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Executive Summary
Conditional Use Authorization
HEARING DATE: JANUARY 8, 2015

Date:	December 30, 2014
Case No.:	**2011.0919C**
Project Address:	**1010 Bush Street**
Current Zoning:	RC-4 (Residential - Commercial, High Density) 65-A Height and Bulk District
Block/Lot:	**0276/007**
Project Sponsor:	AT&T Mobility represented by Eric Lentz, Permit Me, Inc. 530 Bush Street, 5th Floor San Francisco, CA 94108
Staff Contact:	Omar Masry – (415) 575-9116 Omar.Masry@sfgov.org

PROJECT DESCRIPTION

The proposal is to allow the development of an AT&T Mobility macro wireless telecommunication services ("WTS") facility. The macro WTS facility would consist of nine (9) rooftop-mounted panel antennas and electronic equipment necessary to run the facility on the roof and in the basement of an existing mixed-use building. Based on the zoning and land use, the WTS facility is proposed on a Location Preference 5 Site (Preferred Location, Mixed-Use Buildings in High Density Districts) according to the WTS Facilities Siting Guidelines.

The antennas would be placed in three separate locations (sectors) on the rooftop. The first cluster of six (6) antennas (Sectors B and C) would be mounted on the roof of the penthouse. Each antenna would be unscreened and freestanding, but wrapped with a shroud along the rear of each panel antenna to reduce the visibility of cabling and the bracket systems necessary to stabilize each antenna. The cluster would also be surrounded by an 18-inch tall screen wall to further reduce visibility of roof mount brackets and cabling. The three (3) remaining antennas (Sector A) would be mounted to the east-facing wall of the rooftop penthouse and screened by two (2) screening enclosures intended to mimic minor projections of the existing penthouse facade. The panel antennas would measure approximately 57" high, by 17" wide, by 7" thick.

Electronic equipment necessary to run the facility would be located in two locations. A portion of the equipment would be located on the roof, composed of cable trays connecting the conduit used to power the antennas, and clusters of radio relay units (RRUs) on the lower roof. The low profile of the cable trays and RRUs (approximately two feet above roof) will ensure they are not visible from adjacent public rights-of-way. Additional electronic equipment including battery back-up cabinets would be located in a 395 square-foot room in the basement.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on Assessor's Block 0276, Lot 007 at the northwest corner of Bush and Jones Streets. The subject building features an approximately 45-foot tall, four-story mixed-use building featuring three stories of residential hotel units above ground floor commercial space (Cybelle's Pizza), and a smaller 10-foot tall penthouse structure, featuring dwelling units on the roof.

The subject building is currently operated as a short and long term residential hotel, and was constructed circa 1907. The subject building is considered a Known Historic Resource (Hotel Rich), and is located in the "Apartment Hotel" National Register Historic District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site lies within the Nob Hill neighborhood and is surrounded by a mix of mid-rise (three and to six stories) residential and mixed-use (residential floors over ground floor commercial) buildings in every direction. The surrounding properties to the east, south, and west are located within an RC-4 (Residential-Commercial, High Density) Zoning District. Properties to the north are located within the RM-4 (Residential-Mixed, High Density) Zoning District.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 19, 2014	December 17, 2014	22 days
Posted Notice	20 days	December 19, 2014	December 19, 2014	20 days
Mailed Notice	10 days	December 29, 2014	December 19, 2014	20 days

PUBLIC COMMENT

As of December 30, 2014, the Department has received twelve (12) e-mails and calls from residents in opposition to the Project based on health concerns related to radio-frequency (RF) emissions and the effects the proposed antennas may have on views from adjacent residential dwellings to the north of the Project Site.

In addition, the Project Sponsor held a community meeting at the First Congressional Church, at 1300 Polk Street, to discuss the Project at 7:00 p.m. on November 2, 2011. Eight (8) community members attended the meeting. Concerns included the Planning review process, aesthetic effects, and health concerns related RF emissions.

The Project was continued indefinitely from the May 8, 2014 Planning Commission hearing. A new mailed notice, posted notice, and classified news ad were issued.

ISSUES AND OTHER CONSIDERATIONS

- Health and safety aspects of all wireless Projects are reviewed under the Department of Public Health and the Department of Building Inspections. 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 policies.

REQUIRED COMMISSION ACTION

Pursuant to Sections 209.6(b) and 303 of the Planning Code, Conditional Use Authorization is required for a macro WTS facility in an RC-4 (Residential - Commercial, High Density) Zoning District.

BASIS FOR RECOMMENDATION

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

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the Objectives and Policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182, 16539, and 18523 supplementing the 1996 WTS Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the FCC.
- The Project Site is considered a Limited Preference Location (Location Preference 5), according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, as the Project Site is considered a Mixed-Use Building in a High Density Zoning District.
- Based on propagation maps provided by AT&T Mobility, the Project would provide enhanced 700 - 2170 Megahertz 4G LTE (4th Generation, Long-Term-Evolution, voice and data) coverage in an area that currently experiences gaps in coverage and capacity.
- Based on the analysis provided by AT&T Mobility, the Project will provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.
- The antennas would be screened from view from adjacent public rights-of-way through the use of two screen wall elements attached to the east face of the rooftop penthouse. The unscreened antennas would be sufficiently set back far enough from any primary façade and at a height, so as to ensure they are not visible from adjacent public rights-of-way, and only minimally visible from locations further east along Bush Street.
- The facility would continue to avoid intrusion into public vistas, avoid disruption of the architectural integrity of building and insure harmony with neighborhood character.

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

RECOMMENDATION:	**Approval with Conditions**

☒	Executive Summary	☒	Project sponsor submittal
☒	Draft Motion		Drawings: Proposed Project
☒	Zoning District Map	☒	Check for legibility
☐	Height & Bulk Map	☒	Photo Simulations
☒	Parcel Map	☒	Coverage Maps
☒	Sanborn Map	☒	RF Report
☒	Aerial Photo	☒	DPH Approval
☒	Context Photos	☒	Community Outreach Report
☒	Site Photos	☒	Independent Evaluation

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

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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 209.6(b) TO INSTALL A MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF UP TO NINE PARTIALLY SCREENED PANEL ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED ON THE ROOFTOP AND BASEMENT OF AN EXISTING MIXED-USE BUILDING AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK, WITHIN AN RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 24, 2011, AT&T Mobility (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for Conditional Use Authorization on the property at 1010 Bush Street, Lot 007 in Assessor's Block 0276, (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 in the basement of the subject building, as part of AT&T Mobility's telecommunications network, within an RC-4 (Residential-Commercial, High Density) Zoning District, and 40-X Height and Bulk District.

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

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

On January 8, 2015, 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. 2011.0919C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.

2. **Site Description and Present Use**. The Project Site is located on Assessor's Block 0276, Lot 007 at the northwest corner of Bush and Jones Street. The subject building features an approximately 45-foot tall, four-story mixed-use building featuring three stories of residential hotel dwellings above ground floor commercial space (Cybelle's Pizza), and a smaller 10-foot tall penthouse structure, featuring dwelling units on the roof.

   The subject building is currently operated as a short and long term residential hotel, and was constructed circa 1907. The subject building is considered a Known Historic Resource (Hotel Rich), and is located in the "Apartment Hotel" National Register Historic District.

3. **Surrounding Properties and Neighborhood**. The Project Site lies within the Nob Hill neighborhood and is surrounded by a mix of mid-rise (three to six stories) residential and mixed-use (residential floors over ground floor commercial) buildings in every direction.

   The surrounding properties to the east, south, and west are located within an RC-4 (Residential-Commercial, High Density) Zoning District. Properties to the north are located within the RM-4 (Residential-Mixed, High Density) Zoning District.

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) rooftop-mounted panel antennas and electronic equipment

necessary to run the facility on the roof and in the basement of an existing mixed-use building.

The antennas would be placed in three separate locations (sectors) on the rooftop. The first cluster of six (6) antennas (Sectors B and C) would be mounted on the roof of the penthouse. Each antenna would be unscreened and freestanding, but wrapped with a shroud along the rear of each panel antenna to reduce the visibility of cabling and the bracket systems necessary to stabilize each antenna. The cluster would also be surrounded by an 18-inch tall screen wall to further reduce visibility of roof mount brackets and cabling. The three (3) remaining antennas (Sector A) would be mounted to the east-facing wall of the rooftop penthouse and screened by two (2) screening enclosures intended to mimic minor projections of the existing penthouse facade. The panel antennas would measure approximately 57" high, by 17" wide, by 7" thick.

Electronic equipment necessary to run the facility would be located in two locations. A portion of the equipment would be located on the roof, composed of cable trays connecting the conduit used to power the antennas, and clusters of radio relay units (RRUs) on the lower roof. The low profile of the cable trays and RRUs (approximately two feet above roof) will ensure they are not visible from adjacent public rights-of-way. Additional electronic equipment including battery back-up cabinets would be located in a 395 square-foot room in the basement.

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 were 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. Based on the zoning and land use, the WTS facility is proposed on a Location Preference 5 Site (Preferred Location, Mixed-Use Buildings in High Density Districts) according to the WTS Facilities Siting Guidelines.

   The Project Sponsor submitted an Alternative Site Analysis, which was evaluated by staff, and described the lack of available and feasible sites considered preferential (Location Preferences 1 through 4). The Project Site is located immediately adjacent residential uses zoned (RM-4, Residential – Mixed, High Density); however the Project will have no land use impacts, and only limited visual or aesthetic effects due to the proposed WTS facility.

   Specifically, the partially screened antennas (Sectors B & C), would rise approximately six (6) feet above the penthouse roof, but would not block private views, nor have an effect, with respect to light (shadows) or air flow on adjacent dwellings, such as the apartment building immediately to the north of the Project Site. Furthermore, the primary equipment cabinets (approximately 6 feet in height, with a bulk equivalent to a large refrigerator) would be located in a basement room, instead of on the roof.

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 1% of the FCC public exposure limit.

   AT&T Mobility proposes to install nine panel antennas. The antennas will be mounted at a height of approximately 50 to 57 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.024 mW/sq. cm., which is 3.2% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends between 71 to 87 feet and includes portions of the rooftop areas. Post installation measurement must be taken in order to verify compliance with the FCC standard. 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 (39 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 First Congressional Church, at 1300 Polk Street, to discuss the Project at 7:00 p.m. on November 2, 2011. Eight (8) community members attended the meeting. Concerns included the Planning review process, aesthetic effects, and health concerns related RF emissions.

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 December 30, 2014, the Department has received twelve (12) e-mails and calls from residents in opposition to the Project based on health concerns related to radio-frequency (RF) emissions and the effects the proposed antennas may

have on views from adjacent residential dwellings to the north of the Project site.

15. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

    A. **Use.** Per Planning Code Section 209.6(b), a Conditional Use Authorization is required for the installation of communications utility, in RC-4 Zoning District.

16. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project does comply with said criteria in that:

    A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

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

        The proposed project at 1010 Bush Street is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding nature of the vicinity. The placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, to avoid disruption of the architectural design integrity of buildings, and insure harmony with the existing neighborhood character and 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 1010 Bush Street is necessary in order to achieve sufficient street and in-building mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide that the Project Site is the most viable location, based on factors including quality of coverage and aesthetics.

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

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

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

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

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

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

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

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

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

With the exception of six (6) partially screened panel antennas; the roof-mounted equipment areas, and three (3) remaining antennas are screened so as to approximate mechanical appurtenances normally found on similar building rooftops. Related electronic equipment would be placed at a height and setback from roof edge so as to be minimally visible from adjacent public rights-of-way. The proposed antennas and equipment will not affect landscaping, open space, parking, lighting or signage at the Project Site or surrounding area.

