



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: OCTOBER 16, 2014

*Date:* October 9, 2014  
*Case No.:* **2014.1095C**  
*Project Address:* **577 Castro Street**  
*Current Zoning:* Castro Street Neighborhood Commercial District  
40-X Height and Bulk District  
*Block/Lot:* 3583/059  
*Project Sponsor:* AT&T Mobility represented by  
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### 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 nine (9) partially screened rooftop-mounted panel antennas, and electronic equipment necessary to run the facility on the roof and within a portion of the first floor parking area. Based on the zoning and land use, the Project Site, the WTS facility is proposed on a Location Preference 6 Site (Limited Preference, Individual Neighborhood Commercial District) according to the WTS Facilities Siting Guidelines.

The proposed antennas would measure approximately 55” high, by 7” wide, by 12” thick, and would be mounted to the side walls of the existing elevator penthouse, which rises approximately eleven (11) feet above the 42-foot tall roof. Six (6) of the panel antennas (Sectors A and B) would be mounted to the walls of the penthouse and would be fully screened from view by the use of screen walls intended to mimic an outward expansion of the elevator penthouse by two (2) feet on each of the north, south and east facing sides. The remaining three (3) panel antennas (Sector C) would rise approximately four (4) feet above the elevator penthouse for a total antenna height of approximately 57 feet above ground level. Shrouds would be placed along the rear of the Sector C antennas to screen the rear of each panel antenna and accompanying pipe mount from view, and provide a more uniform profile for each antenna.

The screening material used to simulate an expansion of the elevator penthouse would be composed of a fiberglass like material known as fibre-reinforced plastic (FRP), which would be painted and textured to match the existing penthouse walls. 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 two locations. A portion of the equipment would be located on the roof, but at locations (height and setback from roof edges) that would not be visible from adjacent public rights-of-way. The relatively larger, equipment cabinets would be

located within an approximately 87 square-foot area of the first floor parking area, and would include battery back-up cabinets, to provide backup power in the event of a power outage or disaster.

Though not a part of the Proposed Project, in the event the macro WTS facility is approved and constructed, AT&T Mobility would remove an existing micro WTS facility, featuring two (2) small façade-mounted “chicklet” antennas (each approximately the size of a three-ring binder), which is located approximately 460 feet away from the Project Site, at 4051 18<sup>th</sup> Street.

## **SITE DESCRIPTION AND PRESENT USE**

The Project Site is located on Assessor’s Block 3583, Lot 059 along the east side of Castro Street between 18<sup>th</sup> and 19<sup>th</sup> Streets. The Subject Building is an approximately 42-foot tall, four-story residential building, containing 15 dwelling units, on a 6,124 square-foot lot.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project Site is situated in Eureka Valley, within the Castro Street Neighborhood Commercial District, and is predominantly surrounded by mixed-use buildings (one-to-three residential floors above ground floor commercial space), and the adjacent low-rise (one-to-two stories) residential neighborhood to the east, along the rear of the Project Site. The adjacent property, to the north, at 573 Castro Street is designated as a City landmark building (Landmark No. 227, Castro Camera and Harvey Milk Residence).

## **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	September 26, 2014	September 24, 2014	22 days
Posted Notice	20 days	September 26, 2014	September 26, 2014	20 days
Mailed Notice	10 days	October 6, 2014	September 26, 2014	20 days

## **PUBLIC COMMENT**

As of October 9, 2014, the Department has received four comments in opposition to the proposed Project, citing concerns over potential health effects of radio-frequency (RF) emissions, the visual effects of the facility, and the potential for noise and vibration effects on adjacent residences.

The equipment cabinets within the first floor parking area are not expected to result in adverse noise or vibration effects on adjacent residences, as the equipment would be placed within a building, with noise attenuating blankets utilized. Furthermore, no diesel generators or similar power plants are proposed for the macro WTS facility. In the event the WTS facility does generate adverse noise, vibration or other effects, the carrier would be required, per the Project Conditions of Approval (Exhibit A) to take steps to

reduce such effects.

In addition, the Project Sponsor held a community meeting at the Eureka Valley Recreation Center, at 100 Collingwood Street, to discuss the Project at 6:00 p.m. on August 20, 2014. Twelve (12) community members attended the meeting. Questions involved the potential health effects of radio-frequency (RF) emissions; the site selection process utilized by the Project Sponsor, the type of antenna technology employed, installation costs, and the location of nearby existing WTS facilities.

## **ISSUES AND OTHER CONSIDERATIONS**

- Health and safety aspects of all wireless Projects are reviewed under the Department of Public Health, San Francisco Fire Department, 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 715.83 and 303 of the Planning Code, a Conditional Use Authorization is required for a macro WTS facility (classified as a "Public Use" per Planning Code Section 790.80) in the Castro Street Neighborhood 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).
- According to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the Project Site is Location Preference 6 (Limited Preference, Individual Neighborhood Commercial District) site. As required by the WTS Facilities Siting Guidelines, the Project Sponsor has submitted an Alternative Site Analysis demonstrating the lack of available locations considered a higher siting preference by the WTS Facilities Siting Guidelines. Since there are no other locations available for this facility that are considered a higher siting preference, the development of a WTS facility on this site is recommended for approval.

- 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 would be partially screened by a combination of a faux expansion of the existing elevator penthouse for six (6) of the antennas, and shrouds placed along the rear of the remaining three (3) panel antennas; which would rise approximately four feet above the rear of the elevator penthouse. Related electronic equipment would be located on the roof and a portion of the first floor parking area. The roof-mounted electronic equipment and safety railing would be placed at a height and setback from roof edge, so as to not be visible from adjacent public rights-of-way. The facility would continue to avoid intrusion into public vistas, avoid significant disruption of the architectural integrity of building and insure harmony with neighborhood character.

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

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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303(c) AND 715.83 TO INSTALL A MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF NINE PARTIALLY SCREENED PANEL ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED ON THE ROOFTOP AND WITHIN THE FIRST FLOOR PARKING AREA OF AN EXISTING RESIDENTIAL BUILDING AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On July 15, 2014, AT&T Mobility (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for a Conditional Use Authorization on the property at 577 Castro Street, Lot 059, in Assessor's Block 3583, (hereinafter "Project Site") to install a wireless telecommunications service facility (hereinafter "WTS") consisting of nine (9) partially screened panel antennas and equipment located on the roof and first floor parking area of the Subject Building (hereinafter "Project"), as part of AT&T Mobility's telecommunications network, within an Castro Street Neighborhood Commercial 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, Suite 400, San Francisco.

On October 16, 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. 2014.1095C, 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 Subject Building is an approximately 42-foot tall, four-story residential building with 15 dwelling units, on a 6,124 square-foot lot.
3. **Surrounding Properties and Neighborhood.** The Project Site is situated in Eureka Valley, within the Castro Street Neighborhood Commercial District, and is predominantly surrounded by mixed-use buildings (one-to-three residential floors above ground floor commercial space), and the adjacent low-rise (one to two stories) residential neighborhood to the east, along the rear of the Project Site. The adjacent property, to the north, at 573 Castro Street is designated as a City landmark building (Landmark No. 227, Castro Camera and Harvey Milk Residence).
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 nine (9) partially screened rooftop-mounted panel antennas, and electronic equipment necessary to run the facility on the roof and within a portion of the first floor parking area.

The proposed antennas would measure approximately 55" high, by 7" wide, by 12" thick, and would be mounted to the side walls of the existing elevator penthouse, which rises approximately eleven (11) feet above the 42-foot tall roof. Six (6) of the panel antennas (Sectors A and B) would be mounted to the walls of the penthouse and would be fully screened from view by the use of screen walls intended to mimic an outward expansion of the elevator penthouse by two (2) feet on each of the north, south and east

facing sides. The remaining three (3) panel antennas (Sector C) would rise approximately four (4) feet above the elevator penthouse for a total antenna height of approximately 57 feet above ground level. Shrouds would be placed along the rear of the Sector C antennas to screen the rear of each panel antenna and accompanying pipe mount from view, and provide a more uniform profile for each antenna.

The screening material used to simulate an expansion of the elevator penthouse would be composed of a fiberglass like material known as fibre-reinforced plastic (FRP), which would be painted and textured to match the existing penthouse walls. 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 two locations. A portion of the equipment would be located on the roof, but at locations (height and setback from roof edges) that would not be visible from adjacent public rights-of-way. The relatively larger, equipment cabinets would be located within an approximately 87 square-foot area of the first floor parking area, and would include battery back-up cabinets, to provide backup power in the event of a power outage or disaster.

Though not a part of the proposed Project, in the event the macro WTS facility is approved and constructed, AT&T Mobility would remove an existing micro WTS facility, featuring two (2) small façade-mounted “chicklet” antennas (each approximately the size of a three-ring binder), which is located approximately 460 feet away from the Project Site, at 4051 18<sup>th</sup> Street.

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, the macro WTS facility is proposed on a Location Preference 6 Site (Limited Preference Location, Individual Neighborhood Commercial District) according to the *WTS Facilities Siting Guidelines*. Per the *Guidelines*, the Project Sponsor provided an Alternative Site Analysis describing the lack of available locations considered a higher preference. Sites which are considered Disfavored or a Limited Preference by the *Guidelines* may still be considered as potential WTS facility locations, however the Project Sponsor shall clearly demonstrate the lack of available sites considered a Preferred Location. Furthermore,
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 3% of the FCC public exposure limit.

AT&T Mobility proposes to install nine (9) panel antennas. The antennas will be mounted at a height of approximately 52 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.022 mW/sq. cm., which is 3.1% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 66 feet and does not reach any publicly accessible areas. 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 (24 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 Eureka Valley Recreation Center, at 100 Collingwood Street, to discuss the Project at 6:00 p.m. on August 20, 2014. Twelve (12) community members attended the meeting. Questions involved the potential health effects of radio-frequency (RF) emissions; the site selection process utilized by the Project Sponsor, the type of antenna technology employed, installation costs, and the location of nearby existing WTS facilities.
13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted an updated five-year plan, as required, in October 2014.
14. **Public Comment.** As of October 9, 2014, the Department has received four comments in opposition to the proposed Project, citing concerns over potential health effects of radio-frequency (RF) emissions, the visual effects of the facility, and the potential for noise and vibration effects on adjacent residences.

The equipment cabinets within the first floor parking area are not expected to result in adverse noise or vibration effects on adjacent residences, as the equipment would be placed within a building, with noise attenuating blankets utilized to further reduce noticeable noise. Furthermore, no diesel generators or similar power plants are proposed for the WTS facility. In the event the facility does generate adverse noise, vibration or other effects, the carrier would be required, per the Conditions of Approval (Exhibit A) to

take steps to reduce such effects.

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 715.83, a Conditional Use Authorization is required for the installation of wireless telecommunication services facility (Public Use).

16. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project complies 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 577 Castro 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 neighborhood. 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 to 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 577 Castro 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 a preferable 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 are either fully screened so as to approximate an elevator penthouse expansion, or partially screened so as to approximate mechanical appurtenances normally found on similar building rooftops. Related electronic equipment would be placed in a first floor parking area, and on the roof at a height, and setback from roof edge, so as to not be visible from adjacent public rights-of-way, such as Castro Street. 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 is consistent with the purpose of this Neighborhood Commercial District in that the intended use is located on an existing building and would not alter the character of the building or surrounding area. Furthermore, the facility would not adversely affect the primary residential use of the building.*

- 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 sustainably supported by the City's public infrastructure systems.

*The Project will improve AT&T Mobility's coverage and capacity along Castro Street and portions of the Castro and Eureka Valley neighborhoods.*

**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 in such a manner as to approximate an elevator penthouse expansion and mechanical appurtenances associated with similar building rooftops. The height, setback from roof edge, and use of stealthing, 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 1.1:**

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

**Policy 1.2:**

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 2.1:**

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

**Policy 2.3:**

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

*The Site would be an integral part of a new wireless communications network that would 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 4.1:**

Maintain and enhance a favorable business climate in the City.

**Policy 4.2:**

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

**COMMUNITY SAFETY ELEMENT**  
Objectives and Policies

**OBJECTIVE 1:**

REDUCE STRUCTURAL AND NONSTRUCTURAL HAZARDS TO LIFE SAFETY AND MINIMIZE PROPERTY DAMAGE RESULTING FROM FUTURE DISASTERS.

**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.

**OBJECTIVE 2:**

BE PREPARED FOR THE ONSET OF DISASTER BY PROVIDING PUBLIC EDUCATION AND TRAINING ABOUT EARTHQUAKES AND OTHER NATURAL AND MAN-MADE DISASTERS, BY READYING THE CITY'S INFRASTRUCTURE,

AND BY ENSURING THE NECESSARY COORDINATION IS IN PLACE FOR A READY RESPONSE.

**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.

**OBJECTIVE 3:**

ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF 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.

*The wireless communications network would enhance personal communication services for businesses and customers in the surrounding area.*

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 equipment within a non-residential area within the Subject Building. The roof-mounted equipment would be screened or 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, and was developed in 1929. The majority of the facility, which is visible from the public right-of-way, consists of nine (9) panel antennas, which would be screened from view by elements intended to mimic an elevator penthouse expansion, and mechanical equipment screen typically found on buildings within the City. The faux elements would be of a massing, height, and setback from roof edge so as to not appear out of scale with the Subject Building. No elements exhibiting craftsmanship or detailing are present at areas where the facility is proposed.*

*Furthermore the proposed facility would not detract from views of other buildings considered to be either known historic resources (e.g. Castro Camera and Harvey Milk residence at 573 Castro Street), or potential historic resources in the surrounding area.*

- 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 715.83 and 303 to install up to nine (9) partially screened panel antennas and associated equipment on the roof and first floor parking area of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 6 (Limited Preference Location, Individual Neighborhood Commercial District) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an Castro Street Neighborhood Commercial 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 September 17, 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 re-commence the 90-day approval period.

**Motion No. XXXXX**  
**Hearing Date: October 16, 2014**

**CASE NO. 2014.1095C**  
**577 Castro Street**

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **October 16, 2014**.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:     October 16, 2014

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a Conditional Use Authorization under Planning Code Sections 715.83 and 303 to install up to nine (9) partially screened panel antennas and associated equipment on the roof and first floor parking area of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 6 (Limited Preference Location, Individual Neighborhood Commercial District) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an Castro Street Neighborhood Commercial 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 September 17, 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 **October 16, 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 eighteen (18) months 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 eighteen (18) months 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 eighteen (18) months 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).*

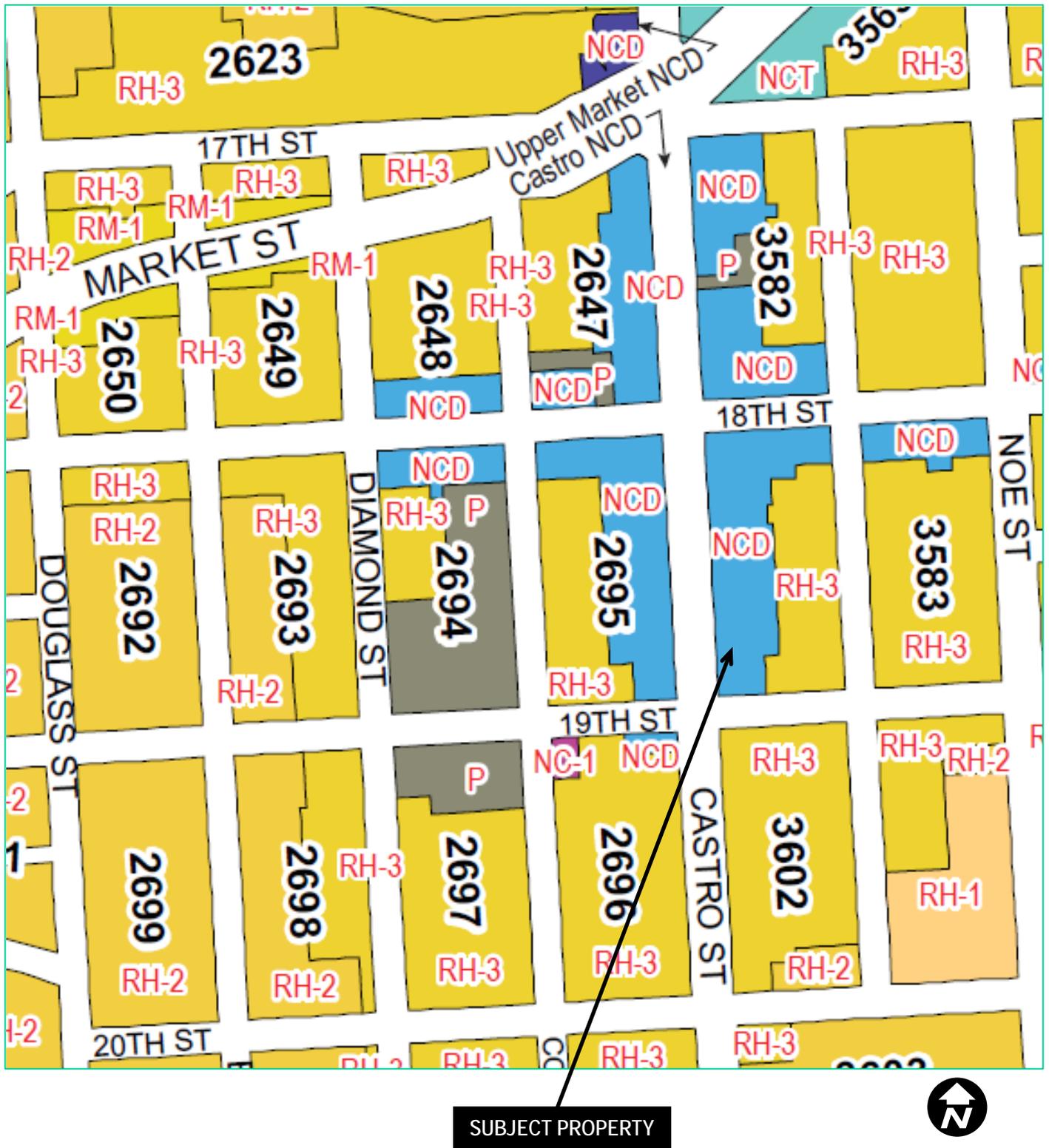
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

