



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization & Variance

HEARING DATE: AUGUST 14, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: August 7, 2014
Case No.: **2014.0987CV**
Project Address: **5421 Geary Boulevard**
Current Zoning: NC-3 (Neighborhood Commercial, Moderate-Scale)
Geary Boulevard Formula Retail Pet Supply Store and
Formula Retail Eating and Drinking Subdistrict
40-X Height and Bulk District
Blocks/Lots: 1526/034 & 1526/035
Project Sponsor: AT&T Mobility represented by
Talin Aghazarian, Ericsson, Inc.,
530 Bush Street, 5th 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 feature equipment cabinets used to serve the transmitting and receiving antenna at an adjacent, separately-owned building at 5411 Geary Boulevard. Based on the zoning and land use, the proposed WTS facility at 5421 Geary Boulevard is proposed on a Location Preference 5 Site (Mixed-Use Building in a High-Density District) according to the WTS Facilities Siting Guidelines.

On August 8, 2013, the Planning Commission approved a Conditional Use Authorization (Case No. 2013.0440C) to allow an AT&T Mobility macro WTS facility at an adjacent property at 5411 Geary Boulevard. The facility has not yet been constructed, but was originally intended to feature nine (9) panel antennas screened within an existing rooftop penthouse structure, along with equipment cabinets on the roof of the building. A subsequent structural analysis by AT&T Mobility determined the roof of the building at 5411 Geary Boulevard (Block/Lot: 1526/035) would support the panel antennas, but would not support the equipment cabinets needed for the WTS facility.

AT&T Mobility proposes to relocate a portion of the approved WTS facility, specifically equipment cabinets, to the Project Site at 5421 Geary Boulevard. The relocated equipment would consist of six (6) equipment cabinets located within an approximately 116 square-foot equipment platform area. The platform would be constructed at the rear of the Subject Building above the first floor roof. The platform area would be located next to an existing 2nd floor deck utilized by the single residential dwelling on the 2nd floor of the Subject Building. The existing 128-square foot roof deck would be expanded, by an additional 106-square feet and would extend a portion the roof deck over an easterly portion of the first floor roof area. A twelve-inch wide cable tray would run along the roof of the first floor at the rear of the

Subject Building, then up the side wall of the adjacent building at 5411 Geary Boulevard. The cable tray would allow conduit used for power and communications, to connect the equipment platform area to the receiving and transmitting antennas on the roof of the adjacent building at 5411 Geary Boulevard.

A combination of solid and lattice screen walls would provide screening for the bulk of the equipment platform area from the perspectives of both the resident deck area, and from off-site locations, such as the City-owned parking lot to the rear of the Project Site, and the residential neighborhood to the south of the parking lot.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on Assessor's Block 1526, Lot 034 along the south side of Geary Boulevard between 18th and 19th Avenues. The Subject Building was developed in 1916, and is an approximately 22-foot tall, two-story mixed-use building, with a single dwelling unit above ground floor restaurant space (Swamp restaurant). The first floor of the building extends to the rear of the lot, however the second floor, used for a single residential dwelling, does not extend to the rear property line and features an existing resident deck, which is setback approximately nine (9) feet from the rear property line below.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site lies within the Inner Richmond neighborhood, along the Geary Boulevard neighborhood commercial corridor, and is surrounded by a residential neighborhood to the south, which is separated by a City-owned parking lot at the rear of the Project Site. The surrounding properties to the west and north feature low-rise, mixed-use (one residential floors over ground floor commercial) buildings, with the exception of the Alexandria theater to the north at the intersection of Geary Boulevard and 18th Avenue. The adjacent property to the east (5411 Geary Boulevard) is a single-story commercial building, which previously featured a Walgreen's drugstore and has recently been converted to an indoor recreation activity use. An AT&T Mobility macro WTS facility has been approved (Case No. 2013.0440C), but not yet constructed at this location.

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

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 28, 2014	July 23, 2014	23 days
Posted Notice	20 days	July 28, 2014	July 24, 2014	22 days
Mailed Notice	10 days	August 4, 2014	July 25, 2014	20 days

PUBLIC COMMENT

As of August 7, 2014, the Department has received one inquiry from a resident of the Project Site regarding the overall Project scope and the review process.

ISSUES AND OTHER CONSIDERATIONS

- The relocated WTS facility at 5421 Geary Boulevard would require the following Variances:
 - Planning Code Sections 712.12 and 134(a)(1)(C) requires a rear yard at residential levels equal to 25 percent of the total lot depth on which the building is situated, but in no case less than 15 feet. The proposed facility (equipment cabinets, equipment platforms, screen walls) would encroach into the required rear yard on top of the roof of the first floor commercial space adjacent to the 2nd floor residential level.
Planning Code Section 135(f)(2)(B) requires private usable open space areas to be within a required rear yard, or face or be within some other space which at the level of the private usable open space meets the minimum dimension and area requirements for common usable open space. The existing amount of usable open space is noncomplying, and the Project will increase the degree of noncompliance.

The variance requests will be considered by the Zoning Administrator at the same public hearing.

- Health and safety aspects of all wireless Projects are reviewed under the Department of Public Health and the Department of Building Inspection. While the proposed equipment cabinets do not generate radio-frequency (RF) emissions, the RF emissions associated with the overall Project, including the proposed antennas at 5411 Geary Boulevard, 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.
- The Project Site is considered a Preferred Location (Mixed-Use Building in a High Density District), according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, as the Project Site is located in an NC-3 Zoning District and features commercial and residential uses. The WTS Siting Guidelines requires an Alternative Site Analysis for a Location Preference 5 Site. No Alternative Site Analysis was prepared for the Project Site, however the proposal would allow for the development of a wireless facility (transmitting and receiving antennas) at 5411 Geary Boulevard, which is considered a Preferred Location (Location Preference 4; Fully Commercial Building). The use of screening, the absence of high-noise generating equipment (e.g. diesel generators), and the 106square-foot expansion of the resident deck area would ensure the proposed facility is compatible with the existing residential dwelling and surrounding neighborhood.

REQUIRED COMMISSION ACTION

Pursuant to Sections 712.83 and 303 of the Planning Code, a Conditional Use Authorization is required for a macro WTS facility in an NC-3 (Neighborhood Commercial, Moderate-Scale) 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, of the overall facility, fall well within the limits established by the Federal Communications Commission (FCC).
- Based on propagation maps provided by AT&T Mobility, the Project would provide enhanced 700 - 2170 Megahertz 4G LTE (4th 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 faux elements intended to resemble chimneys and vent pipes. Related electronic equipment would be located on the roof, and in a first floor room, but would not be visible from adjacent public rights-of-way.
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.

RECOMMENDATION:	Approval with Conditions
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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 type="checkbox"/> Coverage Maps |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> DPH Approval |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Community Outreach Report |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> Independent Evaluation |

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303(c) AND 712.83 TO INSTALL A MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF EQUIPMENT CABINETS ON THE ROOF OF AN EXISTING MIXED-USE BUILDING AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE-SCALE) ZONING DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 30, 2014, AT&T Mobility (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for a Conditional Use Authorization and Variance on the property at 5421 Geary Boulevard, Lot 034, in Assessor's Block 1526 (hereinafter "Project Site") to install a wireless telecommunications service facility (hereinafter "WTS") consisting of equipment on the roof, as part of AT&T Mobility's telecommunications network, within a NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, and a 40-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 August 14, 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. 2013.0987CV, 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 1526, Lot 034 along the south side of Geary Boulevard between 18th and 19th Avenues. The Subject Building was developed in 1916, and is an approximately 22-foot tall, two-story mixed-use building, with a single dwelling unit above ground floor restaurant space (Swamp restaurant). The first floor of the building extends to the rear of the lot, however the second floor, used for a single residential dwelling, does not extend to the rear property line and features an existing resident deck, which is setback approximately nine (9) feet from the rear property line below.
3. **Surrounding Properties and Neighborhood.** The Project Site lies within the Inner Richmond neighborhood, along the Geary Boulevard neighborhood commercial corridor, and is surrounded by a residential neighborhood to the south, which is separated by a City-owned parking lot at the rear of the Project Site. The surrounding properties to the west and north feature low-rise, mixed-use (one residential floors over ground floor commercial) buildings, with the exception of the Alexandria theater to the north at the intersection of Geary Boulevard and 18th Avenue. The adjacent property (Block/Lot: 1526/035) to the east (5411 Geary Boulevard) is a single-story commercial building, which previously featured a Walgreen's drugstore and has recently been converted to an indoor recreation activity use. An AT&T Mobility macro WTS facility has been approved (Case No. 2013.0440C), but not yet constructed at this location.
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 feature equipment cabinets used to serve the transmitting and receiving antenna at an adjacent, separately-owned building at 5411 Geary Boulevard.

