periods, as depicted in the chart, the service coverage gap increases substantially. The time periods in which the existing surrounding cell sites experience highest usage conditions (as depicted in the yellow shaded cross-hatched area in Exhibit 2) are significant. Based upon my review of the maps, the Signal-to-Noise information, and the actual voice and data traffic in this area, it is my opinion that the service coverage gap shown in Exhibit 2 is significant.

Exhibit 4 to this Statement is a map that predicts service coverage based on Signal-to-Noise information in the vicinity of the Property if antennas are placed as proposed in the application. As shown by this map, placement of the equipment at the Property closes the significant 3G service coverage gap.

In addition to these 3G wireless service gap issues, AT&T is in the process of deploying its 4G LTE service in San Francisco with the goal of providing the most advanced personal wireless experience available to residents of the City. 4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once

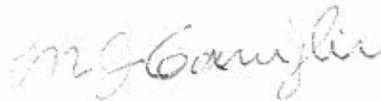
you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. This is particularly important in San Francisco because of the likely high penetration of the new 4G LTE iPad and other LTE devices.

Exhibit 5 is a map that depicts 4G LTE service in the area surrounding the Property, and it shows a significant 4G LTE service gap in the area. After the upgrades, Exhibit 6 shows that 4G LTE service is available both indoors and outdoors in the targeted service area. This is important in part because as existing customers migrate to 4G LTE, the LTE technology will provide the added benefit of reducing 3G data traffic, which currently contributes to the significant service coverage gap on the UMTS (3G) network during peak usage periods as shown in Exhibit 2.

In order to close the 4G LTE service coverage gap shown in Exhibit 5 and provide the benefits associated with 4G LTE personal wireless service, it is necessary to include 4G LTE-specific antennas to the proposed site. Exhibit 6 shows that the work subject to this application closes the gap.

I have a Master's degree in Business Administration, a Bachelor's degree in Electrical Engineering and an Associate's degree in Electronic Communication Technology. I have worked as an engineering expert in the Wireless Communications Industry for over 20 years.

Michael Caniglia

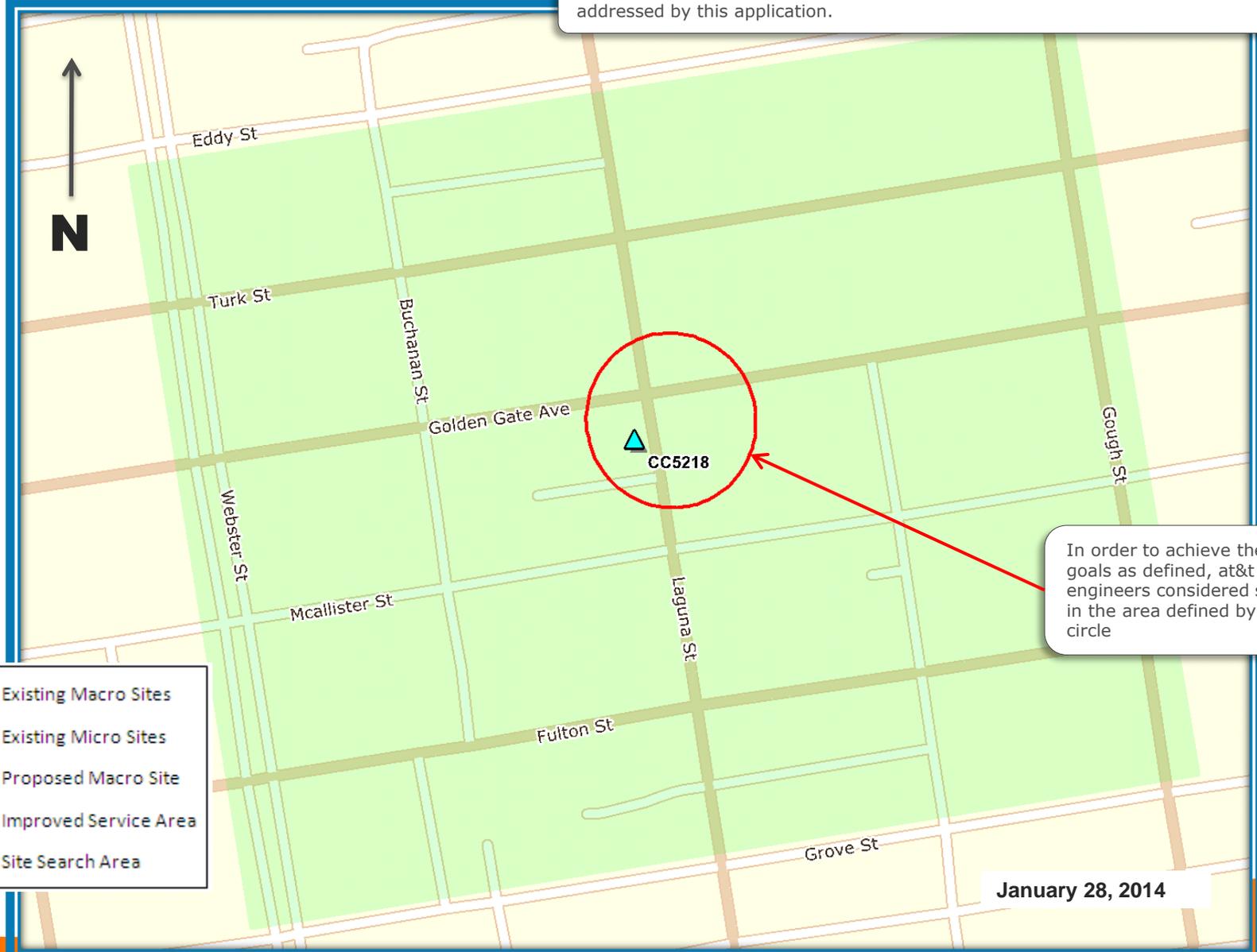
A handwritten signature in cursive script, appearing to read "Michael Caniglia".

4 February 2014

# Service Improvement Objective (CC5218)

## 999 Laguna Street

The green shaded area shows the general area for wireless service improvements addressed by this application.



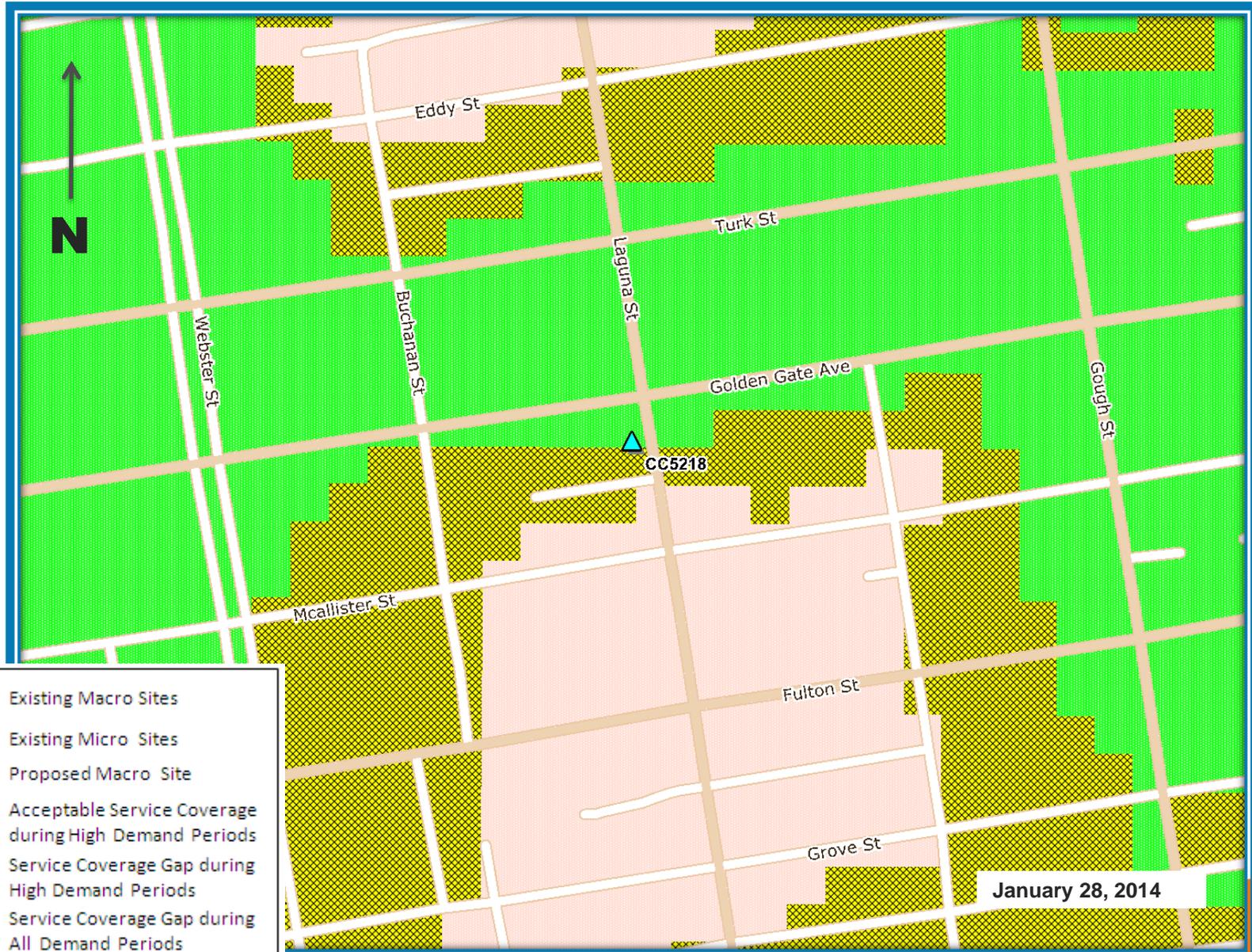
In order to achieve the service goals as defined, at&t network engineers considered site locations in the area defined by the red circle

- ▲ Existing Macro Sites
- + Existing Micro Sites
- ▲ Proposed Macro Site
- Improved Service Area
- Site Search Area

January 28, 2014

# Exhibit 2 - Proposed Site at 999 Laguna (CC5218)

Service Area BEFORE site is constructed

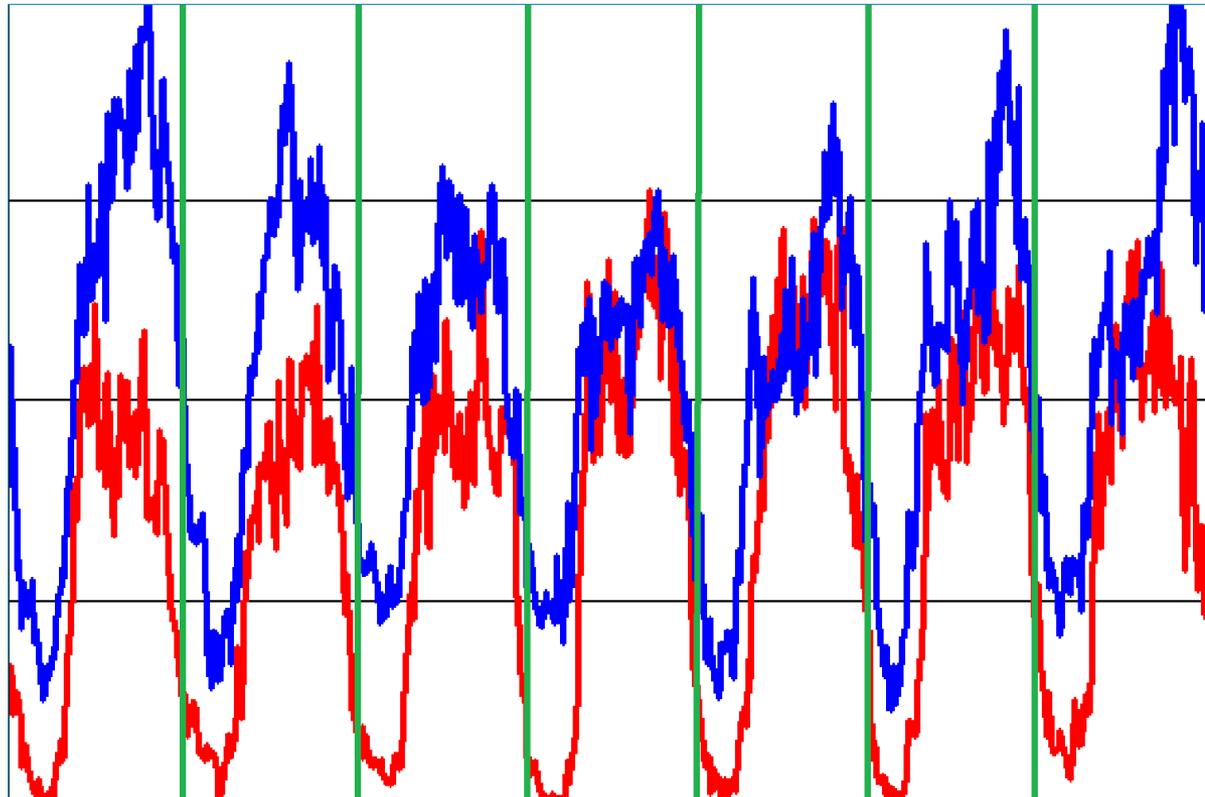


- ▲ Existing Macro Sites
- + Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