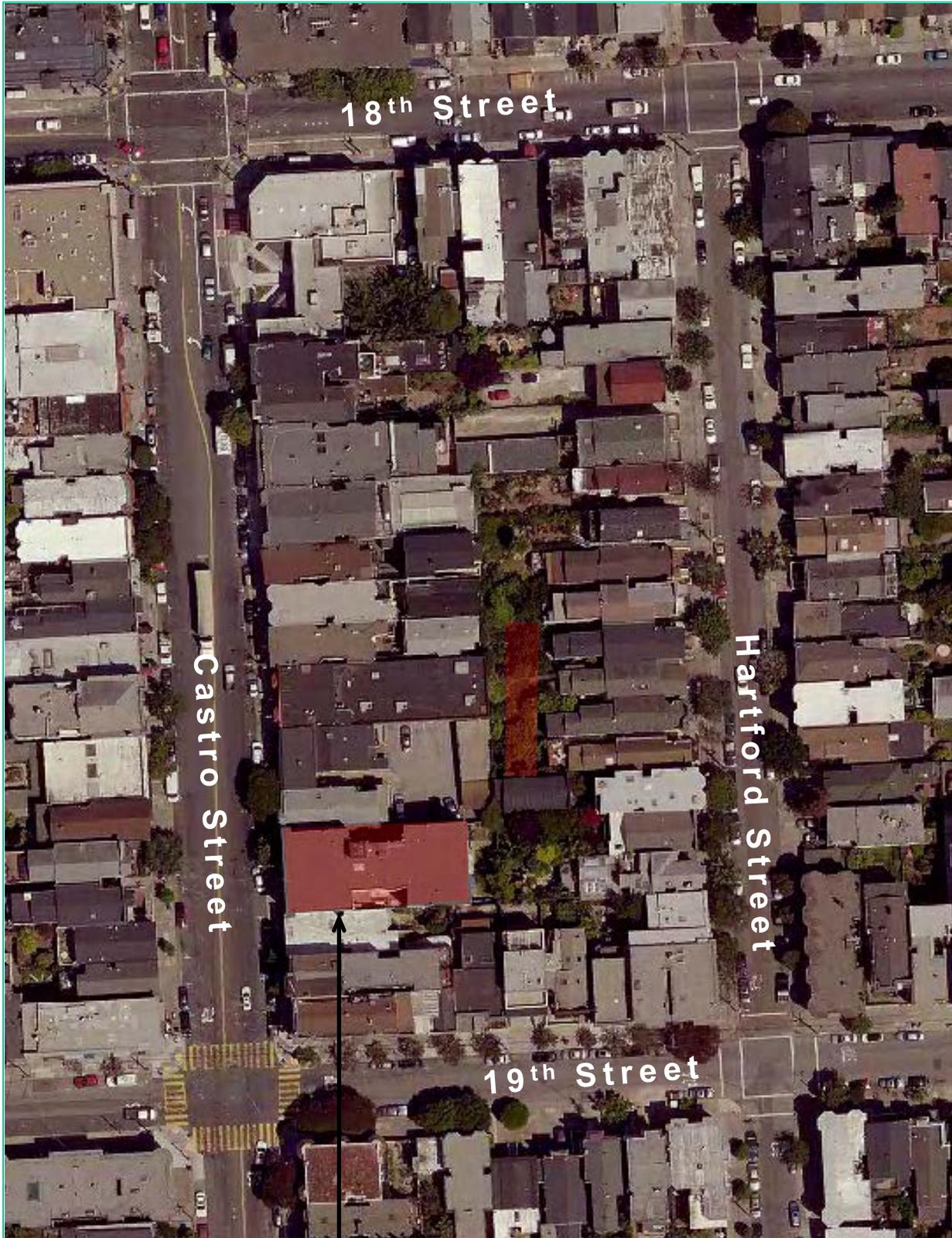
*For information about compliance, contact the Department of Technology, 415-581-4000, <http://sfgov3.org/index.aspx?page=1421>*

# Zoning Map



Case Number 2014.1095C  
AT&T Mobility Macro WTS Facility  
577 Castro Street

# Aerial Photo



**SUBJECT PROPERTY**



**Case Number 2014.1095C**  
AT&T Mobility Macro WTS Facility  
577 Castro Street

# Parcel Map

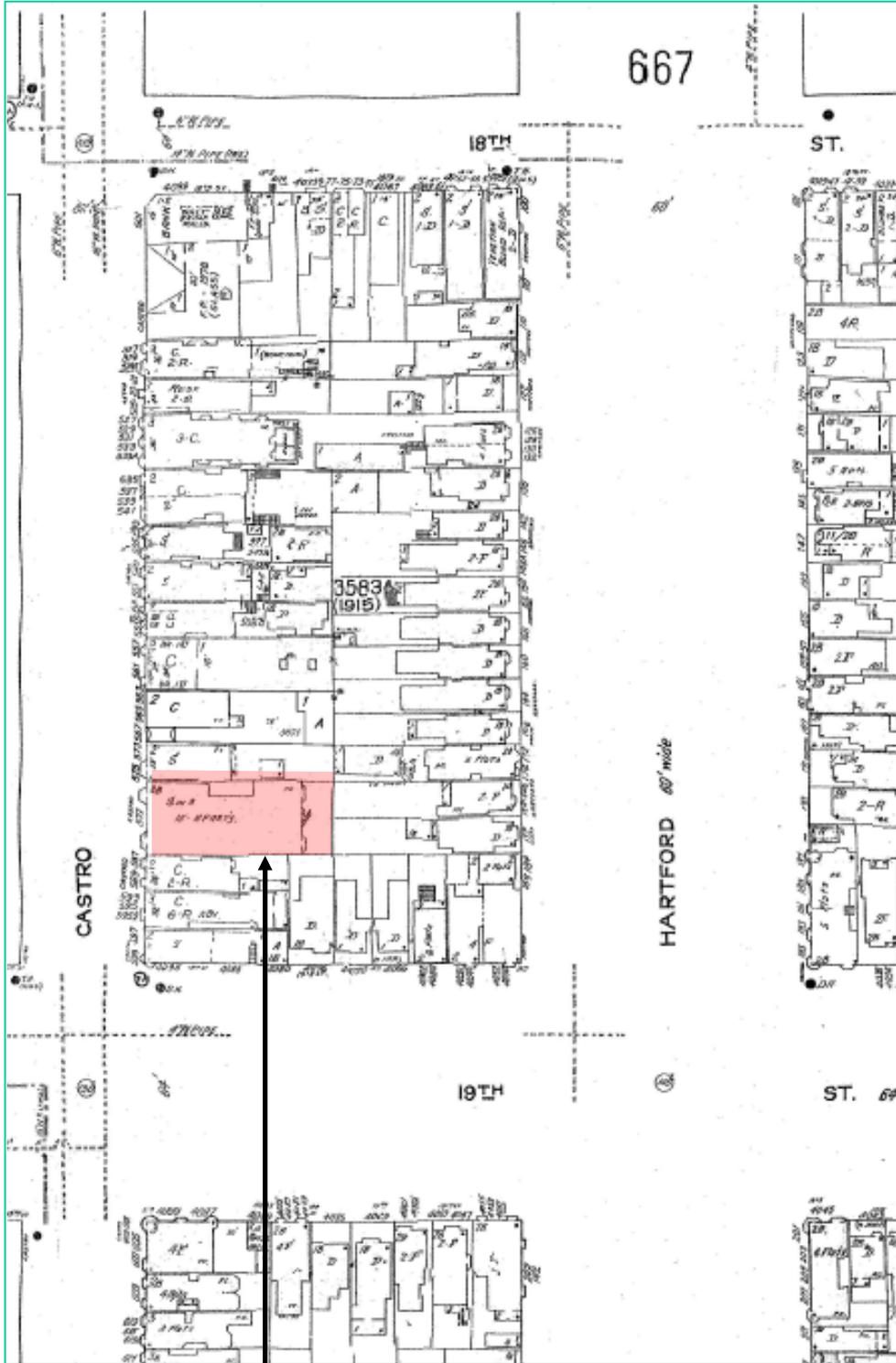


**SUBJECT PROPERTY**



Case Number 2014.1095C  
 AT&T Mobility Macro WTS Facility  
 577 Castro Street

# Sanborn Map\*



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



**SUBJECT PROPERTY**

Case Number 2014.1095C  
AT&T Mobility Macro WTS Facility  
577 Castro Street

**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 Site



View looking North down Castro



View looking South down Castro

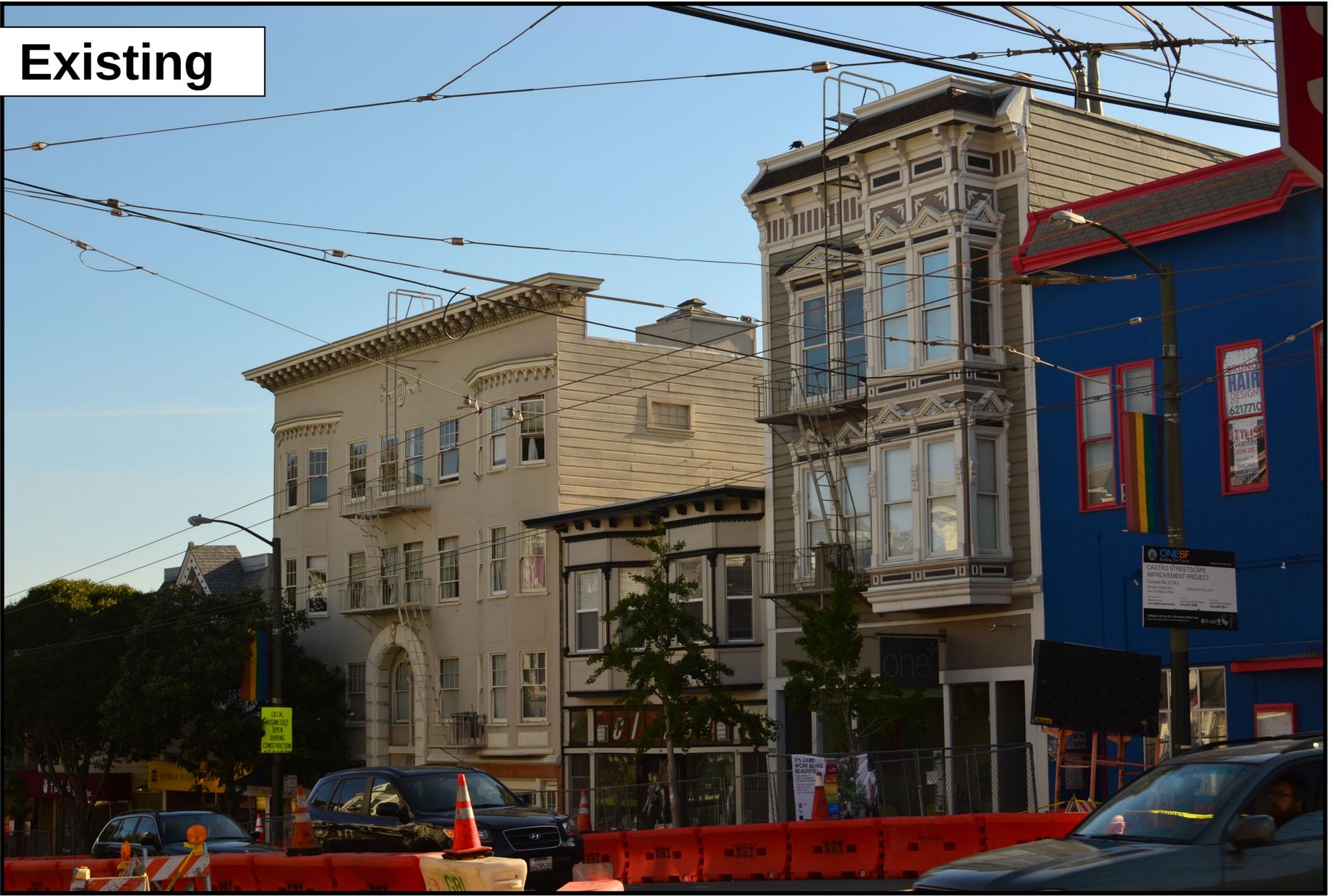


View looking West down 19th Street



View looking East down 19th Street

# Existing



# Proposed



proposed AT&T antennas  
behind new FRP screen

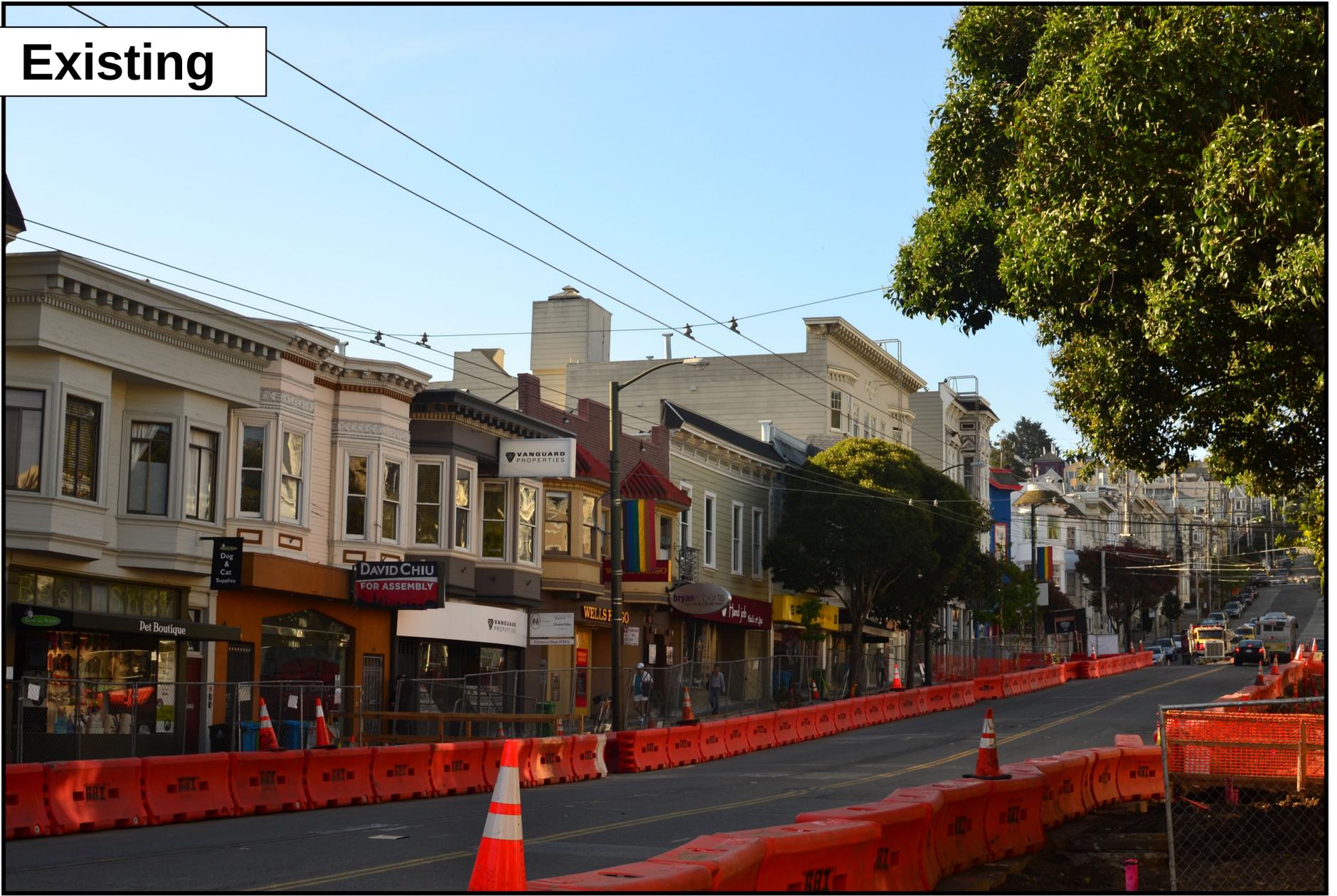
Photo simulation as seen looking northeast from Castro St & 19th St

Prepared by: **WW** 08.25.2014  
WW Design & Consulting, Inc.  
1654 Candellero Court  
Walnut Creek, CA 94598  
info@photosims.com



**CCU2260 Castro St & 15th St**  
577 Castro Street, San Francisco, CA 94114

# Existing



# Proposed



proposed AT&T antennas  
behind new FRP screen

*Photo simulation as seen looking south from Castro Street*

Prepared by: **WW** 08.25.2014  
WW Design & Consulting, Inc.  
1654 Candellero Court  
Walnut Creek, CA 94598  
info@photosims.com



**CCU2260 Castro St & 15th St**  
577 Castro Street, San Francisco, CA 94114

**AT&T Mobility • Proposed Base Station (Site No. CC2260)  
577 Castro 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. CC2260) proposed to be located at 577 Castro 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 January 30, 2014, 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 June 11, 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. CC2260)  
577 Castro 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 nine Andrew Model SBNHH-1D65A directional panel antennas behind view screens surrounding the elevator penthouse above the roof of the four-story mixed-use building located at 577 Castro Street. The antennas would be mounted with up to 4° downtilt and would be oriented in groups of three toward 130°T, 225°T, and 330°T. The antennas oriented toward 225°T and 330°T would be mounted an effective height of about 52 feet above ground, 10½ feet above the roof, and the antennas oriented toward 130°T would be mounted at an effective height of about 54½ feet\* above ground 13 feet above the roof.

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 9,910 watts, representing simultaneous operation at 2,740 watts for WCS, 5,030 watts for PCS, 800 watts for cellular, and 1,340 watts for 700 MHz service.