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

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

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

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

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

HOUSING ELEMENT
Objectives and Policies

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

OBJECTIVE 12:
BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.3:
Ensure new housing is sustainable supported by the City's public infrastructure systems.

The Project will improve AT&T Mobility's coverage and capacity along Jones and Bush Streets, which are primary commercial corridors in the Nob Hill Neighborhood.

URBAN DESIGN ELEMENT
Objectives and Policies

HUMAN NEEDS

OBJECTIVE 4:
IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.14:
Remove and obscure distracting and cluttering elements.

The height, setback from roof edge, and use of screening would ensure the facility does not appear cluttered or distracting.

COMMERCE AND INDUSTRY ELEMENT
Objectives and Policies

OBJECTIVE 1:
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1:
Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

Policy 2:
Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

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

OBJECTIVE 2:
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 1:
Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 3:
Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

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

OBJECTIVE 4:
IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 1:
Maintain and enhance a favorable business climate in the City.

Policy 2:
Promote and attract those economic activities with potential benefit to the City.

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

VISITOR TRADE

OBJECTIVE 8:
ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

Policy 8.3:
Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

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

COMMUNITY SAFETY ELEMENT
Objectives and Policies

OBJECTIVE 3:
ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.

Policy 1:
Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

Policy 2:
Develop and maintain viable, up-to-date in-house emergency operations plans, with necessary equipment, for operational capability of all emergency service agencies and departments.

Policy 3:
Maintain and expand agreements for emergency assistance from other jurisdictions to ensure adequate aid in time of need.

Policy 4:
Establish and maintain an adequate Emergency Operations Center.

Policy 5:
Maintain and expand the city's fire prevention and fire-fighting capability.

Policy 6:
Establish a system of emergency access routes for both emergency operations and evacuation.

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

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

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

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

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

No residential uses would be displaced or altered in any way by the granting of this Authorization. The facility consists of roof-mounted equipment and an equipment area in the basement. The roof-mounted equipment would be partially screened, and will 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 impact 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 Known Historic Resource (Hotel Rich). The proposed WTS facility would not be visible from adjacent public rights-of-way, with the exception of screening elements intended to mimic an expansion of the existing penthouse. The proposed WTS facility would not obscure or detract from the subject building, or adjacent historic resources, such as buildings surrounding the Project site. The antennas and roof mounted equipment are not attached to the primary façades, cornices, or any character defining elements exhibiting craftsmanship.

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

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

19. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

20. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use Authorization under Planning Code Sections 209.6(b) and 303 to install up to nine (9) partially screened panel antennas and associated equipment cabinets on the roof and in the basement of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 (Preferred Location, Mixed-Use Building in a High Density District) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an RC-4 (Residential – Commercial, High Density) Zoning 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 March 8, 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.

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **January 8, 2015**.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 8, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 209.6(b) and 303 to install up to nine (9) partially screened panel antennas and associated equipment cabinets on the roof and in the basement of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 (Preferred Location, Mixed-Use Building in a High Density District) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an RC-4 (Residential – Commercial, High Density) Zoning 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 March 8, 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 **January 8, 2015** under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use Authorization is only an approval of the proposed project and conveys no independent right to construct the Project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org .

DESIGN – COMPLIANCE AT PLAN STAGE

3. **Plan Drawings - WTS**. Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
   a. Structure and Siting. Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
   b. For the Project Site, regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
   c. Emissions. Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.
      For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org .

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

   For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org .

MONITORING - AFTER ENTITLEMENT

5. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

8. **Implementation Costs - WTS**.
   a. The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.
   b. The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with implementation of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Technology, Office of the City Attorney, or any other appropriate City Department or agency. The Planning Department shall collect such costs on behalf of the City.
   c. The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.
      For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Implementation and Monitoring - WTS**. In the event that the Project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **Project Implementation Report - WTS**. The Project Sponsor shall prepare and submit to the Zoning Administrator a Project Implementation Report. The Project Implementation Report shall:
    a. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
    b. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
    c. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during

normal business hours on a non-holiday weekday with the subject equipment measured while operating at maximum power.

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

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

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

    For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **Installation - WTS.** Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.
    For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

13. **Periodic Safety Monitoring - WTS.** The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.

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

OPERATION

14. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

15. **Out of Service – WTS**. The Project Sponsor or Property Owner shall remove antennas and equipment that has been out of service or otherwise abandoned for a continuous period of six months.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

16. **Emissions Conditions – WTS**. It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.
For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

17. **Noise and Heat – WTS**. The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Control Ordinance. The WTS facility, including power source and any heating/cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.
For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

18. **Transfer of Operation – WTS**. Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

19. **Compatibility with City Emergency Services – WTS**. The facility shall not be operated or caused to transmit on or adjacent to any radio frequencies licensed to the City for emergency telecommunication services such that the City's emergency telecommunications system experiences interference, unless prior approval for such has been granted in writing by the City.
For information about compliance, contact the Department of Technology, 415-581-4000, http://sfgov3.org/index.aspx?page=1421

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:

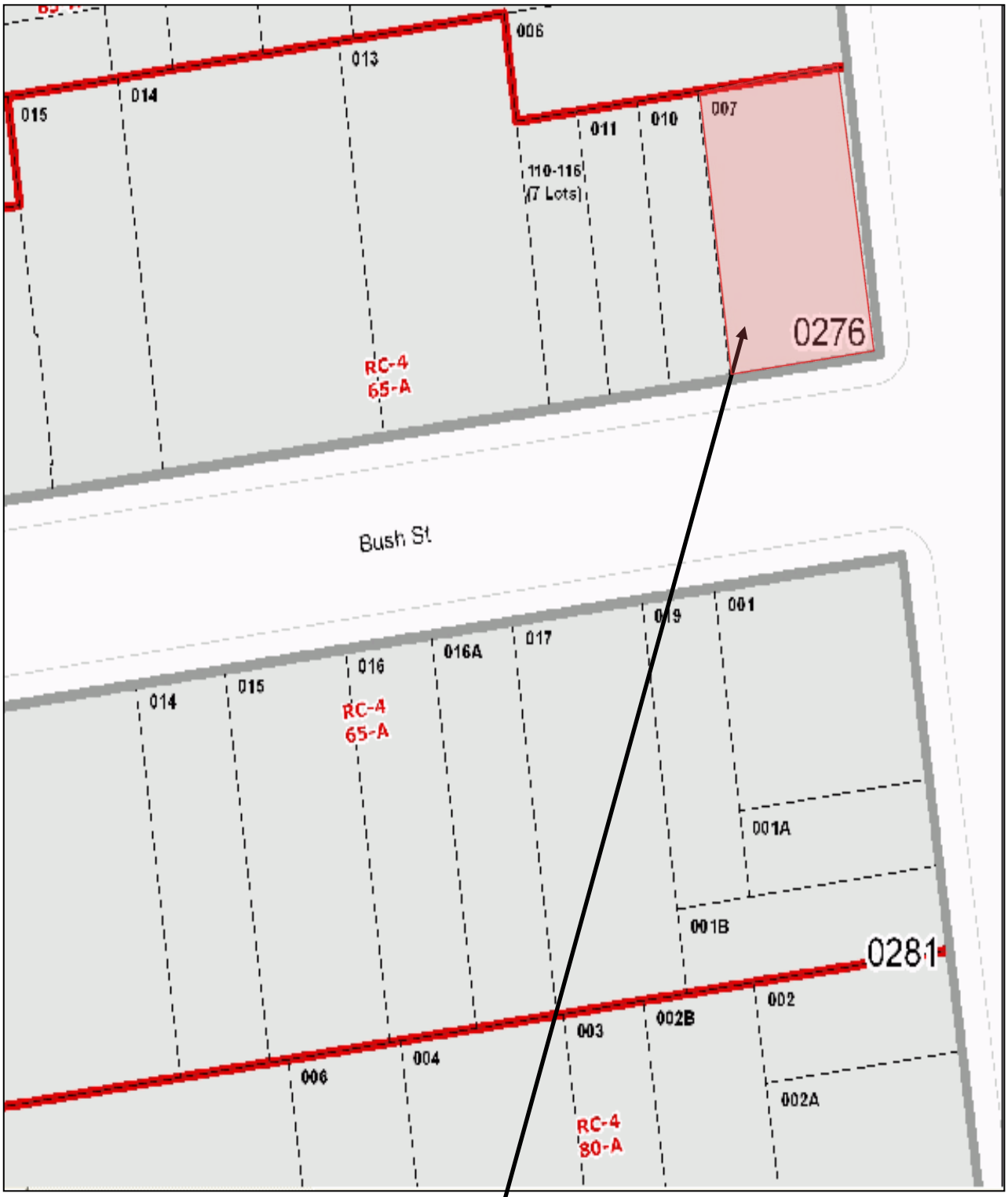
Facing North on Jones Street

Facing South on Jones Street

Facing East on Bush Street

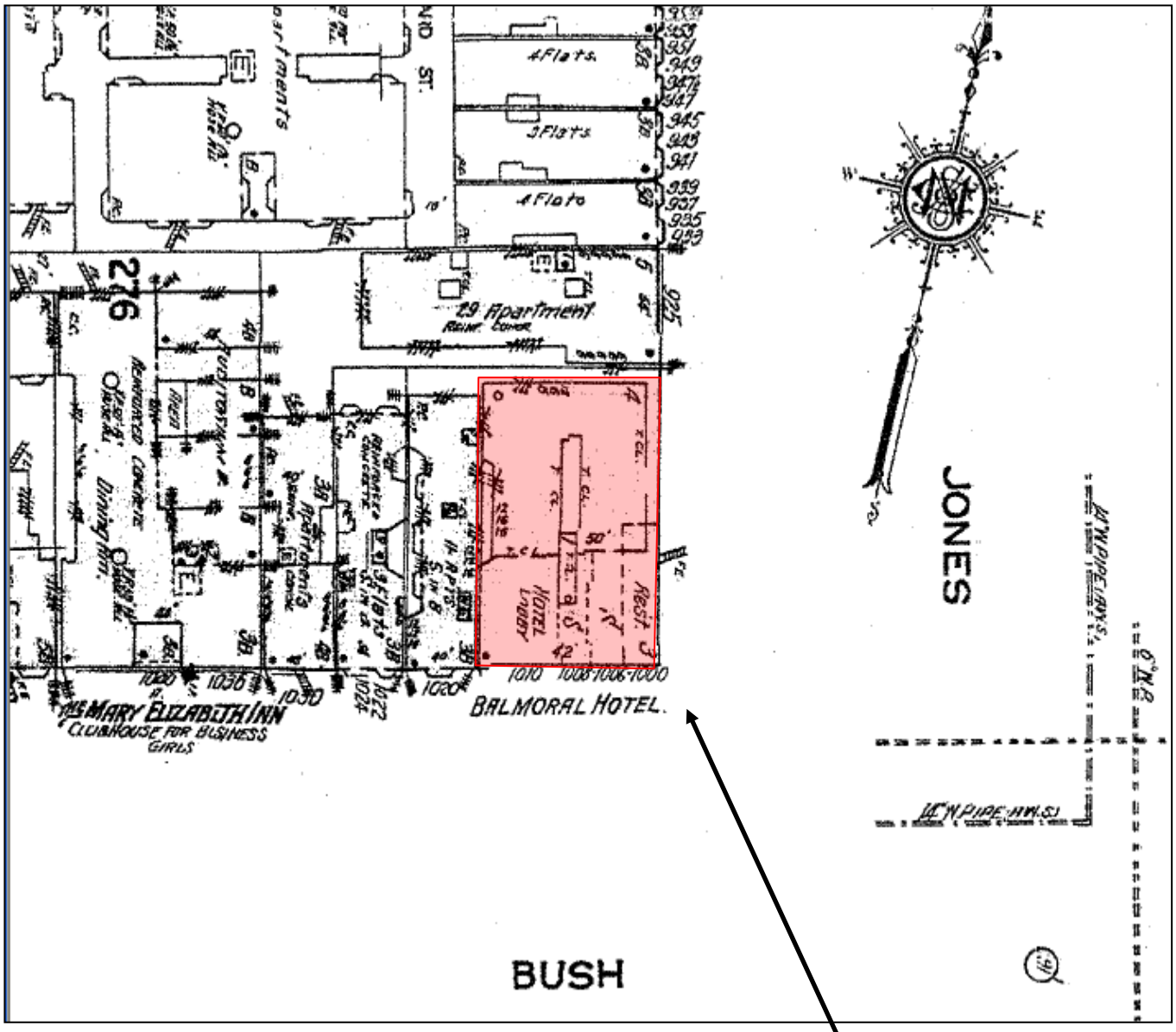
Facing West on Bush Street

Parcel Map



Case Number 2011.0919CC
AT&T Mobility WTS Facility
1010 Bush Street

Sanborn Map*



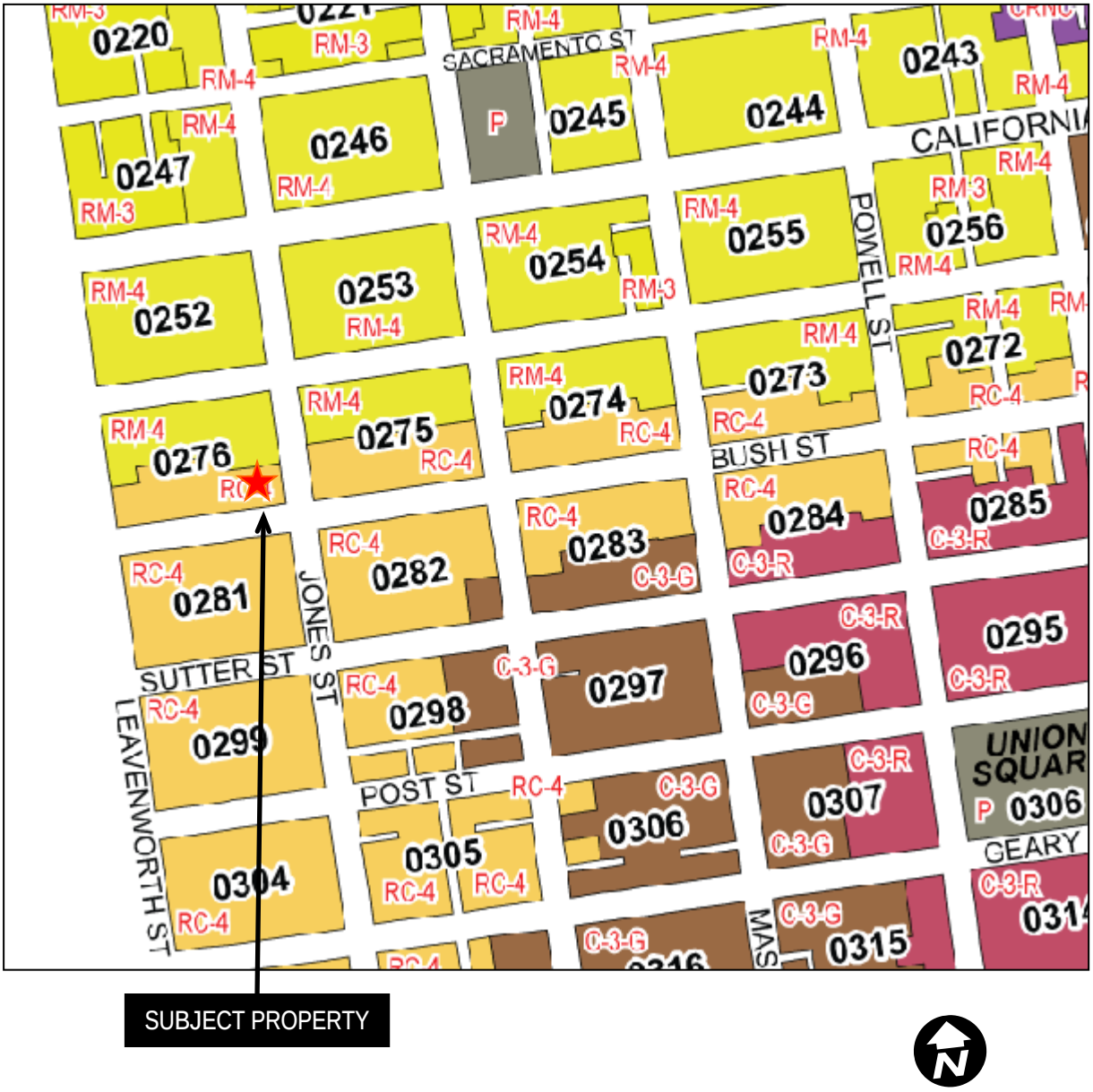
**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Case Number 2011.0919C
AT&T Mobility WTS Facility
1010 Bush Street

Aerial Photo

Case Number 2011.0919C
AT&T Mobility WTS Facility
1010 Bush Street

Zoning Map



Case Number 2011.0919C
AT&T Mobility WTS Facility
1010 Bush Street

January 12, 2014

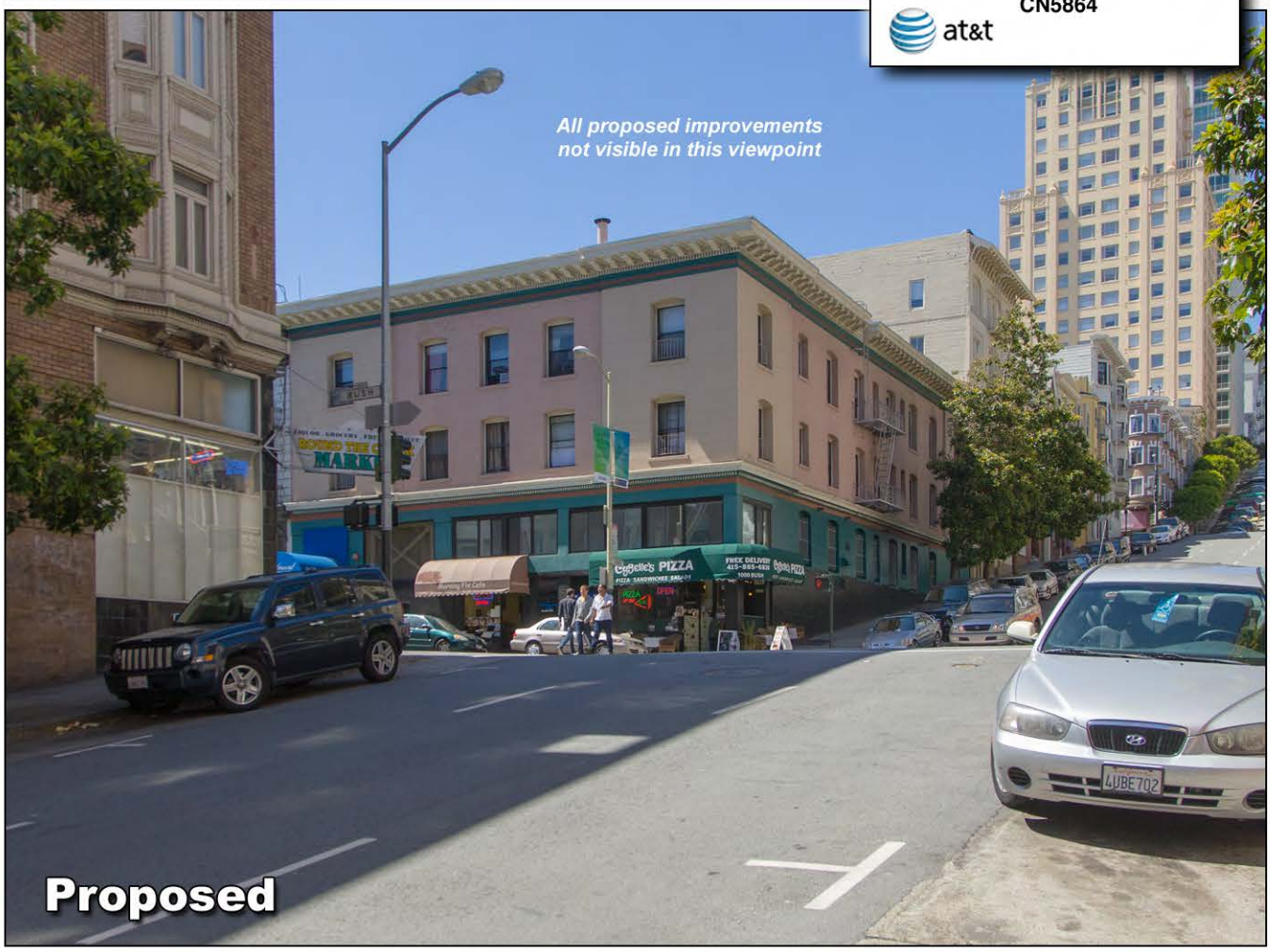
Photosimulation of view looking east along Bush Street.

Previsualists
Creative Computer Graphics, Inc.

January 12, 2014

Photosimulation of view looking north along Jones Street, south of Bush Street.