On August 8, 2013, the Planning Commission approved a Conditional Use Authorization (Case No. 2013.0440C) to allow an AT&T Mobility macro WTS facility at an adjacent property at 5411 Geary Boulevard. The facility has not yet been constructed, but was originally intended to feature nine (9) panel antennas screened within an existing rooftop penthouse structure, along with equipment cabinets on the roof of the building. A subsequent structural analysis by AT&T Mobility determined the roof of the building at 5411 Geary Boulevard would support the panel antennas, but would not support the equipment cabinets needed for the WTS facility.

AT&T Mobility proposes to relocate a portion of the approved WTS facility, specifically equipment cabinets, to the Project Site at 5421 Geary Boulevard. The relocated equipment would consist of six (6) equipment cabinets located within an approximately 116 square-foot equipment platform area. The platform would be constructed at the rear of the Subject Building above the first floor roof. The platform area would be located next to an existing 2nd floor deck utilized by the single residential dwelling on the 2nd floor of the Subject Building. The existing 128-square foot roof deck would be expanded, by an additional 106-square feet and would extend a portion the roof deck over an easterly portion of the first floor roof area. A twelve-inch wide cable tray would run along the roof of the first floor at the rear of the Subject Building, then up the side wall of the adjacent building at 5411 Geary Boulevard. The cable tray would allow conduit used for power and communications, to connect the equipment platform area to the receiving and transmitting antennas on the roof of the adjacent building at 5411 Geary Boulevard.

A combination of solid and lattice screen walls would provide screening for the bulk of the equipment platform area from the perspectives of both the resident deck area, and from off-site locations, such as the City-owned parking lot to the rear of the Project Site, and the residential neighborhood to the south of the parking lot.

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 a Location Preference 5 Site (Mixed-Use Building in a High-Density District) according to the *WTS Facilities Siting Guidelines*.

No Alternative Site Analysis was prepared for the Project Site, however the proposal would allow for the development of a wireless facility (transmitting and receiving antennas) at an adjacent Project Site at 5411 Geary Boulevard, which is considered a Preferred Location (Location Preference 4; Fully Commercial Building). The use of screening, the absence of high-noise generating equipment (e.g. diesel generators), and the 106 square-foot expansion of the resident deck area would ensure the proposed facility is compatible with the existing residential dwelling and surrounding neighborhood.

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 at 5411 Geary Boulevard. 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*. The proposed Project at 5421 Geary Boulevard would not feature receiving or transmitting antenna, and therefore does not require a RF report.
9. **Department of Public Health Review and Approval.** The proposed Project at 5421 Geary Boulevard would not feature receiving or transmitting antenna, and therefore do not require review and approval by the Department of Public Health (DPH) with respect to radio-frequency emission exposure analysis.

However, the approved Project at 5411 Geary Boulevard was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing radio-frequency (RF) levels at ground level were around 1% of the FCC public exposure limit.

AT&T Mobility proposes to install nine (9) panel antennas at 5411 Geary Boulevard. The antennas would be mounted at a height of approximately 36 above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.016 mW/sq. cm., which is 2.7% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 54 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 (17 feet) directly in front of the antenna while it is in operation.

10. **Coverage and Capacity Verification.** With respect to the approved AT&T Mobility macro WTS facility at 5411 Geary Boulevard, 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.** No community outreach meeting was held for the proposed equipment cabinets at 5421 Geary Boulevard. However, per the *Guidelines*, the Project

Sponsor held a Community Outreach Meeting for the approved Project at 5411 Geary Boulevard. The meeting was held at 6:00 p.m. on April 29, 2013 at the Argonne Playground at 455 18th Avenue. Seventeen members of the community attended the meeting. Questions were asked regarding the facility including radiofrequency exposure, and whether the micro WTS facility, at 5339 Geary Boulevard, would be removed.

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 August 7, 2014, the Department has received one inquiry from a resident of the Subject Building requesting information on the scope of the proposed Project and the outreach process.
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 712.83, a Conditional Use Authorization is required for the installation of Public Use (macro WTS facility) in a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District.
- B. **Required Rear Yard Area.** Planning Code Sections 712.12, 134(a)(1)(C) requires a rear yard at residential levels equal to 25 percent of the total lot depth on which the building is situated, but in no case less than 15 feet.

The proposed facility (equipment platform, screen walls, and cable trays) is proposed at the rear of the Subject Building, above the roof of the ground floor commercial area below. The facility would be located horizontal to the second floor which features a single residential dwelling. The equipment would be located within the required rear yard and require the granting of a variance.

- C. **Usable Open Space.** Planning Code Section 135(f)(2)(B) requires private usable open space areas to be within a (complying) rear yard, or face or be within some other space which at the level of the private usable open space meets the minimum dimension and area requirements for common usable open space.

Both the existing and proposed usable open space area provides horizontal dimensions of less than 10 feet, where a minimum horizontal dimension of 15 feet is required. Since the project decreases the amount of the noncomplying usable open space, the project requires a variance.

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 5421 Geary Boulevard 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 equipment cabinets is 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 adjacent buildings, and insure harmony with the existing neighborhood character and promote public safety.

- 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 5421 Geary Boulevard is necessary in order to support an (approved but not yet constructed) AT&T Mobility macro WTS facility at 5411 Geary Boulevard, which would 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 (5411 Geary Boulevard) 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;

The proposed facility would be screened from view by lattice wood screening elements. The proposed facility would not adversely 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 would not conflict with commercial and residential uses within the 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 would improve AT&T Mobility's coverage and capacity along Geary Boulevard, which serves as an important corridor within the Inner Richmond 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 equipment would be largely screened from view with the exception of a cable tray along a side wall, but avoid appearing distracting or cluttered.

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

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:

ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER.

Policy 1.20

Increase communication capabilities in preparation for all phases of a disaster and ensure communication abilities extend to hard-to-reach areas and special populations.

Policy 2.4

Bolster the Department of Emergency Management's role as the City's provider of emergency planning and communication, and prioritize its actions to meet the needs of San Francisco.

Policy 2.15

Utilize advancing technology to enhance communication capabilities in preparation for all phases of a disaster, particularly in the high-contact period immediately following a disaster.

Policy 3.7:

Develop a system to convey personalized information during and immediately after a disaster.

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 would 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 or ground floor commercial uses would be displaced or altered in any way by the granting of this Authorization. The facility would not require the removal of dwelling units nor is expected to result in adverse effects to on-site and adjacent residents.

- 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 Subject Building is considered a Potential Historic Resource, which was developed in 1916. The surrounding area features other similar buildings considered Potential Historic Resources, which were developed at near the same time as the Subject Building. The proposed facility would not result in the removal of any elements considered character defining (e.g. primary facades) or elements demonstrating craftsmanship. Where visible, the facility would be largely screened from view by wood lattice screening, with the exception of a cable tray along a secondary façade near the rear of the Subject Building at 5411 Geary Boulevard.

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

The Project would 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 712.83 and 303 to expand a resident deck area and install screened equipment on the roof as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 (Mixed-Use Building in a High-Density District) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an NC-3 (Neighborhood Commercial, Moderate-Scale) District, and a 40-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated June 19, 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: August 14, 2014

CASE NO. 2013.0987CV
5421 Geary Boulevard

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **August 14, 2014**.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 14, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 712.83 and 303 to expand a resident deck area and install screened equipment on the roof as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 (Mixed-Use Building in a High-Density District) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an NC-3 (Neighborhood Commercial, Moderate-Scale) District, and a 40-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated June 19, 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 **August 14, 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.

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.

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.

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.

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

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

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.

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

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

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.

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

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

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.

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

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

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.

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.