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 at least 50 feet away, to the south.

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 0.022 mW/cm<sup>2</sup>, which is 3.1% of the applicable public exposure limit. Ambient RF levels at ground level near the site are therefore estimated to be below 4.1% of the limit. The maximum calculated level at any nearby building is 92% of the public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to

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\* Antenna height to be reflected in updated drawings.

**AT&T Mobility • Proposed Base Station (Site No. CC2260)  
577 Castro Street • San Francisco, California**

66 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 publicly accessible areas.

*9. Describe proposed signage at site.*

It is recommended that barricades be erected, as shown in Figure 1, to preclude public access within certain areas in front of the antennas. 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 areas within the barricades, including employees and contractors of AT&T as well as roofers, HVAC workers, and building maintenance staff. No access within 24 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 “Worker Notification Areas” with yellow paint stripes on the roof of the building in front of the antennas, as shown in Figure 1, and posting explanatory signs<sup>†</sup> at the roof access door, on the barricades, and on the screens 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.

As part of the Project Implementation Report process after the new operation has commenced, it is recommended that RF exposure measurements be offered to the occupants of the units in the taller building to the south that face the antennas oriented toward 225°T, in order to confirm that RF exposure levels are below the FCC public exposure limit.

*10. Statement of authorship.*

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2015. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she 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. CC2260)  
577 Castro 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 577 Castro 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 authorized personnel, marking roof areas, and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.

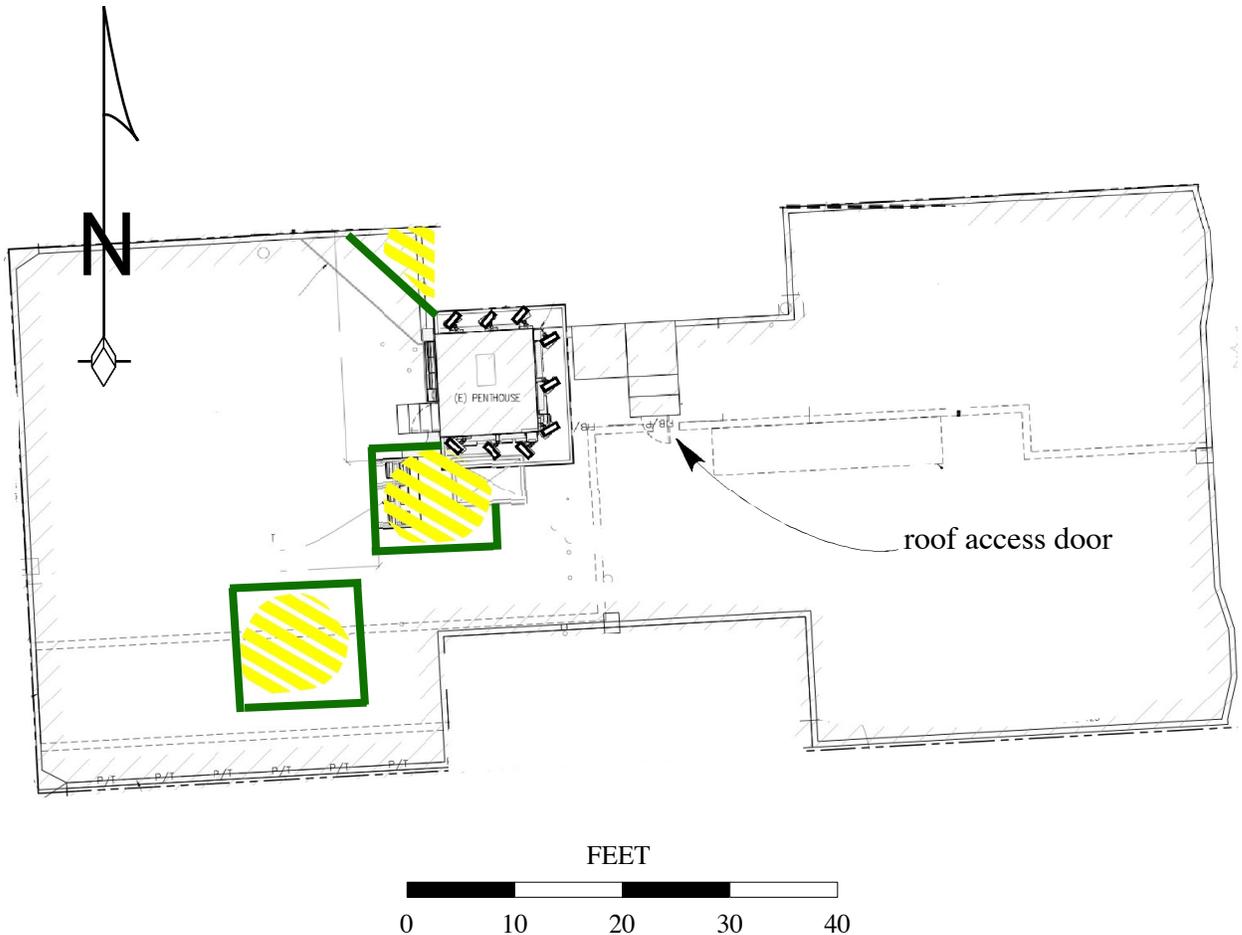


*Andrea L. Bright*  
\_\_\_\_\_  
Andrea L. Bright, P.E.  
707/996-5200

July 1, 2014

AT&T Mobility • Proposed Base Station (Site No. CC2260)  
577 Castro Street • San Francisco, California

Suggested Locations for Barricade (green)  
and for Striping to Identify  
“Worker Notification Areas” (yellow)



Notes:  
Base drawing from Streamline Engineering and Design Inc., dated June 11, 2014.  
Barricades should be erected as shown to preclude access by the public to areas in front of the antennas.  
“Worker Notification Areas” should be marked with yellow paint stripes and explanatory signs should be posted at the roof access door, on the barricades, and on the screens in front of the antennas, readily visible to authorized workers needing access. See text.



**Review of Cellular Antenna Site Proposals**

**Project Sponsor :** AT&T Wireless **Planner:** Omar Masry  
**RF Engineer Consultant:** Hammett and Edison **Phone Number:** (707) 996-5200  
**Project Address/Location:** 577 Castro St  
**Site ID:** 1862 **SiteNo.:** CC2260

The following information is required to be provided before approval of this project can be made. These information requirements are established in the San Francisco Planning Department Wireless Telecommunications Services Facility Siting Guidelines dated August 1996. In order to facilitate quicker approval of this project, it is recommended that the project sponsor review this document before submitting the proposal to ensure that all requirements are included.

X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)  
 Existing Antennas      No Existing Antennas: 0

X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)  
 Yes     No

X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)  
 Yes     No

X 4. Location (and number) of the Applicant’s antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)

X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)  
 Maximum Power Rating: 9910 watts.

X 6. The total number of watts per installation and the total number of watts per sector for all installations or the building (roof or side) (WTS-FSG, Section 10.5.1).  
 Maximum Effective Radiant: 9910 watts.

X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)

X 8. Report estimated cumulative radio frequency fields for the proposed site including ground level (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 mw/cm<sup>2</sup>)  
 Maximum RF Exposure: 0.022 mW/cm<sup>2</sup>      Maximum RF Exposure Percent: 3.1

X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.  
 Public\_Exclusion\_Area      Public Exclusion In Feet: 66  
 Occupational\_Exclusion\_Area      Occupational Exclusion In Feet: 24

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 577 Castro 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 9 new antennas. The antennas will be mounted at a height of 52 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.022 mW/sq cm., which is 3.1% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 66 feet and includes portions of the rooftop areas. The public should not have access to the rooftop. The maximum calculated level is for any nearby building is 92% of the FCC's public exposure limit (593 Castro Street). Post installation measurements must be taken at this building in order to ensure compliance with the standard. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 24 feet of the front of the antennas while they are in operation. Worker notification areas should 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:



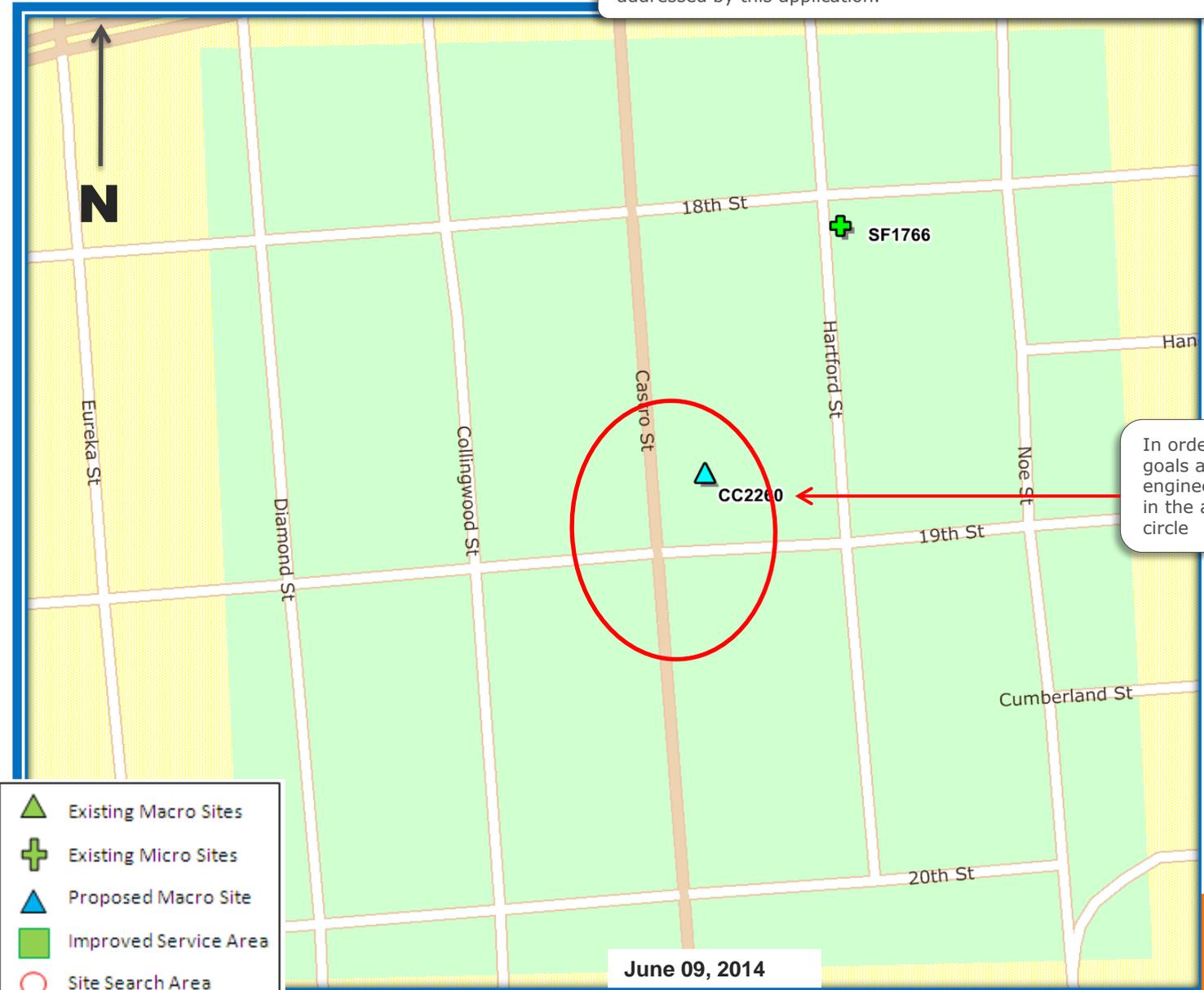
Dated: 7/29/2014

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

# Service Improvement Objective (CC2260)

## 577 CASTRO 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

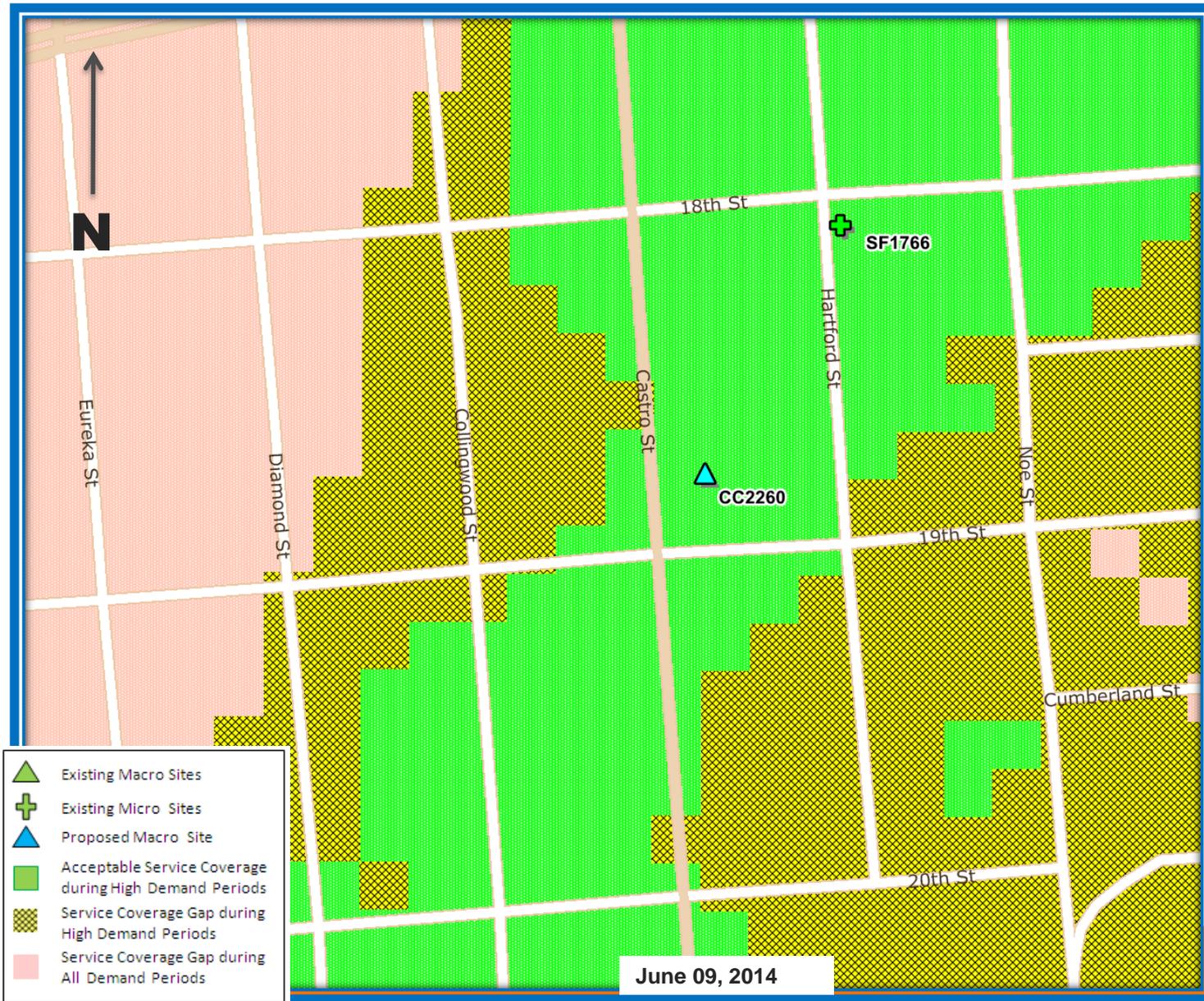
- ▲ Existing Macro Sites
- + Existing Micro Sites
- ▲ Proposed Macro Site
- Improved Service Area
- Site Search Area

June 09, 2014



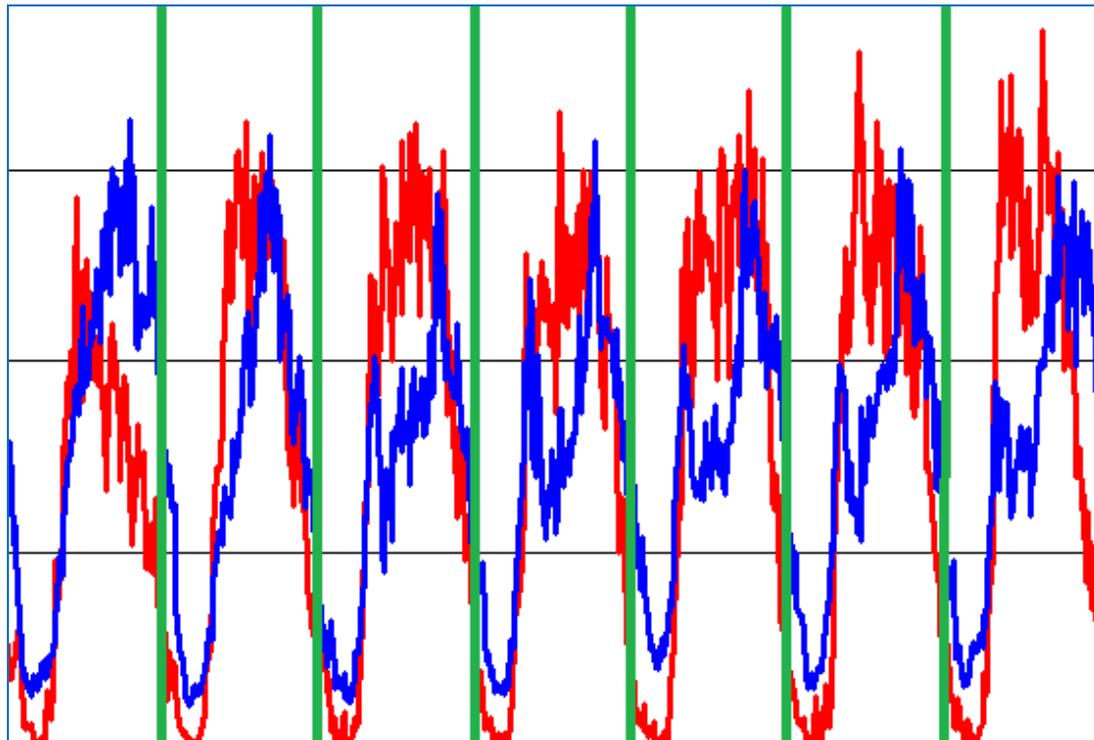
# Exhibit 2 - Proposed Site at 577 CASTRO St (CC2260)