1010 Bush Street
1010 Bush Street
San Francisco, CA 94109
CN5864
at&t

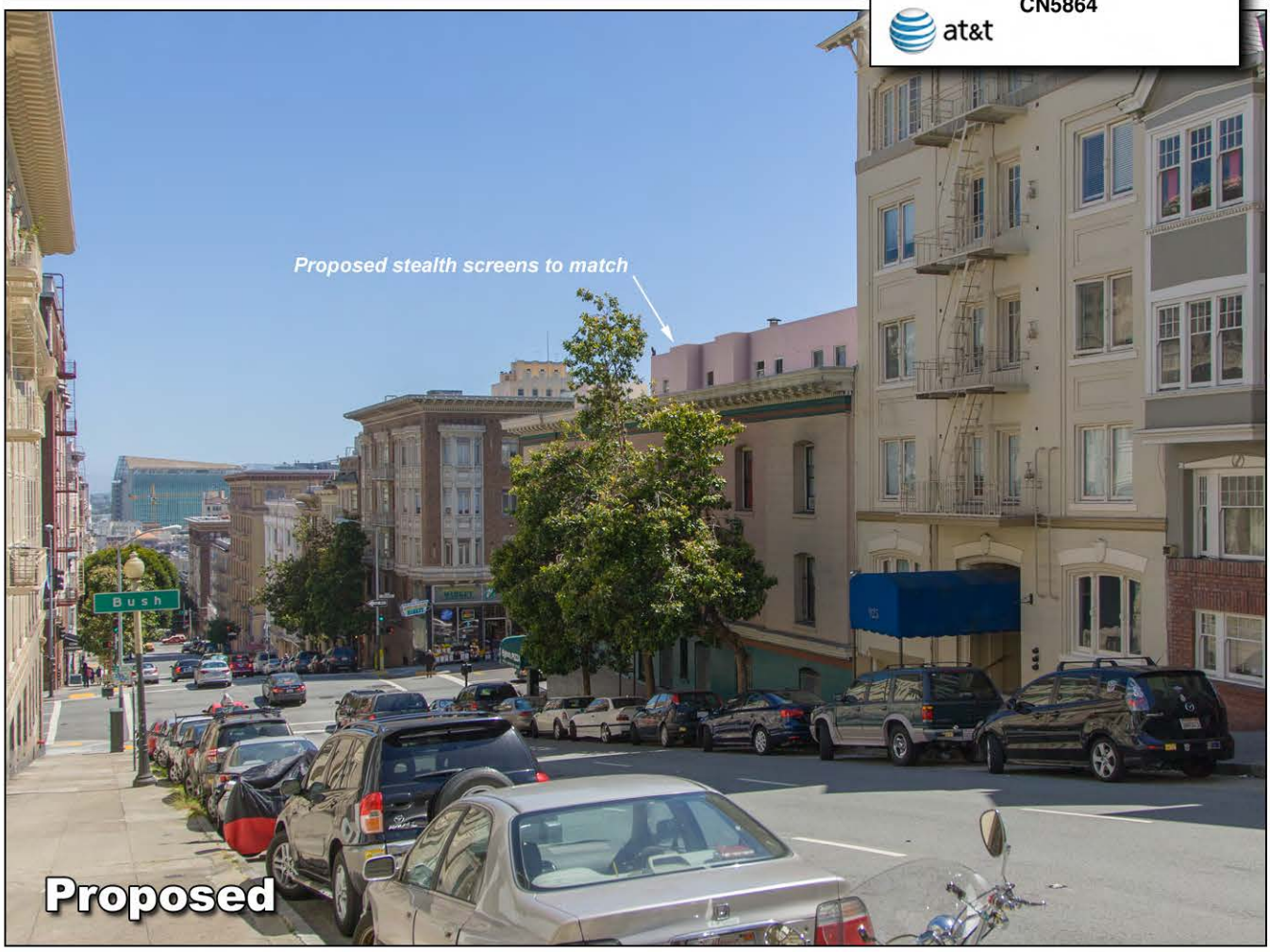


Previsualists
Cultivating Computer Graphics, Inc.

January 12, 2014

Photosimulation of view looking south along Jones Street, just south of Pine Street.

1010 Bush Street
1010 Bush Street
San Francisco, CA 94109
CN5864
at&t



Previsualists
Cal-Am Computer Graphics, Inc.

January 12, 2014

Photosimulation of view looking west along Bush Street, east of the Jones Street intersection.

Previsualists
Carbon Computer Graphics Inc.

AT&T Mobility • Proposed Base Station (Site No. CN5864)
1010 Bush 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. CN5864) proposed to be located at 1010 Bush 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:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
BRS (Broadband Radio)	2,600	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. Scott Walthard, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours June 21, 2013, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings dated March 8, 2013.

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 Wandel & Goltermann Type EMR-300 Radiation Meter with Type 18 Isotropic Electric Field Probe (Serial No. F-0034). 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.

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 directional panel antennas – six Andrew Model SBNHH-1D65A and three CCI Model HPA-33R-BUU-H4 – on the three-story mixed-use building located at 1010 Bush Street. Three of the antennas would be installed within view screen boxes on the east face of the penthouse above the roof and the other antennas would be installed within a view screen enclosure above the southwest corner of the penthouse. The configurations of the proposed AT&T antennas are shown in Figure 1.

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

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

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

The maximum effective radiated power proposed by AT&T in any direction is 17,830 watts.

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 proposed antennas to be installed as described in Item 4 above. There were noted no buildings of similar height nearby.

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 0.024 mW/cm^2, which is 3.2% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 4.2% of the limit. The maximum calculated level at the top-floor elevation of any nearby building is 83% of the public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 87 feet out from the CCI antenna faces, 71 feet from the Andrew antennas, and to much lesser distances above, below, and to the sides; this includes large areas of the roof of the building, but does not reach any other publicly accessible areas.

9. Describe proposed signage at site.

It is recommended that barricades be erected, as shown in Figure 2 attached, to preclude public access in front of the antennas mounted on the side of the penthouse. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training be provided to all authorized personnel who have access to the roof of the penthouse and to the area within the barricades, including employees and contractors of AT&T as well as roofers, HVAC workers, and building maintenance staff. No access within 39 feet directly in front of the CCI antennas or 27 feet directly in front of the Andrew 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 "Prohibited Access Areas" with red paint stripes and "Worker Notification Areas" with yellow paint stripes on the roof of the penthouse and on the main roof of the building in front of the antennas, as shown in Figure 2, and posting explanatory warning signs* at the roof access doors, on the barricades, and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

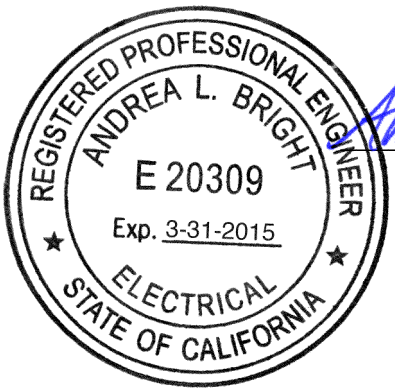
10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration 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.

* Warning 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.

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 1010 Bush 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 comply with public exposure limitations; training of authorized personnel, marking roof areas, and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



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

March 5, 2014

AT&T Mobility • Proposed Base Station (Site No. CN5864)
1010 Bush Street • San Francisco, California

Antenna Inventory Table

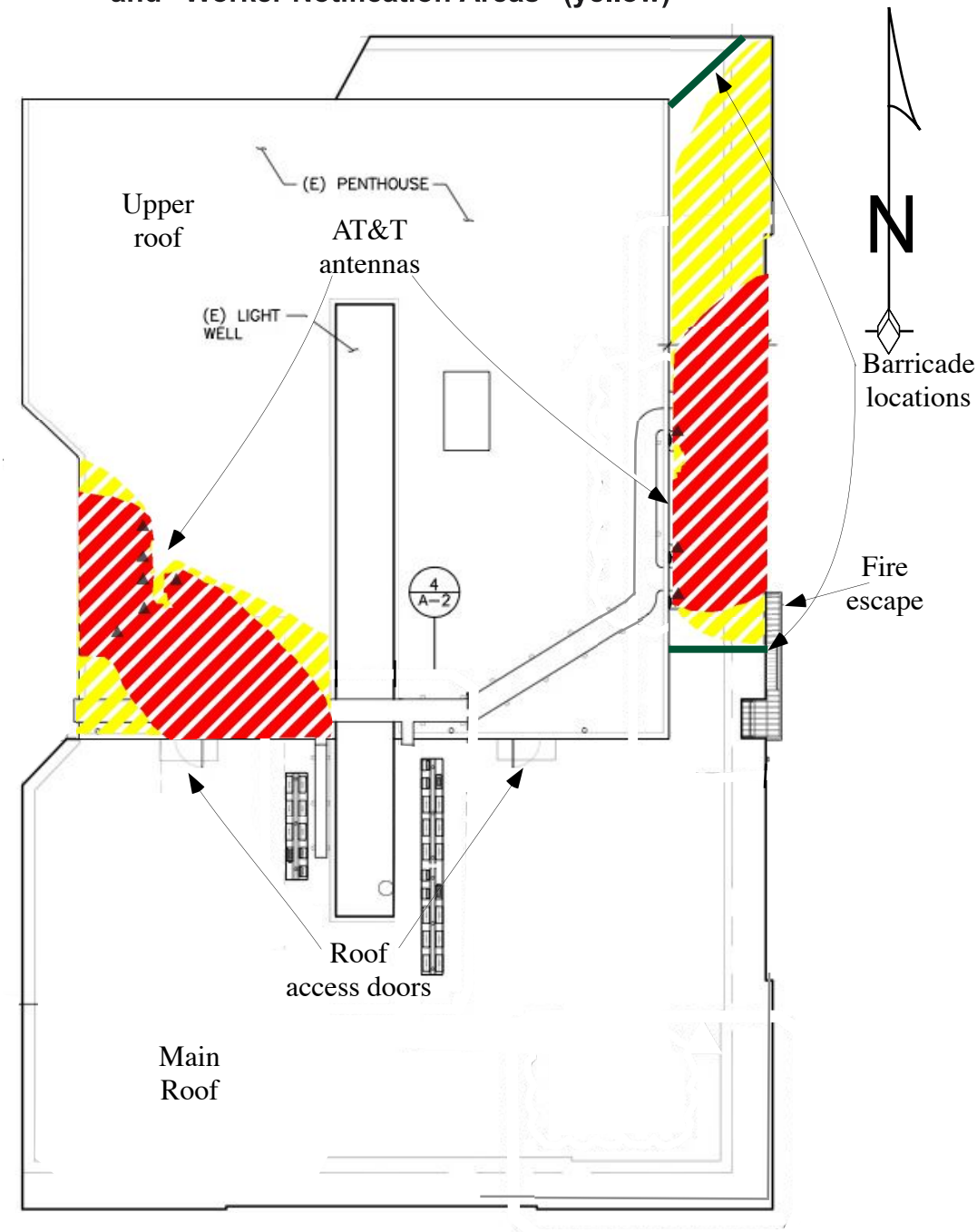
Orientation (°T) Antenna ID	Operator	Antenna Make	Antenna Model	Technology	Frequency Band (MHz)	Horizontal Beamwidth (°)	Antenna Aperture (ft)	Antenna Gain (dBd)	Maximum ERP (watts)	Downtilt (°)	COR Above Ground Z coordinate (ft)	COR Above Immediate Roof Z coordinate (ft)
48-1	AT&T	Andrew	SBNHH-1D65A	LTE	1950	64	4.6	14.55	3020	0	50	5
48-1	AT&T	Andrew	SBNHH-1D65A	LTE	700	67	4.6	10.85	670	0	50	5
48-2	AT&T	Andrew	SBNHH-1D65A	UMTS	1950	64	4.6	14.55	2010	0	50	5
48-2	AT&T	Andrew	SBNHH-1D65A	UMTS	870	62	4.6	10.45	800	0	50	5
48-3	AT&T	Andrew	SBNHH-1D65A	LTE	2300	61	4.6	14.95	4380	0	50	5
48-3	AT&T	Andrew	SBNHH-1D65A	LTE	700	67	4.6	10.85	670	0	50	5
138-1	AT&T	CCI	HPA-33R-BUU-H4	LTE	1950	33	4.2	15.95	4170	0	57	5
138-1	AT&T	CCI	HPA-33R-BUU-H4	LTE	700	38	4.2	13.15	1130	0	57	5
138-2	AT&T	CCI	HPA-33R-BUU-H4	UMTS	1950	33	4.2	15.95	2780	0	57	5
138-2	AT&T	CCI	HPA-33R-BUU-H4	UMTS	870	33	4.2	14.35	1000	0	57	5
138-3	AT&T	CCI	HPA-33R-BUU-H4	LTE	2300	28	4.2	17.15	7260	0	57	5
138-3	AT&T	CCI	HPA-33R-BUU-H4	LTE	700	38	4.2	13.15	1130	0	57	5
253-1	AT&T	Andrew	SBNHH-1D65A	LTE	1950	64	4.6	14.55	3020	0	57	5
253-1	AT&T	Andrew	SBNHH-1D65A	LTE	700	67	4.6	10.85	670	0	57	5
253-2	AT&T	Andrew	SBNHH-1D65A	UMTS	1950	64	4.6	14.55	2010	0	57	5
253-2	AT&T	Andrew	SBNHH-1D65A	UMTS	870	62	4.6	10.45	800	0	57	5
253-3	AT&T	Andrew	SBNHH-1D65A	LTE	2300	61	4.6	14.95	4380	0	57	5
253-3	AT&T	Andrew	SBNHH-1D65A	LTE	700	67	4.6	10.85	670	0	57	5

Acronyms

LTE	Long Term Evolution
UMTS	Universal Mobile Telecommunications System
GSM	Global System for Mobile Communications
EVDO	Evolution – Data Optimized
CDMA	Code Division Multiple Access
ERP	Effective Radiated Power
COR	Center of Radiation

AT&T Mobility • Proposed Base Station (Site No. CN5864)
1010 Bush Street • San Francisco, California

Suggested Minimum Locations for Barricades (green) and for Striping to Identify "Prohibited Access Areas" (red) and "Worker Notification Areas" (yellow)



Notes:
Barricades should be erected as shown to preclude access by the public to areas in front of the antennas. "Prohibited Access Areas" should be marked with red paint stripes, "Worker Notification Areas" should be marked with yellow paint stripes, and explanatory warning signs should be posted outside the areas, readily visible to authorized workers needing access. See text.