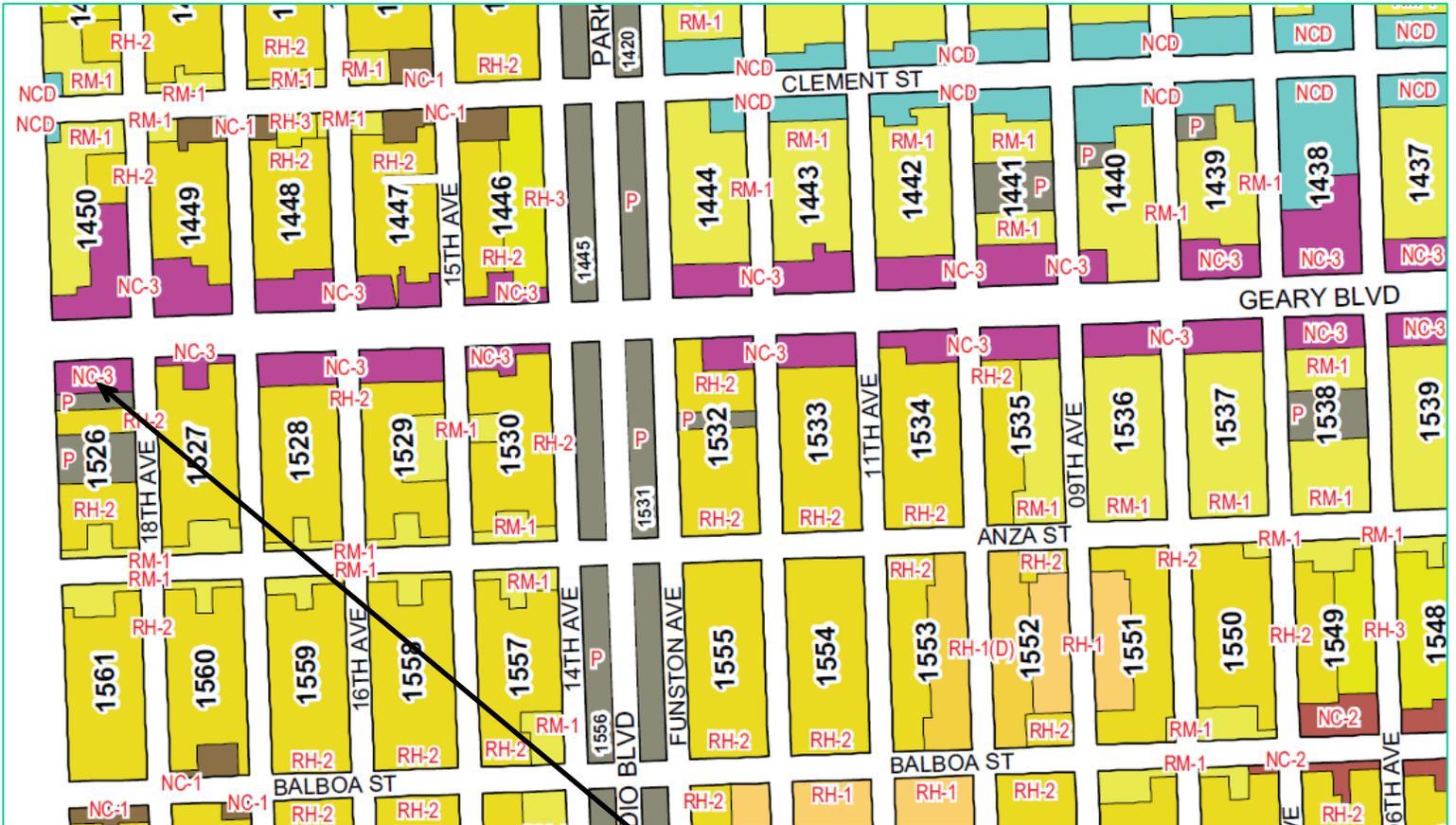
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is 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