Service Area BEFORE site is constructed



# Exhibit 3 - Current 7-Day Traffic Profile for the Location of CC2260

— Data Traffic  
— Voice Traffic

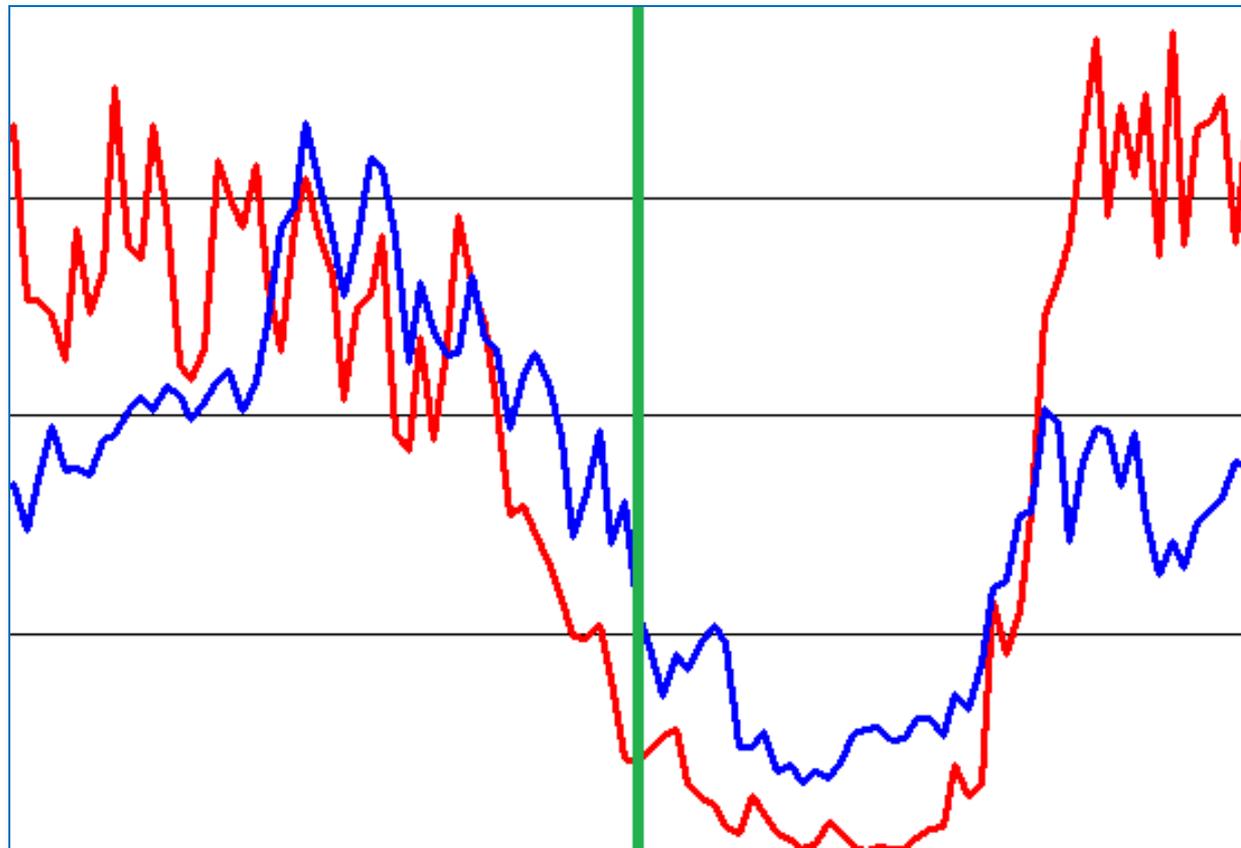


Saturday

Friday

## Exhibit 3 - Current 24-Hour Traffic Profile for the Location of CC2260

— Data Traffic  
— Voice Traffic



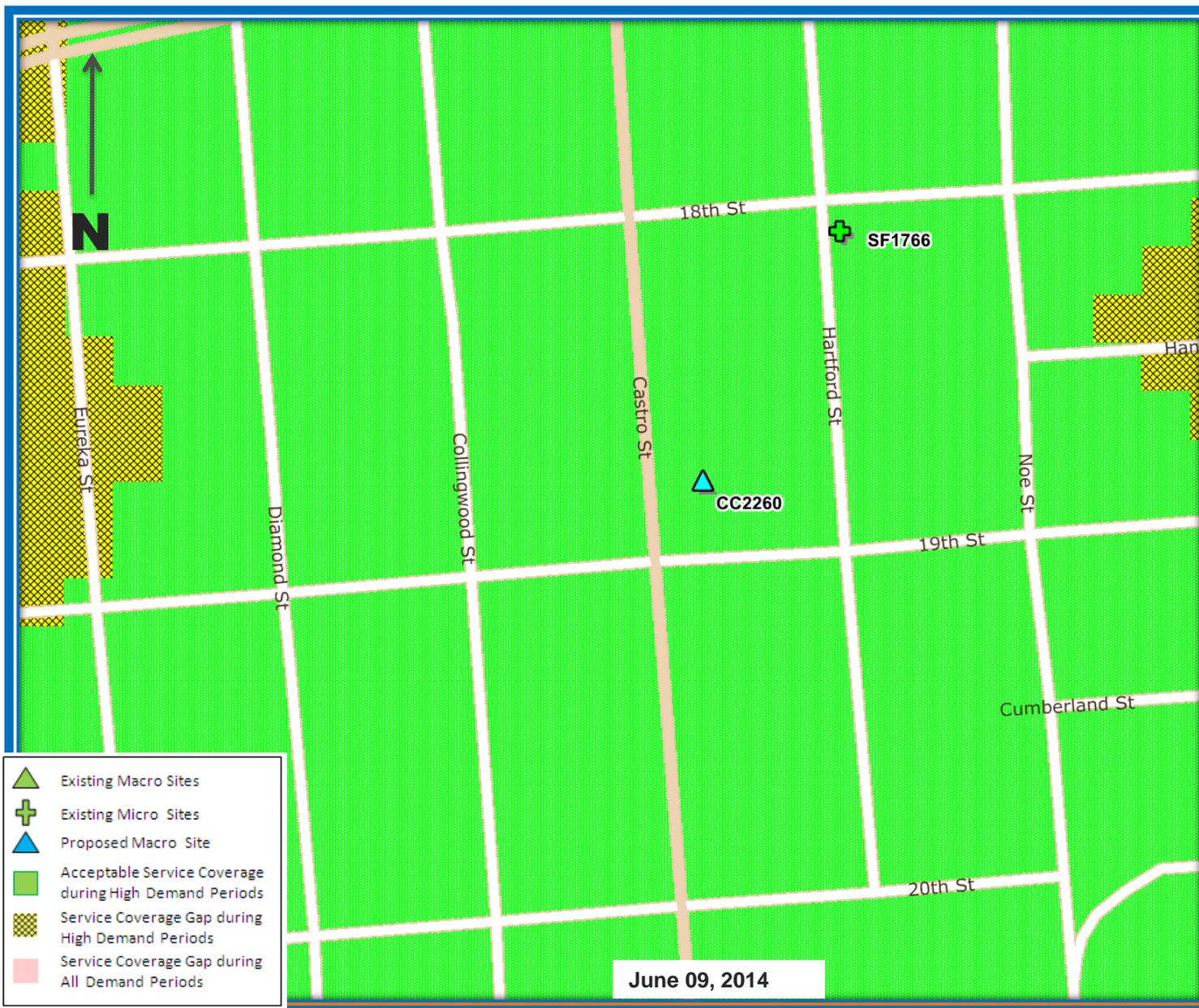
Noon

Midnight

Noon

# Exhibit 4 - Proposed Site at 577 CASTRO St (CC2260)

Service Area AFTER site is constructed



# Existing Surrounding Sites at 577 CASTRO St CC2260



AT&T Mobility Conditional Use Permit Application  
577 Castro Street, San Francisco

STATEMENT OF MICHAEL CANIGLIA

I manage AT&T's design with respect to the proposed wireless communications facility at 577 Castro 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 Diamond Street, 20th Street, 18th and 25th 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.

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, 10 June 2014



## EXHIBIT 1

*Prepared by AT&T Mobility*

AT&T's digital wireless technology converts voice or data signals into a stream of digits to allow a single radio channel to carry multiple simultaneous signal transmissions. This technology allows AT&T to offer services such as secured transmissions and enhanced voice, high-speed data, texting, video conferencing, paging and imaging capabilities, as well as voicemail, visual voicemail, call forwarding and call waiting that are unavailable in analog-based systems. With consumers' strong adoption of smartphones, customers now have access thousands of wireless broadband applications, which consumers utilize at a growing number.

AT&T customers are using these applications in a manner that has caused a **30,000% increase in mobile data usage on AT&T's network since 2007**. AT&T expects total mobile data volume to **grow 8x-10x over the next five years**. To put this estimate in perspective, all of AT&T Mobility's mobile traffic during 2010 would be equal to only six or seven weeks of mobile traffic volume in 2015. The FCC stated that U.S. mobile data traffic grew almost 300% in 2011, and driven by 4G LTE smartphones and tablets, traffic is projected to grow an additional 16-fold by 2016.

Mobile devices using AT&T's technology transmit a radio signal to antennas mounted on a tower, pole, building, or other structure. The antenna feeds the signal to electronic devices housed in a small equipment cabinet, or base station. The base station is connected by microwave, fiber optic cable, or ordinary copper telephone wire to the Radio Network Controller, subsequently routing the calls and data throughout the world.

The operation of AT&T's wireless network depends upon a network of wireless communications facilities. The range between wireless facilities varies based on a number of factors including topographical challenges, blockage from buildings, trees, and other obstructions as well as the limited capacity of existing facilities.

To provide effective, reliable, and uninterrupted service to AT&T customers in their cars, public transportation, home, and office, without interruption or lack of access, coverage must overlap in a grid pattern resembling a honeycomb.

In the event that AT&T is unable to construct or upgrade a wireless communications facility within a specific geographic area, so that each site's coverage reliably overlaps with at least one adjacent facility, AT&T will not be able to provide consistent service quality to its customers within that area. Some consumers will experience an abrupt loss of service. Others will be unable to obtain reliable service, particularly during periods of high usage.

Consumers may also experience service coverage gaps in situations where coverage overlaps and AT&T's outdoor signal strength is strong. Even in these areas AT&T can experience significant service coverage gaps, especially in its 3G network due to high "noise" level and for vehicular traffic or indoors where more and more users are finding cellular service a necessity. The following paragraphs provide a simplified explanation of why these service coverage gaps exist even though signal strength may appear strong.

AT&T operates a 3G network within San Francisco. 3G means that the mobile telecommunications network can achieve specific benchmark data rates. In AT&T's 3G network, every mobile transmitter shares the same frequency with other mobile transmitters; likewise, every base transmitter shares the same frequency with other base transmitters. Under

normal circumstances, this means mobile transmitters would interfere with each other and base transmitters would interfere with other base transmitters. CDMA (code division multiple access) technology used in AT&T's 3G network, however, gives individual receivers the ability to distinguish each transmitter from every other transmitter. Put differently, CDMA is analogous to people speaking the same language being able to communicate and understand each other, but other languages are perceived as noise and rejected. This ability to discriminate based upon different "codes" breaks down, and where it breaks down it create gaps in service coverage, even when the network has been perfectly optimized and signal strength may otherwise appear strong. This problem generally occurs in the following three general scenarios:

Scenario 1: There is a gap in coverage when several transmitters can be received at roughly equal signal levels. This might occur when the receiver is equidistant from multiple transmitters and no one transmitter predominates; this is much more likely to occur, based upon geometry, when the receiver is relatively far from all of the transmitters.

Scenario 2: There is a gap in coverage when many users are utilizing the same cell site transmitter. In this scenario each user generates interference to every other user on the shared channel. In order to minimize this self-generated interference, the users that are furthest from the site are prevented from using the channel. In essence, the coverage from this particular cell shrinks as usage increases.

Scenario 3: No signals can reach the receiver at sufficient strength to be decoded. This is the classical signal coverage scenario that plagues all forms of communication and is generally what is indicated when your phone shows zero bars.

Service problems caused by any of the scenarios above can and do occur for customers even in locations where the coverage maps on AT&T's "Coverage Viewer" website appear to indicate that coverage is available. As the legend to the Coverage Viewer maps indicates, these maps depict an *approximation* of coverage; *actual* coverage in an area may differ substantially from map graphics, and may be affected by such things as terrain, foliage, buildings and other construction, motion, customer equipment, and network traffic.

It is also important to note that the signal losses and service problems described above can and do occur for customers even at times when certain other customers in the same vicinity may be able to initiate and complete calls on AT&T's network (or other networks) on their wireless phones. These problems also can and do occur even when certain customers' wireless phones indicate "all bars" of signal strength on the handset.

The bars of signal strength that individual customers can see on their wireless phones are an imprecise and slow-to-update estimate of service quality. In other words, a customer's wireless phone can show "four bars" of signal strength, but that customer can still, at times, be unable to initiate voice calls, complete calls, or download data reliably and without service interruptions. Scenarios 1 and 2 above cause this result.

The reason that raw outdoor signal strength numbers can be an inadequate measurement of wireless service quality (and thus not be reflective of actual "gaps" in wireless service quality) is that these measurements do not reflect the degradation in the quality of the signal as determined by the Signal-to-Noise ratio in the area at various times of day (during periods of greater usage, like in scenario 2 above). While signal strength is an important factor, so is noise, and the more noise that is present in a given vicinity at a particular time of day, the more likely

the connections will be unreliable. Signal-to-Noise is a key quality parameter used to determine where service gaps are likely to appear.

To determine where new or upgraded telecommunications facilities need to be located for the provision of reliable service in any area, AT&T's radio frequency engineers rely on far more complete tools and data sources than just signal strength from individual phones. AT&T creates maps incorporating signal and noise information that, in turn, depict existing service coverage and service coverage gaps in a given area.

The service coverage gap is caused in part by a high demand for voice and data service being requested in the coverage area, similar to scenario 2 above, and the insufficient resources to handle the requests; this may be defined as a capacity constraint. The high demand for services causes increased "noise" on each frequency, much like having more individuals all talking at the same time in a room causes more "noise" that makes it harder to hear. In the case of the room full of people analogy, picture a void being created as people crowd closer and closer to each other in order to be able to hear. This natural contraction of crowds of people results in open spaces in the room; if these spaces are partitioned off, then people will have new defined spaces within which they can hold conversations.

During peak usage times, this capacity constraint can degrade the quality of both voice and data services provided to customers in this area, and can reduce services in the pink and yellow shaded cross-hatched areas as shown on the attached map in Exhibit 2.

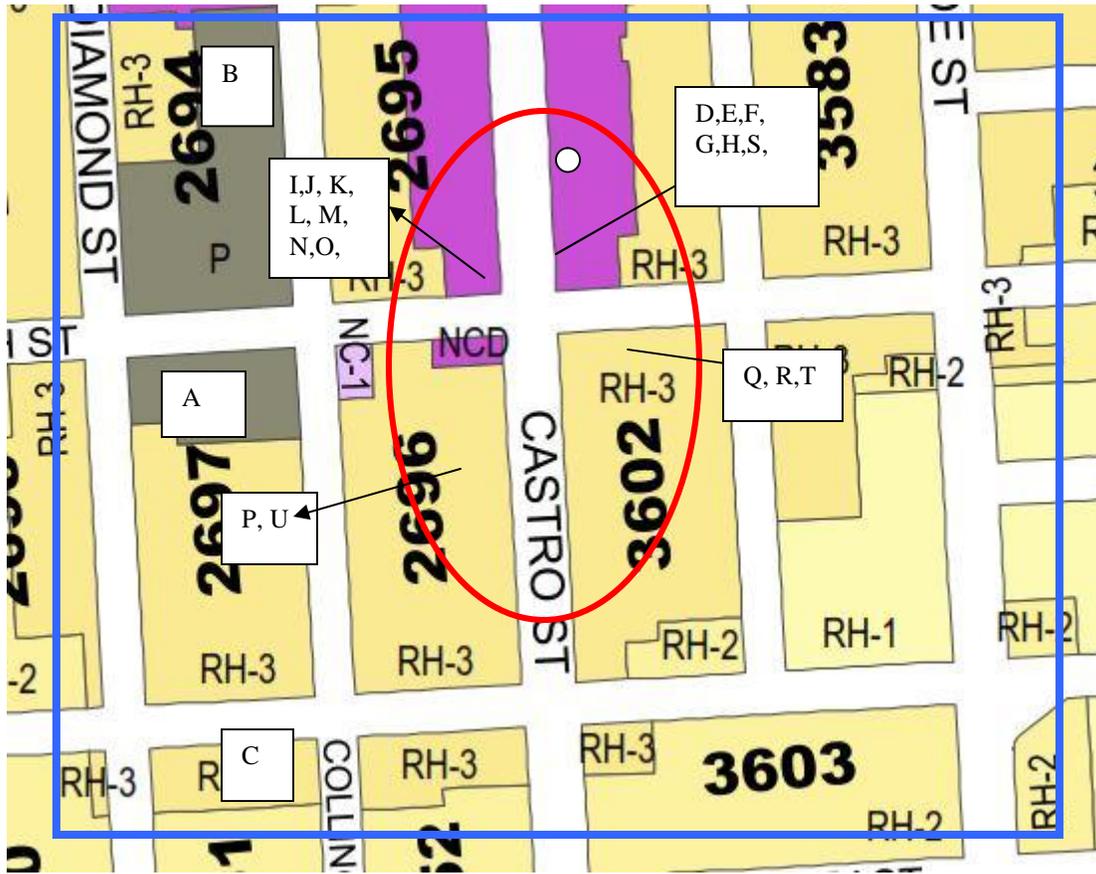
The restriction of the site's service coverage area occurs during high usage periods because, during those times, many users are utilizing the same existing cell site transmitter. In this scenario each user generates interference to every other user on the shared channel. In order

to minimize this self-generated interference, the users that are furthest from the existing site are prevented from using the channel. In essence, the coverage from this particular site shrinks as usage increases. As set forth in Exhibit 2, this has caused a significant service coverage gap in AT&T's network.