City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH SECTION

Edwin M. Lee, Mayor
Barbara A. Garcia, MPA, Director of Health
Richard J. Lee, MPH, CIH REHS, Director of EH

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: *1010 Bush St*

Site ID: *1448* **SiteNo.:** *CN5864*

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: **17830** watts.

X 6. The total number of watts per installation and the total number of watts for all installations on the building (roof or side) (WTS-FSG, Section 10.5.1).

Maximum Effective Radiant: **17830** 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 ambient radio frequency fields for the proposed site (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 $\mu w/cm^2$)

Maximum RF Exposure: **0.024** mW/cm^2 Maximum RF Exposure Percent: **3.2**

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: **87**

☑ Occupational_Exclusion_Area Occupational Exclusion In Feet: **39**

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 1010 Bush 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 50 - 57 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.024 mW/sq cm., which is 3.2% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends between 71 and 87 feet and includes portions of the rooftop areas. Barricades must be installed to prevent public access to these areas. The maximum calculated level for any nearby building, reported as being 925 Jones Street, is 83% of the FCC public exposrue standard. Post installation measurement must be taken in order to verify compliance with the FCC standard. The maximum reported level for any building across Jones Street is 64% of the standard. Warning signs must be posted at the antennas, barricades and roof access points in English, Spanish and Chinese. Workers should not have access to within 39 feet of the front of the antennas while they are in operation. Prohibited access areas should be marked with red striping and worker notification areas 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: 3/7/2014

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

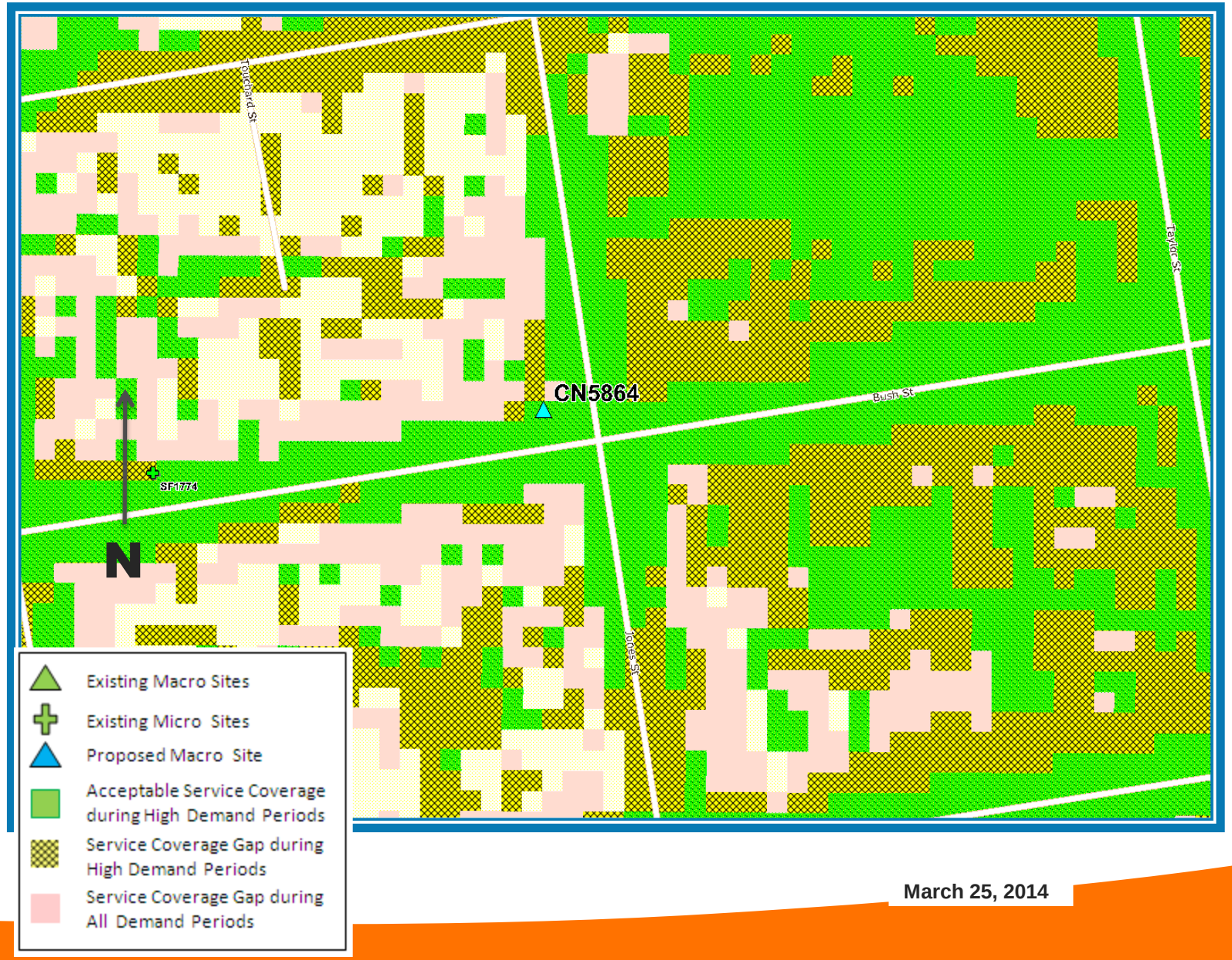
Service Improvement Objective (CN5864)

1010 Bush Street

March 25, 2014

Exhibit 2 - Proposed Site at 1010 Bush (CN5864)

Service Area BEFORE site is constructed



March 25, 2014

at&t

Exhibit 3 – Current 7-Day Traffic Profile for the Location of CN5864

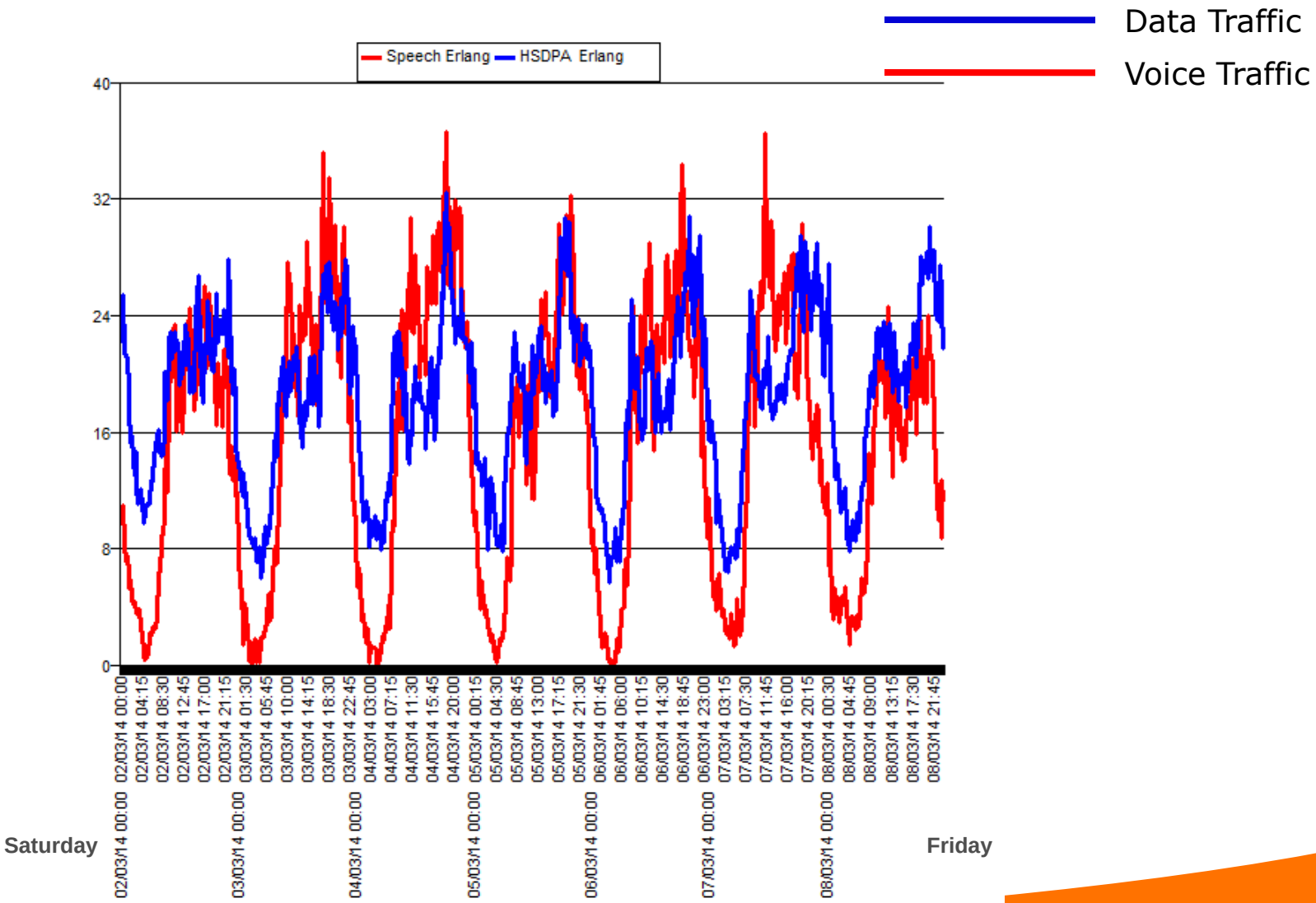
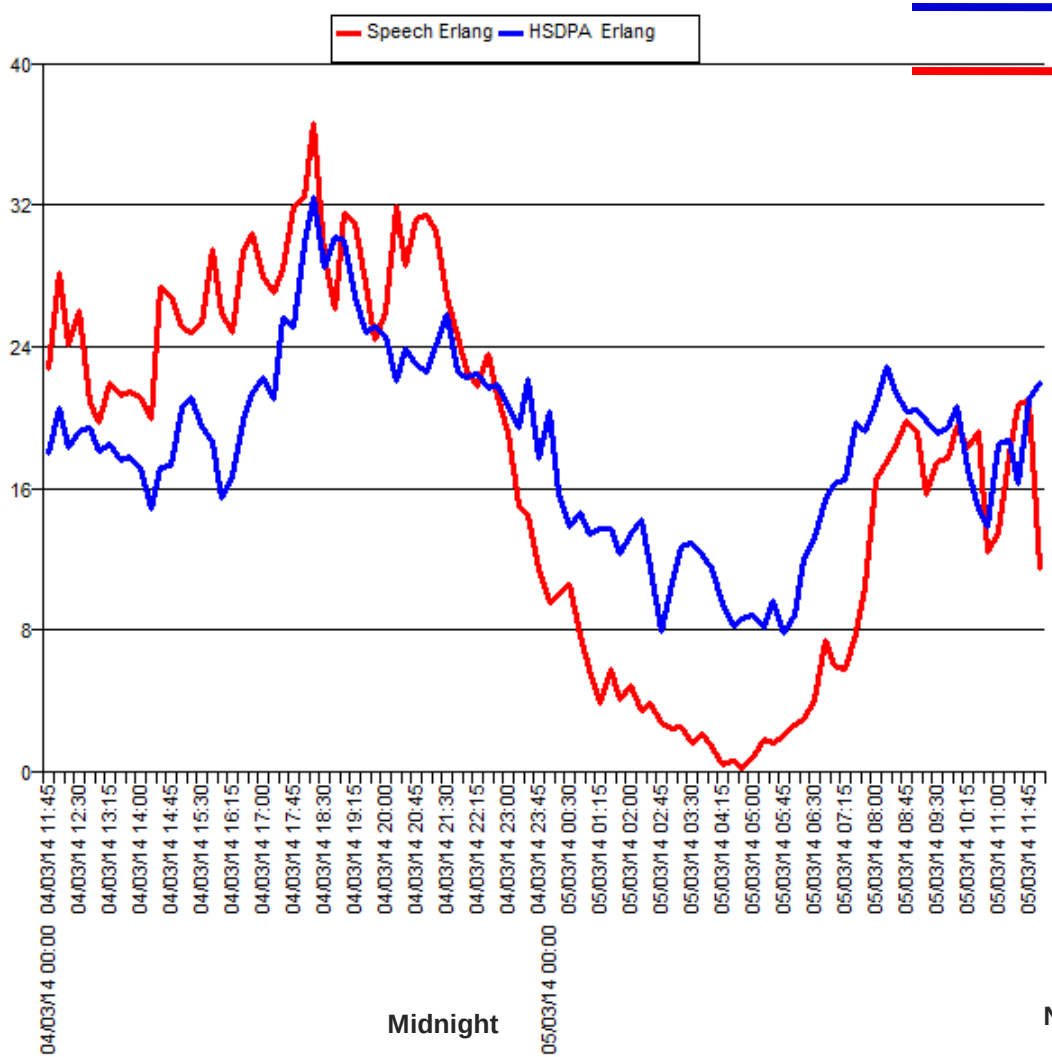