January 28, 2014

# Exhibit 3 - Current 7-Day Traffic Profile for the Location of CC5218

— Data Traffic  
— Voice Traffic

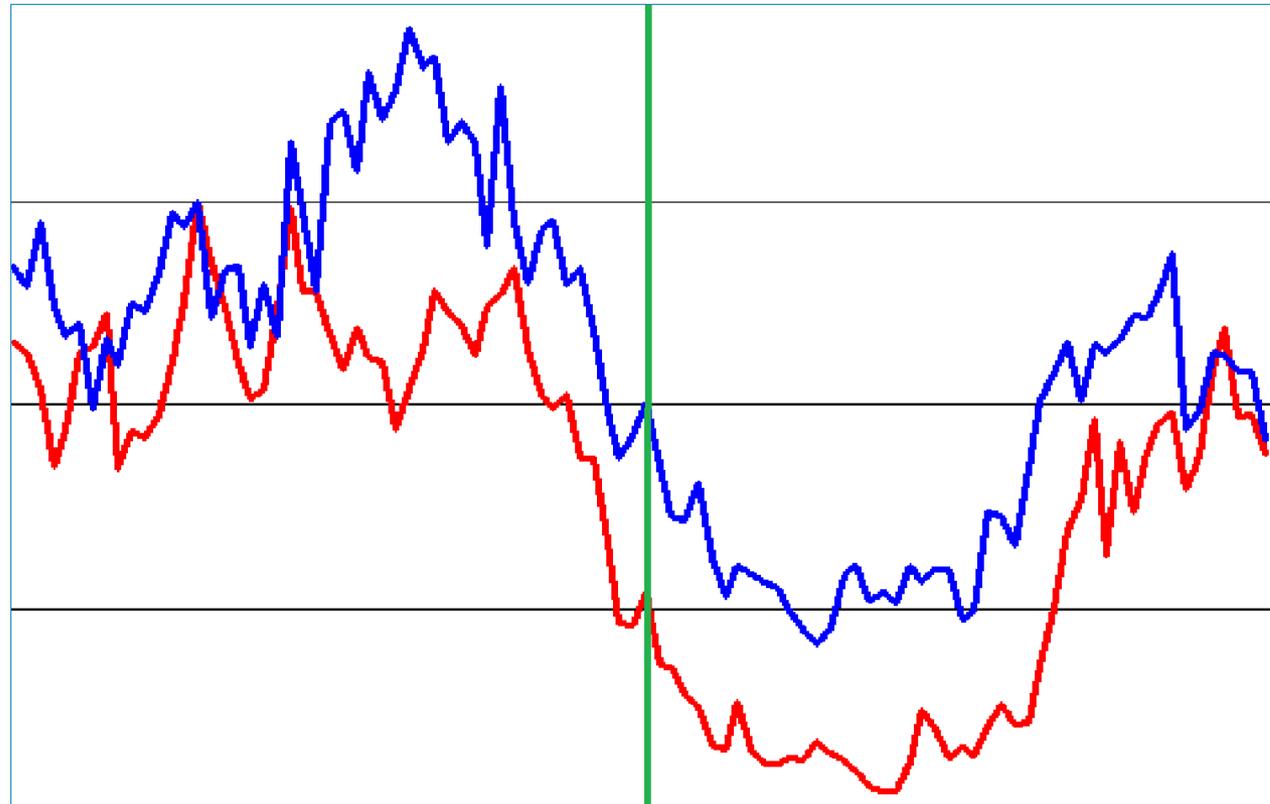


Saturday

Friday

## Exhibit 3 - Current 24-Hour Traffic Profile for the Location of CC5218

— Data Traffic  
— Voice Traffic



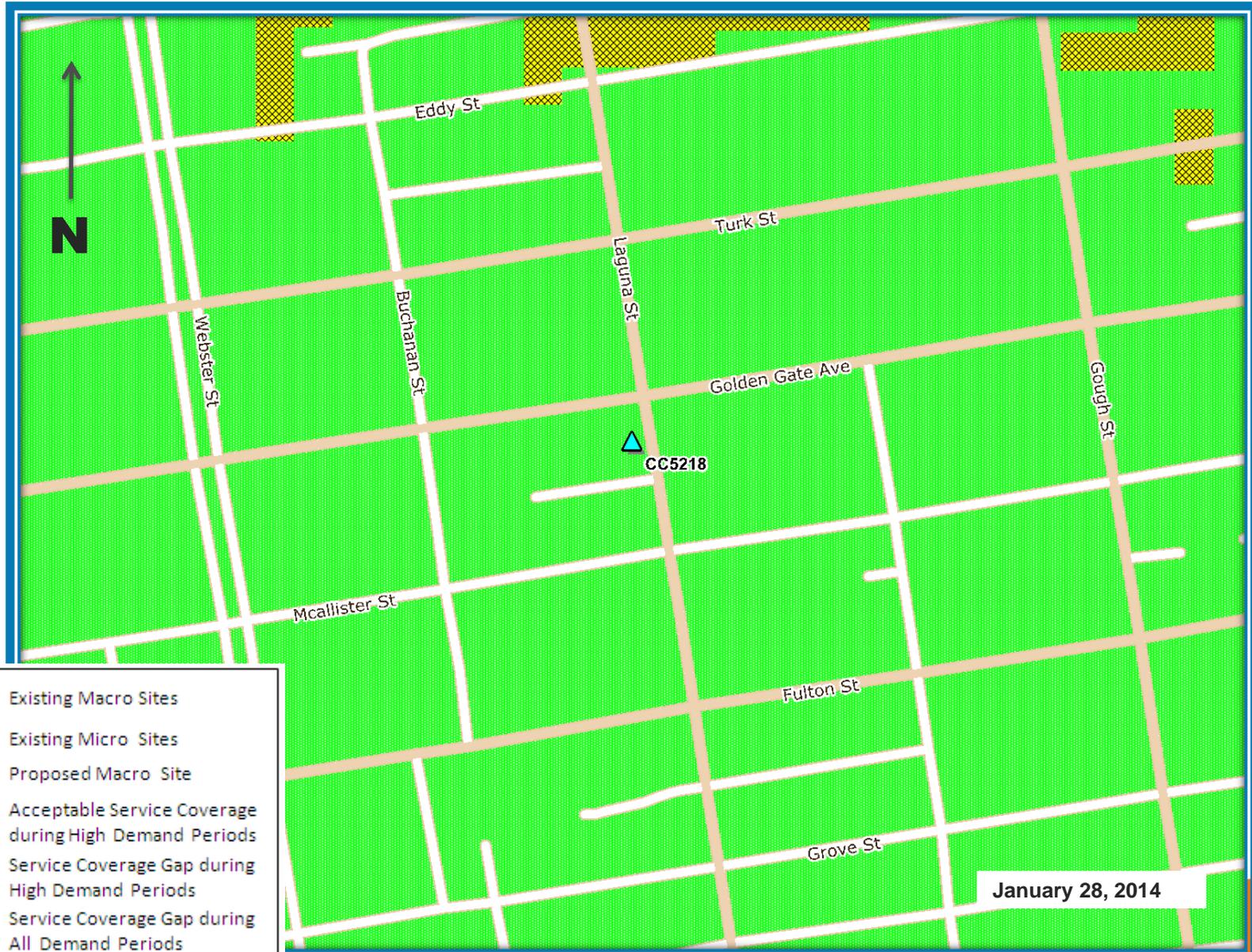
Noon

Midnight

Noon

# Exhibit 4 - Proposed Site at 999 Laguna (CC5218)

Service Area AFTER site is constructed

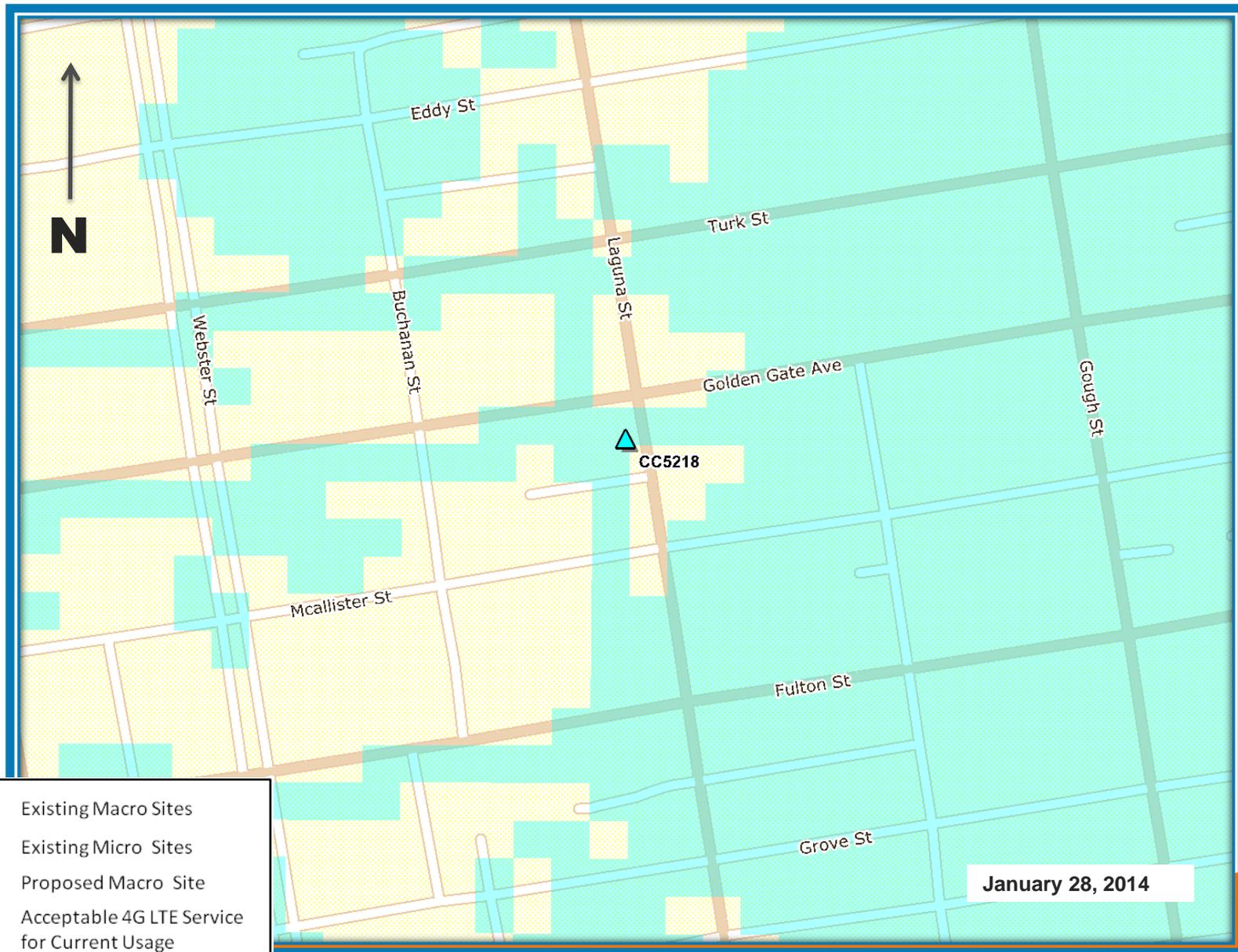


- ▲ Existing Macro Sites
- ✚ Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

January 28, 2014

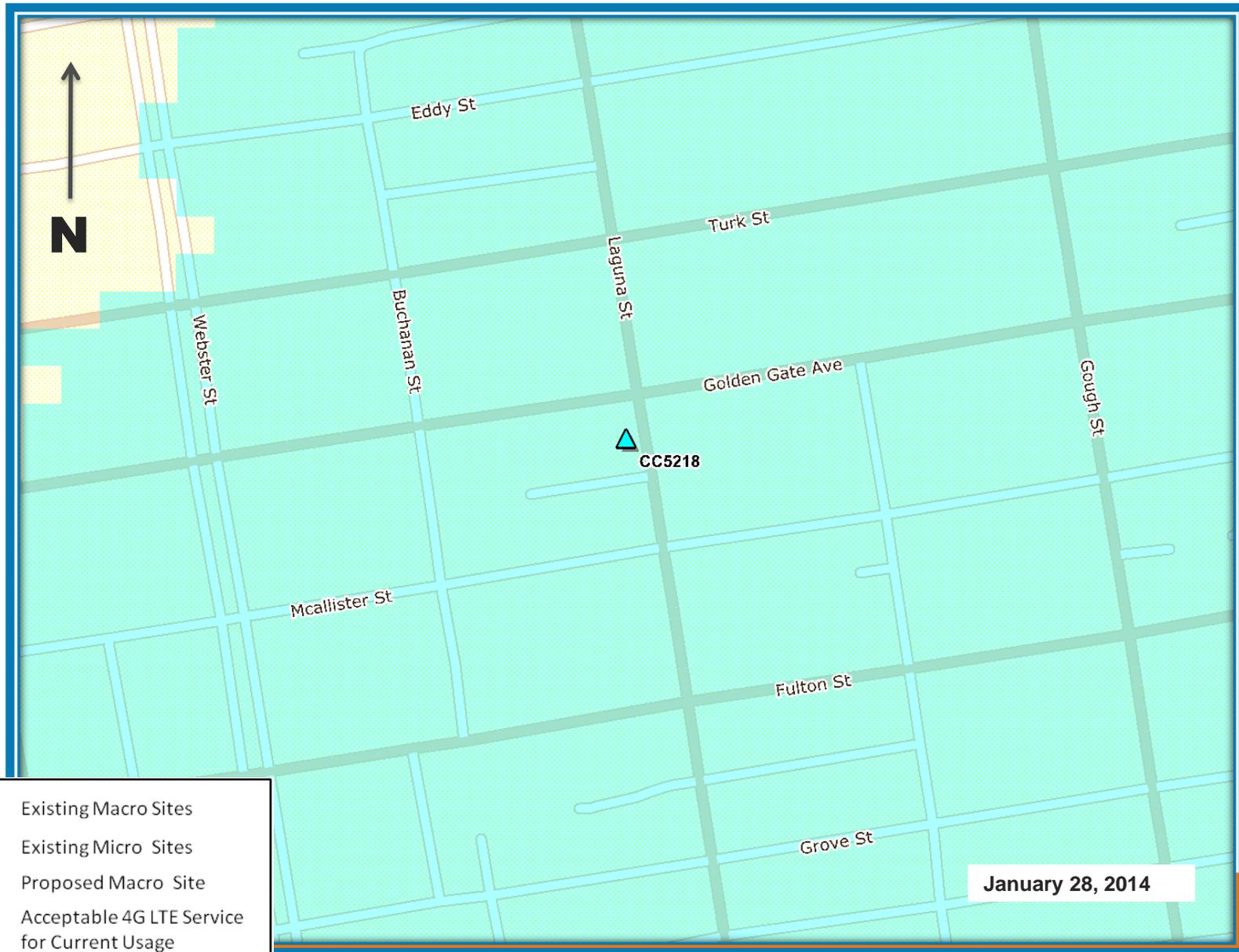
# Exhibit 5 - Proposed Site at 999 Laguna (CC5218)

4G LTE Service Area BEFORE site is constructed



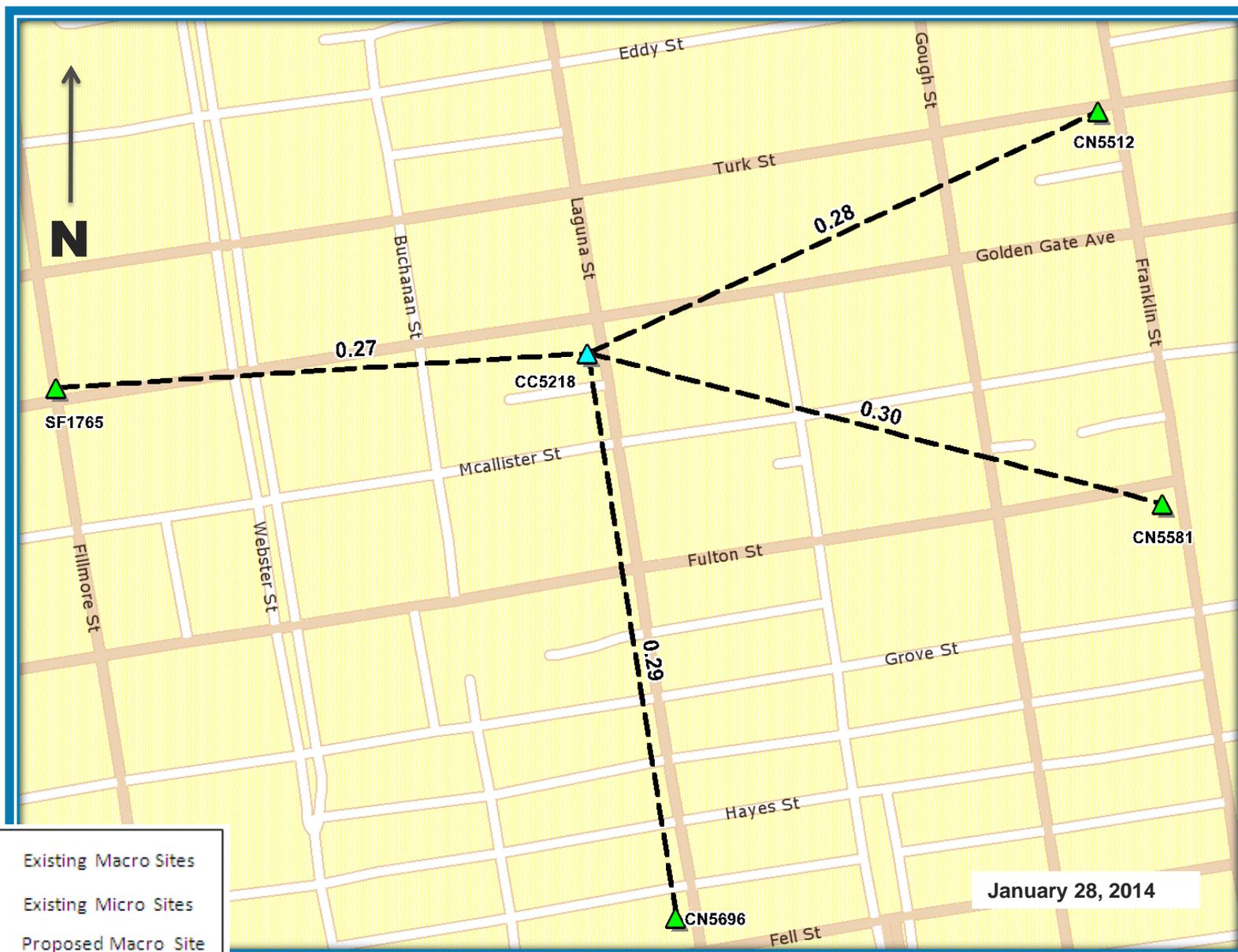
# Exhibit 6 - Proposed Site at 999 Laguna (CC5218)

4G LTE Service Area AFTER site is constructed



# Existing Surrounding Sites at 999 Laguna

CC5218



- ▲ Existing Macro Sites
- + Existing Micro Sites
- ▲ Proposed Macro Site

January 28, 2014



## **Locating a site and evaluation of alternative sites**

AT&T real estate and construction experts work through Section 8.1 of the WTS Facilities Siting Guidelines, which state the “Preferred Locations Within A Particular Service Area.” The team examines preferred locations (most desirable to least desirable under Section 8.1) until a location is found to close the significant service coverage gap.

Once a location is identified, the team confirms that the site is (1) serviceable (it has sufficient electrical power and telephone service as well as adequate space for equipment cabinets, antennas, construction, and maintenance) and (2) meets necessary structural and architectural requirements (the existing structure is not only sturdy enough to handle the equipment without excessive modification but also that the antennas may be mounted in such a way that they can meet the dual objective of not being obstructed while also being visually obscured or aesthetically unobtrusive).