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

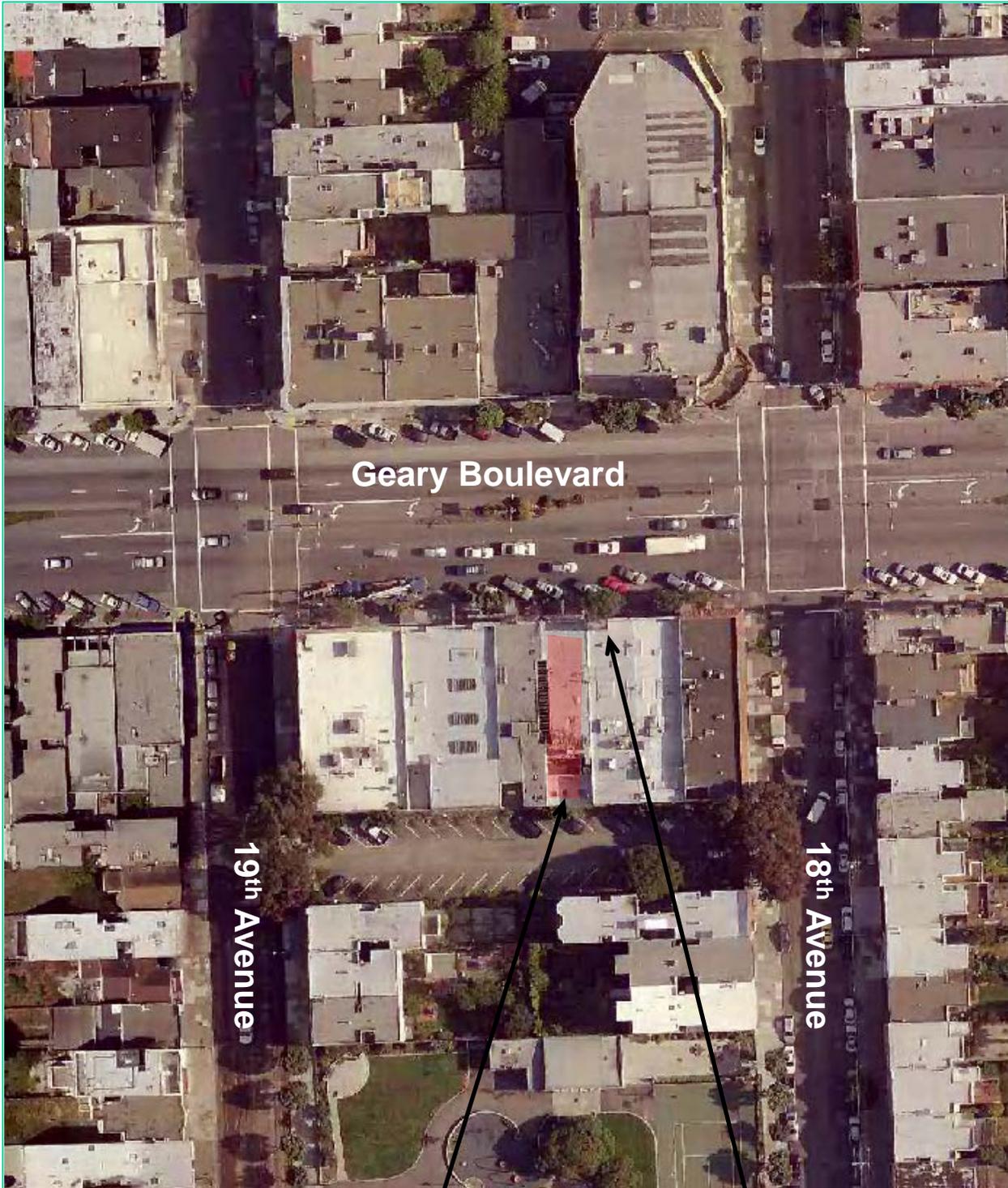


SUBJECT PROPERTY



Case Number 2013.1587C
AT&T Mobility Macro WTS Facility
5421 Geary Boulevard

Aerial Photo



SUBJECT PROPERTY

**Previously Approved Receiving
& Transmitting Antenna Location**



Case Number 2013.1587C
AT&T Mobility Macro WTS Facility
5421 Geary Boulevard

Parcel Map

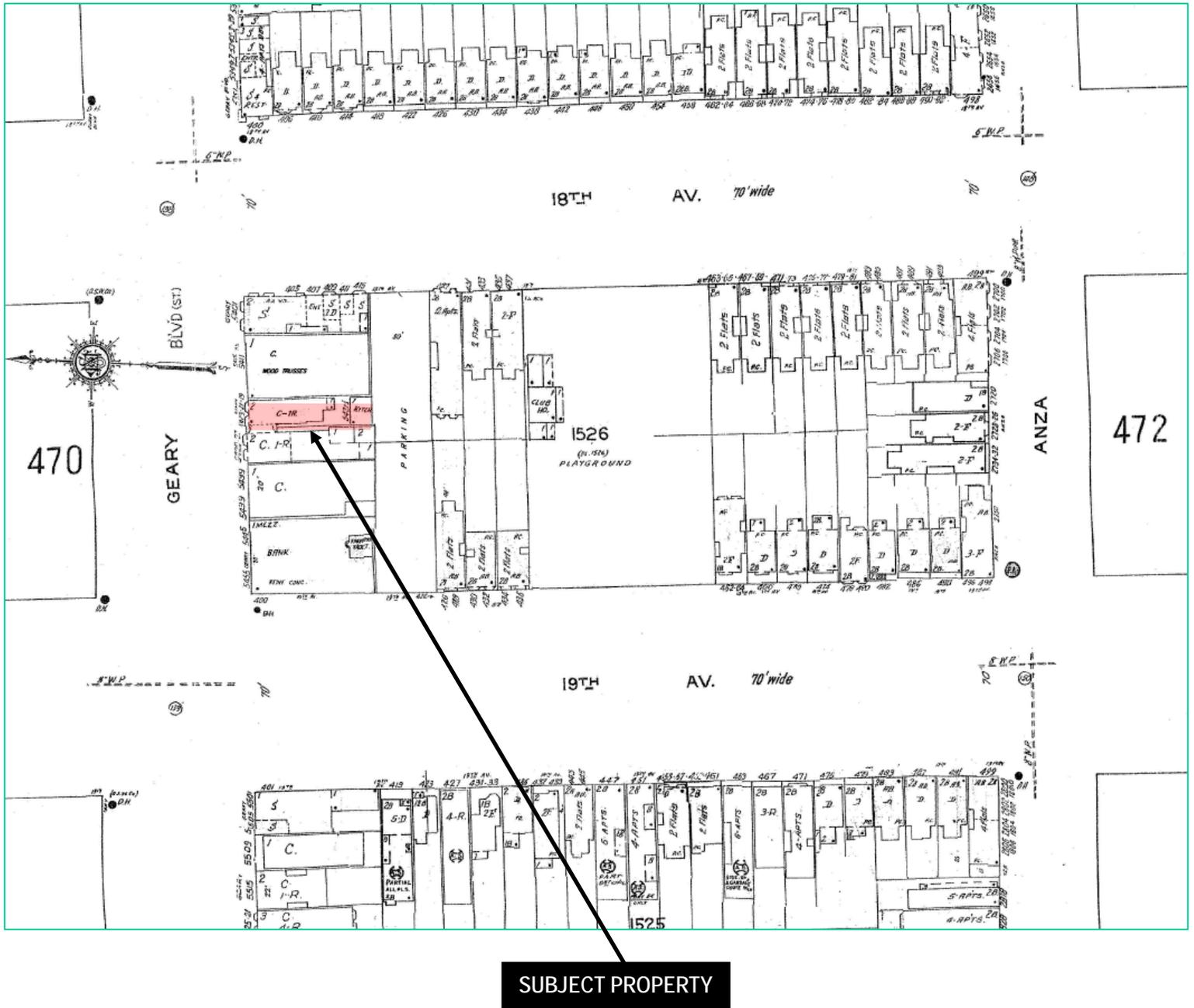


SUBJECT PROPERTY

Case Number 2013.1587C
 AT&T Mobility Macro WTS Facility
 5421 Geary Boulevard



Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Case Number 2013.1587C
AT&T Mobility Macro WTS Facility
5421 Geary Boulevard

G. 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:



Subject Property at 5421-5423 Geary Blvd.



Adjacent antenna site at 5411 Geary Blvd; within 100' to the East



**Building within 100' to the East along Geary Blvd.
& South West along 18th Ave.**



Buildings within 100' to the East along Geary Blvd.



**Buildings within 100' to the East along Geary Blvd.
& South East along 18th Ave.**



Buildings within 100' to the West along Geary Blvd.



**Municipal Parking Lot behind/South of 5421-5423 Geary Blvd.
and Residences South West along 18th Ave**

Existing



Proposed

proposed equipment and screening not visible beyond existing tree and lattice fence



Photo simulation as seen looking north from the rear alley/parking lot



at&t

**GEARY WALGREENS
5411 GEARY BLVD
SAN FRANCISCO, CA 94121
CN5718**

**GEARY
WALGREENS**

CN5718
5411 GEARY BLVD
SAN FRANCISCO, CA 94121

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	08/24/10	ZD 90%	-
	09/21/10	ZD 100%	J.S.
	11/03/10	CLIENT REV	C.C.
	08/03/12	CLIENT REV	C.M.
	09/06/12	ZD 100%	C.M.
	06/24/13	CLINET REV	C.C.

DRAWN BY: J. SMITH
CHECKED BY: C. MATHESEN
APPROVED BY: C. MATHESEN
DATE: 06/24/13

PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF ADDING (7) (P) PURCELL CABINETS PLACED WITHIN A (P) AT&T 26'-8"X4'-0" ROOF TOP LEASE AREA. ALSO ADDING (9) (P) AT&T ANTENNAS INSIDE (E) PENTHOUSE BEHIND (P) FRP PANELS PAINT TO MATCH (E) PENTHOUSE & (24) (P) RRU'S. (E) ROOFTOP STRUCTURE TO BE RECONSTRUCTED W/ NO CHANGE TO DIMENSIONS, BULK, OR MASS & TO MATCH (E) STRUCTURE IN COLOR & TEXTURE, INCLUDING THE ROOF.

PROJECT INFORMATION

SITE NAME:	GEARY WALGREENS	SITE #:	CN5718
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
BLOCK/LOT:	1526-035	POWER:	PG&E
SITE ADDRESS:	5411 GEARY BLVD SAN FRANCISCO, CA 94121	TELEPHONE:	AT&T
CURRENT ZONING:	NC-3	CONDITIONAL USE AUTHORIZATION	2013.0440C
CONSTRUCTION TYPE:	IV		
OCCUPANCY TYPE:	U		
HEIGHT / BULK:	40-X		
PROPERTY OWNER:	SAN FRANCISCO LAND & TITLE CO 2120 MARKET ST #100 SAN FRANCISCO, CA 94114		
APPLICANT:	AT&T 430 BUSH ST, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: EVAN SHEPHERD REIFF (415) 498-0755		
ZONING CONTACT:	ATTN: EVAN SHEPHERD REIFF (415) 498-0755		
CONSTRUCTION CONTACT:	ATTN: ERICK RIVERA SAENZ (415) 254-4725		
LATITUDE:	N 37° 46' 48.89" NAD 83		
LONGITUDE:	W 122° 28' 39.44" NAD 83		
AMSL:	± 150'		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108
TO: 5411 GEARY BLVD, SAN FRANCISCO, CA 94121

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN. 0.1 MI
2. TURN RIGHT AT MONTGOMERY ST. 0.2 MI
3. TURN RIGHT AT MARKET ST. 377 FT
4. SLIGHT RIGHT AT KEARNY ST. 157 FT
5. CONTINUE ONTO GEARY ST. 4.1 MI
6. MAKE A U-TURN AT 19TH AVE. 259 FT

END AT: 5411 GEARY BLVD, SAN FRANCISCO, CA 94121
ESTIMATED TIME: 17 MINUTES ESTIMATED DISTANCE: 4.6 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:

1. 2010 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
2. 2010 CALIFORNIA BUILDING CODE
3. 2010 CALIFORNIA ELECTRICAL CODE
4. 2010 CALIFORNIA MECHANICAL CODE
5. 2010 CALIFORNIA PLUMBING CODE
6. 2010 CITY OF SAN FRANCISCO FIRE CODE
7. LOCAL BUILDING CODES
8. CITY/COUNTY ORDINANCES
9. ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

HANDICAP REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, TITLE 24 PART 2, SECTION 1105B.3.4.2, EXCEPTION 1

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLAN & DETAILS	-
A-3	ANTENNA PLAN & DETAILS	-
A-4	ELEVATIONS	-
A-5	ELEVATIONS	-

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON
SHEET TITLE:
TITLE
SHEET NUMBER:
T-1

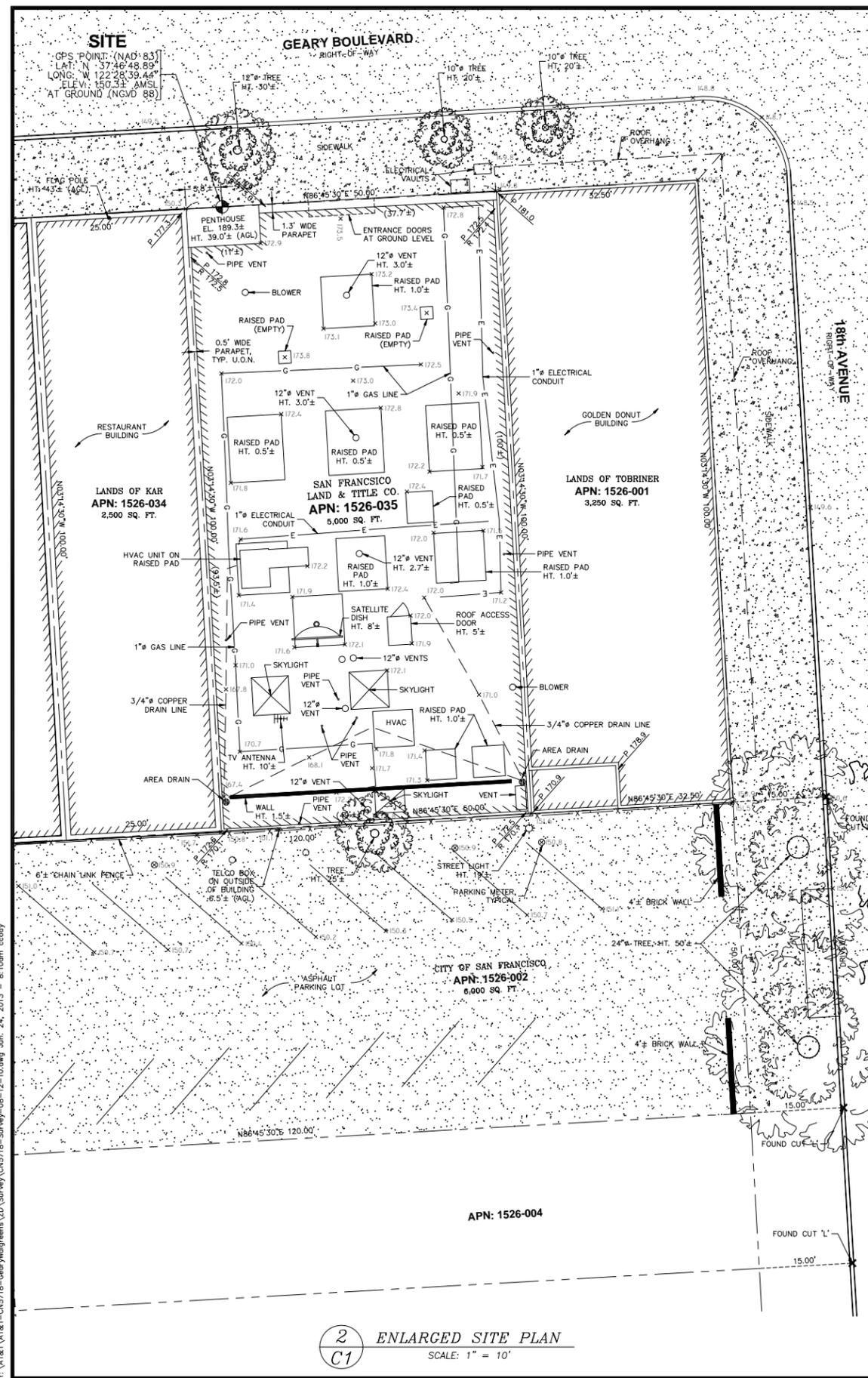
Streamline Engineering
and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Dougherty Phone: 916-276-4180
E-Mail: kevin@streamlineeng.com Fax: 916-680-1944