Exhibit 3 – Current 24-Hour Traffic Profile for the Location of CN5864



Data Traffic

Voice Traffic

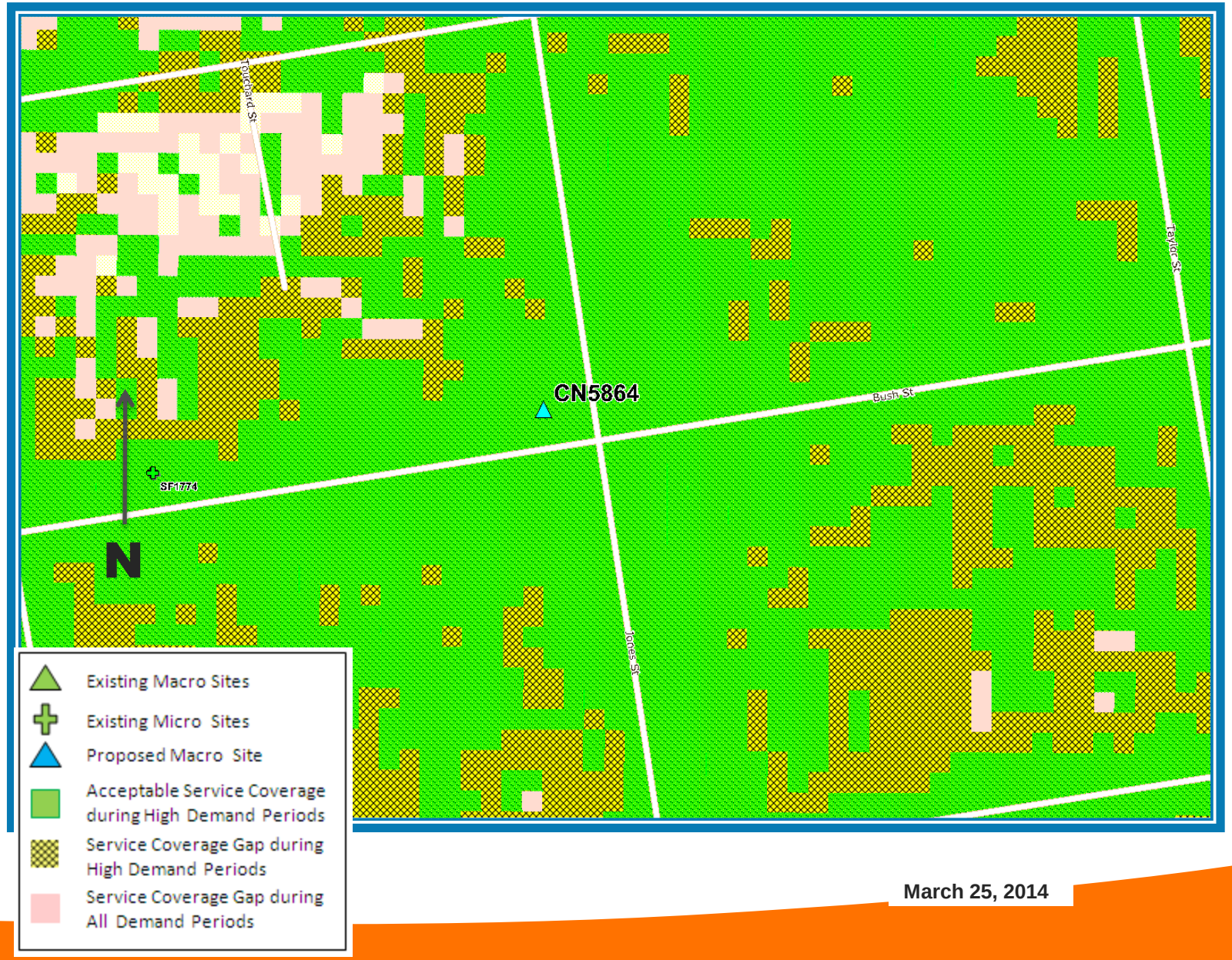
Noon

Midnight

Noon

Exhibit 4 - Proposed Site at 1010 Bush (CN5864)

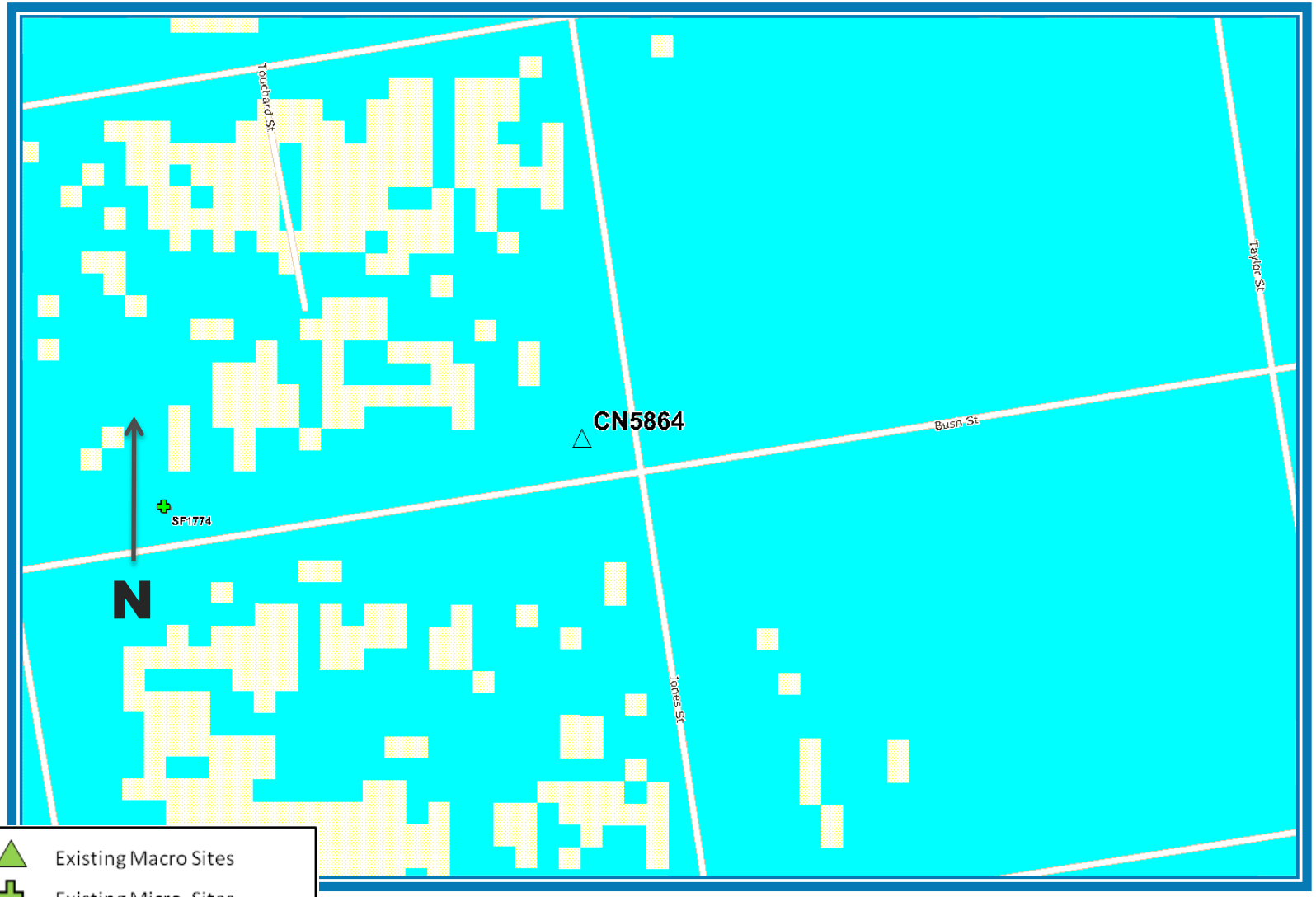
Service Area AFTER site is constructed



March 25, 2014

Exhibit 5 - Proposed Site at 1010 Bush (CN5864)