The following represents the results of this investigation, and the team’s analysis of each alternative location:

### **Location Preference**

Pursuant to the WTS guidelines, the proposed installation located at 999 Laguna Street (the Subject Location) is a Preference 7 Disfavored Site, in that the building is a wholly residential building in the RM-2 zoning district.

Preference 7 (Disfavored Sites) sites are defined as follows: *Buildings located in the following zoning districts are disfavored sites: RH-1, RH-1 (D), RH-2, RH-3, RM-1, RM-2, RM-3, RC-1 and RC-2.*

### **Site Justification**

The Subject Location is wholly residential building is a predominately residential district within the RM-2 zone, a Preference 7 Location under the WTS Guidelines. The proposed installation consists of installing twelve (12) wireless antennas mounted on the roof top and the building façade, with the associated equipment located outdoors at ground level. The proposed site complies with FCC standards. This site is located in a residential portion of the Western Addition Neighborhood where much of the surrounding neighborhood consists of the RM-2, RM-3, RTO, P and NC zoning districts. As a Preference 7 location within the defined search area, where Preference 1-6 locations were reviewed and analyzed and found to not meet all the requirements for a WTS facility, and where the proposed facility is entirely screened from view, the Subject Location is the least intrusive means by which AT&T Mobility can close the existing significant service coverage gap.

The following list of alternative site locations evaluated by AT&T demonstrates that there is no less intrusive site than the Proposed Location to fill the significant service coverage gap.

## **Alternatives Sites Location**

In order to achieve the service goals as previously defined, AT&T Mobility network engineers considered site locations in the area defined by the search ring in the previously attached “Service Improvement Objective” map. The area roughly bounded by Eddy, Webster, Grove and Gough Streets.

The area within the search ring is primarily comprised of wholly residential, commercial uses, transportation corridors and a public park. The proposed site is the optimal location given the building height and clear visibility of the coverage area. Below is a list of the alternative site locations evaluated by the AT&T network engineers and site acquisition team.

## Permitted Use Sites

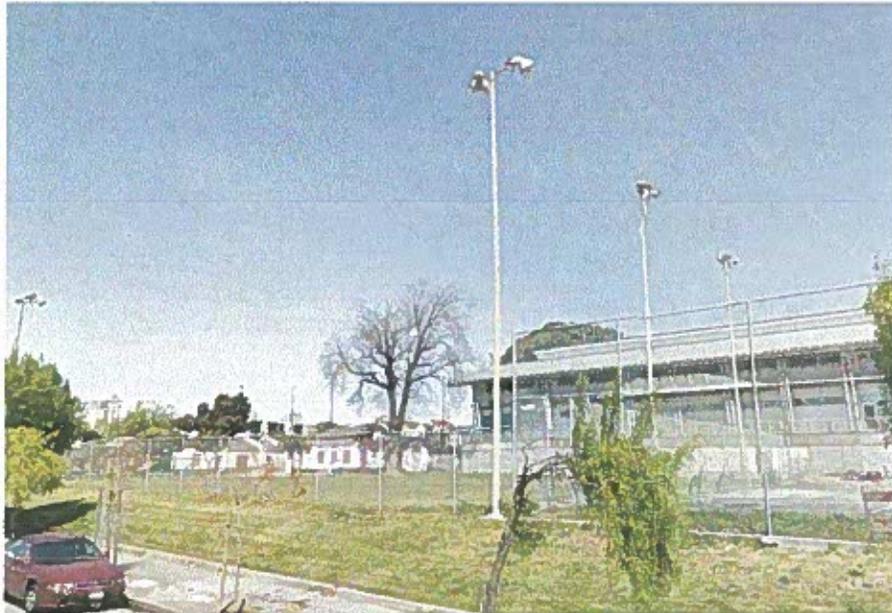
There are no properties within the search area where WTS facilities are a permitted use under the zoning code.

### 1. Publically Used Structures:



Alternative A – 970 Laguna Street (Bethel AME Church)

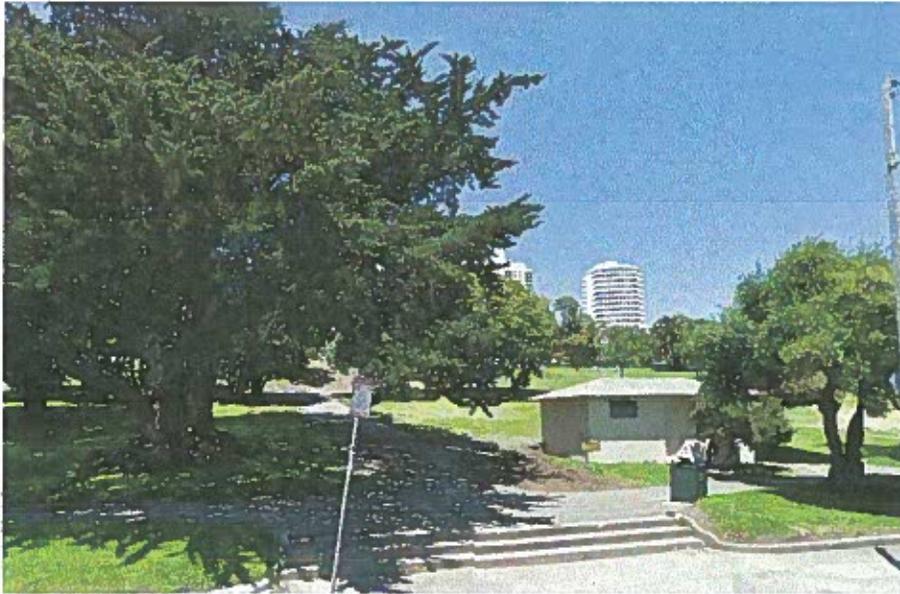
The building located at 970 Laguna Street is a church (Bethel AME Church) and is considered a Preference 1 location. This location was a primary candidate for AT&T for a WTS facility. AT&T approached the building owners at this location in 2013 and, at first, the church was receptive to the a longterm roof-top lease with AT&T. AT&T conducted several site walks and drafted a proposed design to install twelve (12) antennas on the roof top of the church and presented the proposed design to church leadership. After a considerable amount of review from church leadership, the church was unwilling to pursue a lease with AT&T for a roof-top WTS facility. Therefore, without a willing landlord, this site has been determined to not be a viable candidate



Alternative B – 1003 Turk Street (Margaret S. Hayward Playground)

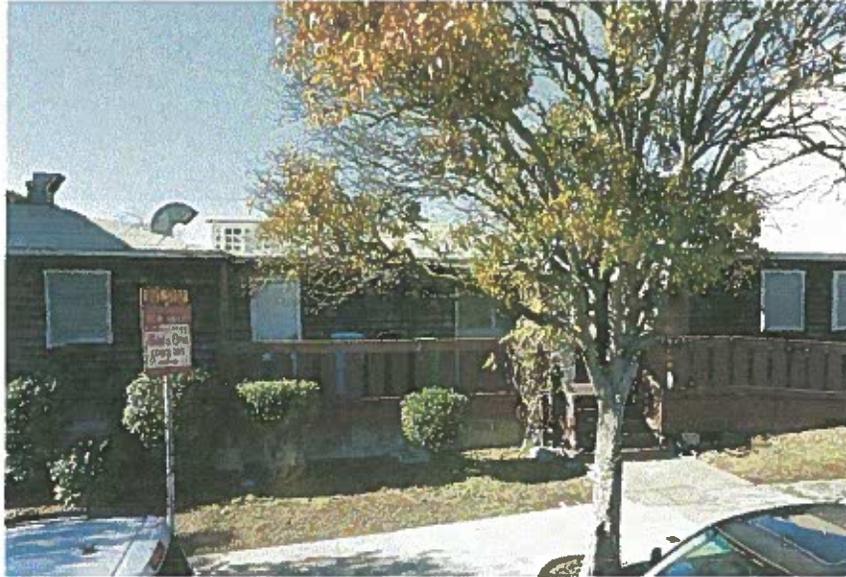
The property located at 1003 Turk Street is a public park (Margaret S. Hayward Playground) and is considered a Preference 1 location. AT&T pursued this site as a primary candidate for a WTS facility. This property has existing light structures that could be replaced with new lighting structures with antennas. AT&T and other wireless carriers have been unsuccessful in negotiating longterm leases with the city in locating WTS facilities on city park properties. This property is also the location of the County Sheriff and Emergency Communication Center. This site was visited by AT&T with the possibility of locating antennas and equipment on the roof top of the Emergency Communication Center. After further evaluation of this site, it was determined by staff at the Emergency Communication Center that a WTS facility on the roof top would interfere with the BayWEB installations at this site.

For these reasons, WTS facility on the roof top of the Emergency Communication Center or within the surrounding park areas has been determined to not meet all the requirements of a WTS facility and therefore not a feasible site.



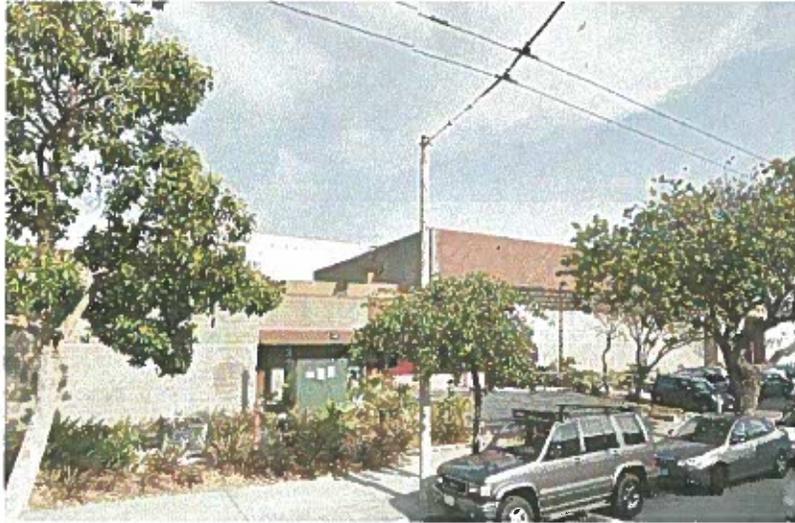
Alternative C – Jefferson Square

The property located between Laguna, Turk, Gough, and Eddy Streets (Jefferson Square) is a public park. There are no existing structures on this park that could accommodate a roof-top WTS facility. A WTS facility at this location would require a free standing antenna tower or faux tree tower to provide the heights necessary to close the significant coverage gap in this area. It is felt that a free standing antenna tower would not be appropriate in this park. In addition, AT&T and other carriers have not been successful in negotiating longterm lease agreements to install macro WTS facilities within city park lands. Due to design concerns and an unwilling landlord, it has been determined that this location is not a feasible alternative.



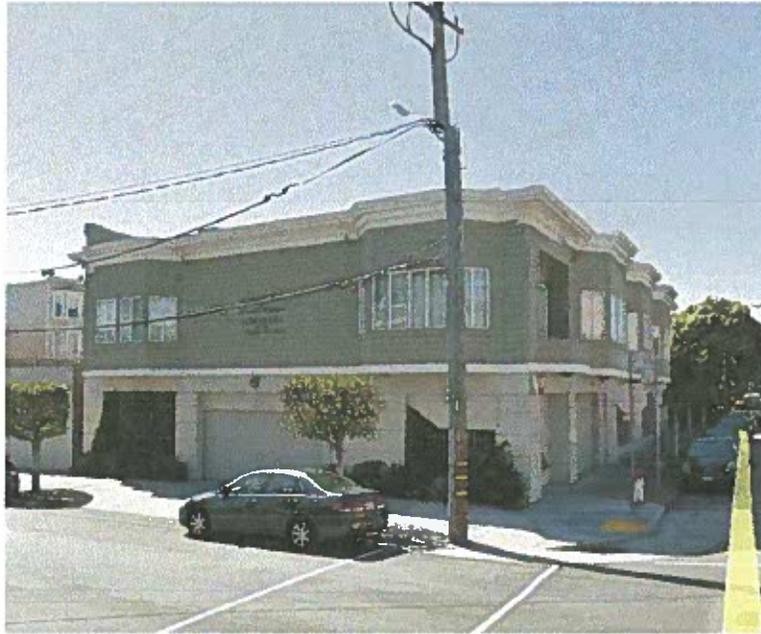
Alternative D – 1015 Laguna Street

The property located at 1015 Laguna Street is a wholly residential building zoned P (Public Use). This building does not provide the height necessary for a WTS facility to close the significant coverage gap in this area. In addition, the adjacent residential buildings are taller and would block RF transmission to the north and south. For these reasons, it was determined that this site was not a feasible alternative.



Alternative E – 1000 McAllister Street

The property located at 1000 McAllister Street is a public community center (Ella Hill Hutch Community Center). This building was evaluated as a potential candidate and has the necessary heights required for a WTS facility. This location is within one block from an existing macro site SF1765 (CNU5460) at 1101 Fillmore Street. A proposed WTS facility at 1000 McAllister is outside the search ring and too close to existing macro site SF1765 and would not close the existing coverage gap. For these reasons, it was determined that this site was not a feasible alternative.



Alternative F – 501 Fulton Street

The property located at 501 Fulton Street is a church (Kingdom Hall of Jehovah's Witnesses). This building is within one block from an existing macro site CN5581 at 455 Franklin Street. A proposed WTS facility at 501 Fulton Street is outside the search ring and too close to existing macro site CN5581 and would not close the existing coverage gap. In addition, this building is only 25 ft. in height whereas the subject facility is over 45 ft. in height. The subject facility would close the significant coverage gap where the building at 501 Fulton Street would not. For these reasons, it was determined that this site was not a feasible alternative.

2. Co-Location Site: There were Preference 2 locations identified within the defined search area.
3. Industrial or Commercial Structures (w/ removal of existing obstructions/clutter): There were Preference 3 locations identified within the defined search area.
4. Industrial or Commercial Structures (No removal of existing visual obstructions): There were Preference 4 locations identified within the defined search area.
5. Mixed Use Buildings in High Density Districts:



Alternative G – 746 Laguna Street

The property located at 746 Laguna Street is a surface parking lot in the RTO zone district. There are no existing buildings on this lot to locate a WTS facility. A site on this property would require a free standing antenna tower and may not be appropriate for this neighborhood. In addition, an antenna tower would require displacing existing parking at this site. For these reasons, it was determined that this site was not a feasible alternative.



Alternative H – 735 Gough Street

The property located at 735 Gough Street covers nearly an entire city block and is wholly residential. The property is zoned RTO, a Preference 5 under the WTS Guidelines. This property contains several buildings. AT&T leasing representatives reached out to the property owners but the property owners were not interested in a lease with AT&T for a roof top WTS facility. For this reasons, it was determined that this site was not a feasible alternative.



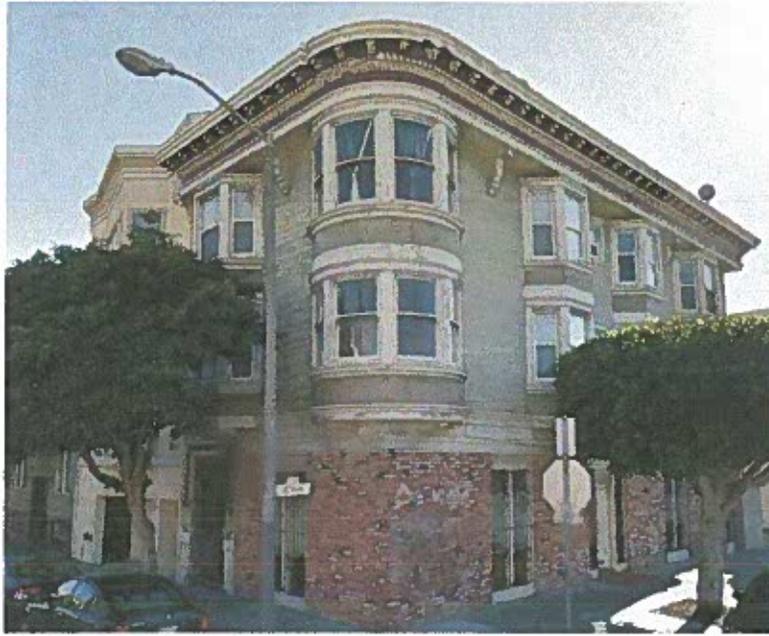
Alternative I – 550 Fulton Street

The property located at 550 Fulton Street covers nearly an entire city block and is wholly residential. The property is zoned RTO, a Preference 5 under the WTS Guidelines. This property contains several buildings. AT&T leasing representatives reached out to the property owners but the property owners were not interested in a lease with AT&T for a roof top WTS facility. For this reasons, it was determined that this site was not a feasible alternative.