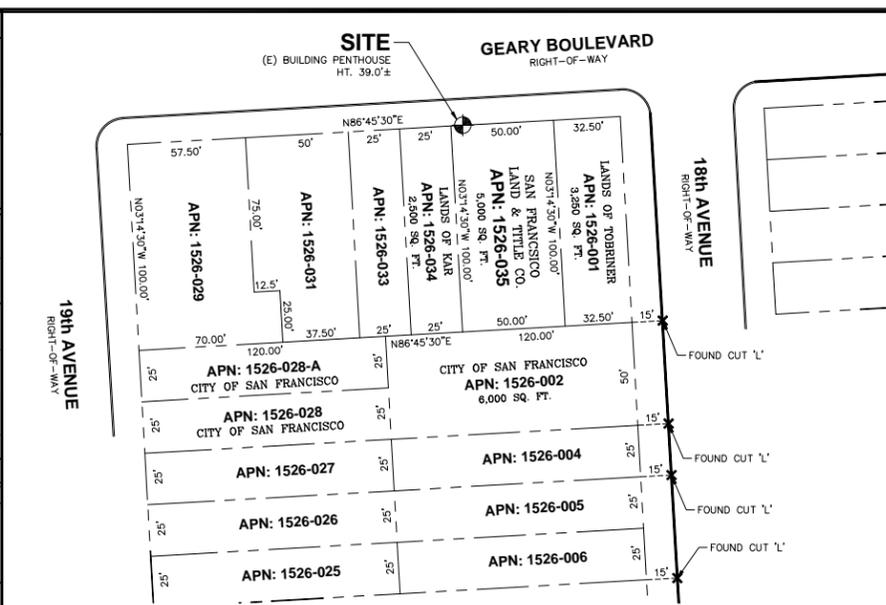
THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT © 2008, STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

at&t

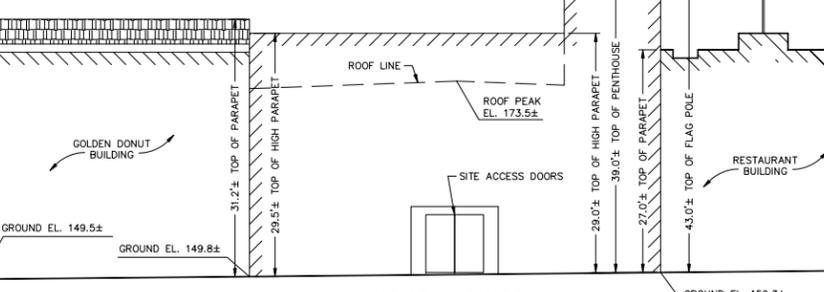
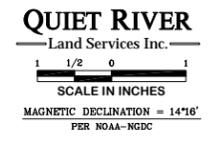
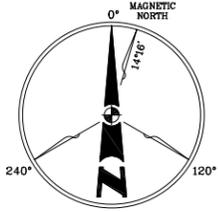
430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108



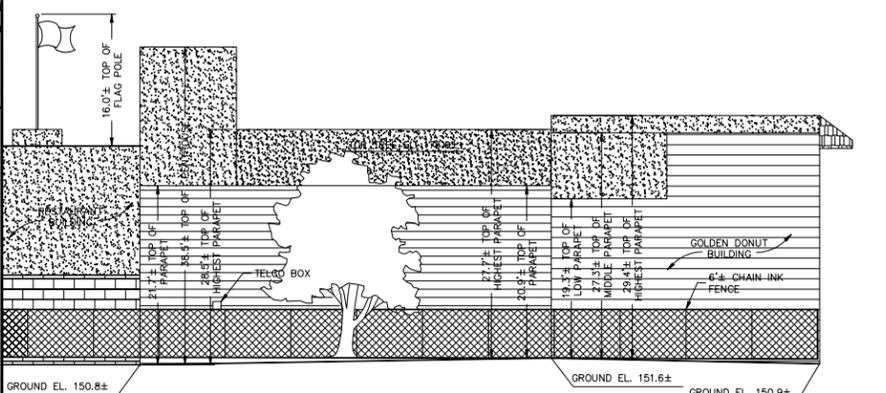
2 ENLARGED SITE PLAN
SCALE: 1" = 10'



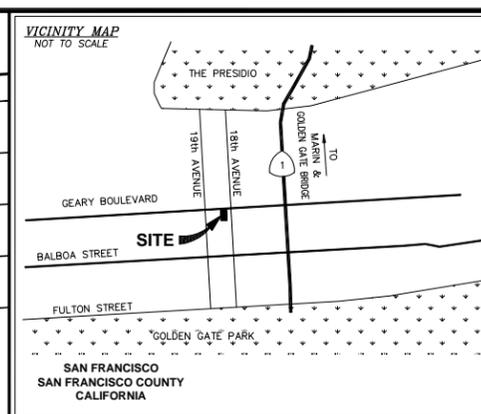
1 SITE PLAN
SCALE: 1" = 40'



3 NORTH BUILDING ELEVATION
SCALE: 1" = 10'



4 SOUTH BUILDING ELEVATION
SCALE: 1" = 10'



PROPERTY INFORMATION
 Owner: SAN FRANCISCO LAND & TITLE CO.
 Address: 2120 MARKET STREET #100
 SAN FRANCISCO, CA 94114
 Site: GEARY WALGREENS
 Address: 5411 GEARY BOULEVARD
 SAN FRANCISCO, CA 94121
 Assessor's Parcel Number: 1526-035
 Height of Building/Tower: 39.0'± (AGL) TO TOP OF PENTHOUSE
 Title Report:
 NO TITLE REPORT FURNISHED. EXCEPTIONS TO THE TITLE AND RESERVATIONS THEREFROM COULD NOT BE DETERMINED. BOUNDARY INFORMATION SHOWN IS COMPILED FROM AVAILABLE RECORD DATA.
 Legal Description:
 PROPERTY SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

FEMA FLOOD ZONE DESIGNATION National Flood Insurance Program
 San Francisco does not participate in the FEMA program.

SURVEY DATA
 NAD 83 Datum:
 Lat: N 37°46'48.89" Long: W 122°28'39.44"
 Datum Base: NAD 83 Equipment Used: Topcon Hiperlite Receiver
 (See Note 2)
 Site Ground Elevation: 150.3± (NGVD 88) AT NORTHEAST BLDG. CORNER
 Basis of Elevations:
 GLOBAL POSITIONING SYSTEM (GPS)
 (SEE NOTE 2)
 Basis of Bearings:
 ASSUMED BEARINGS.
 Date of Field Survey: 08/05/10

NOTES
 1.) This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.
 2.) The latitude, longitude and elevation shown herein were derived from post-processed L1/L2 data collected using Navstar Global Positioning System (GPS) and a Topcon Hiperlite Receiver. Topcon specifications report decimeter level accuracy (horizontally) when data is properly collected and processed. (Elevation = ±3.0 feet.)
 3.) Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore, there may be non-visible or obscure utilities existing on the property not shown on this map - so CALL BEFORE YOU DIG.
 4.) Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

SURVEYOR'S STATEMENT
 I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, easements, record boundary lines, bearings and distances as shown herein are based upon a field survey as dated above and upon items of public record and data contained in a title report, as referenced. Furthermore, the Latitude and Longitude coordinates are reported in NAD 83 Datum and are accurate to within ±15 feet horizontally, and the ground elevation, reported in NGVD 1929 datum, is within ±3 feet vertically. The coordinate values and elevations are within the 1-A Accuracy Code designation as listed in the A.S.A.C. Information Sheet 91:003 and are accurate to the best of my knowledge and belief.