4G LTE Service Area BEFORE site is constructed



March 25, 2014

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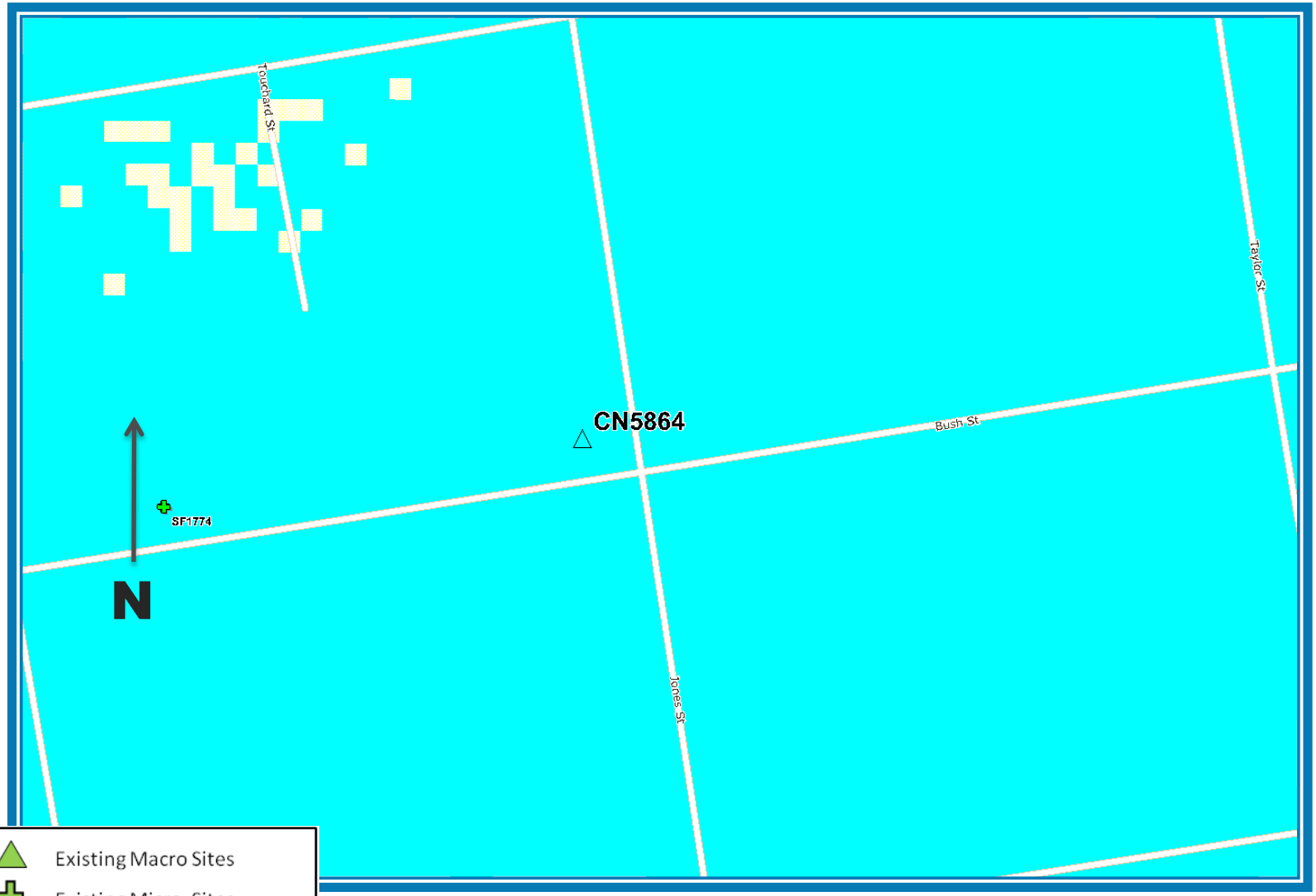
Exhibit 6 - Proposed Site at 1010 Bush (CN5864)

4G LTE Service Area AFTER site is constructed

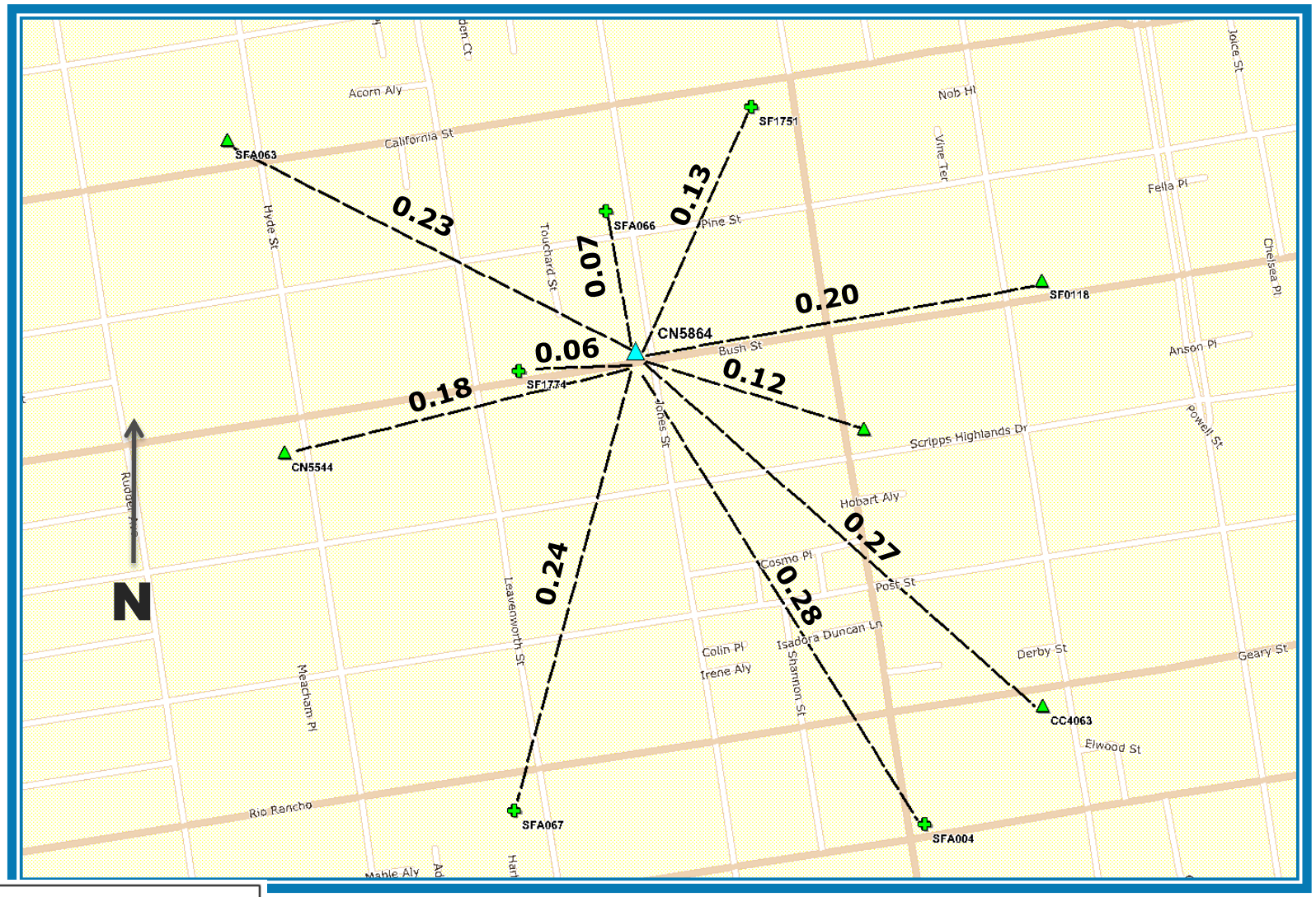


March 25, 2014

at&t

Existing Surrounding Sites at 1010 Bush

CN5864



Existing Macro Sites

Existing Micro Sites

Proposed Macro Site

March 25, 2014

AT&T Mobility Conditional Use Permit Application
1010 Bush Street

STATEMENT OF GORDON SPENCER

I am the AT&T radio frequency engineer assigned to the proposed wireless communications facility at 1010 Bush Street (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 Pine, Leavenworth, Sutter and Taylor 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. Under AT&T's wireless customer service standards, 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) is significant. Based upon my review of the maps, the Signal-to-Noise information, and the actual voice and data traffic in this area, it is my opinion that the service coverage gap shown in Exhibit 2 is significant.

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

In addition to these 3G wireless service gap issues, AT&T is in the process of deploying its 4G LTE service in San Francisco with the goal of providing the most advanced personal wireless experience available to residents of the City. AT&T holds a license with the FCC and has a responsibility to utilize this spectrum to provide personal wireless services in the City. 4G LTE is capable of delivering speeds

up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. This is particularly important in San Francisco because of the likely high penetration of the new 4G LTE iPad and other LTE devices.

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

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

I have a Masters Degree in Electrical Engineering from the University of California (UCLA) and have worked as an engineering expert in the Wireless Communications Industry for over 25 years.

Gordon Spencer

May 23, 2011

Locating a site and evaluation of alternative sites

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

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

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

Location Preference
Pursuant to the WTS guidelines, the proposed installation is a Preference 5 Preferred Site, in that the building is commercial/retail use on the ground floor and a commercial hotel on the upper floors. The subject site is located in the RC-4 (Residential-Commercial, High Density) zoning district.

Preference 5 locations are defined as follows: *Mixed use buildings (housing above commercial or other non-residential space) are also Preferred Location Sites provided they are located in RC-3 and RC-4 Districts or NC-2, NC-3 or NC-S Districts*

Site Justification
The proposed search ring is located in an area where the zoning district is RC-4 and RM-4 with wholly residential, mixed-use and wholly commercial buildings. The proposed site is a mixed-use building with commercial/retail on the ground floor and residential on the upper floors. The proposed installation consists of installing nine (9) panel antennas mounted on the roof top and on the façade of the penthouse. The associated equipment cabinets would be located in the basement, not visible from public rights-of-way.

The RC-4 District provides for a mixture of high-density dwellings with supporting commercial uses. The subject building is surrounded mostly by RC-4 zoned parcels along Bush Street with the neighboring building to the north along Jones Street being zoned RM-4 and wholly residential). The height limits in the area range from 65' and 80' height limit. The 80' height limits run along Sutter Street a block to the south of the proposed site. The height limits and commercial/residential nature of the area create an area which has similar building mass, scale, and architectural styles. Mounting the antennas on the roof top would provide the height necessary for an unobstructed line-of-sight for the antennas while not deterring from the existing architecture of the subject building and overall neighborhood environment. As a Preference 5

Preferred Location, with an architecturally compatible design, and which meets the required service coverage objectives, the subject site is the least intrusive means by which AT&T Mobility can close the existing significant service coverage gap. The improved signal quality and capacity for the proposed geographic service area are shown on the attached service maps.

Alternatives Sites Location

In order to achieve the service goals as previously defined, AT&T Mobility network engineers considered site locations in the area defined by the search ring in the previously attached "Service Improvement Objective" map. The area roughly bounded Taylor, Sutter, Leavenworth, and Pine Streets.

The area within the search ring is primarily comprised of residential use buildings within the Bush Street and Jones Street intersection within RM-4 and RC-4 zoning districts. The "Service Objective" map expands the search ring to cover primarily residential uses along Bush Street and Jones Street that are primarily in the RC-4 and RM-4 zone districts with a small portion within the C-3-G zoning district in the southeast corner of the service objective area. The blocks along Bush and Jones Streets offer buildings of varying height at a minimum of four stories tall. The primary use is residential with some mixed uses where small retail is located on the ground floor and residential is located on the upper floors. The corner of Bush and Jose Street is the optimal location given the building heights and corner locations along both streets. Below is a list of the alternative site locations evaluated by the AT&T network engineers and site acquisition team.