To rectify this significant gap in its service coverage, AT&T needs to locate a wireless facility in the immediate vicinity of the Property. To continue the analogy above, AT&T must utilize the voids or “gaps” that occur in the crowded room to create new spaces and redistribute the people in the room so that more people can carry on intelligible conversations.

### Alternative Locations Evaluated

In order to achieve the service goals as previously defined, AT&T network engineers considered site locations in the area defined by the search ring in the previously attached Service Improvement Objective map. Above is a list of alternative sites that were evaluated by the AT&T Mobility network engineers and site acquisition team.



- Service Area 
- Search Area 
- Subject Site 

## Alternative Site Locations Summary

	Location	Block / Lot	Zoning District	Building Type	WTS Siting Preference
A	100 Collingswood	2694/002	P	Recreation park	1
B	100 Diamond Street	2693/001	RH-3	Church	1
C	4235 19 <sup>th</sup>	2697/001	P	School	1
D	563-565 Castro	3583/002	NCD	Mixed use	6
E	573-575 Castro	3583/061	NCD	Mixed Use	6
F	587-589 Castro	3583/058	NCD	Mixed Use	6
G	593-595 Castro	3583/057	NCD	Mixed Use	6
H	597 Castro	3583/056	NCD	Mixed Use	6
I	566 Castro	2695/011	NCD	Mixed USE	6
J	572 Castro	2695/012	NCD	Mixed Use	6
K	578 Castro	2695/013	NCD	Mixed Use	6
L	584 Castro	2695/013A	NCD	Mixed Use	6
M	586 Castro	2695/014	NCD	Mixed Use	6
N	588 Castro	2695/015	NCD	Mixed Use	6
O	4100 19th	2695/016	NCD	Mixed Use	6
P	4105 19th	2696/001	NCD	Mixed Use	6
Q	605 Castro	3602/077	RH-3	Residential	7
R	609-641 Castro	3602/076-070	RH-3	Residential	7
S	4076 19th	3583/055	RH-3	Residential	7
T	4079 19th	3602/078	RH-3	Residential	7
U	602-640 Castro	2696/002-067	RH-3	Residential	7

## **B. 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:

### 1. Publicly-used structures:

Alternate Location Site Location A  
100 Collingswood



The site at 100 Collingswood is the Eureka Valley Recreation Center located within the P (Public) zoning district, a Preference 1 location according to the WTS Guidelines. In order to meet AT&T Mobility’s service objective, line-of-sight to the defined service area is required. Although it is a Preference 1, the building is roughly one block outside the search area and is too low and does not have line-of-sight for all three proposed sectors. Further more, Parks and Rec discussion For these reasons, it was determined that this location was not a feasible alternative.

Alternative Site Location B  
100 Diamond Street



The site at 100 Diamond Street, the Holy Redeemer Catholic Church, is located within the RH-3 Residential House Three Family zoning district a Preference 1 Location according to the WTS Guidelines. In order to meet AT&T Mobility’s service objective, line-of-sight to the defined service area is required. This building is roughly two blocks outside the search area and too far to reach the required coverage objective. Furthermore, the Catholic Diocese does not lease to wireless carriers. For these reasons, it was determined that this location was not a feasible alternative.

Alternative Site Location C  
4235 19th St



The building at 4235 19th Street (Harvey Milk Academy) is located within the P Public zoning district a Preference 1 Location according to the WTS Guidelines. In order to meet AT&T Mobility’s service objective, line-of-sight to the defined service area is required. The building is approximately one block outside the search area and would require a design that would not be

well integrated into the building. Furthermore, the SFUSD does not lease to wireless carriers. For this reason, it was determined that this location was not a feasible alternative.

2. Co-Location Site: There are no Co-Location sites in the target area except the proposed site.
3. Industrial or Commercial Structures: There are no wholly industrial or commercial structures in the target area.
4. Industrial or Commercial Structures: There are no wholly industrial or commercial structures in the area
5. Mixed Use Buildings in High Density Districts: There are no mixed used buildings in high density structures in the target area.
6. Mixed Use Buildings

Alternative Site Location D  
563-565 Castro St



The building at 563-565 Castro Street is a mixed use building located within the NCD (Castro Neighborhood Commercial) zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. Based on a street analysis of this location it was determined that it would not be possible to build a wireless facility that would satisfy the 10-point checklist of the San Francisco Department of Health and be visually compatible with the building and surrounding neighborhood. A roof mounted facility on this building would need to extend approximately 20 feet above the roofline in order to comply with applicable regulations. Furthermore, the south sector would be blocked by the proposed candidate at 577 Castro St. Therefore, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location E

### 573-575 Castro Street



The building at 573-575 Castro Street is a mixed use building located within the NCD (Castro Neighborhood Commercial) zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. Based on a street analysis of this location it was determined that it would not be possible to build a wireless facility that would satisfy the 10-point checklist of the San Francisco Department of Health and be visually compatible with the building and surrounding neighborhood. A roof mounted facility on this building would need to extend approximately 20 feet above the roofline in order to comply with applicable regulations. Furthermore, the south sector would be blocked by the proposed candidate at 577 Castro St. Therefore, it was determined that this alternative was not the most suitable candidate.

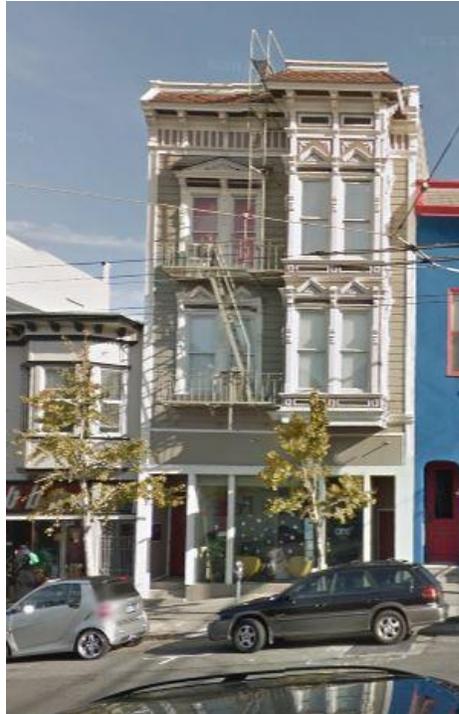
### Alternative Site Location F 587-589 Castro Street



The building at 587-589 Castro Street is a mixed use building located within the NCD (Castro Neighborhood Commercial) zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. This two story building is flanked by taller buildings on either side and

both the north and south sectors would be completely blocked. Therefore, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location G  
593-595 Castro St



The building at 593-595 Castro Street is a three story mixed use building located within the NCD (Castro Neighborhood Commercial) zoning district a Preference 6 Location according to the WTS Guidelines. This three story building has a very narrow roof which includes a fire escape in the middle of the roof. This does not allow room to accommodate all three sectors . Therefore, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location H  
597 Castro St



The building at 597 Castro Street is a two story mixed use building located within the NCD (Castro Neighborhood Commercial) zoning district a Preference 6 Location according to the WTS Guidelines. This building was considered a potential candidate, however after further review, it was determined that the north and south sectors would be blocked by the adjacent building. Therefore, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location I  
566-570 Castro



The building at 566-570 Castro Street is a two story mixed use building located within the NCD (Castro Neighborhood Commercial) zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. This two story building is flanked by taller buildings on either side and both the north and south sectors would be completely blocked. Therefore, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location J  
572-574 Castro St



The building at 572-574 Castro Street is a three story mixed use building located within the NCD (Castro Neighborhood Commercial) zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility's service objective, line-of-sight to the defined service area is required. This three story building has a pitched roof and would not be able to

accommodate the three sectors, furthermore, the south sector would be blocked by the adjacent building. Therefore, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location K  
578-580 Castro St



The building at 578-580 Castro Street is a three story mixed use building located within the NCD (Castro Neighborhood Commercial) zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility’s service objective, line-of-sight to the defined service area is required. This three story building has a pitched roof and would not be able to accommodate the three sectors, furthermore, the south sector would be blocked by the adjacent building. Therefore, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location L  
584 Castro Street



The building at 584 Castro Street is a three story mixed use building located within the NCD (Castro Neighborhood Commercial) zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility’s service objective, line-of-sight to the defined service area is required. This three story building has a pitched roof and would not be able to accommodate the three sectors, furthermore, the south sector would be blocked by the adjacent building. Therefore, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location M  
586 Castro Street



The building at 586 Castro Street is a three story mixed use building located within the NCD (Castro Neighborhood Commercial) zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility’s service objective, line-of-sight to the defined service area is required. This three story building has a pitched roof and would not be able to accommodate the three sectors, furthermore, the south sector would be blocked by the adjacent building. Therefore, it was determined that this alternative was not the most suitable candidate.

Alternative Site Location N  
588 Castro Street



The building at 586 Castro Street is a three story mixed use building located within the NCD (Castro Neighborhood Commercial) zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility’s service objective, line-of-sight to the defined service area is required. This three story building has a pitched roof and would not be able to accommodate the three sectors, furthermore, the south sector would be blocked by the adjacent building. Therefore, it was determined that this alternative was not the most suitable candidate

#### Alternative Site Location O 4100 19th



The building at 4100 19th Street is a three story mixed use building located within the NCD (Castro Neighborhood Commercial) zoning district a Preference 6 Location according to the WTS Guidelines. This building was considered a potential candidate. However after several design iterations and several attempts to locate the equipment, it was ultimately determined that the building could not accommodate the design structurally. Therefore, it was determined that this

alternative was not the most suitable candidate

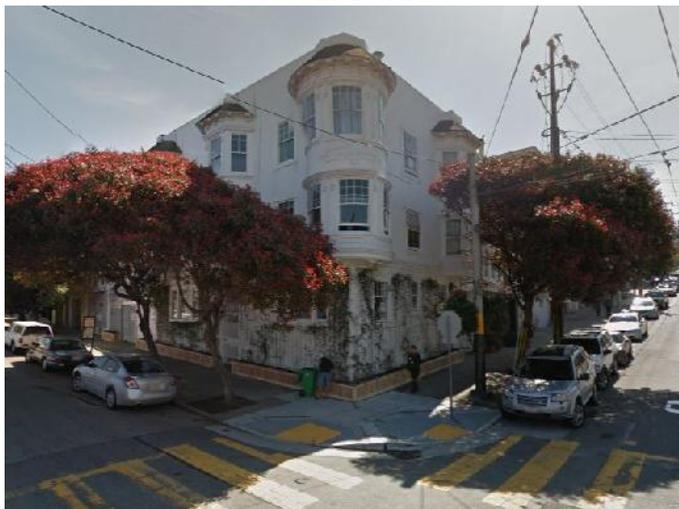
Alternative Site Location P  
4105 19th



The building at 4105 19th Street is a two story mixed use building located within the NCD (Castro Neighborhood Commercial) zoning district a Preference 6 Location according to the WTS Guidelines. In order to meet AT&T Mobility’s service objective, line-of-sight to the defined service area is required. This building is too low to successfully satisfy the coverage objective. Furthermore, the western sector would be blocked by the adjacent building. Therefore, it was determined that this alternative was not the most suitable candidate

#### 7. Disfavored Sites

Alternative Site location Q  
605 CastroStreet



This all residential building is located at 605 Castro Street and is located within the RH-3 Residential House Three Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a

higher preference and is a preferred location. Therefore, the subject site is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap and, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site location R  
609-641 Castro Street



These all residential buildings are located at 609-641 Castro Street and is located within the RH-3 Residential House Three Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore, the subject site is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap and, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site location S  
4076 19th



This all residential building is located at 4076 19th and is located within the RH-3 Residential House Three Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore, the subject site is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap

and, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site location T  
4079 19th



This all residential building is located at 4079 19th and is located within the RH-3 Residential House Three Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore, the subject site is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap and, as a result, it was determined that this alternative was not the most suitable candidate.

Alternative Site location U  
602-640 Castro St



These all residential buildings are located at 602-640 Castro and is located within the RH-3 Residential House Three Family zoning district, a Preference 7 Location according to the WTS Guidelines. This building is considered a disfavored location and the subject site has a higher preference and is a preferred location. Therefore, the subject site is the least intrusive means by which AT&T Mobility and can close the existing significant service coverage gap



September 16, 2014

Omar Masry  
San Francisco Department of Planning  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: Case No. 2014.1095C - Community Meeting for proposed AT&T Mobility facility at  
577 Castro Street

Dear Mr. Masry:

On August 20, 2014 AT&T mobility held a community meeting regarding the proposed wireless facility at 577 Castro Street. The attached notification announced the community presentation was to be held at the Eureka Valley Recreation Center. Notice of the meeting was mailed out on August 1, 2014 to 840 owners and tenants within 500 feet of the proposed installation and eighteen neighborhood organizations.

I conducted the meeting on behalf of AT&T Mobility as the project sponsor along with Julian Chang, AT&T Public External Affairs as well as Stan Starkiskov with BergDavis Public Affairs. Bill Hammett, a professional licensed engineer with Hammett and Edison was there to answer any questions regarding the EMF emissions from the proposed wireless facility. In addition, we had a Cantonese interpreter present. There were twelve members of the community who attended the meeting. The project details were presented to the community members along with where the project is currently at with the city planning process. Several community members had specific questions in regards to the EMF emissions, site selection and other existing sites in the area. All questions were satisfactorily answered by Talin, Julian and Bill. They provided their contact information to all the meeting attendee's, so that they could contact them.

The following is a summary of additional questions posed by the community members:

- What is the total output of RF exposure at the site?
- How is RF exposure measured?
- How old is this technology? How old are the antennas?
- Will this project impact the roof access of the building?
- How often are the FCC standards re-evaluated?
- What will AT&T do to ensure future compliance at this site?



- What about other RF studies I found on the Internet?
- How many antennas will be installed?
- Was this the cheapest option for AT&T? What did this cost AT&T?
- Why weren't other locations selected?
- How is are the antennas and their supporting equipment connected?

If you have any questions, please contact me.

Sincerely,

Talin Aghazarian  
Ericsson, Inc.  
6140 Stoneridge Mall Road, Suite 365  
Pleasanton, CA 94588, US  
Mobile (510) 206-1674



## 577 CASTRO STREET WIRELESS MEETING

August 20, 2014

(at Eureka Valley Rec Center)

NAME	ADDRESS	PHONE	EMAIL
Nick Foster	4372 17 <sup>TH</sup> ST	8052976385	—
Jay Wolfson	577 Castro	915-677-9969	—
Nathan Pann	195 Colbywood St		
Mike Yamnitsky	577 Castro	415 336 7206	—
Natasha Martiny	4054 19 <sup>TH</sup> ST	415 215 9699	—
Richard Longfellow	Landis St	843 577 4075	—
Marcy	578 CASTRO	415 672 3447	
Greg Lee	589 CASTRO ST	415-252-7814	
Donny Lau	589 Castro St	415-252-7814	—
CHU YUEN CAU	589 Castro St	415 252 7814	
MEISSA KWONLO	"	"	
J.A.T.	—	—	—

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

**To: Neighborhood Groups and Neighbors & Owners within a 500' radius of 577 Castro Street**

**Meeting Information**

Date: **Wednesday, August 20, 2014**  
Time: **6:00 PM-7:00 PM**

**Where:** Eureka Valley Recreation Center  
100 Collingwood Street  
San Francisco, CA 94114

**Site Information**

Address: 577 Castro Street  
Zoning: NCD Castro Street Neighborhood  
Commercial

**Applicant**

AT&T Mobility

**Contact Information**

AT&T Mobility Hotline  
(415) 646-0972

AT&T Mobility is proposing to install a macro wireless communication facility at 577 Castro needed by AT&T Mobility as part of its San Francisco wireless network. The proposed site is an unmanned facility consisting of the installation of nine (9) panel antennas. The antennas will be mounted and screened on the existing penthouse. The associated equipment will also be located in the parking garage of the building. 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 Eureka Valley Recreation Center 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 with the San Francisco Planning Department at (415) 575-9116, [omar.masry@sfgov.org](mailto:omar.masry@sfgov.org) 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 August 15, 2014 and we will make every effort to provide you with an interpreter.**

**NOTIFICACIÓN DE JUNTA COMUNITARIA ACERCA DE LA INSTALACIÓN DE UN SISTEMA DE COMUNICACIÓN INALÁMBRICA PROPUESTA EN EL VECINDARIO**

**Para: Todos los grupos del vecindario, los vecinos y propietarios residentes dentro de un radio de 500' de 577 Castro Street**

**Detalles de la junta**

Fecha: **Miércoles, 20 de agosto de 2014**  
Hora: **6:00 PM-7:00 PM**

**Lugar:** Eureka Valley Recreation Center  
100 Collingwood Street  
San Francisco, CA 94114

**Información sobre el lugar**

Dirección: 577 Castro Street  
Zona: NCD Castro Street Neighborhood  
Commercial

**Solicitante**

AT&T Mobility

**Información de contacto**

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

AT&T Mobility propone colocar un sistema de comunicación inalámbrica en 577 Castro, necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta es una instalación sin personal que consiste en la instalación de nueve (9) antenas panel. Las antenas se montarán y tapanán en el ático existente. El equipamiento asociado se ubicará también en el garaje de estacionamiento del edificio. A lo largo de la junta, se les enseñarán unas simulaciones bajo forma de planos y fotos. Usted está invitado a asistir a una junta comunitaria informativa que tendrá lugar en el Eureka Valley Recreation Center para obtener 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, al (415) 646-0972, y un especialista de AT&T Mobility le devolverá la llamada. Si tiene alguna pregunta relacionada con el proceso de planificación, por favor, contacte a Omar Masry del Departamento de Planificación de San Francisco al (415) 575-9116, [omar.masry@sfgov.org](mailto:omar.masry@sfgov.org)

**NOTA: Si necesita que un intérprete esté presente en la reunión, por favor contacte a nuestra oficina llamando al (415) 646-0972 hasta el viernes, 15 de agosto de 2014 antes de las 5:00 p.m., y haremos todo lo posible para proporcionarle un intérprete.**

**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：Castro 街 577 號(577 Castro Street) 周圍五百英尺內的居民組織、居民和業主**

**會議資訊**

日期: 2014 年 8 月 20 日 星期三  
時間: 下午 6:00-7:00

**地點:** Eureka Valley Recreation Center  
100 Collingwood Street  
San Francisco, CA 94114

**設施地點資訊**

地址: Castro 街 577 號  
分區: NCD Castro 街街區商業

**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 Castro 街 577 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，需要安裝九(9) 根平板天線。這些天線將被放置在現有閣樓屋頂並且被遮蔽起來，而相關設備將安裝在建築物的停車場內。我們在會上將提供計畫書和類比圖片供您參考。我們誠邀您參加在 Eureka Valley Recreation Center 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。如果您對規劃流程有任何疑問，請撥打電話(415) 575-9116 联系三藩市规划厅的 Omar Masry，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 8 月 15 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。



**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**

July 14, 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 577 Castro Street (Site No. CC2260). 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 nine Andrew Model SBNHH-1D65A directional panel antennas behind view screens surrounding the elevator penthouse above the roof of the four-story mixed-use building located at 577 Castro Street. The antennas would be mounted with up to 4° downtilt and would be oriented in groups of three toward 130°T, 225°T, and 330°T. The antennas oriented toward 225°T and 330°T would be mounted an effective height of about 52 feet above ground, 10½ feet above the roof, and the antennas oriented toward 130°T would be mounted at an effective height of about 54½ feet above ground, 13 feet above the roof. The maximum effective radiated power proposed by AT&T in any direction is 9,910 watts, representing simultaneous operation at 2,740 watts for WCS, 5,030 watts for PCS, 800 watts for cellular, and 1,340 watts for 700 MHz service.