SIGNATURE _____ DATE _____

LEGEND

APN: ASSESSOR'S PARCEL NUMBER	[Symbol]	ASPHALT
CP CONTROL POINT	[Symbol]	CONCRETE
EL ELEVATION	[Symbol]	CONTROL POINT
FH FIRE HYDRANT	[Symbol]	FOUND MONUMENT
FND FOUND	[Symbol]	GPS POINT
HT HEIGHT	[Symbol]	PARAPET/ROOF ELEVATIONS
MON MONUMENT	[Symbol]	SPOT ELEVATION
(M-M) MONUMENT TO MONUMENT	[Symbol]	TEMPORARY BENCHMARK
P.O.B. POINT OF BEGINNING	[Symbol]	
P.O.C. POINT OF COMMENCEMENT	[Symbol]	
PP POWER POLE	[Symbol]	
(TYP.) TYPICAL	[Symbol]	

DATE: 08/10/10
 DRAWN BY: MAS
 FILE NO.: STML1002

REVISIONS

DATE	DESCRIPTION	INITIAL
08/10/10	90% ISSUE	MAS

AT&T MOBILITY
 430 Bush St., 5th Floor
 San Francisco, CA 94108

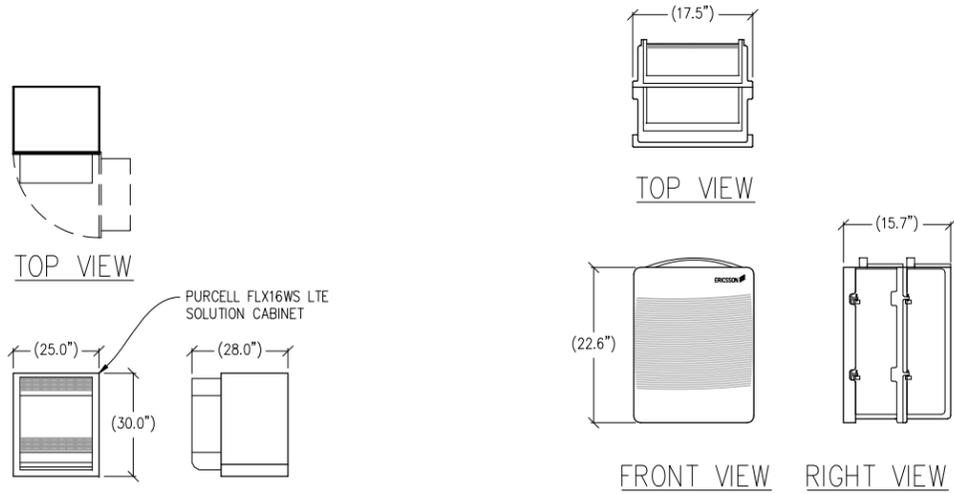
QUIET RIVER
 Land Services Inc.
 5673 West Las Positas Boulevard, Suite 215
 Pleasanton, California 94588
 (925) 734-6788 Phone
 (925) 734-6732 Fax

EXISTING SITE CONDITIONS

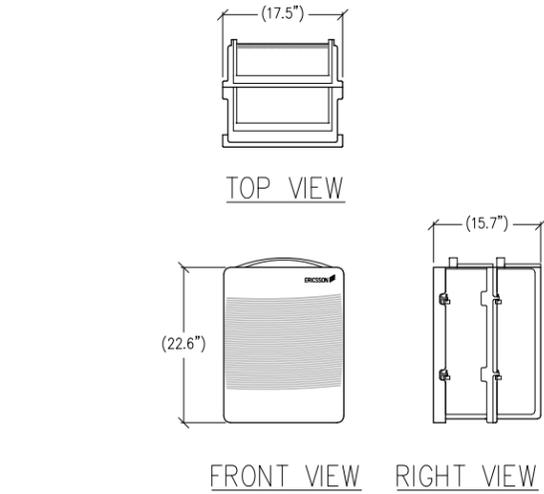
CN5718
 GEARY WALGREENS
 5411 GEARY BOULEVARD
 SAN FRANCISCO, CA

C1
 OF 1 SHEET

Y:\A\T&T\A\T-CNS718-Geary\Walgrens\2D\Survey\CNS718-Survey-08-12-10.dwg Jun. 24, 2013 - 8:10am cccdy



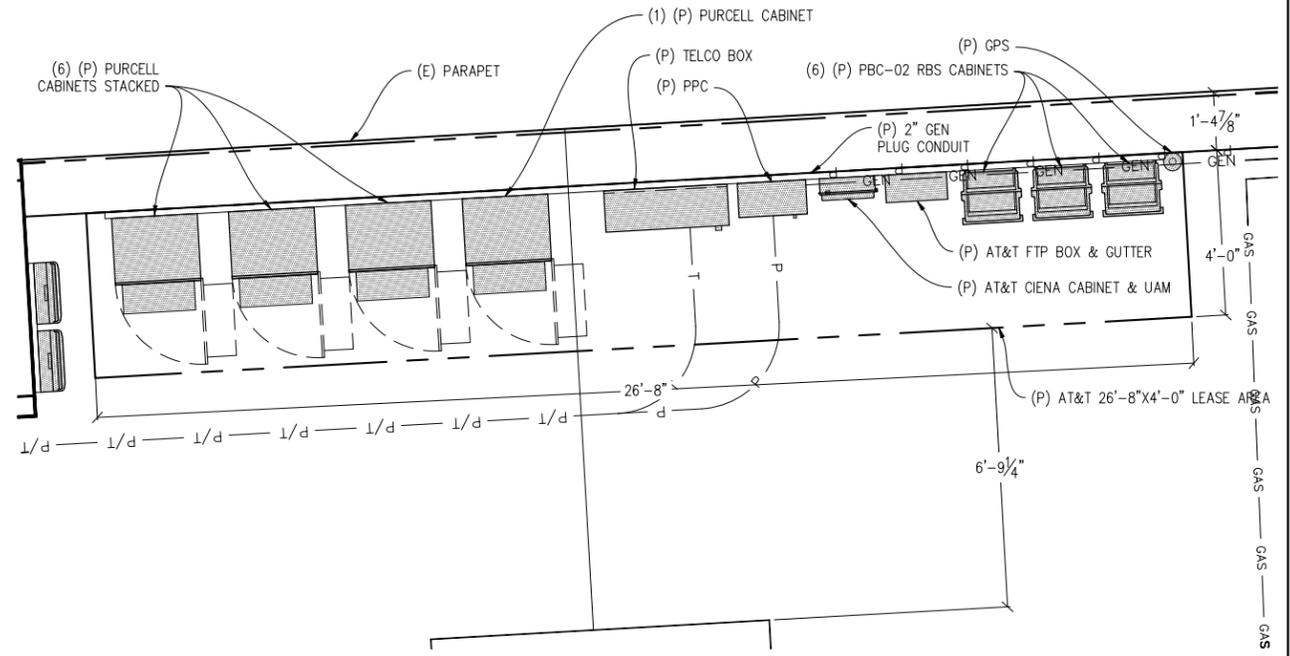
1
PURCELL DETAIL
1/2"=1'-0"



2
PBC-02 & BATTERY UNIT DETAIL
1"=1'-0" WEIGHT = 143.3LBS



3
GPS DETAIL
3"=1'-0"



EQUIPMENT PLAN
1/2"=1'-0"
0 6" 1' 2' 3' 5' 7' 10'

GEARY WALGREENS

CN5718
5411 GEARY BLVD
SAN FRANCISCO, CA 94121

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	08/24/10	ZD 90%	-
	09/21/10	ZD 100%	J.S.
	11/03/10	CLIENT REV	C.C.
	08/03/12	CLIENT REV	C.M.
	09/06/12	ZD 100%	C.M.
	06/24/13	CLINET REV	C.C.

DRAWN BY: J. SMITH
CHECKED BY: C. MATHESSEN
APPROVED BY: C. MATHESSEN
DATE: 06/24/13

Streamline Engineering
and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Soughaby, Phone: 916-276-4180
E-Mail: kevin@streamlineeng.com, Fax: 916-680-1981
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at&t
430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:
EQUIPMENT PLAN & DETAILS
SHEET NUMBER:
A-2

ISSUE STATUS

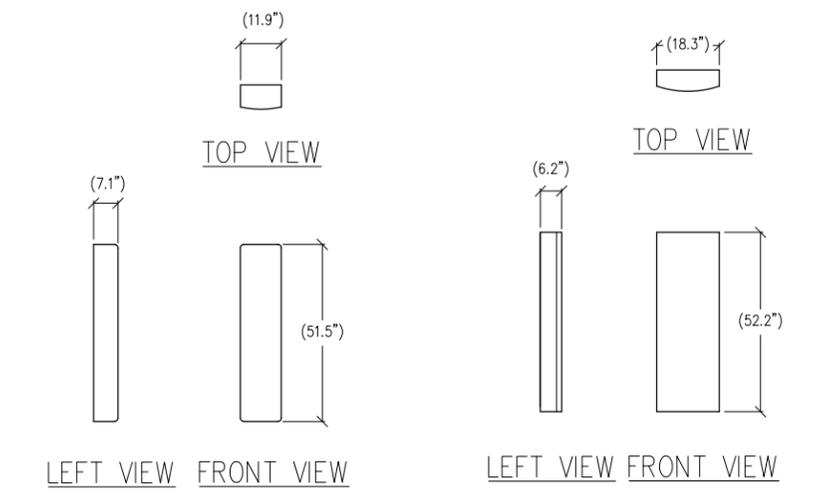
Δ	DATE	DESCRIPTION	BY
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	09/21/10	ZD 100%	J.S.
	11/03/10	CLIENT REV	C.C.
	08/03/12	CLIENT REV	C.M.
	09/06/12	ZD 100%	C.M.
	06/24/13	CLINET REV	C.C.