Alternative J – 555 Fulton Street

The property located at 555 Fulton Street is a wholly commercial building within the RTO zone district, a Preference 5 under the WTS Guidelines. This building is two stories and at ~25 ft. in height would be 20 ft. lower than the subject building and would not close the significant coverage gap. In addition, AT&T leasing representatives reached out to the property owners but the property owners were not interested in a lease with AT&T for a roof top WTS facility. For these reasons, it was determined that this site was not a feasible alternative.



Alternative K – 495 Fulton Street

The property located at 495 Fulton Street is a wholly residential building within the NCT zone district, a Preference 5 under the WTS Guidelines. This building is outside the search ring and too close to existing site CN5581 at 455 Franklin Street. A WTS facility at this location would cause interference and would result in overlap with existing site CN5581. A site at this location would not serve to close the significant coverage gap in this area. For these reasons, it was determined that this site was not a feasible alternative.



Alternative L – 521 Gough Street

The property located at 521 Gough Street is a wholly residential building within the NCT zone district, a Preference 5 under the WTS Guidelines. This building is outside the search ring and within one block of existing site CN5581 at 455 Franklin Street. A WTS facility at this location would cause interference and would result in overlap with existing site CN5581. In addition, a site at this location would not close the significant coverage gap in this area. For these reasons, it was determined that this site was not a feasible alternative.



Alternative M – 700 Laguna Street

The property located at 700 Laguna Street is zoned RTO, a Preference 5 under the WTS Guidelines. AT&T leasing representatives reached out to the property owners but the property owners were not interested in a lease with AT&T for a roof top WTS facility. In addition, it was determined that this site is too close to existing site CN5696 at 501 Laguna Street. The subject location is within the search ring. For these reasons, it was determined that this site was not a feasible alternative.

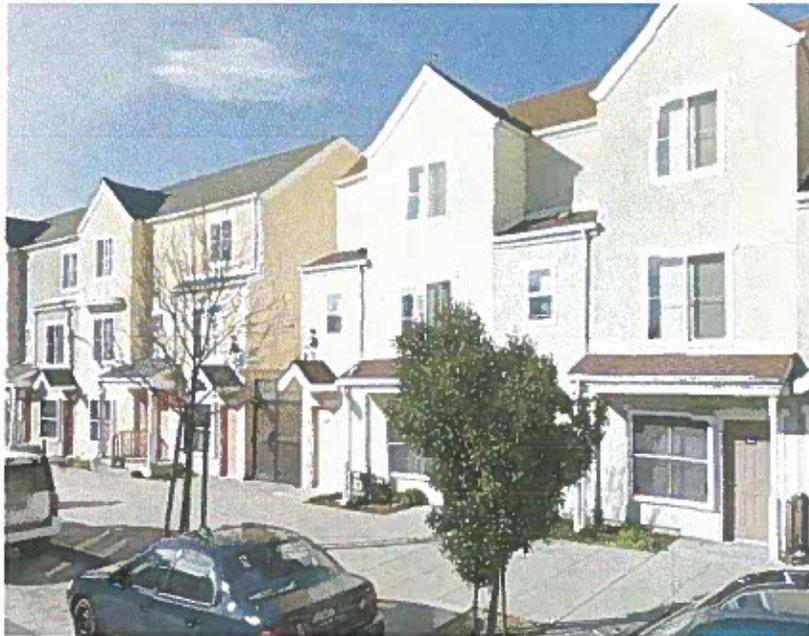
6. Limited Preference Sites:



Alternative N – 937 McAllister Street

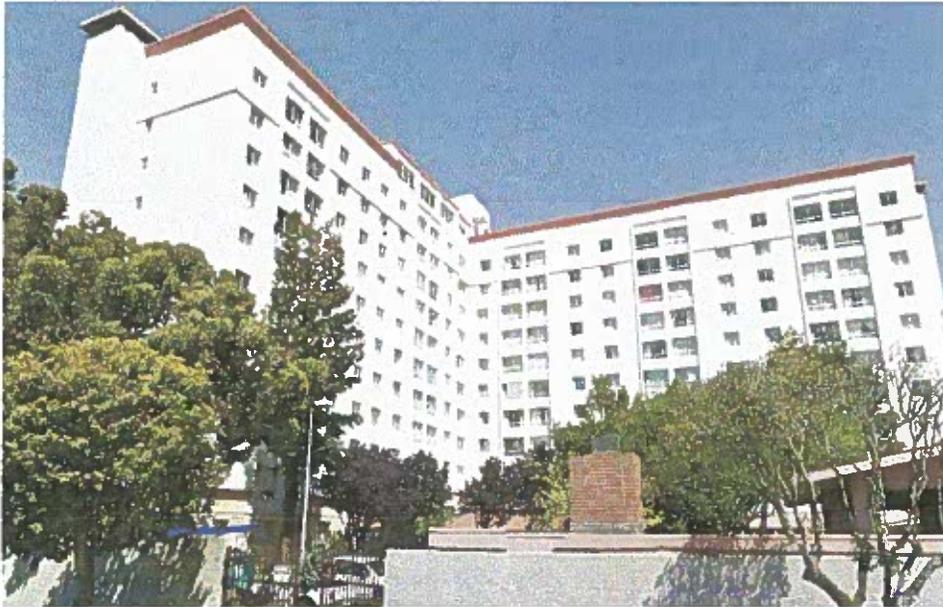
The property located at 937 McAllister Street covers nearly an entire city block and is wholly residential. The majority of the property is zoned RM-2, a Preference 7 under the WTS Guidelines, with a small portion is zoned NC-1, a Preference 6 under the WTS Guidelines. The building within the NC-1 zone district would meet the height necessary for a WTS facility in this area but is outside the search ring. Although the building height could accommodate a WTS facility, the roof-top contains two fire escapes that would create compliance issues due to RF propagation and would not meet requirement of the Department of Public Health and Fire Codes relating to public and occupational health and safety. In addition, large trees to the west of this building would block RF propagation from this roof-top. For these reasons, it was determined that this site was not a feasible alternative.

7. Disfavored Sites:



Alternative O – 1200 Buchanan Street

The buildings located at 1200 Buchanan Street are wholly residential buildings within the RM-3 zoning district, a. Preference 7 location according to the WTS Guidelines. This alternate site is outside the defined search area. As a result, it was determined that the proposed site was a more feasible location.



Alternative P – 1111 Buchanan Street

The building located at 1111 Buchanan Street is wholly residential within the RM-3 zoning district, a Preference 7 location according to the WTS Guidelines. This alternate site is outside the defined search area. In addition, this building has height that exceed the requirements for a WTS facility in this area. As a result, it was determined that the proposed site was a more feasible location.



Alternative Q – 1161 Turk Street

The buildings located at 1161 Turk Street are wholly residential within the RM-2 zoning district, a Preference 7 location according to the WTS Guidelines. This alternate site has portions of the property within the defined search area. However, the subject location has an existing penthouse with heights to better serve to close the significant service gap in this area. As a result, it was determined that the proposed site was a more feasible location.



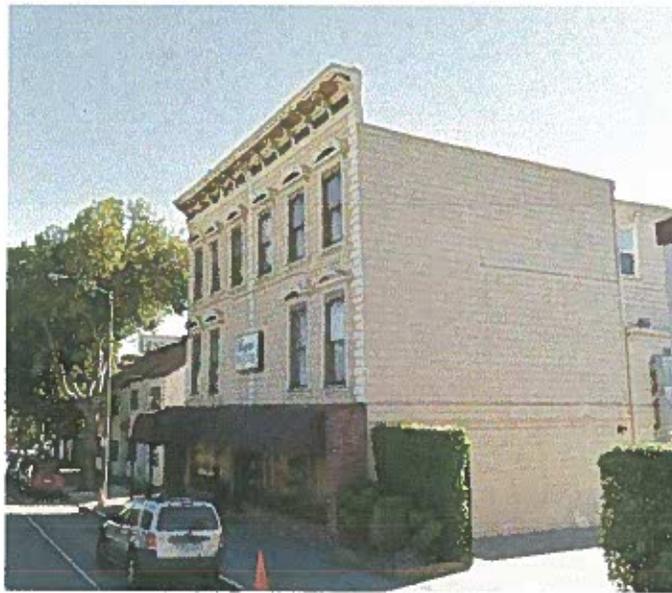
Alternative R – 762 Fulton Street

The building located at 762 Fulton Street is a private cultural center located in the RM-2 zoning district, a Preference 7 location according to the WTS Guidelines. This alternate site is well outside the defined search area and too close to existing site SF1765 (CNU5460) at 1101 Fillmore Street and CNU5696 at 501 Laguna Street. A WTS facility at this location would not serve to close the significant coverage gap and would create interference with existing sites SF1765 and CNU5696. As a result, it was determined that the proposed site was a more feasible location.



Alternative S – 937 McAllister Street

The buildings located at 937 McAllister Street are wholly residential buildings within RM-2 zoning district, a. Preference 7 location according to the WTS Guidelines. This alternate site is outside the defined search area. The subject site is within the search area. As a result, it was determined that the proposed site was a more feasible location.



Alternative T – 635 Fulton Street

The building located at 635 Fulton Street is a wholly commercial building in the RM-2 zone district, a. Preference 7 location according to the WTS Guidelines. This alternate site is outside the defined search area. The subject site is within the search area. As a result, it was determined that the proposed site was a more feasible location.

## Alternative Site Locations Summary

	Location	Block/Lot	Zoning District	Building Type	WTS Pref.
A	970 Laguna Street	0770/026	RTO	Place of Worship	1
B	1003 Turk Street	0759/001	P	Public Park	1
C	Jefferson Park	0745/001	P	Public Park	1
D	1015 Laguna Street	0758/027	P	Wholly Residential	1
E	1000 McAllister Street	0722/022	RM-3	Community Center	1
F	501 Fulton Street	0794/001	NCT	Place of worship	1
G	746 Laguna Street	0794/015	RTO	Parking	5
H	735 Gough Street	0770/027	RTO	Wholly Residential	5
I	550 Fulton Street	0783/024	RTO	Wholly Residential	5
J	555 Fulton Street	0794/028	RTO	Wholly Commercial	5
K	495 Fulton Street	0793/023	NCT	Wholly Residential	5
L	521 Gough Street	0793/0800	NCT	Wholly Residential	5
M	700 Laguna Street	0794/014	RTO	Wholly Residential	5
N	937 McAllister Street	0782/036	NC-1/RM-2	Wholly Residential	6/7
O	1200 Buchanan Street	0747/001	RM-3	Wholly Residential	7
P	1111 Buchanan Street	0757/028	RM-3	Wholly Residential	7
Q	1161 Turk Street	0758/028	RM-2	Wholly Residential	7
R	762 Fulton Street	0781/010	RM-2	Cultural Center	7
S	937 McAllister Street	0782/036	RM-2	Wholly Residential	7
T	635 Fulton Street	0795/027	RM-2	Wholly Commercial	7

The attached map identifies the location and applicable zoning use district for each alternative location evaluated.

Alternative Analysis Map – 999 Laguna Street



Search Ring



Service Objective

Alternative Site Analysis Land Use Map – 999 Laguna Street



Search Ring



Service Objective



AT&T Mobility  
430 Bush St. 5<sup>th</sup> Floor  
San Francisco, CA 94108

June 29, 2014

Omar Masry, Planner  
San Francisco Department of Planning  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: Community Meeting for proposed AT&T Mobility facility at 999 Laguna Street

Dear Omar,

On June 26, 2014, I attended a meeting with Boe Hayward with AT&T External Affairs, Raj Mathur with Hammett & Edison, Luis Cuadra with BergDavis Public Affairs, and four members of the community for a proposed AT&T WTS facility, CCU5218 - 999 Laguna Street.

The meeting began with Boe Hayward introducing the team, explaining the purpose of the community meeting, and AT&T's proposed plans for wireless upgrades at the site. Boe highlighted the need for coverage, the federal preemption of state/city law, and the growing demand on phone technology. I then went on to further explain the need for coverage, the site acquisition process, the notice process and told the community members that ultimately a public hearing would take place. I then explained San Francisco's aesthetic standards and showed the community members photo simulations of the proposed antennas. I solicited questions about design, and no questions were presented.

Two of the meeting attendees were engineers with the Department of Emergency Services which is located at 1011 Turk Street, across the street from the proposed wireless facility. Their purpose in attending the meeting was to introduce themselves, obtain contact information from AT&T and ensure that the radio waves emitted from the antennas would not be in conflict with their equipment. They did not feel that there would be a conflict.

Also attending were the property owner of 999 Laguna Street and a resident of the building. The resident wanted to ensure that there were no negative health implications associated with radiation emitted from the antennas. Raj was able to satisfactorily alleviate his concerns.

The remainder of the meeting was spent answering technical questions from the Department of Emergency Services representatives concerning the Elevated Radiated Power (ERP) of the antennas.

Copies of the signed community meeting affidavit, meeting notice and sign-in sheet are attached.

Sincerely,

Eric Lentz, Land Use Consultant  
Permit Me, Inc.  
For AT&T Mobility  
Cell: 805-895-4394  
Email: ericlentz@permitme.net



## Affidavit of Conducting a Community Outreach Meeting, Sign-in Sheet and Issues/Responses submittal

I, Eric Lentz, do hereby declare as follows:  
(print name)

1. I have conducted a **Community Outreach Meeting** for the proposed new construction or alteration prior to submitting a building permit in accordance with Planning Commission Pre-Application Policy.

2. The meeting was conducted at San Francisco Public Library, 100 Larkin Street  
(Meeting Location)

on June 26, 2014 from 6:00pm – 6:45pm.  
(Date) (Time)

3. I have included the **mailing list, meeting initiation, sign-in sheet, issue/response summary, and reduced plans** with the Conditional Use Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.

4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, June 27, 2014 IN SAN FRANCISCO

\_\_\_\_\_  
Signature

Eric W. Lentz

\_\_\_\_\_  
Name (type or print)

Agent for AT&T Mobility

\_\_\_\_\_  
Relationship to Project, e.g. Owner, Agent  
(if Agent, give business name and profession)

999 Laguna Street

\_\_\_\_\_  
Project Address

## NOTICE OF COMMUNITY OUTREACH MEETING ON A PROPOSED WIRELESS COMMUNICATION FACILITY IN YOUR NEIGHBORHOOD

To: Neighborhood Groups and Neighbors & Owners within 500' radius of 999 Laguna Street

### Meeting Information

Date: Thursday, June 26, 2014  
Time: 6:00 p.m.  
Where: San Francisco Public Library  
Stong Room, Floor 1  
100 Larkin Street  
San Francisco, CA 94102

### Site Information

Address: 999 Laguna Street  
Block/Lot: 0771/001  
Zoning: RM-2

### Applicant

AT&T Mobility

### Contact Information

AT&T Mobility Hotline  
(415) 646-0972

AT&T Mobility is proposing a wireless communication facility at 999 Laguna Street needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of twelve (12) panel antennas to be located on the roof top of an existing building and fully screened from view. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at the San Francisco Public Library in the Stong Room, Floor 1, on Thursday, June 26, 2014, at 6:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the AT&T Mobility Hotline at (415) 646-0972 and an AT&T Mobility specialist will return your call. Please contact Omar Masry, staff planner with the City of San Francisco Planning Department at (415) 575-9116 if you have any questions regarding the planning process.

**NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 no later than 5:00pm on Friday, June 20, 2014 and we will make every effort to provide you with an interpreter.**

## 關於計畫在您所在街區安裝一座無線通信設施的社區資訊通報會通知

致：Laguna 大街 999 號周圍方圓五百英尺內的居民組織、居民和業主

### 會議資訊資訊

日期：2014 年 6 月 26 日 (星期四)  
時間：下午 6:00  
地點：San Francisco Public Library  
Stong Room, Floor 1  
100 Larkin Street  
San Francisco, CA 94102

### 設施地點資訊

地址：Laguna 大街 999 號  
街區/地塊：0771/001  
分區：RM-2

### 申請公司

AT&T Mobility

### 聯繫資訊

AT&T Mobility 公司熱線電話  
(415) 646-0972

AT&T Mobility 公司計畫在 Laguna 大街 999 號安裝一座無線通訊設施，作為 AT&T Mobility 公司在三藩市無線網路的一部分。計畫中的 AT&T Mobility 站為無人操作設施，需要安裝十二(12) 根平板天線。這些天線將被放置在現有建築物的屋頂，完全遮蔽於視線之外。我們在會上將提供計畫書和類比圖片供您參考。我們誠邀您參加 2014 年 6 月 26 日星期四下午 6 點在 San Francisco Public Library in the Stong Room, Floor 1 召開的社區資訊通報會，以便您瞭解有關本專案的更多資訊。

如果您對該計畫有任何疑問，但是無法出席這次會議，請撥打 AT&T Mobility 公司熱線電話(415) 646-0972，AT&T Mobility 公司的一位專業人員將會回復您的電話。如果您對本規劃程式有任何疑問，請致電 (415) 575-9116 與三藩市城市規劃局的 Omar Masry 聯繫，電子郵件是 [omar.masry@sfgov.org](mailto:omar.masry@sfgov.org)。

**注意:如果您需要一名翻譯陪同您出席會議，請在不晚於 2014 年 6 月 20 日 (星期五) 下午 5 點前致電 (415) 646-0972 與本辦公室聯繫，我們將盡力為您配備一名翻譯。**

## NOTIFICACIÓN DE REUNIÓN DE ALCANCE COMUNITARIO SOBRE UNA INSTALACIÓN DE COMUNICACIONES INALÁMBRICAS PROPUESTA EN SU VECINDARIO

Para: Grupos del vecindario, vecinos y propietarios dentro de un radio de 500' en 999 Laguna Street

### Información de la reunión

Fecha: Jueves, 26 de junio de 2014  
Hora: 6:00 p.m.  
Dónde: San Francisco Public Library  
Salón Stong, Piso 1  
100 Larkin Street  
San Francisco, CA 94102

### Información del lugar

Dirección: 999 Laguna Street  
Cuadra/Lote: 0771/001  
Zonificación: RM-2

### Solicitante

AT&T Mobility

### Información de contacto

Línea directa de AT&T Mobility  
(415) 646-0972

AT&T Mobility propone instalar una instalación de comunicaciones inalámbricas en 999 Laguna Street necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta de AT&T Mobility es una instalación sin personal con doce (12) antenas panel que se colocarán en el techo de un edificio existente y ocultas de la vista. Habrá planos y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a una reunión informativa de la comunidad que se realizará en San Francisco Public Library, en el salón Stong, Piso 1, el jueves 26 de junio de 2014 a las 06:00 p.m. para tener más información sobre el proyecto.

Si tiene preguntas relacionadas con la propuesta y no puede asistir a la reunión, por favor llame a la Línea Directa de AT&T Mobility, (415) 646-0972, y un especialista de AT&T Mobility le devolverá el llamado. Por favor, contacte a Omar Masry, planificador del Departamento de Planificación de la Ciudad de San Francisco al (415) 575-9116 si tiene alguna pregunta relacionada con el proceso de planificación.

**NOTA: Si necesita que un intérprete esté presente en la reunión, por favor, contacte a nuestra oficina al (415) 646-0972 el viernes 20 de junio de 2014 antes de las 5:00 p.m., y haremos todos lo posible para proporcionarle un intérprete.**





**HAMMETT & EDISON, INC.**  
 CONSULTING ENGINEERS  
 BROADCAST & WIRELESS

WILLIAM F. HAMMETT, P.E.  
 STANLEY SALEK, P.E.  
 ROBERT P. SMITH, JR.  
 RAJAT MATHUR, P.E.  
 ANDREA L. BRIGHT, P.E.  
 KENT A. SWISHER  
 NEIL J. OLIJ  
 SAMMIT S. NENE  
 BRIAN F. PALMER

ROBERT L. HAMMETT, P.E.  
 1920-2002  
 EDWARD EDISON, P.E.  
 1920-2009

DANE E. ERICKSEN, P.E.  
 CONSULTANT

**BY E-MAIL TV8342@ATT.COM**

April 7, 2014

Theadora K. Vriheas, Esq.  
 AT&T Mobility  
 430 Bush Street  
 San Francisco, California 94108-3735

Dear Tedi:

As requested, we have conducted the review required by the City of San Francisco of the coverage maps that AT&T Mobility will submit as part of its application package for its base station proposed to be located at 999 Laguna Street (Site No. CCU5218). This is to fulfill the submittal requirements for Planning Department review.

**Executive Summary**

We concur with the maps, data, and conclusions provided by AT&T. The maps provided to show the before and after conditions accurately represent the carrier's present and post-installation indoor coverage.

AT&T proposes to install twelve directional panel antennas – eight Argus Model 2UNPX203.6R2 dual-beam antennas and four CCI Model HPA-65R-BUU-H6 antennas – within new view screen enclosures to be installed on the roof and on the stairwell penthouse above the four-story apartment building located at 999 Laguna Street. The maximum effective radiated power proposed by AT&T in any direction is 21,240 watts. The operating specifications for the AT&T antennas are as shown in Figure 1.

AT&T provided for review two pairs of coverage maps, dated January 28, 2014, attached for reference. The maps show AT&T's cellular UMTS (850 MHz) and 4G LTE (700 MHz) indoor coverage in the area before and after the site is operational. Both the before and after UMTS maps show three levels of coverage, which AT&T colors and defines as follows:

- Green                      Acceptable service coverage during high demand periods
- Hashed Yellow          Service coverage gap during high demand periods
- Pink                         Service coverage gap during all demand periods

The 4G LTE maps do not differentiate between demand periods; rather they indicate, with the color blue, locations where 4G service is and would be acceptable.

We undertook a two-step process in our review. As a first step, we obtained information from AT&T on the software and the service thresholds that were used to generate its coverage maps. This carrier uses commercially available software to develop its coverage maps. The outdoor

Theadora K. Vriheas, Esq., page 2  
April 7, 2014

service thresholds that AT&T uses to estimate indoor service are in line with industry standards, similar to the thresholds used by other wireless service providers.

As a second step, we conducted our own drive test to measure the actual AT&T UMTS and LTE 4G signal strength in the vicinity of the proposed site. Our fieldwork was conducted on April 4, 2014, between 10:30 AM and 1:45 PM. The field measurements were conducted using an Ascom TEMS Pocket network diagnostic tool with built-in GPS along a measurement route selected to cover all the streets within the map area that AT&T had indicated would receive improved service.

Based on the measurement data, we conclude that the AT&T UMTS and 4G LTE coverage maps showing the service area without the proposed installation represent areas of deficiency in the carrier's present indoor coverage. The maps submitted to show the after coverage with the upgraded base station in operation were prepared on the same basis as the maps of the existing conditions and so are expected to accurately illustrate the improvements in coverage.

We appreciate the opportunity to be of service. Please let us know if any questions arise on this matter.

Sincerely yours,



William F. Hammett, P.E.

lc

Enclosures

cc: Mr. Michael J. Caniglia (w/encls) - BY E-MAIL MC0763@ATT.COM  
Mr. Eric Lentz (w/encls) - BY E-MAIL ERICLENTZ@PERMITME.NET



**AT&T Mobility • Proposed Base Station (Site No. CCU5218)  
999 Laguna Street • San Francisco, California**

**Antenna Inventory Table**

Orientation (°T) Antenna ID	Operator	Antenna Make	Antenna Model	Technology	Frequency Band (MHz)	Horizontal Beamwidth (°)	Antenna Aperture (ft)	Antenna Gain (dBd)	Maximum ERP (watts)	Downtilt (°)	COR Above Ground Z coordinate (ft)	COR Above Roof Z coordinate (ft)
110-1	AT&T	CCI	HPA-33R-BUU-H6	LTE	700	38	4.2	14.35	1490	4	44½	6
110-1	AT&T	CCI	HPA-33R-BUU-H6	LTE	1950	33	4.2	16.85	5120	2	44½	6
110-2	AT&T	CCI	HPA-33R-BUU-H6	LTE	1950	33	receive only			2	44½	6
110-3	AT&T	CCI	HPA-33R-BUU-H6	UMTS	870	33	4.2	15.45	1000	4	44½	6
110-3	AT&T	CCI	HPA-33R-BUU-H6	UMTS	1950	33	4.2	16.85	3420	2	44½	6
110-4	AT&T	CCI	HPA-33R-BUU-H6	LTE	700	38	4.2	14.35	1490	4	44½	6
110-4	AT&T	CCI	HPA-33R-BUU-H6	LTE	2300	28	4.2	17.95	8720	2	44½	6
235-1	AT&T	Argus	2UNPX203.6R2	LTE	700	40	5.7	11.85	800	4	42½	4
235-1	AT&T	Argus	2UNPX203.6R2	LTE	1950	42	5.7	14.35	3630	2	42½	4
235-2	AT&T	Argus	2UNPX203.6R2	LTE	1950	42	receive only			2	42½	4
235-3	AT&T	Argus	2UNPX203.6R2	UMTS	870	33	5.7	12.65	1000	4	42½	4
235-3	AT&T	Argus	2UNPX203.6R2	UMTS	1950	42	5.7	14.35	2420	2	42½	4
235-4	AT&T	Argus	2UNPX203.6R2	LTE	700	40	5.7	11.85	800	4	42½	4
235-4	AT&T	Argus	2UNPX203.6R2	LTE	2300	42	5.7	14.35	4800	2	42½	4
350-1	AT&T	Argus	2UNPX203.6R2	LTE	700	40	5.7	11.85	800	4	44½	6
350-1	AT&T	Argus	2UNPX203.6R2	LTE	1950	42	5.7	14.35	3630	2	44½	6
350-2	AT&T	Argus	2UNPX203.6R2	LTE	1950	42	receive only			2	44½	6
350-3	AT&T	Argus	2UNPX203.6R2	UMTS	870	33	5.7	12.65	1000	4	44½	6
350-3	AT&T	Argus	2UNPX203.6R2	UMTS	1950	42	5.7	14.35	2420	2	44½	6
350-4	AT&T	Argus	2UNPX203.6R2	LTE	700	40	5.7	11.85	800	4	44½	6
350-4	AT&T	Argus	2UNPX203.6R2	LTE	2300	42	5.7	14.35	4800	2	44½	6

Acronyms used

EVDO: Evolution Data Optimized  
 UMTS: Universal Mobile Telecommunications System  
 LTE: Long Term Evolution  
 ERP: Effective Radiated Power  
 COR: Center of Radiation

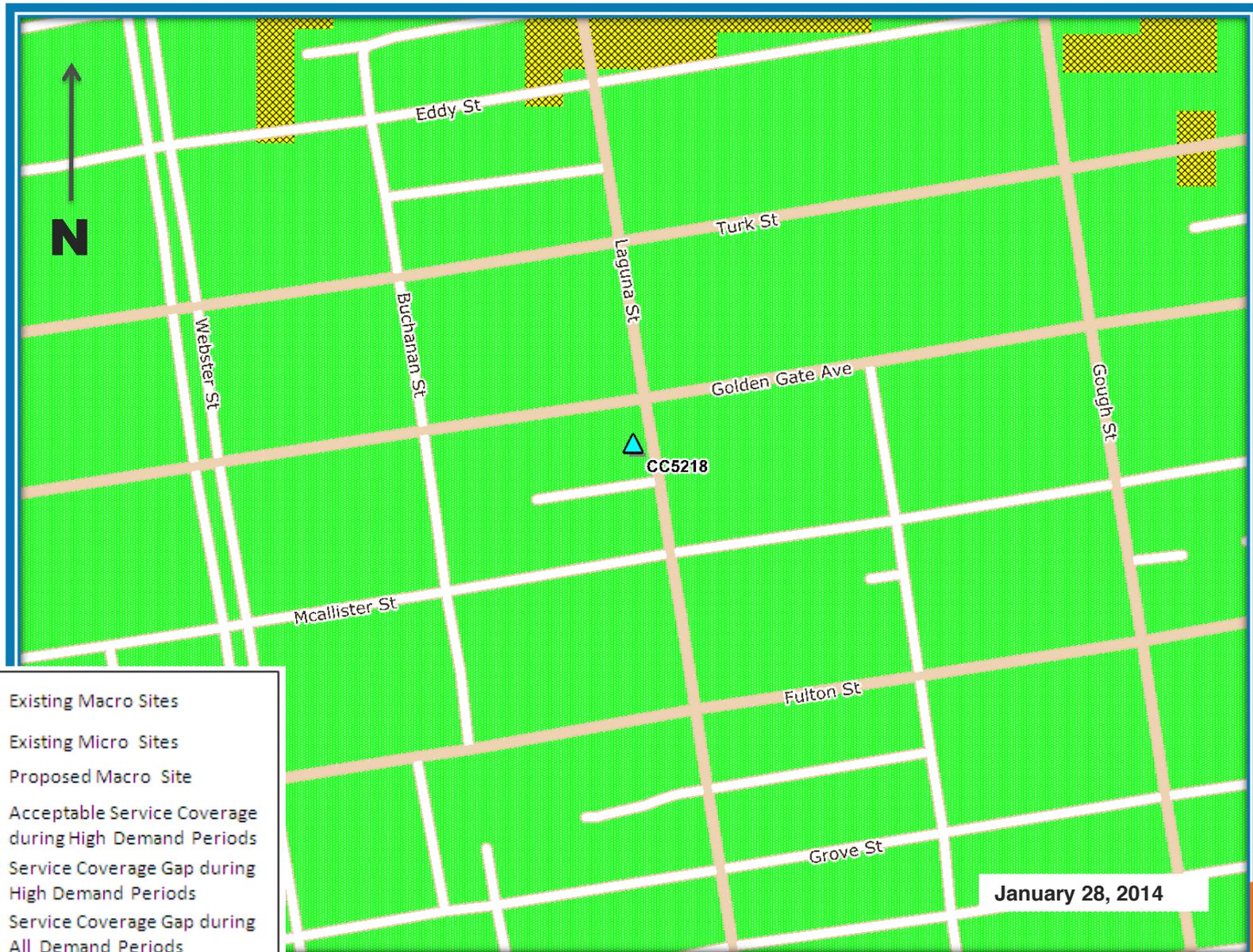
# Exhibit 2 - Proposed Site at 999 Laguna (CC5218)

Service Area BEFORE site is constructed



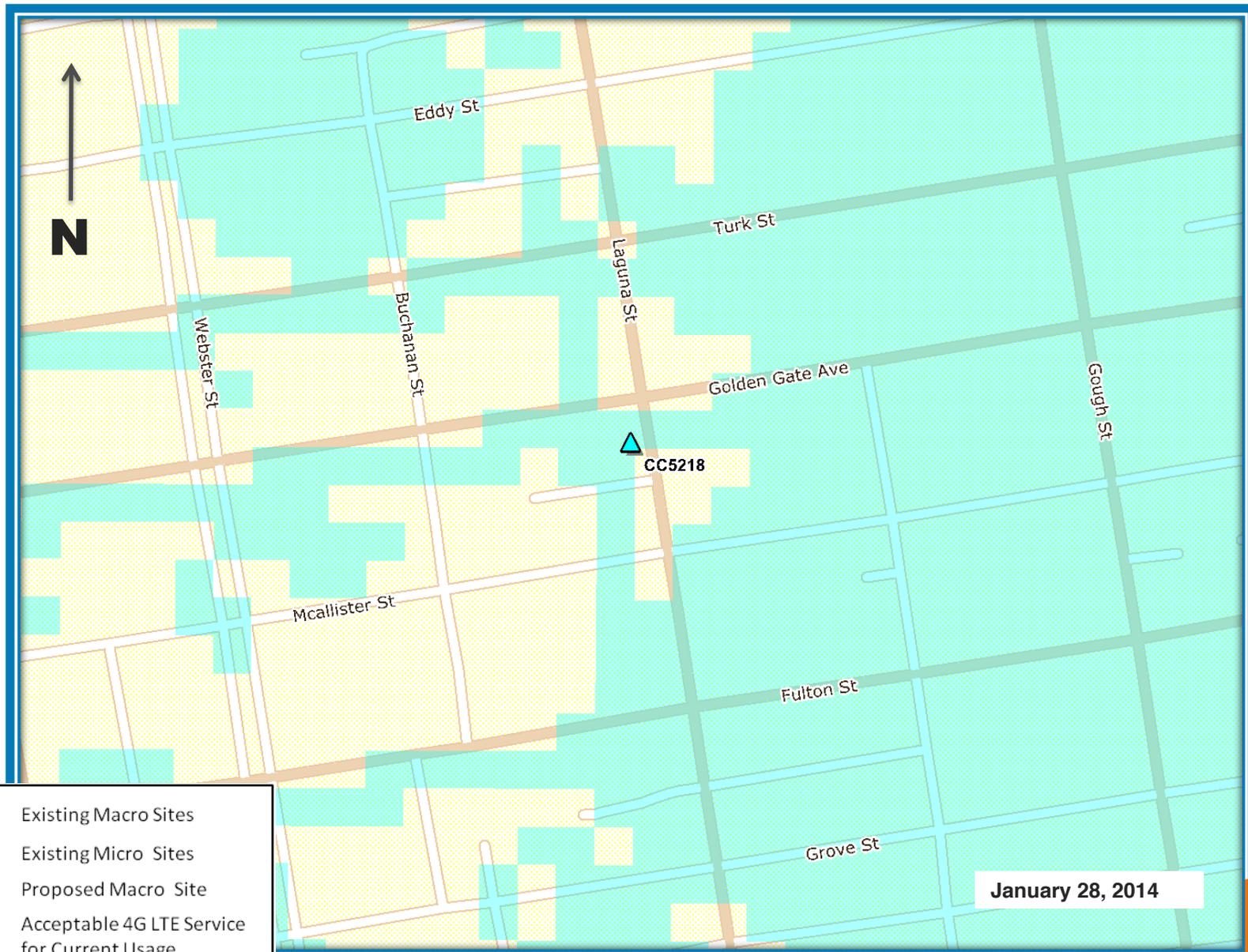
# Exhibit 4 - Proposed Site at 999 Laguna (CC5218)