AT&T provided for review two coverage maps, dated June 9, 2014, attached for reference. The maps show AT&T's cellular UMTS (850 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

Theadora K. Vriheas, Esq., page 2  
July 14, 2014

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 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 signal strength in the vicinity of the proposed site. Our fieldwork was conducted on July 2, 2014, between 10:00 AM and 11:20 AM. 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 coverage map showing the service area without the proposed installation represents areas of deficiency in the carrier's present indoor coverage. The map submitted to show the after coverage with the proposed new base station in operation was reportedly prepared on the same basis as the map of the existing conditions and so is 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,

A handwritten signature in black ink, appearing to read "Bill Hammett", with a long horizontal flourish extending to the right.

William F. Hammett, P.E.

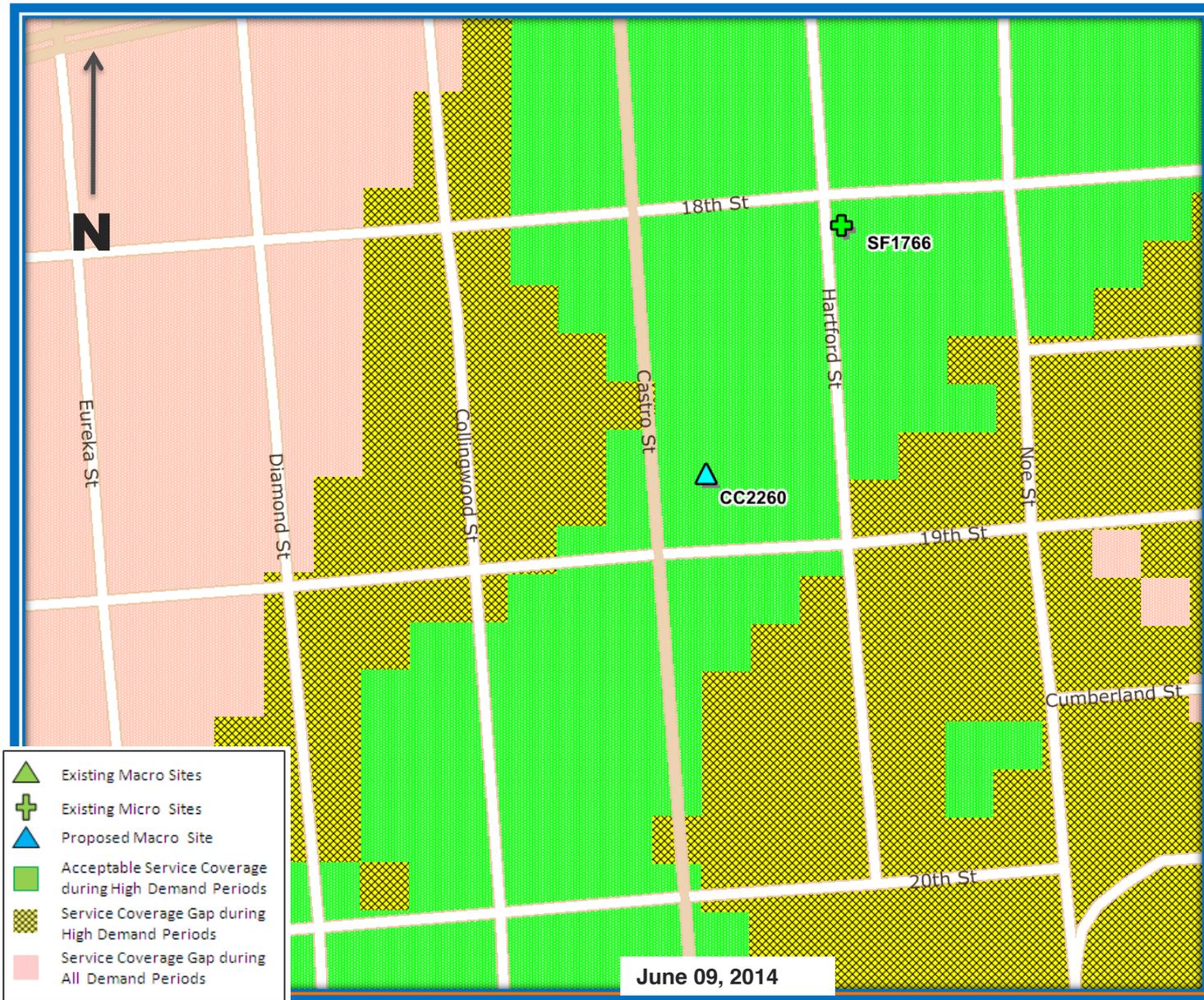
scn

Enclosures

cc: Ms. Talin Aghazarian (w/encls) - BY E-MAIL TALIN.AGHAZARIAN@ERICSSON.COM  
Mr. Michael Caniglia (w/encls) - BY E-MAIL MC0763@ATT.COM

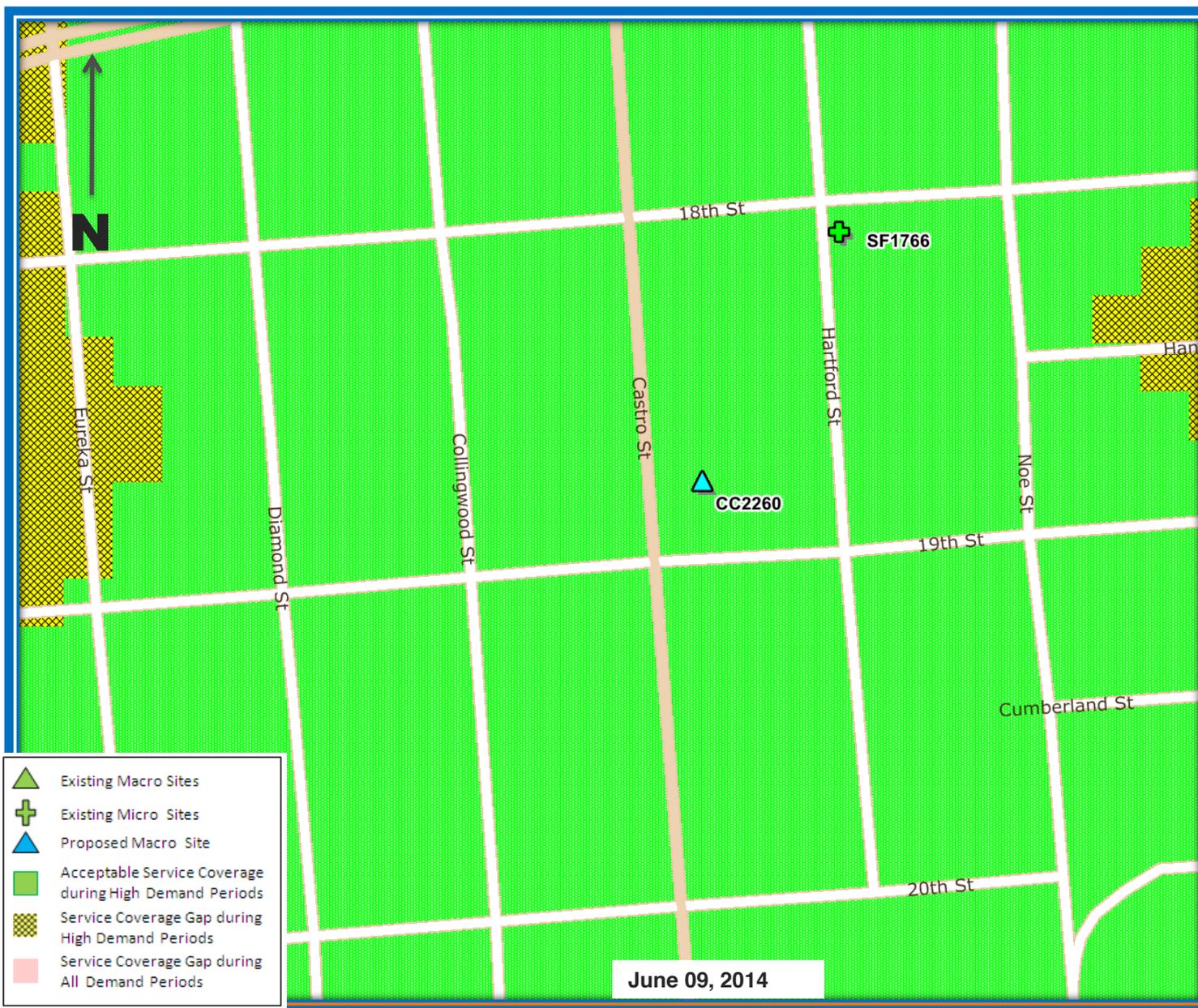
# Exhibit 2 - Proposed Site at 577 CASTRO St (CC2260)

Service Area BEFORE site is constructed



# Exhibit 4 - Proposed Site at 577 CASTRO St (CC2260)

Service Area AFTER site is constructed





# at&t

**CASTRO ST & 15TH ST  
577 CASTRO ST  
SAN FRANCISCO, CA 94114  
CCU2260**

**CASTRO ST  
&  
15TH ST**

**CCU2260  
577 CASTRO ST  
SAN FRANCISCO, CA 94114**

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	04/09/14	ZD 90%	C.C.
	06/12/14	ZD 100%	C.C.
	07/02/14	CLIENT REV	C.C.
	09/17/14	CLIENT REV	C.C.
	-	-	-
	-	-	-

DRAWN BY: C. CODY  
CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 09/17/14

**NOTE: RFDS IS STILL REQUIRED**

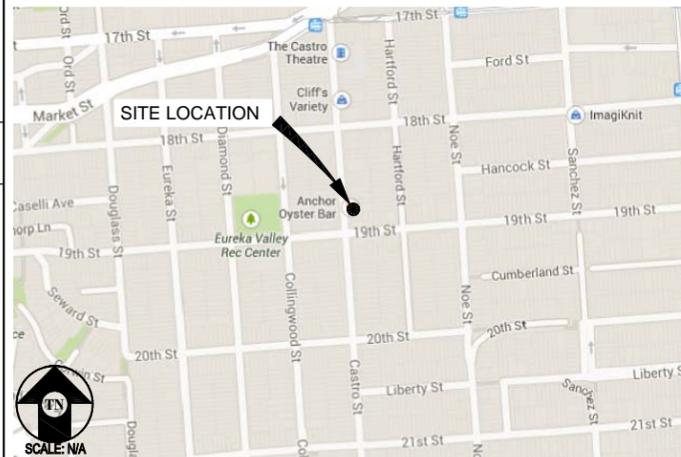
**PROJECT DESCRIPTION**

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF A 20'-7"x4'-3" (87 SQ FT) EQUIPMENT LEASE AREA & (P) 112 SQ FT ANTENNA LEASE AREA (199 SQ FT TOTAL) W/ (1) (P) RBA72 CABINET, (1) (P) RBA72-36 CABINET, & (4) (P) PURCELL CABINETS. ALSO INSTALLING (9) (P) AT&T ANTENNAS BEHIND A (P) FRP SCREEN, (18) (P) RRH UNITS, A (P) FC12 SPLICE BOX, A (P) H-FRAME, & (2) (P) DC12 SURGE SUPPRESSORS. DESIGN, PAINT, & TEXTURE (P) FRP SCREEN TO MATCH (E) PENTHOUSE.

**PROJECT INFORMATION**

SITE NAME: CASTRO ST & 15TH ST SITE #: CCU2260  
 COUNTY: SAN FRANCISCO JURISDICTION: CITY OF SAN FRANCISCO  
 BLOCK/LOT: 3583-059 POWER: PG&E  
 SITE ADDRESS: 577 CASTRO ST TELEPHONE: AT&T  
 SAN FRANCISCO, CA 94114  
 CURRENT ZONING: NCD-CASTRO STREET NEIGHBORHOOD COMMERCIAL  
 CONSTRUCTION TYPE: V-B  
 OCCUPANCY TYPE: U, (UNMANNED COMMUNICATIONS FACILITY)  
 HEIGHT / BULK: 40-X  
 PROPERTY OWNER: STEVEN DAVID TESSLER  
 584 CASTRO ST #345  
 SAN FRANCISCO, CA 94114  
 APPLICANT: AT&T  
 430 BUSH ST, 5TH FLOOR  
 SAN FRANCISCO, CA 94108  
 LEASING CONTACT: ATTN: MARK JONES  
 (330) 391-0360  
 ZONING CONTACT: ATTN: TALIN AGHAZARIAN  
 (510) 206-1674  
 CONSTRUCTION CONTACT: ATTN: WAYNE RUTLEDGE  
 (415) 802-9590  
 LATITUDE: N 37° 45' 34.93" NAD 83  
 LONGITUDE: W 122° 26' 4.60" NAD 83  
 AMSL: ±136.9'

**VICINITY MAP**



**DRIVING DIRECTIONS**

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108  
 TO: 577 CASTRO ST, SAN FRANCISCO, CA 94114

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN 0.1 MI
2. TAKE THE 3RD RIGHT ONTO MONTGOMERY ST 0.2 MI
3. TURN RIGHT ONTO MARKET ST 2.6 MI
4. TURN LEFT ONTO CASTRO ST 0.2 MI

END AT: 577 CASTRO ST, SAN FRANCISCO, CA 94114  
 ESTIMATED TIME: 10 MINUTES ESTIMATED DISTANCE: 3.1 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)
  - 2010 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	-
LS-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLAN & DETAILS	-
A-3	ANTENNA PLAN & DETAILS	-
A-4	ELEVATION	-
A-5	ELEVATION	-
A-6	ELEVATION	-
A-7	ELEVATION	-

**APPROVAL**

RF
LEASING
ZONING
CONSTRUCTION
AT&T

**Streamline Engineering and Design, Inc.**  
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
 Contact: Larry Houghton Phone: 916-275-4180  
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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