DRAWN BY: J. SMITH
CHECKED BY: C. MATHESEN
APPROVED BY: C. MATHESEN
DATE: 06/24/13

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and Design, Inc.

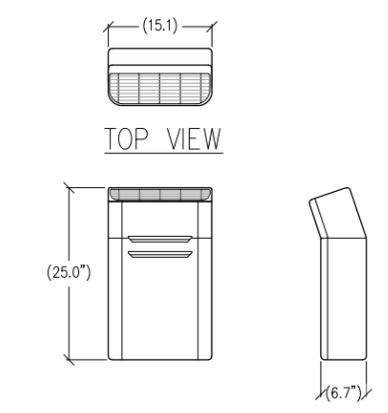
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Larry (larry@streamlineeng.com) Phone: 916-276-4180
E-Mail: larry@streamlineeng.com Fax: 916-680-1941

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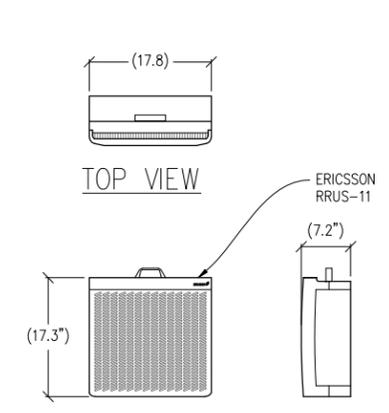


1 ANTENNA DETAIL
1/2"=1'-0"

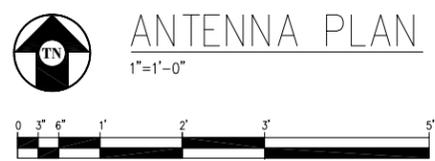
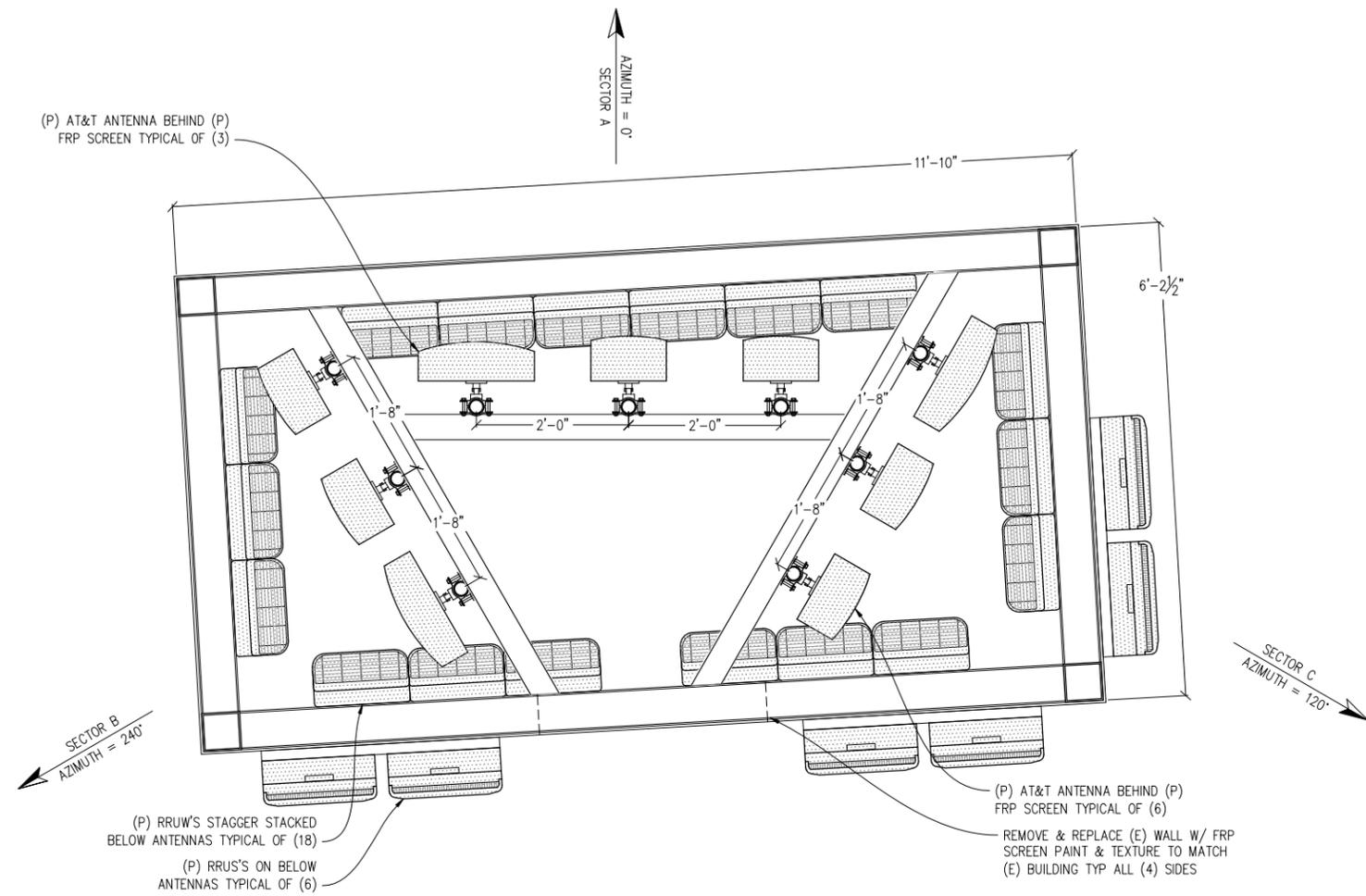
2 ANTENNA DETAIL
1/2"=1'-0"



3 RRUW-01 DETAIL
1"=1'-0" WEIGHT = 55LBS
ERICSSON RRUW-01



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



NOTE:
(E) ROOFTOP STRUCTURE TO BE RECONSTRUCTED W/ NO CHANGE TO DIMENSIONS, BULK, OR MASS & TO MATCH (E) STRUCTURE IN COLOR & TEXTURE, INCLUDING THE ROOF.

at&t

430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:
ANTENNA PLAN & DETAILS
SHEET NUMBER:
A-3

ISSUE STATUS

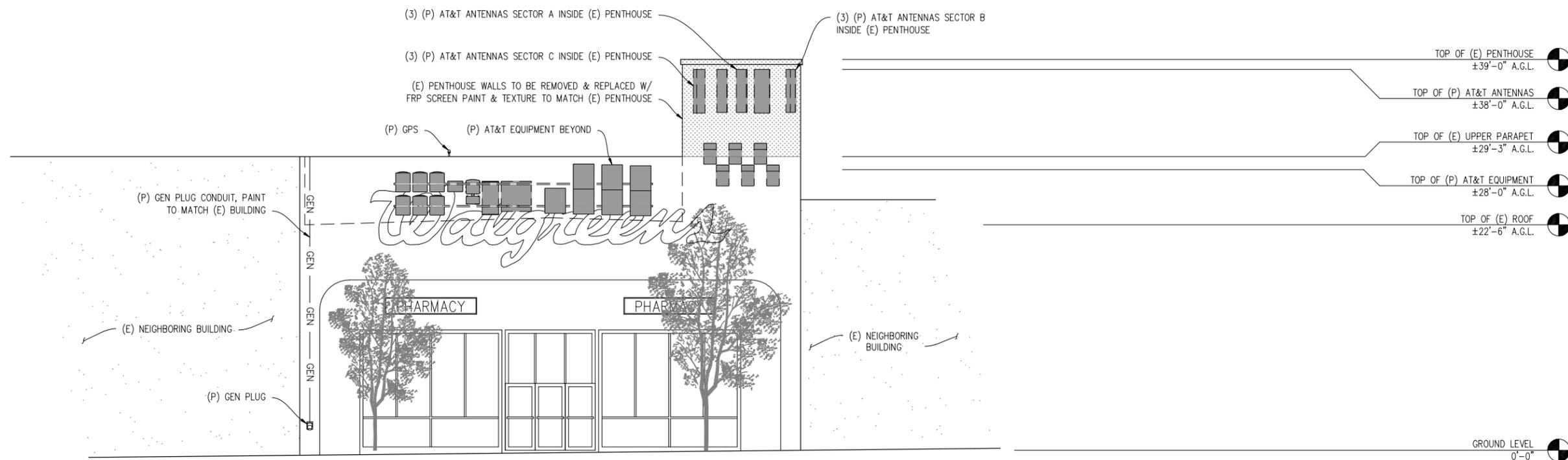
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	09/21/10	ZD 100%	J.S.
	11/03/10	CLIENT REV	C.C.
	08/03/12	CLIENT REV	C.M.
	09/06/12	ZD 100%	C.M.
	06/24/13	CLINET REV	C.C.