Service Area AFTER site is constructed



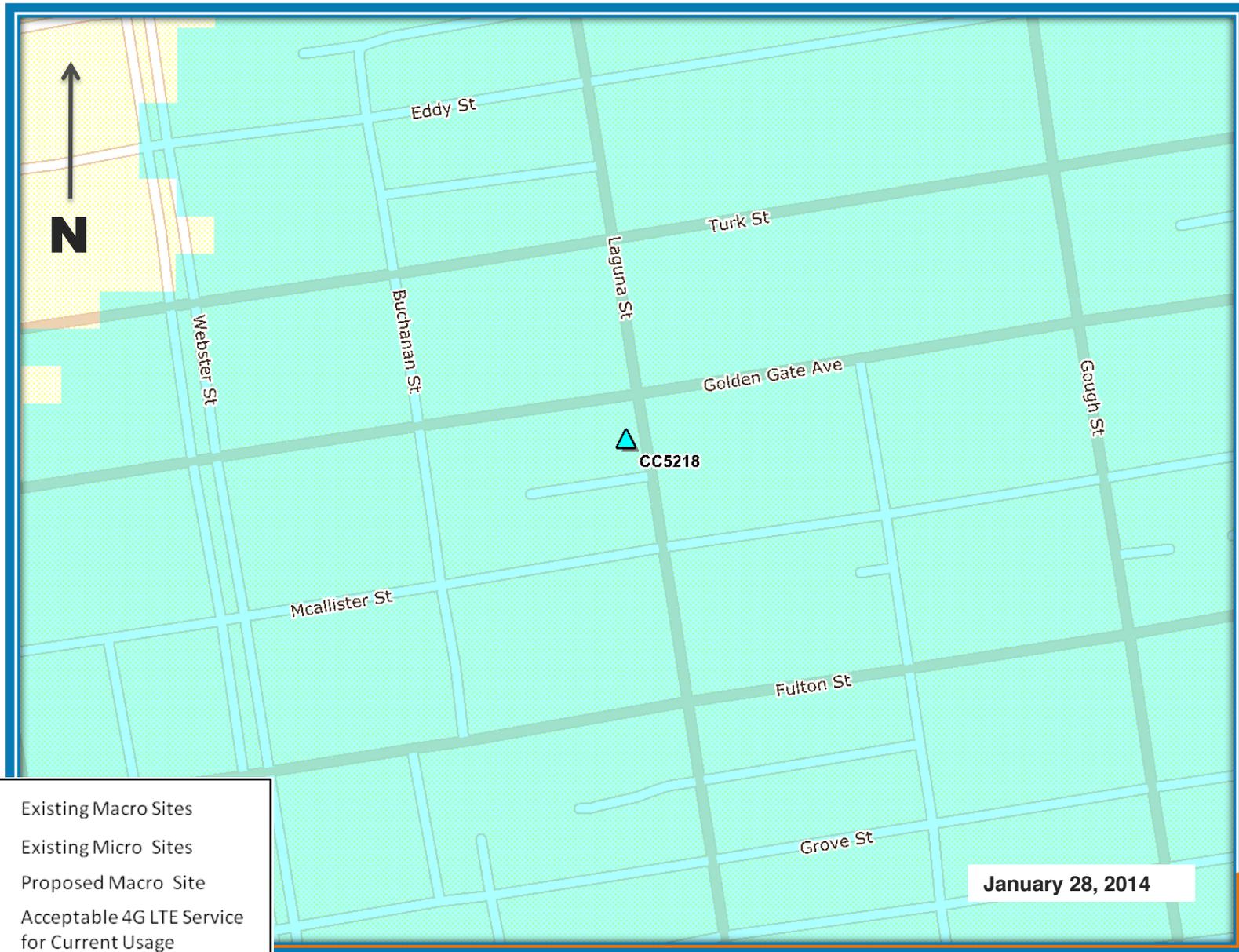
# Exhibit 5 - Proposed Site at 999 Laguna (CC5218)

4G LTE Service Area BEFORE site is constructed



# Exhibit 6 - Proposed Site at 999 Laguna (CC5218)

4G LTE Service Area AFTER site is constructed





# at&t

999 LAGUNA ST  
SAN FRANCISCO, CA 94115  
CCU5218

**SITE TYPE: ROOFTOP ANTENNAS / CUSTOM SHELTER**      **NOTE: RFDS STILL REQUIRED**

999  
LAGUNA ST

CCU5218  
999 LAGUNA ST  
SAN FRANCISCO, CA 94115

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	01/07/14	ZD 90%	C.C.
	01/23/14	ZD 100%	C.C.
	02/26/14	CLIENT REV	C.C.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. CODY  
CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 02/26/14

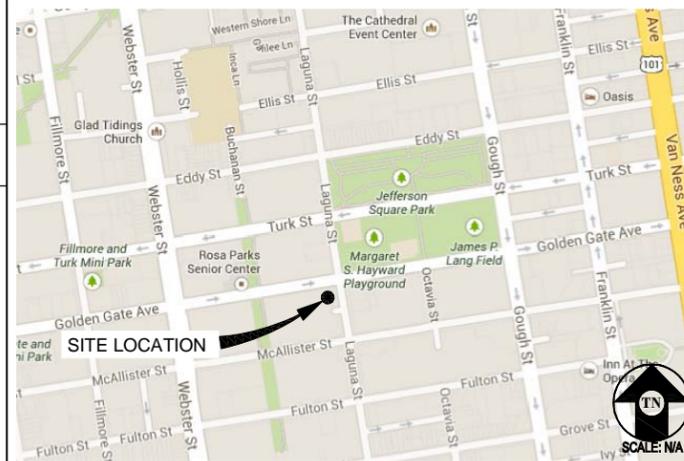
PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF A (P) 5'-0"X18'-0" (90 SQ FT) EQUIPMENT LEASE AREA & (P) 297 SQ FT ANTENNA LEASE AREA W/ (1) (P) DC POWER PLANT, (1) (P) BATTERY RACK, & (3) (P) 23" RACKS. ALSO INSTALLING (12) (P) AT&T ANTENNAS, (35) (P) RRUS-11 UNITS, (5) (P) A2 UNITS, & (4) (P) SURGE SUPPRESSORS INSIDE (2) (P) FRP SCREEN BOXES. (P) FRP SCREEN BOXES ARE TO BE DESIGNED & PAINTED TO MATCH THE (E) BUILDING.

PROJECT INFORMATION

SITE NAME:	999 LAGUNA ST	SITE #:	CCU5218
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
BLOCK/LOT:	0771-001	POWER:	PG&E
SITE ADDRESS:	999 LAGUNA ST SAN FRANCISCO, CA 94115	TELEPHONE:	AT&T
CURRENT ZONING:	RM-2		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
HEIGHT / BULK:	50-X		
PROPERTY OWNER:	AUGUSTO AND ROSA NAVARRETE 291 LOMITA AVE SAN BRUNO, CA 94066 CELL: (650) 270-8962 HOME: (650) 583-7256		
APPLICANT:	AT&T 430 BUSH ST, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: CAROLINA ROBERTS (925) 286-1076		
ZONING CONTACT:	ATTN: ERIC LENTZ (805) 895-4394		
CONSTRUCTION CONTACT:	ATTN: AARON MCCLAIN (805) 471-2605		
LATITUDE:	N 37° 46' 47.72" NAD 83		
LONGITUDE:	W 122° 25' 37.70" NAD 83		
AMSL:	±95'		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108  
TO: 999 LAGUNA ST, SAN FRANCISCO, CA 94115

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN 197 FT
2. TAKE THE 1ST LEFT ONTO KEARNY ST 344 FT
3. TAKE THE 1ST LEFT ONTO PINE ST 1.2 MI
4. TURN LEFT ONTO GOUGH ST 0.5 MI
5. TURN RIGHT ONTO TURK ST 0.2 MI
6. TURN LEFT ONTO LAGUNA ST 436 FT

END AT: 999 LAGUNA ST, SAN FRANCISCO, CA 94115  
ESTIMATED TIME: 7 MINUTES      ESTIMATED DISTANCE: 2.1 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. (2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2011 NATIONAL ELECTRICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2012 UNIFORM MECHANICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2012 UNIFORM PLUMBING CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2013 CITY OF SAN FRANCISCO FIRE CODE (2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.4

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
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APPROVAL

RF
LEASING
ZONING
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8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
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SHEET TITLE:

TITLE

SHEET NUMBER:

T-1





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CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 02/26/14

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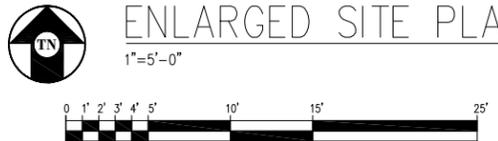
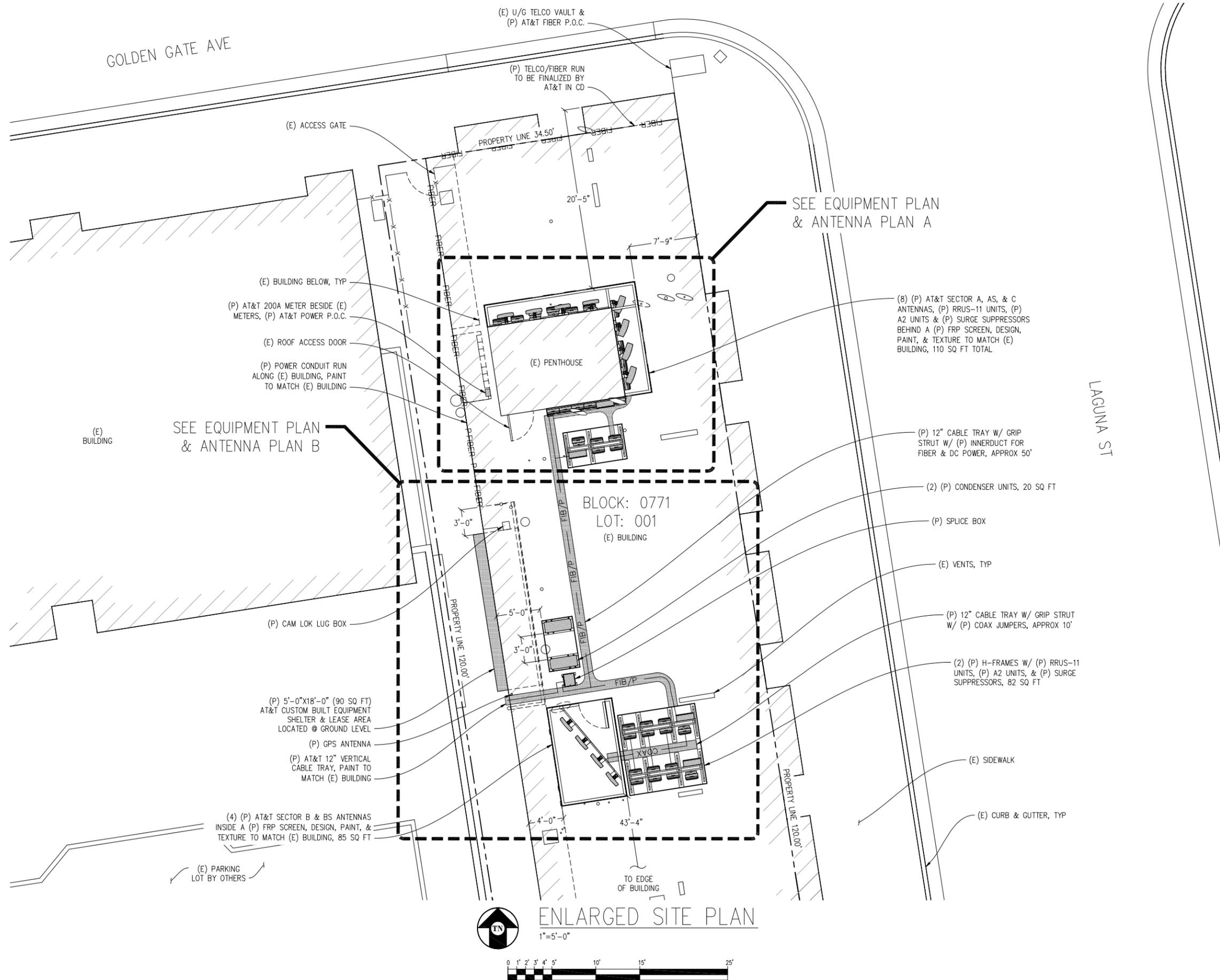
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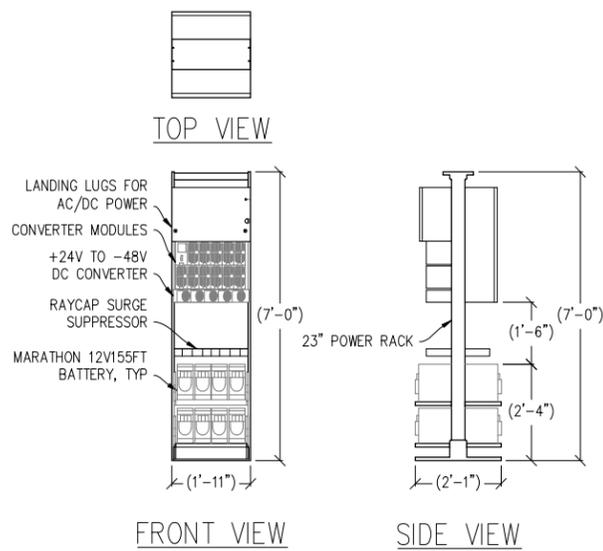
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ENLARGED  
SITE PLAN

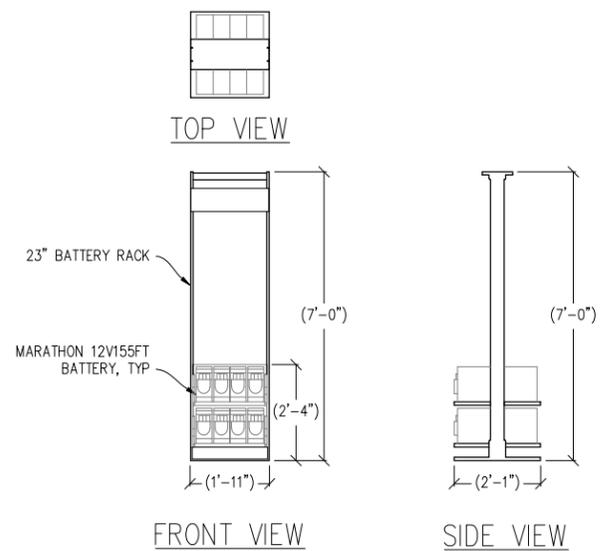
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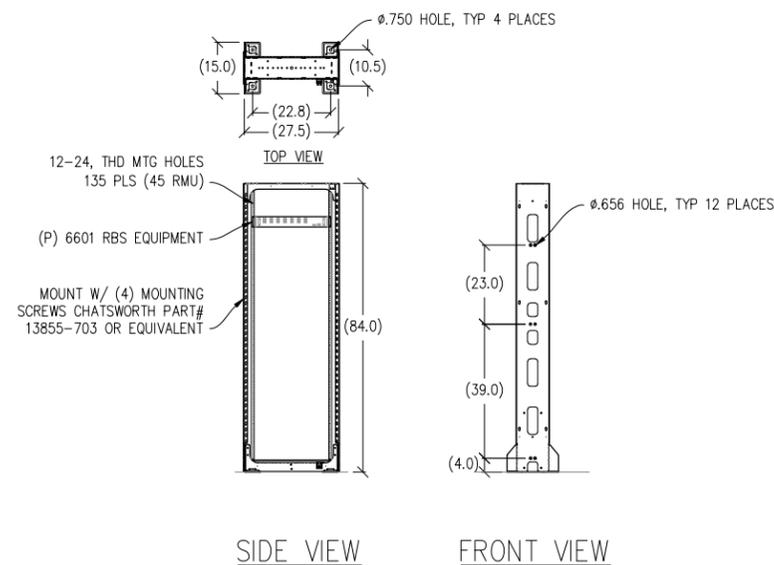