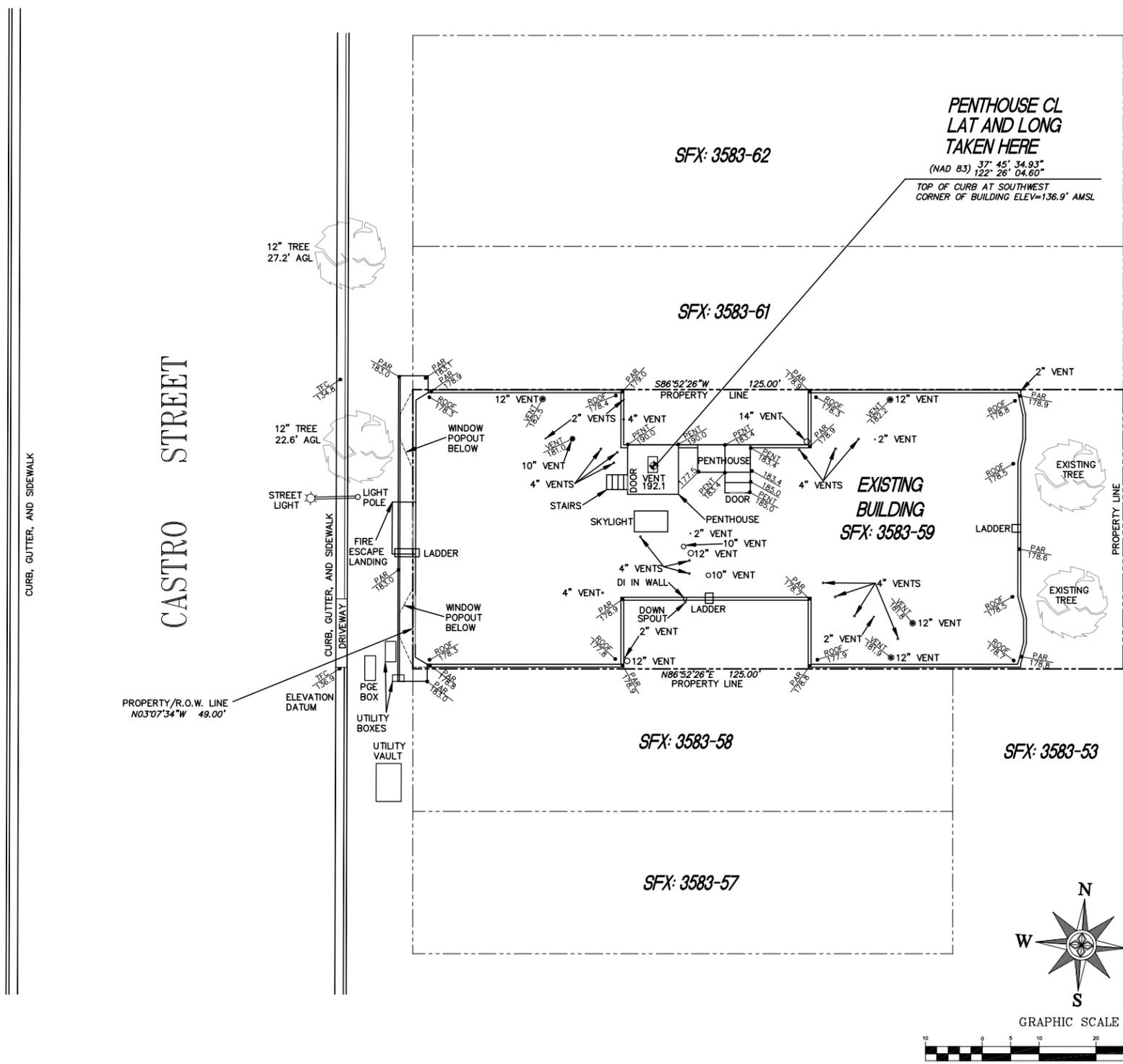
**at&t**  
 430 BUSH ST, 5TH FLOOR  
 SAN FRANCISCO, CA 94108

**SHEET TITLE:**

TITLE

**SHEET NUMBER:**

T-1



VICINITY MAP  
NT&

**PROPERTY INFORMATION**

OWNER: STEVEN DAVID TESSLER  
 ADDRESS: 584 CASTRO STREET #345  
 SAN FRANCISCO, CA 94114  
 SITE: CASTRO ST AND 15TH ST  
 577 CASTRO STREET  
 SAN FRANCISCO, CA 94114-2571  
 ASSESSOR'S PARCEL NUMBER: APN: 3583-59  
 EXISTING GROUND ELEVATION: TOP OF CURB AT SOUTHWEST  
 CORNER OF BUILDING ELEV=136.9' AMSL

**LESSOR'S LEGAL DESCRIPTION**

THE LAND IS SITUATED IN THE COUNTY OF SAN FRANCISCO,  
 STATE OF CALIFORNIA, RECORDED OCTOBER 31, 2012 IN  
 DOCUMENT NUMBER J535407-00.

NO EASEMENTS DESCRIBED ON SAID DOCUMENT CONFLICT  
 WITH THE PROPOSED PROJECT AREA.

**BASIS OF BEARING**

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE  
 NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 3,  
 DETERMINED BY GPS OBSERVATIONS.

**BENCHMARK**

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC  
 HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO  
 NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

**TITLE REPORT**

NO TITLE REPORT WAS PROVIDED.

**SURVEY DATE**

03/16/14

**SURVEYOR'S NOTES**

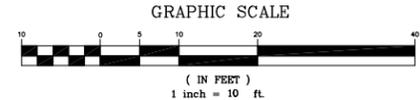
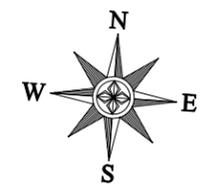
ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING  
 THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN  
 PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC  
 RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.  
 THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD  
 INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY  
 OF THE PROPERTY.

**UTILITY NOTES**

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN  
 OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE  
 CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY  
 OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO  
 CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS  
 THE RESPONSIBILITY OF THE CONTRACTOR.

**LEGEND**

- P.O.B. POINT OF BEGINNING
- VERTICAL CURB AND GUTTER
- RIGHT OF WAY
- ASPHALT DRIVEWAY
- TOP OF SLOPE
- TOP OF PARAPET
- TOP OF WALL
- LOT NUMBER
- GEODETIC COORDINATES
- SPOT ELEVATION
- DISH ANTENNA
- WATER CONTROL VALVE
- GUY CONDUCTOR
- FIRE HYDRANT
- FOUND AS NOTED
- POWER POLE
- LIGHT POLE
- ELECTRICAL TRANSFORMER
- AIR CONDITIONING UNIT
- TELEPHONE PEDISTAL
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- GAS VALVE
- GAS METER
- PROPERTY LINE
- CHAIN LINK FENCE
- MONOPOLE



**PROJECT AREA**  
10 SCALE

DATE	DESCRIPTION	REV.
03/31/14	SITE PLAN	

**HAYES**  
*Land Surveying  
 And Mapping*  
 2520 MARICAN COURT  
 CONCORD, CA 94518



**at&t**  
 2600 CAMINO RAMON  
 4TH FLOOR, WEST WING  
 SAN RAMON, CA 94583

TOPOGRAPHIC SURVEY  
 EXISTING CONDITIONS

CCU2260  
 CASTRO ST AND 15TH ST  
 577 CASTRO STREET  
 SAN FRANCISCO, CA

LS-1  
 SHEET 1 of 1

# CASTRO ST & 15TH ST

CCU2260  
577 CASTRO ST  
SAN FRANCISCO, CA 94114

## ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	04/09/14	ZD 90%	C.C.
	06/12/14	ZD 100%	C.C.
	07/02/14	CLIENT REV	C.C.
	09/17/14	CLIENT REV	C.C.
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	-	-	-

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

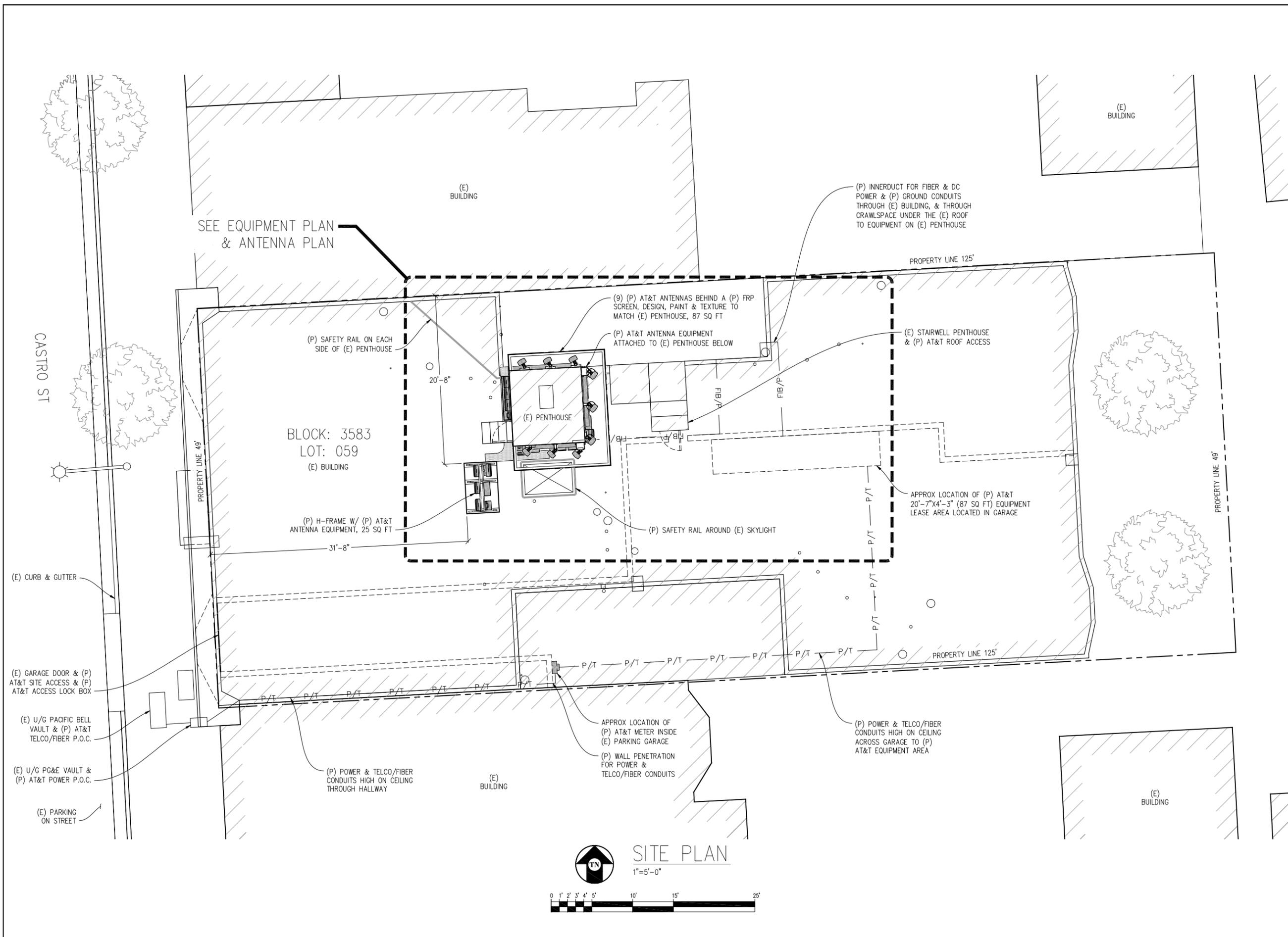
APPROVED BY: -

DATE: 09/17/14

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and Design, Inc.

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Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamline.com Fax: 916-660-1941

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**at&t**

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

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:  
A-1

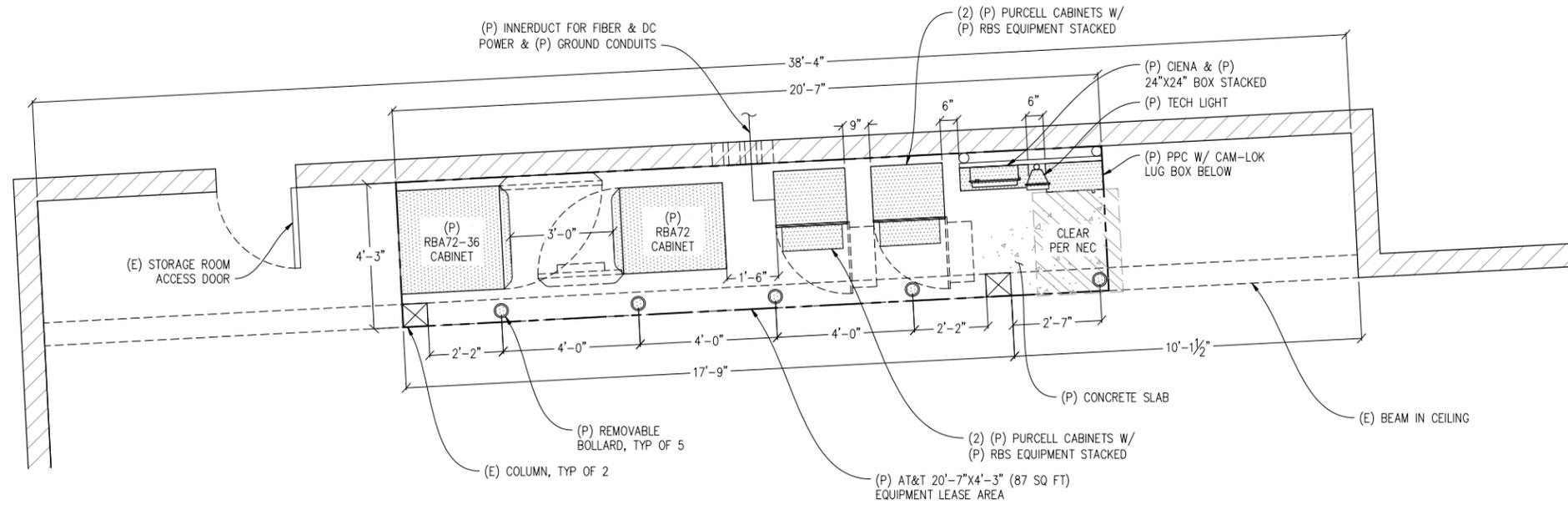
**CASTRO ST  
&  
15TH ST**

**CCU2260**  
577 CASTRO ST  
SAN FRANCISCO, CA 94114

**ISSUE STATUS**

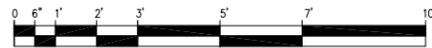
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	06/12/14	ZD 100%	C.C.
	07/02/14	CLIENT REV	C.C.
	09/17/14	CLIENT REV	C.C.
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	-	-	-

DRAWN BY: C. CODY  
CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 09/17/14

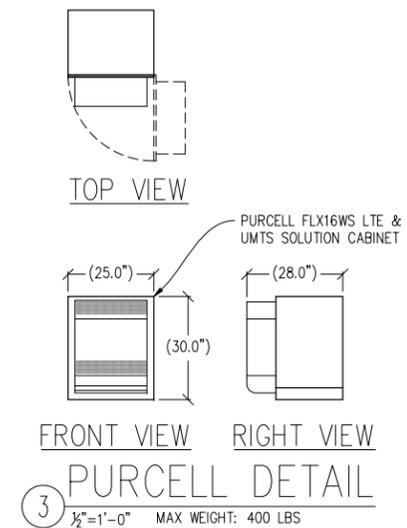
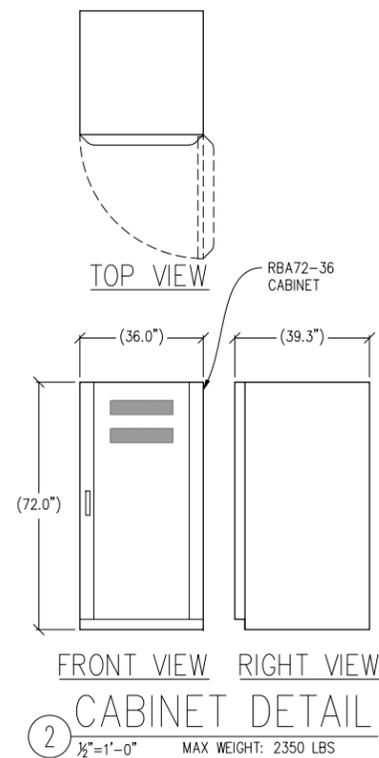
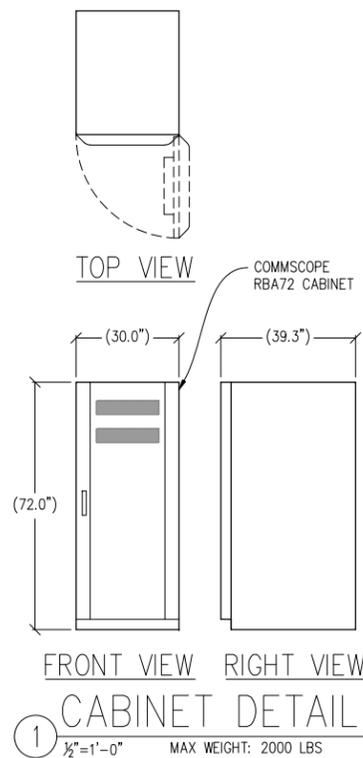


**EQUIPMENT PLAN**

1/2" = 1'-0"



NOTE:  
IF REQUIRED LATER, ACOUSTIC BLANKET MATERIAL WILL BE INSTALLED AROUND THE EQUIPMENT FOR SOUND ABATEMENT PURPOSES



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

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

**CASTRO ST  
&  
15TH ST**

CCU2260  
577 CASTRO ST  
SAN FRANCISCO, CA 94114

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CHECKED BY: J. GRAY

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DATE: 09/17/14

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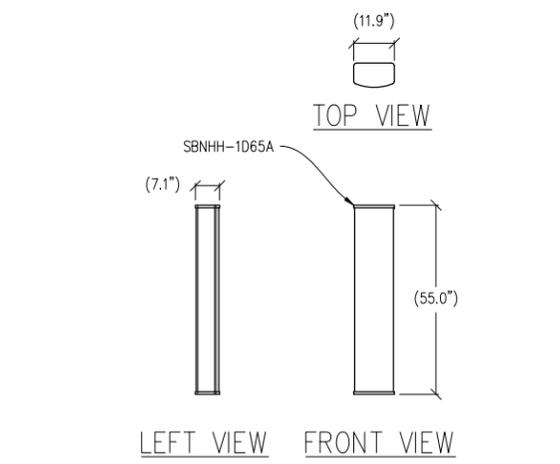
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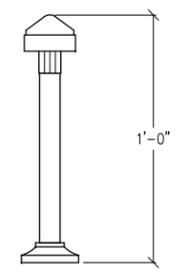
ANTENNA PLAN  
& DETAILS

SHEET NUMBER:

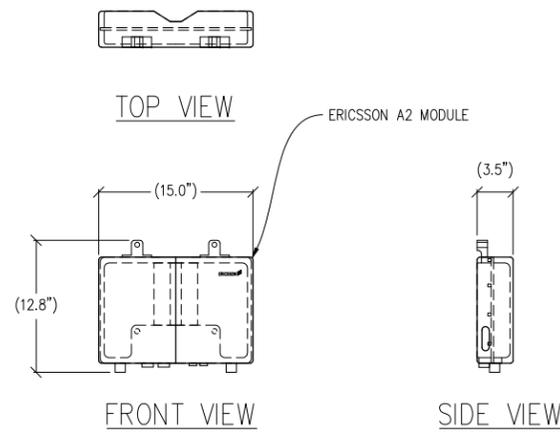
**A-3**



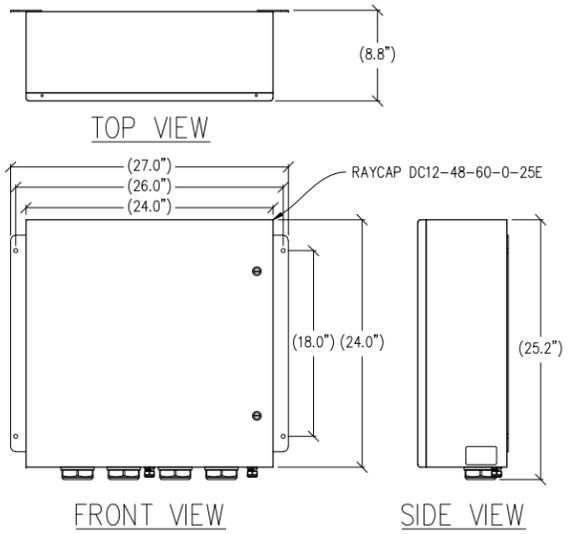
① ANTENNA DETAIL  
1/2"=1'-0" MAX WEIGHT: 34 LBS



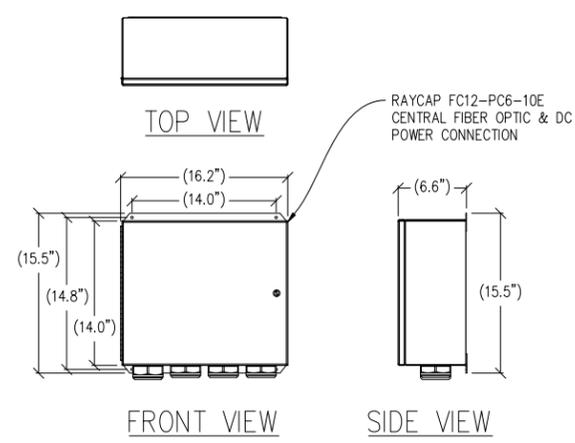
② GPS DETAIL  
3"=1'-0"



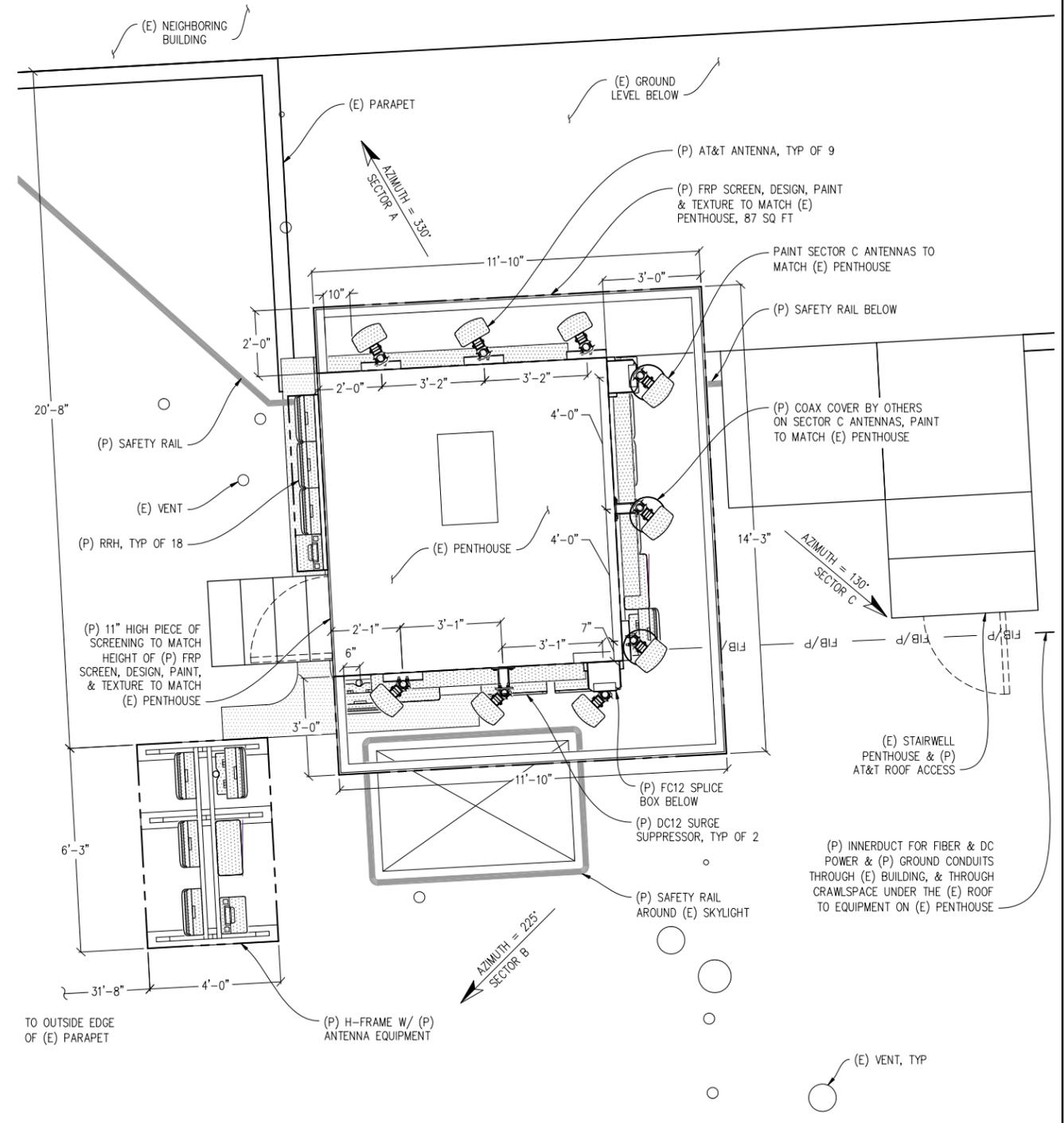
③ A2 MODULE DETAIL  
1 1/2"=1'-0" MAX WEIGHT: 22 LBS



④ SURGE SUPPRESSION DETAIL  
1 1/2"=1'-0" MAX WEIGHT: 56.3 LBS



⑤ SPLICE BOX DETAIL  
1 1/2"=1'-0" MAX WEIGHT: 20.4 LBS



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

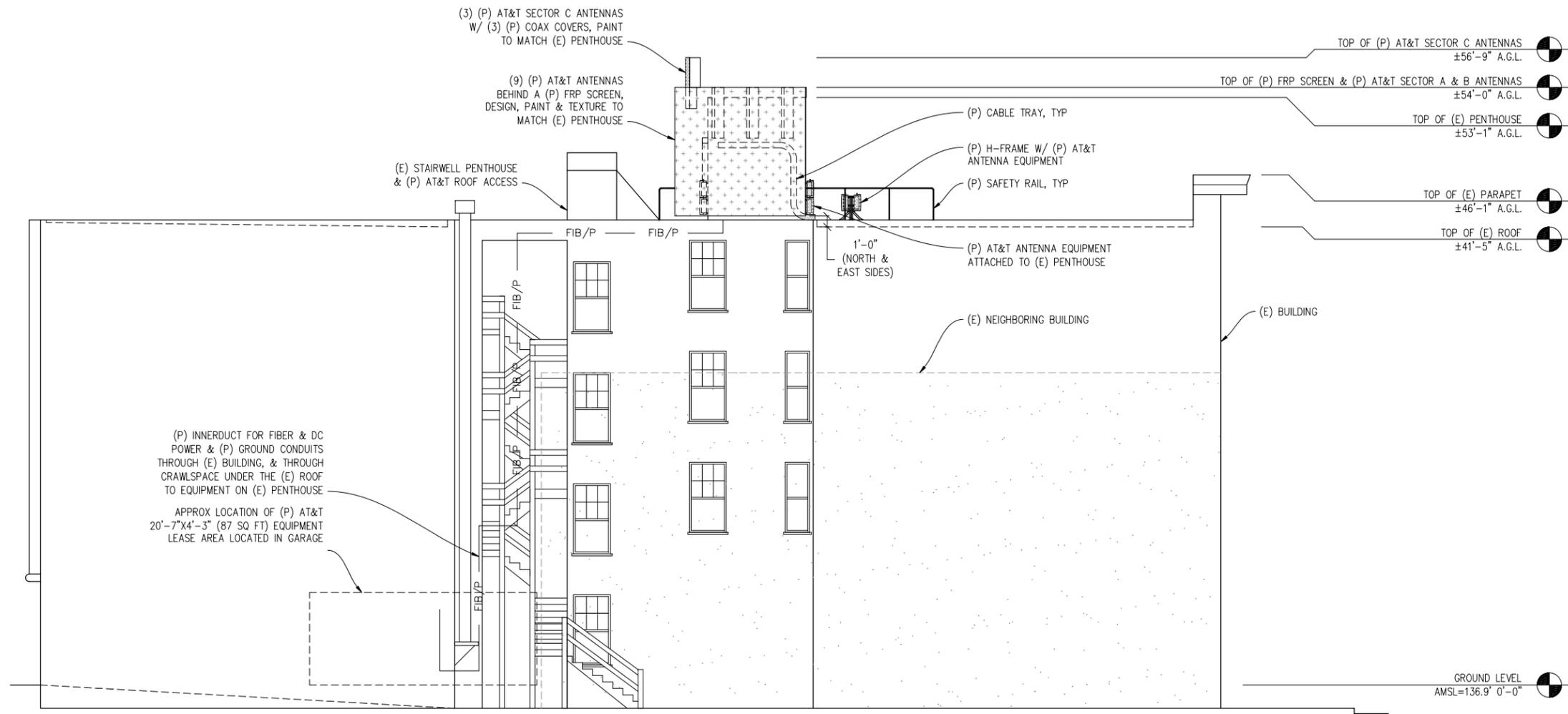
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577 CASTRO ST  
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DRAWN BY: C. CODY  
CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 09/17/14



**NORTH ELEVATION**

3/16" = 1'-0"

VIEW FROM 18TH ST

**Streamline Engineering**  
**and Design, Inc.**

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SAN FRANCISCO, CA 94108

SHEET TITLE:

ELEVATION

SHEET NUMBER:

**A-4**

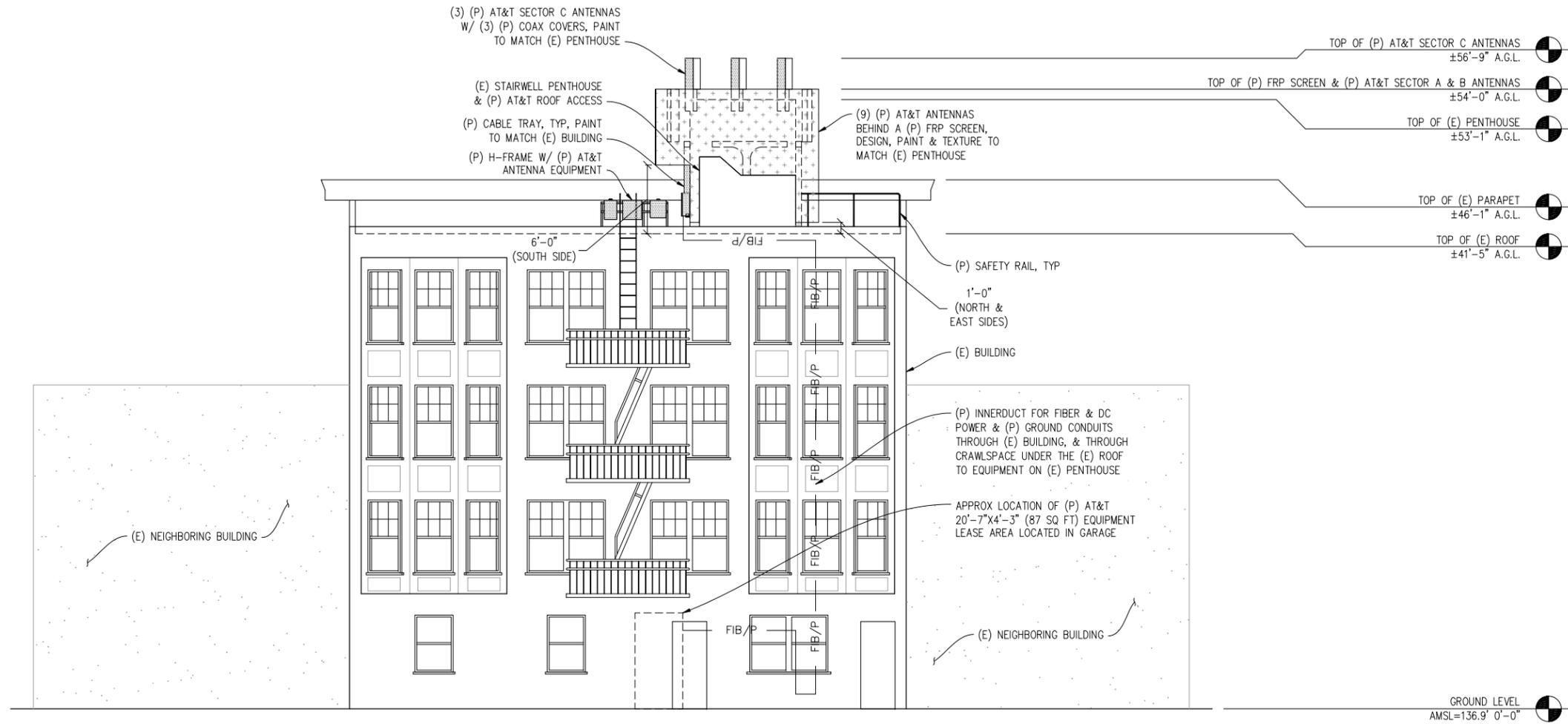
**CASTRO ST  
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15TH ST**

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	09/17/14	CLIENT REV	C.C.
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	-	-	-

DRAWN BY: C. CODY  
CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 09/17/14



**EAST ELEVATION**

3/16"=1'-0"

VIEW FROM HARTFORD ST

**Streamline Engineering**  
and Design, Inc.

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**SHEET TITLE:**  
ELEVATION

**SHEET NUMBER:**  
A-5

# CASTRO ST & 15TH ST

CCU2260  
577 CASTRO ST  
SAN FRANCISCO, CA 94114

## ISSUE STATUS

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	09/17/14	CLIENT REV	C.C.
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DRAWN BY: C. CODY

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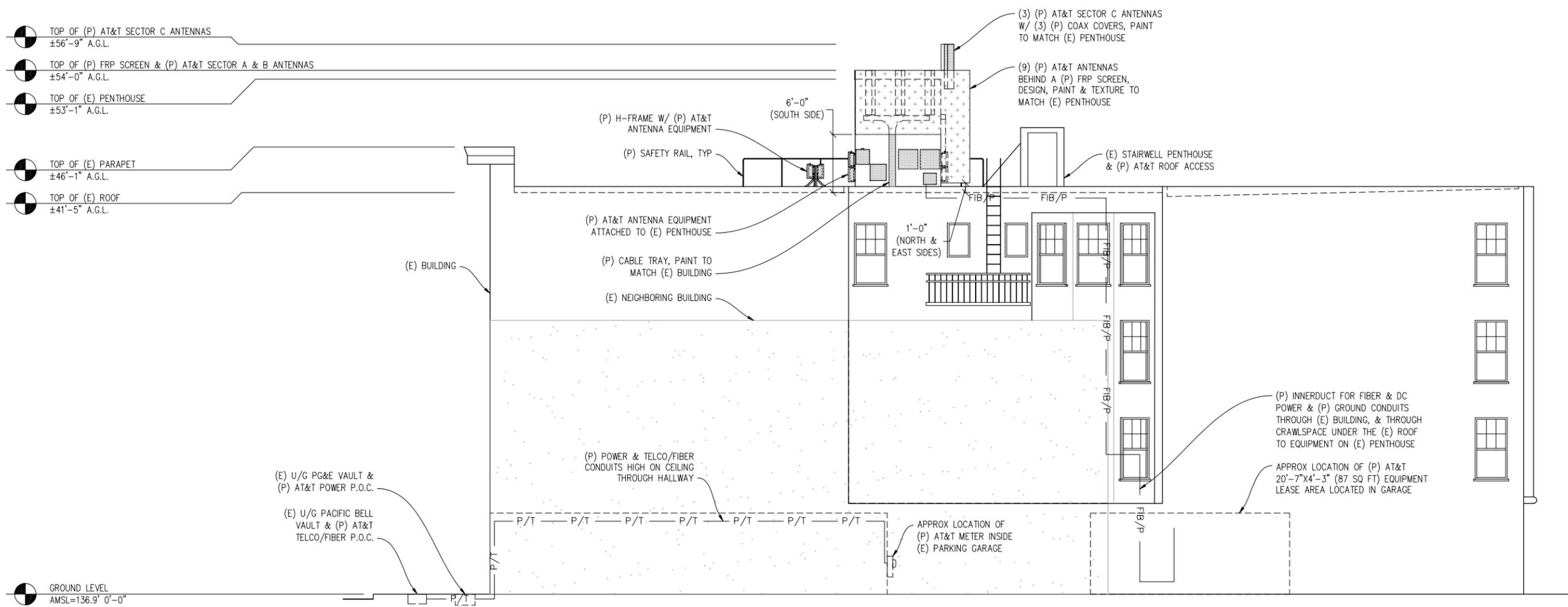
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## SOUTH ELEVATION

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

**at&t**

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

SHEET TITLE:
ELEVATION
SHEET NUMBER:
A-6

**CASTRO ST  
&  
15TH ST**

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577 CASTRO ST  
SAN FRANCISCO, CA 94114

**ISSUE STATUS**

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	-	-	-

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CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 09/17/14



**WEST ELEVATION**

3/8"=1'-0"

VIEW FROM CASTRO ST

**Streamline Engineering**  
and Design, Inc.

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SHEET TITLE:

ELEVATION

SHEET NUMBER:

**A-7**