DRAWN BY: J. SMITH
CHECKED BY: C. MATHESEN
APPROVED BY: C. MATHESEN
DATE: 06/24/13

Streamline Engineering
and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Karvin (Karvin)@streamlineeng.com Phone: 916-276-4180
E-Mail: karvin@streamlineeng.com IFax: 916-880-1941

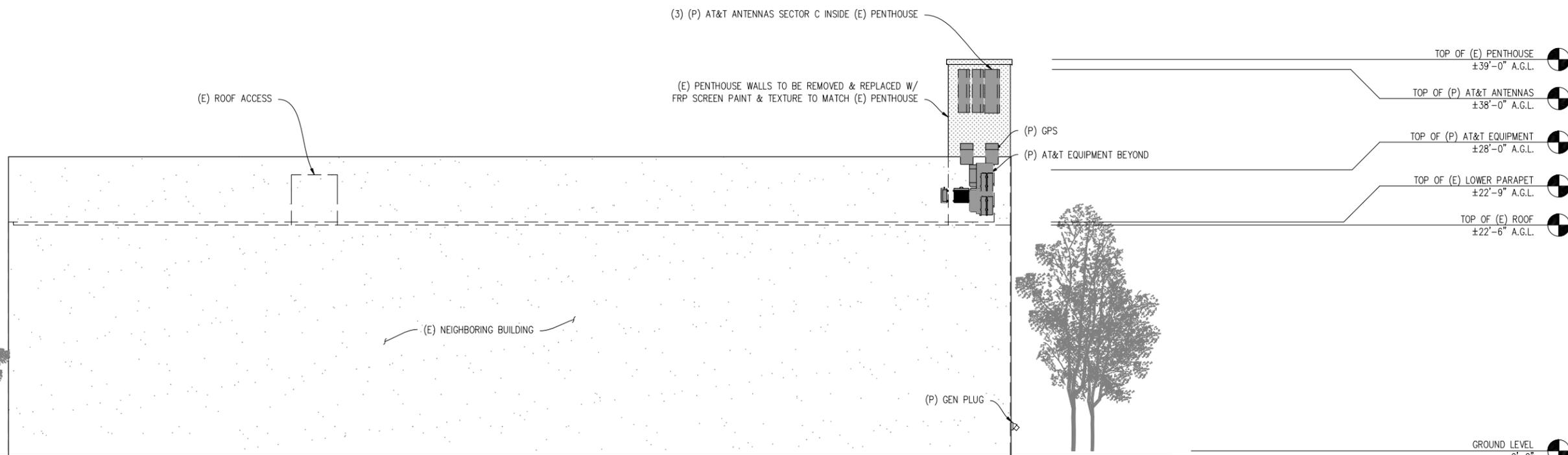
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NORTH ELEVATION

3/16"=1'-0"

VIEW FROM GEARY BLVD



EAST ELEVATION

3/16"=1'-0"

VIEW FROM 18TH AVE

NOTE:
(E) ROOFTOP STRUCTURE TO BE RECONSTRUCTED W/ NO CHANGE TO DIMENSIONS, BULK, OR MASS & TO MATCH (E) STRUCTURE IN COLOR & TEXTURE, INCLUDING THE ROOF.



430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4

ISSUE STATUS

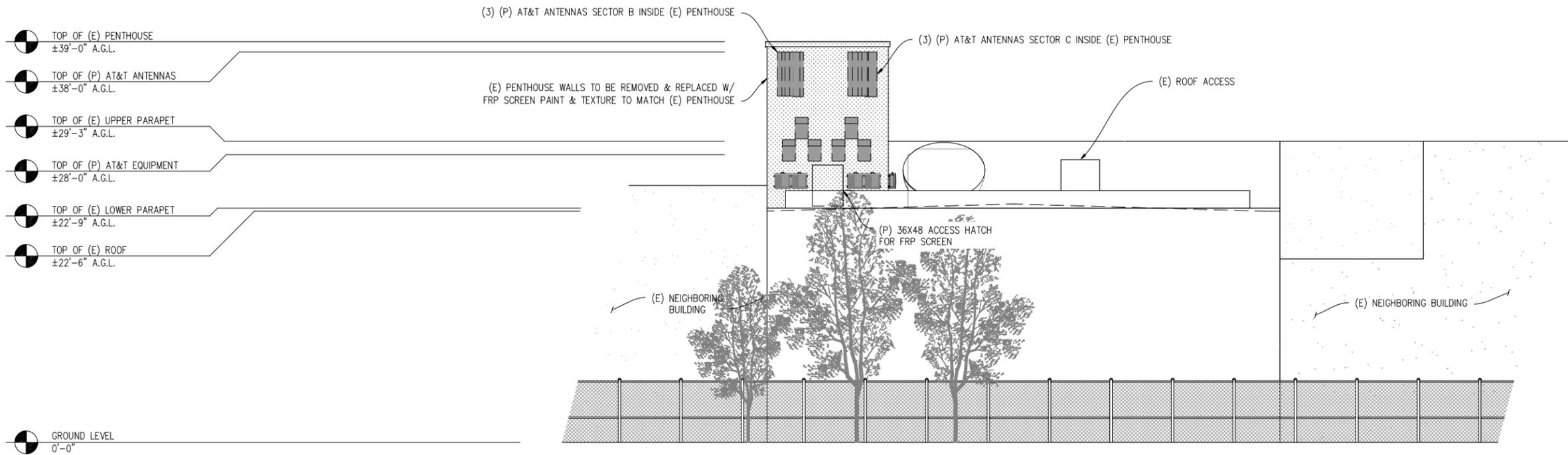
Δ	DATE	DESCRIPTION	BY
	08/24/10	ZD 90%	-
	09/21/10	ZD 100%	J.S.
	11/03/10	CLIENT REV	C.C.
	08/03/12	CLIENT REV	C.M.
	09/06/12	ZD 100%	C.M.
	06/24/13	CLINET REV	C.C.

DRAWN BY: J. SMITH
CHECKED BY: C. MATHESEN
APPROVED BY: C. MATHESEN
DATE: 06/24/13

Streamline Engineering
and Design, Inc.

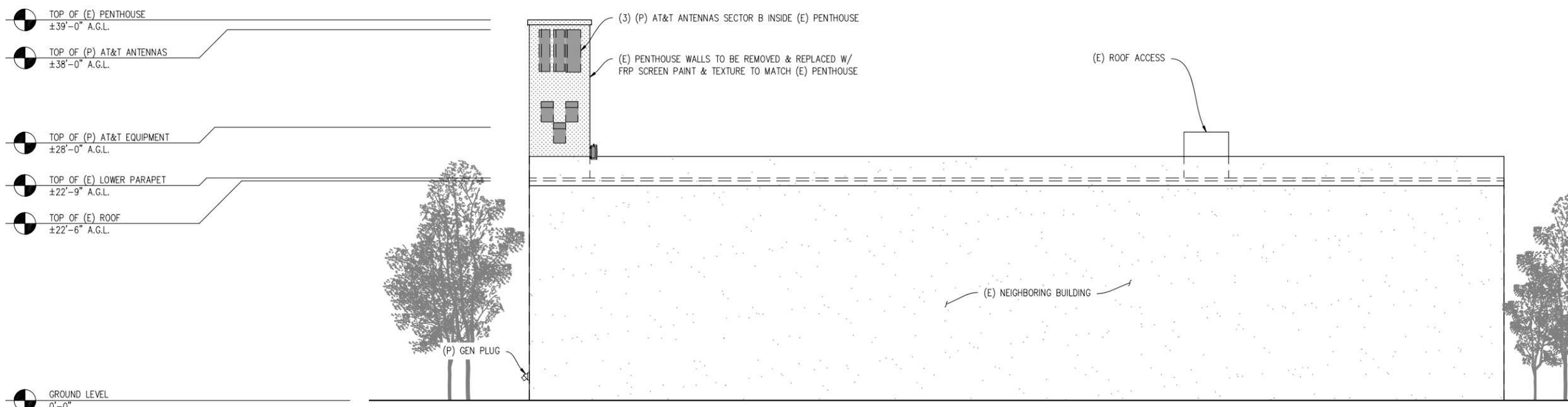
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Karly (Karly@streamlineeng.com) Phone: 916-276-4180
E-Mail: karly@streamlineeng.com Fax: 916-680-1341

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SOUTH ELEVATION

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



WEST ELEVATION

3/16" = 1'-0"
VIEW FROM 19TH AVE

NOTE:
(E) ROOFTOP STRUCTURE TO BE RECONSTRUCTED W/ NO CHANGE TO DIMENSIONS, BULK, OR MASS & TO MATCH (E) STRUCTURE IN COLOR & TEXTURE, INCLUDING THE ROOF.

at&t

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SAN FRANCISCO, CA 94108

SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-5