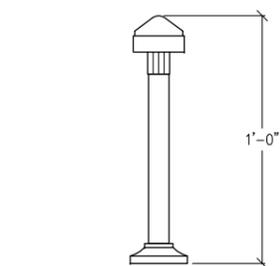
① DC POWER 23" RACK DETAIL  
1/2"=1'-0"



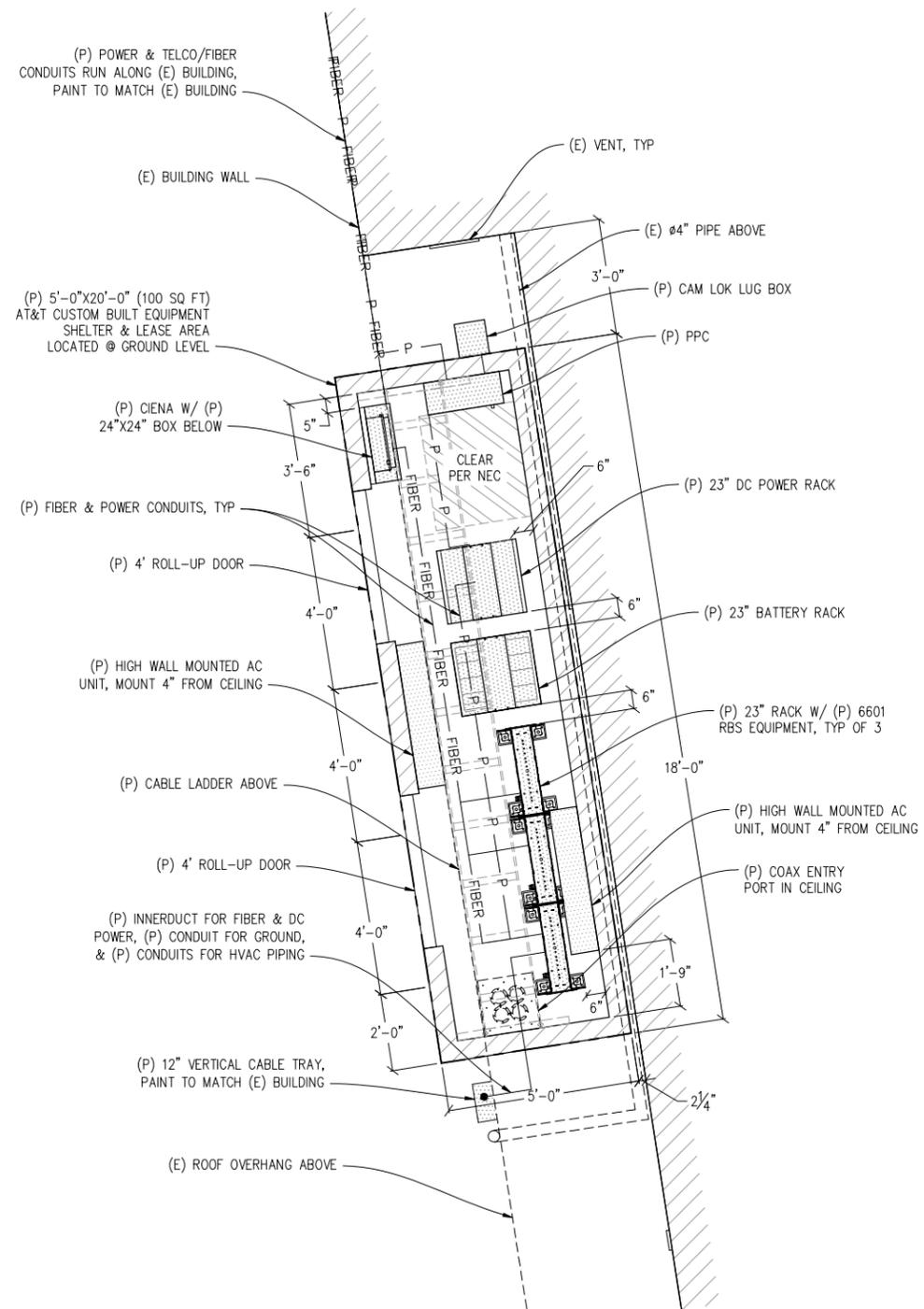
② 23" BATTERY RACK DETAIL  
1/2"=1'-0"



③ 23" SEISMIC RACK W/ 6601 DETAIL  
1/2"=1'-0"



④ GPS DETAIL  
3"=1'-0"



EQUIPMENT PLAN

1/2"=1'-0"



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SHEET TITLE:

EQUIPMENT PLAN  
& DETAILS

SHEET NUMBER:

A-3

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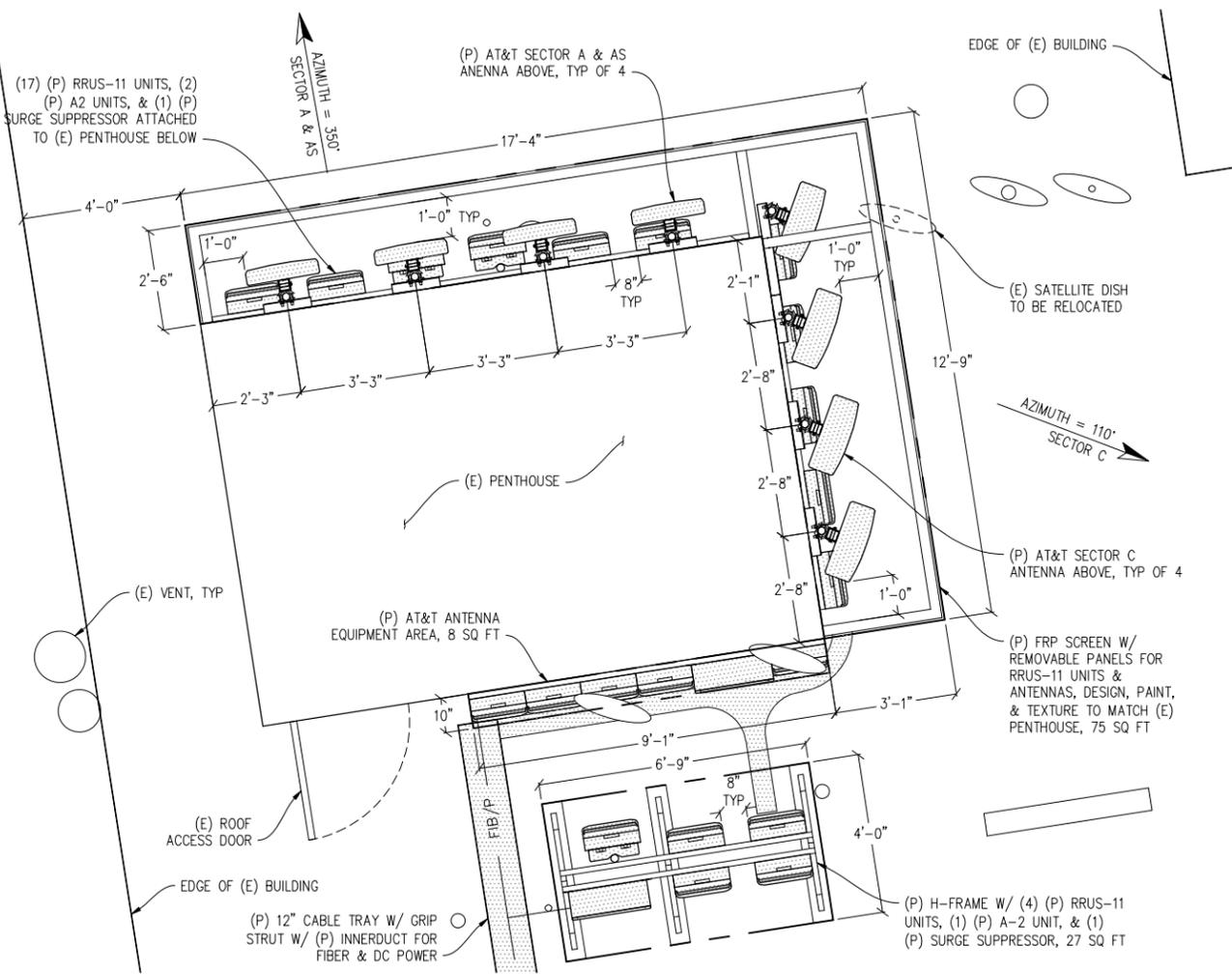
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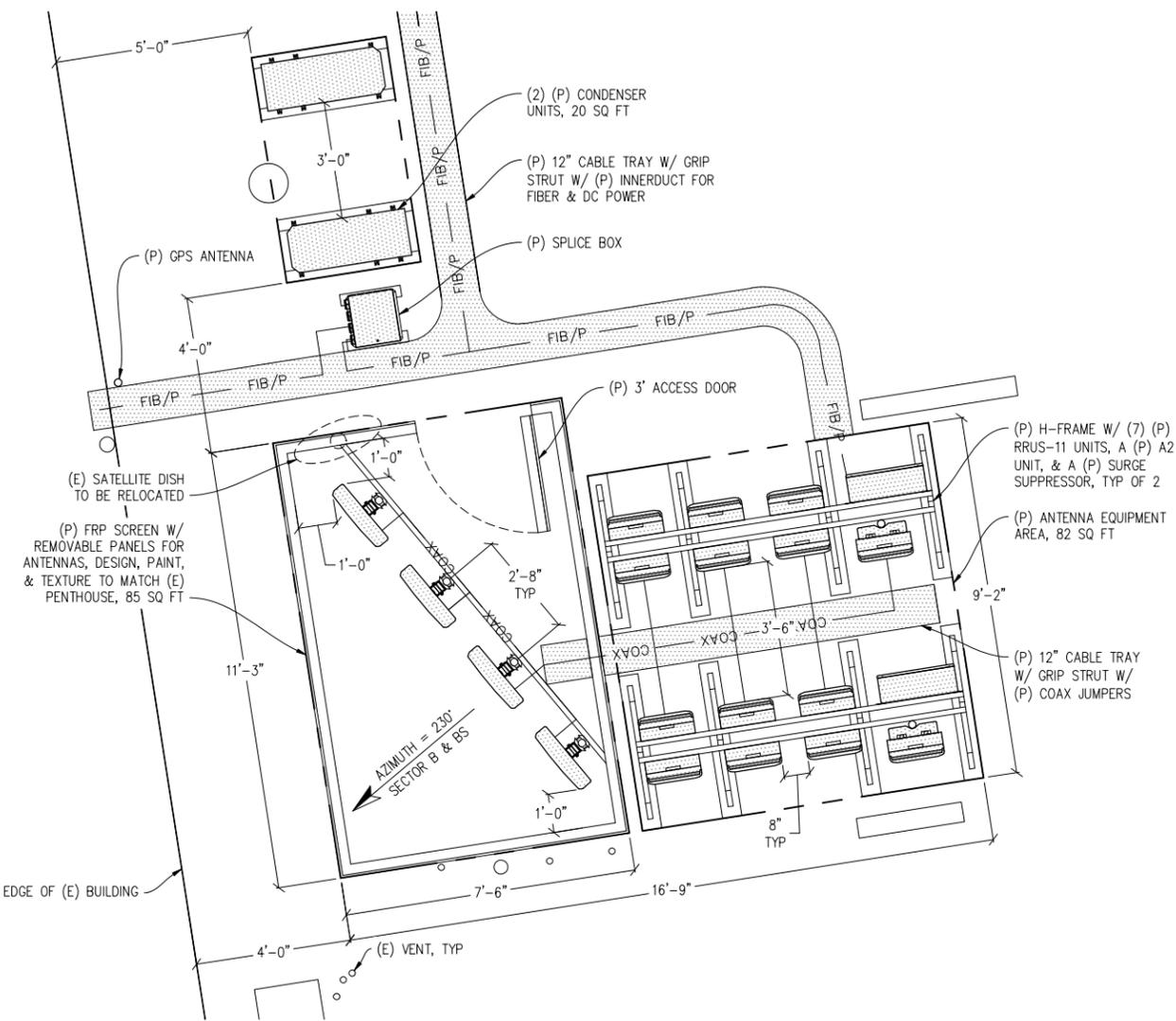
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ANTENNA PLAN A

1/2" = 1'-0"

NOTE:  
1. (P) RRUS-11 UNITS ARE TO BE STAGGERED  
2. DO NOT STACK (P) RRUS-11 UNITS  
3. INSTALL TRIM TO (P) FRP SCREEN TO MATCH (E) PENTHOUSE



ANTENNA PLAN B

1/2" = 1'-0"

NOTE: INSTALL TRIM TO (P) FRP SCREEN TO MATCH (E) PENTHOUSE



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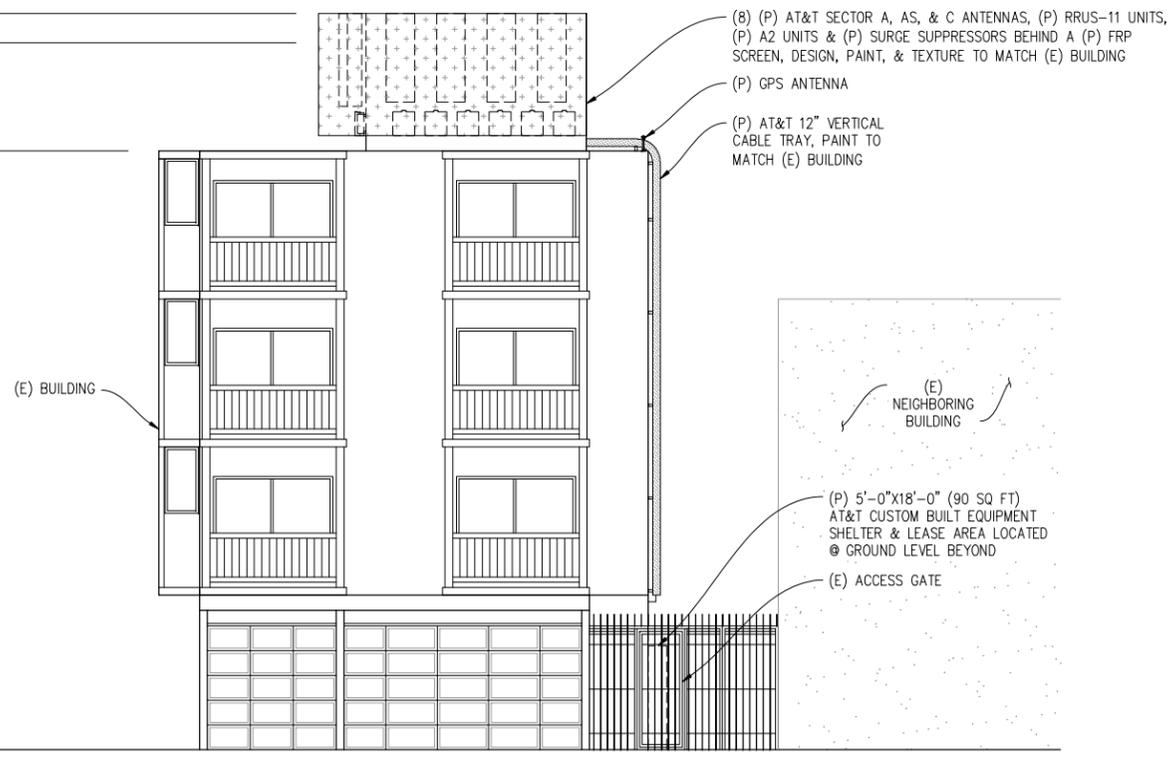
SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

A-4

- TOP OF (P) AT&T SECTOR A, AS, & C ANTENNAS, (P) FRP SCREEN, & (E) PENTHOUSE  
±47'-7" A.G.L.
- TOP OF (P) AT&T SECTOR B, & BS ANTENNAS & (P) FRP SCREEN  
±45'-8" A.G.L.
- TOP OF (E) BUILDING  
±38'-8" A.G.L.



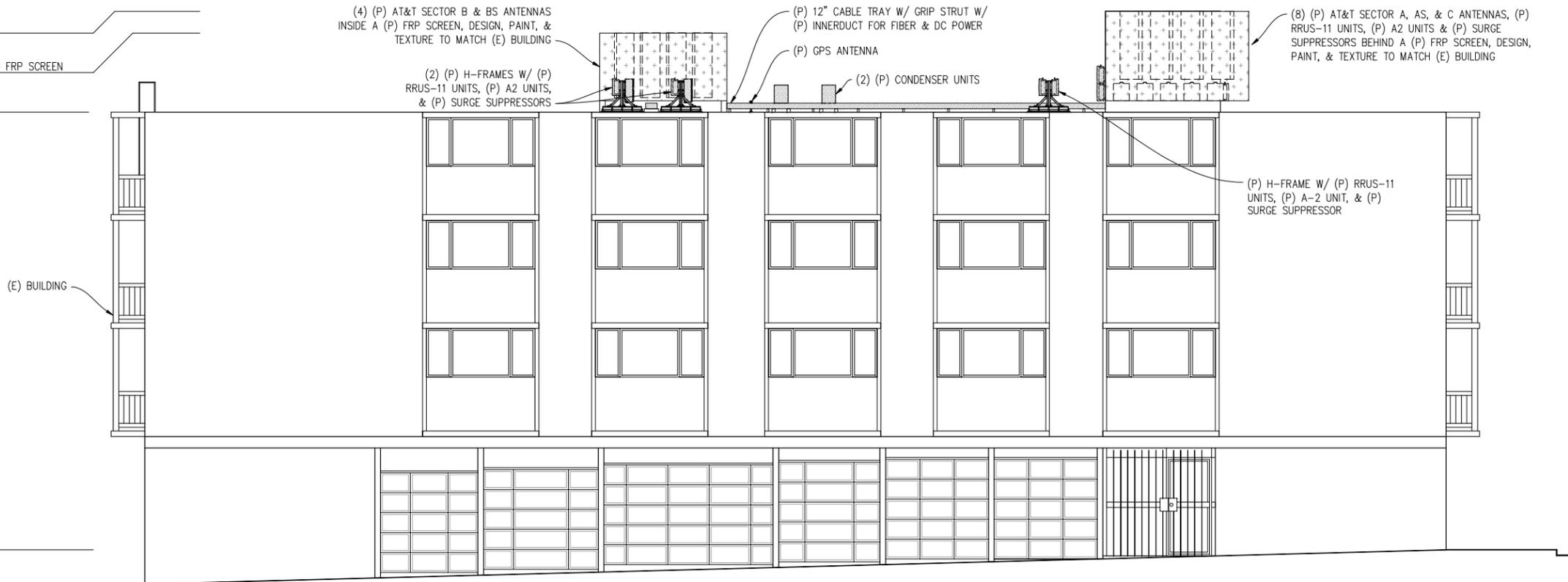
GROUND LEVEL  
0'-0" AMSL=95'

### NORTH ELEVATION

3/16"=1'-0"  
VIEW FROM GOLDEN GATE AVE

NOTE:  
1. (P) RRUS-11 UNITS ARE TO BE STAGGERED  
2. DO NOT STACK (P) RRUS-11 UNITS  
3. INSTALL TRIM TO (P) FRP SCREEN TO MATCH (E) PENTHOUSE

- TOP OF (P) AT&T SECTOR A, AS, & C ANTENNAS, (P) FRP SCREEN, & (E) PENTHOUSE  
±47'-7" A.G.L.
- TOP OF (P) AT&T SECTOR B, & BS ANTENNAS & (P) FRP SCREEN  
±45'-8" A.G.L.
- TOP OF (E) BUILDING  
±38'-8" A.G.L.



GROUND LEVEL  
0'-0" AMSL=95'

### EAST ELEVATION

3/16"=1'-0"  
VIEW FROM LAGUNA ST

NOTE:  
1. (P) RRUS-11 UNITS ARE TO BE STAGGERED  
2. DO NOT STACK (P) RRUS-11 UNITS  
3. INSTALL TRIM TO (P) FRP SCREEN TO MATCH (E) PENTHOUSE

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SHEET TITLE:  
ELEVATIONS  
SHEET NUMBER:  
**A-5**

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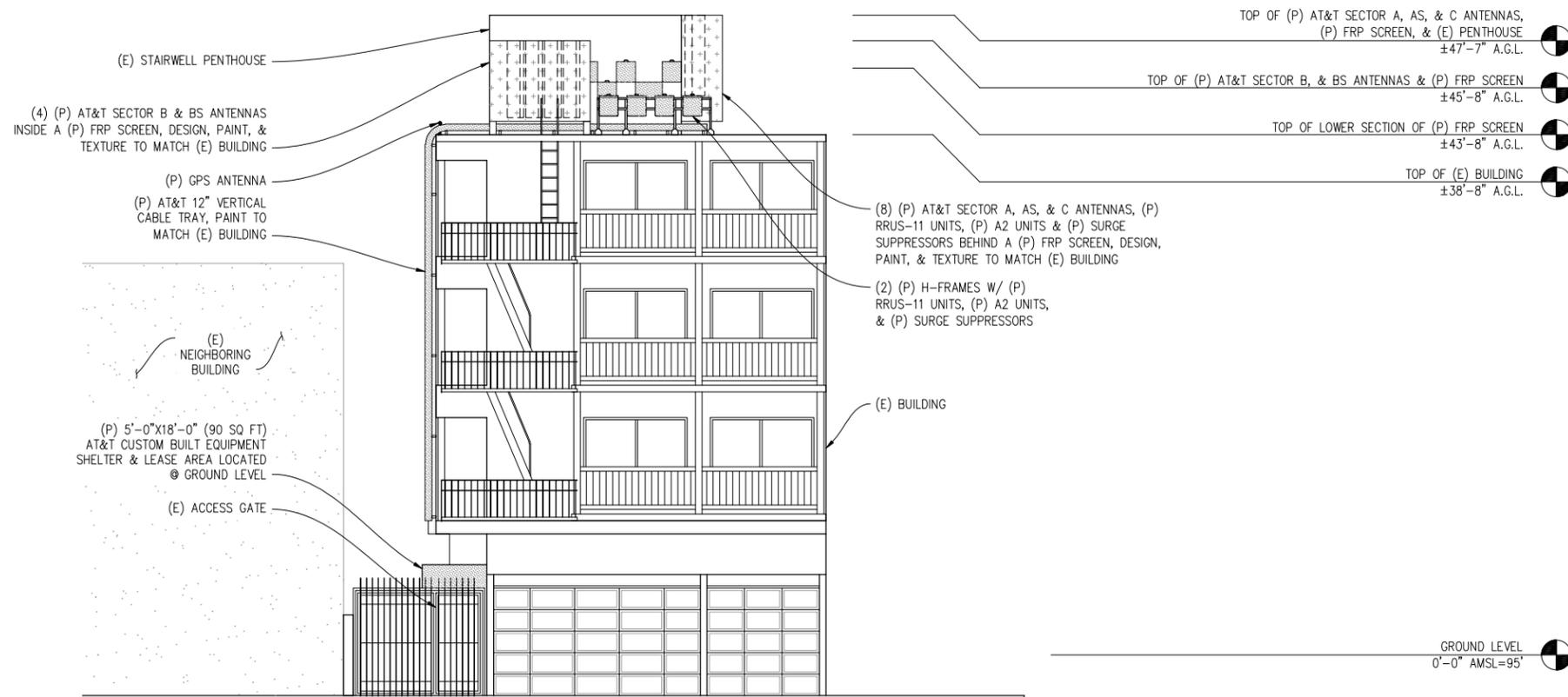
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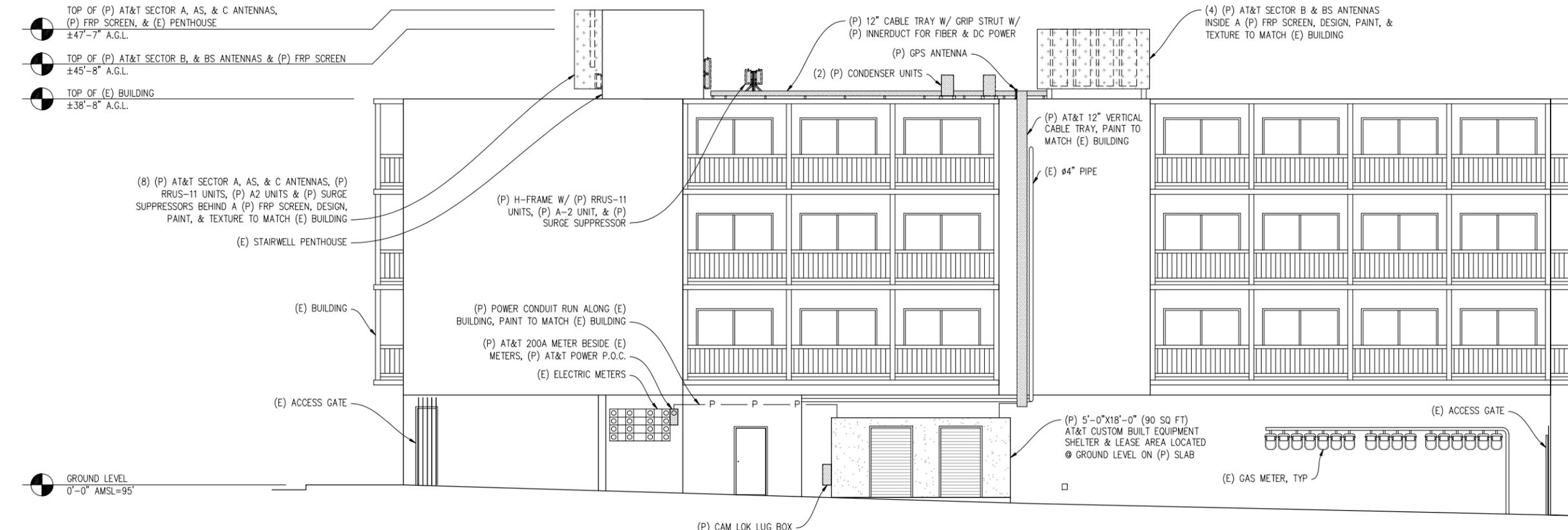
SOUTH ELEVATION

3/16"=1'-0"

VIEW FROM MCALLISTER ST

NOTE:

1. (P) RRUS-11 UNITS ARE TO BE STAGGERED
2. DO NOT STACK (P) RRUS-11 UNITS
3. INSTALL TRIM TO (P) FRP SCREEN TO MATCH (E) PENTHOUSE



WEST ELEVATION

3/16"=1'-0"

VIEW FROM BUCHANAN ST

NOTE:

1. (P) RRUS-11 UNITS ARE TO BE STAGGERED
2. DO NOT STACK (P) RRUS-11 UNITS
3. INSTALL TRIM TO (P) FRP SCREEN TO MATCH (E) PENTHOUSE

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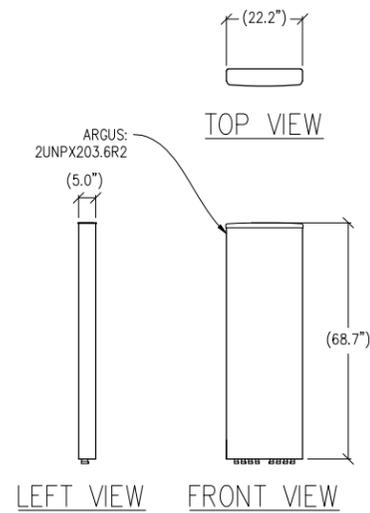
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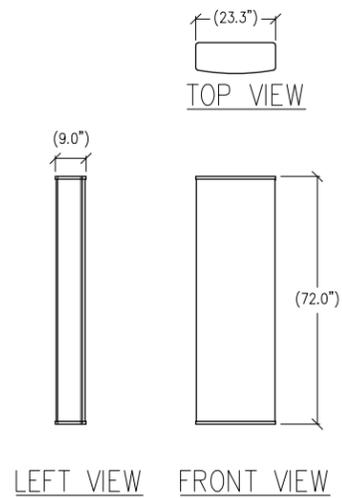
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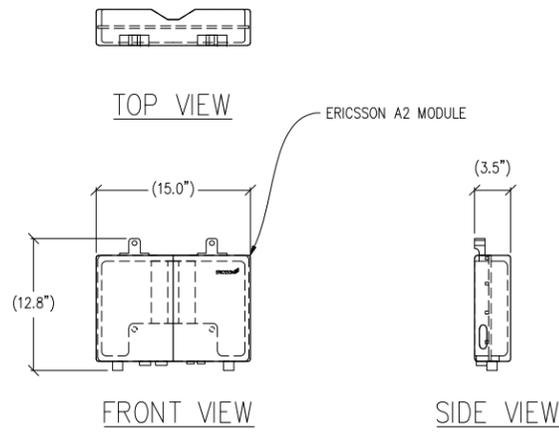
A-6



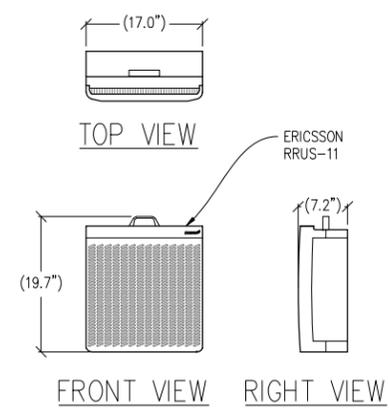
1 ANTENNA DETAIL  
 1/2"=1'-0" MAX WEIGHT: 65LBS



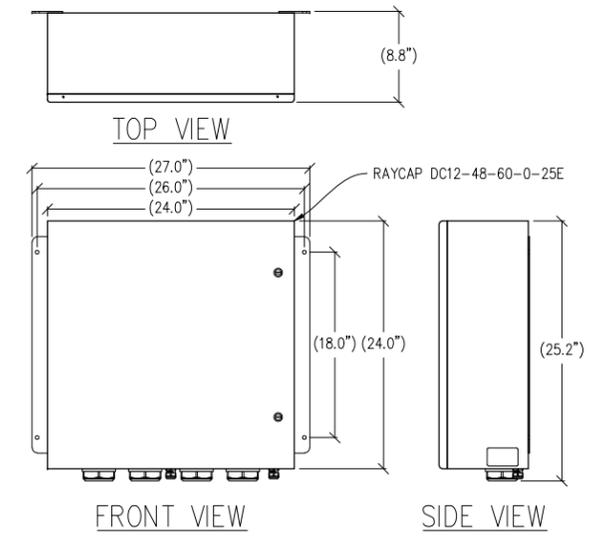
2 ANTENNA DETAIL  
 1/2"=1'-0" MAX WEIGHT: 45 LBS



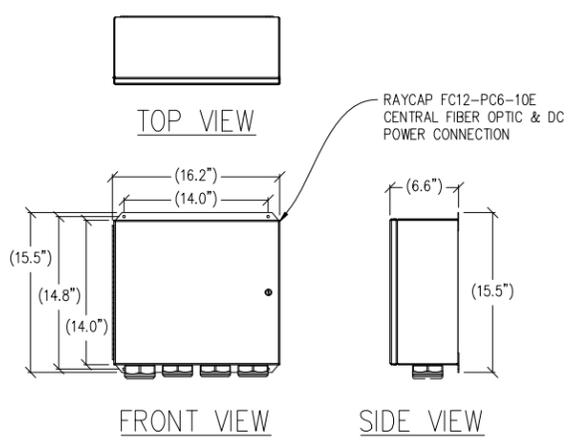
3 A2 MODULE DETAIL  
 1/2"=1'-0" MAX WEIGHT: 22 LBS



4 RRUS-11 DETAIL  
 1"=1'-0" MAX WEIGHT: 50 LBS



5 SURGE SUPPRESSION DETAIL  
 1/2"=1'-0" MAX WEIGHT: 56.3 LBS



6 SPLICE BOX DETAIL  
 1/2"=1'-0" MAX WEIGHT: 20.4 LBS

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SHEET TITLE:  
 DETAILS  
 SHEET NUMBER:  
**A-7**