1. Publicly-used structures:

Alternative A – 1055 Pine Street

The building located at 1055 Pine Street is an Academy of Arts University building located within the RM-4 (Residential Mixed. High Density) zoning district, a Preference 1 Location under the WTS Guidelines. The location at 1055 Pine Street is located outside of the defined search area, and therefore a roof top WTS facility at this location would be unable to meet the defined service covergae objective. Additionally, there are no existing roof top features on this building to allow integration of a roof top facility with minimal

visual impact to the surrounding neighborhood. As a result, it was detemined that this location was not a suitable alternative.

Alternative B – 840 Sutter Street

The building located at 840 Sutter Street is a parking garage within the RC-4 (Residential-Commercial, High Density) zoning district, a Preference 1 Location under the WTS Guidelines. This mid-block 2-story structure would be too short for a roof top facility, and service to the West would be blocked by the adjacent 6-story structure. Additionally, this structure is located well outside of the defined search area, and therefore unable to meet to the defined service coverage objective. As a result, it was detemined that this location was not a suitable alternative.

Alternative C -818 Leavenworth

The building located at 818 Leavenworth is is a commerical parking garage within the RC-4 (Residential-Commercial, High Density) zoning district, a Preference 1 location under the WTS Guidelines. This mid-block 2-story structure is located between two 6-story buidlings and is located well outside of the defined area. As this location is blocked to the North and South by taller structures and is unable to meet the defined service coverage objective, it was determined that this location was not a suitable alternative.

2. Co-Location Site: There were no Preference 2 (co-location) opportunities identified within the defined search area.

3. Industrial or Commercial Structures: Industrial or wholly commercial structures are classified as Preference 4 Locations within the RC-4 zoning district. There are no Preference 4 Locations identified within the defined search area.

4. Industrial or Commercial Structures: There are no Preference 4 Locations identified within the defined search area. There are no Preference 4 Locations identified within the defined search area.

5. Mixed Use Buildings in High Density Districts

Alternative D – 920 Leavenworth St.

The building located at 920 Leavenworth Street is a mixed use building with commercial on the ground floor and residential on the upper floors within the RC-4 (Residential-Commercial, High Density) zone district and is the location of the existing AT&T Mobility micro cell facility. While it is the objective of AT&T to upgrade the existing micro facilities in-place when possible, this building does not have direct line of sight to the east down Bush Street. In addition, fire escapes at the south side of the building would limit antenna placement. The Proposed Location is a Preference 5 Location, a preferred location under the WTS Guidelines, where the antennas would be entirely screened from public view. As a result, the building located at 920 Leavenworth Street was considered not to be the most suitable candidate within the defined search area.

Upon construction and integration of the proposed macro facility at 1010 Bush Street, AT&T Mobility intends to decommission and remove the existing micro facility at 920 Leavenworth Street (SF1774).

Alternative E – 1011 Bush Street

The building located at 1011 Bush Street is a mixed use building with commercial on the ground floor and residential on the upper floors within the RC-4 (Residential-Commercial, High Density) zone district. This building is zoned RC-4 and is Preference 5 Location under the WTS Guidelines. Numerous attempts to contact the landlord of this location in order to determine interest were unsuccessful. As a result, the building located at 1010 Bush Street was considered not to be the most suitable candidate within the defined search area.

Alternative F – 999 Bush Street

The building located at 999 Bush Street is a mixed use building with commercial on the ground floor and residential on the upper floors within the RC-4 (Residential-Commercial, High Density) zone district. This building is zoned RC-4 and is a Preference 5 Location under the WTS Guidelines. This building has an existing fire escape that would limit antenna placement facing west on Bush Street. In addition, the building the east is the same height and would block antennas facing east on Bush Street. As a result, the building located at 999 Bush Street was considered not to be the most suitable candidate within the defined search area.

Alternative G – 985 Bush Street

The building located at 985 Bush Street is a mixed use building with commercial on the ground floor and residential on the upper floors within the RC-4 (Residential-Commercial, High Density) zone district. This building is zoned RC-4 and is a Preference 5 Location under the WTS Guidelines. This building has an existing fire escape that would limit antenna placement facing north on Bush Street. In addition, the building the west is the same height and would block antennas facing east on Bush Street. The height of this building exceeds the antenna height necessary for antennas for this search area. As a result, the building located at 985 Bush Street was considered not to be the most suitable candidate within the defined search area.

Alternative H – 900 Bush Street

The building located at 900 Bush Street is a mixed use building with commercial on the ground floor and residential on the upper floors within the RC-4 (Residential-Commercial, High Density) zone district. This building is zoned RC-4 and is a Preference 5 Location under the WTS Guidelines. This building exceeds the height necessary for antennas for this search ring and would not close the significant coverage gap. As a result, the building located at 900 Bush Street was considered not to be the most suitable candidate within the defined search area.

6. Limited Preference Sites

Alternative I – 1035 Bush Street

The building located at 1035 Bush Street is a wholly residential building within the RC-4 (Residential-Commercial, High Density) zone district. This building is zoned RC-4 and is a Preference 6– Limited Preference Location under the WTS Guidelines. The Proposed Location is a Preference 5 Location, a higher preference location under the WTS Guidelines, where the antennas would be entirely screened from public view. The WTS Guidelines encourages the siting of WTS facilities on wholly commercial structures. As a result, the building located at 1035 Bus Street was determined not to be the most suitable candidate within the defined search area.

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Alternative J – 1030 Bush Street

The building located at 1030 Bush Street is a wholly residential building within the RM-4 (Residential-Commercial, High Density) zone district. This building is zoned RM-4 and is a Preference 6– Limited Preference Location under the WTS Guidelines. The Proposed Location is a Preference 5 Location, a higher preference location under the WTS Guidelines, where the antennas would be entirely screened from public view. The WTS Guidelines encourages the siting of WTS facilities on wholly commercial structures. As a result, the building located at 1030 Bush Street was considered not to be the most suitable candidate within the defined search

area.

Alternative K – 980 Bush Street

The building located at 980 Bush Street is a wholly residential building within the RC-4 (Residential-Commercial, High Density) zone district. This building is zoned RC-4 and is a Preference 6– Limited Preference Location under the WTS Guidelines. The Proposed Location is a Preference 5 Location, a higher preference location under the WTS Guidelines, where the antennas would be entirely screened from public view. The WTS Guidelines encourages the siting of WTS facilities on wholly commercial structures. As a result, the building located at 980 Bush Street was considered not to be the most suitable candidate within the defined search area.

Alternative L – 972 Bush Street

The building located at 972 Bush Street is a wholly residential building within the RC-4 (Residential-Commercial, High Density) zone district. This building is zoned RC-4 and is a Preference 6– Limited Preference Location under the WTS Guidelines. The Proposed Location is a Preference 5 Location, a higher preference location under the WTS Guidelines, where the antennas would be entirely screened from public view. The WTS Guidelines encourages the siting of WTS facilities on wholly commercial structures. As a result, the building located at 972 Bush Street was considered not to be the most suitable candidate within the defined search area.

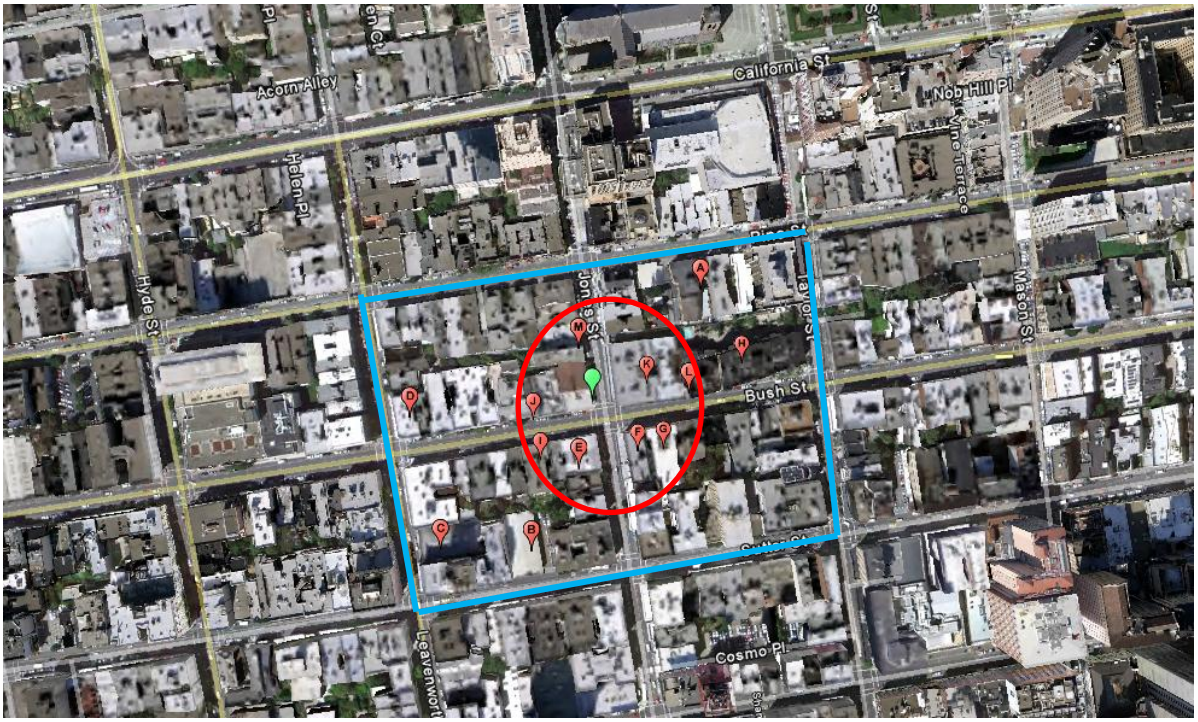
 **Alternative M-925 Jones Street**

The building located at 925 Jones Street is a wholly residential building within the RC-4 (Residential-Commercial, High Density) zone district and is a Preference 6– Limited Preference Location under the WTS Guidelines. The Proposed Location is a Preference 5 Location, a higher preference location under the WTS Guidelines, where the antennas would be entirely screened from public view. The WTS Guidelines encourages the siting of WTS facilities on wholly commercial structures. In addition, fire escapes on the east side of the building would limit antennas facing east and the height of the building exceeds the heights necessary for antennas in this search ring. As a result, the building located at 925 Jones Street was considered not to be the most suitable candidate within the defined search area.

Alternative Site Locations Summary

	Location	Block/Lot	Zoning District	Building Type	WTS Pref.
A	1055 Pine St	0275/009	RM-4	Public (School)	1
B	840 Sutter St	0281/004	RC-4	Public (Garage)	1
C	818 Leavenworth	0281/012	RC-4	Public (Garage)	1
D	920 Leavenworth	0753/012	RC-4	Mixed-Use	5
E	1011 Bush St	0281/001	RC-4	Mixed-Use	5
F	999 Bush St	0282/011	RC-4	Mixed-Use	5
G	985 Bush St	0282/012	RC-4	Mixed-Use	5
H	900 Bush St	0275B/001-196	RC-4	Mixed-Use	5
I	1035 Bush St	0218/017	RC-4	Residential	6
J	1030 Bush St	0276/110-116	RC-4	Residential	6
K	980 Bush St	0275/006	RC-4	Residential	6
L	972 Bush St	0275/011-036	RC-4	Residential	6
M	925 Jones St	0276/006	RM-4	Residential	6

Alternative Site Analysis Map – 1010 Bush Street



Search Area

Approximate Service Objective

Search Area

Approximate Service Objective

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

November 3, 2011

Michelle Stahlhut, Planner
San Francisco Department of Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Community Meeting for proposed AT&T Mobility facility at 1010 Bush Street

Dear Michelle,

On November 2, 2011, AT&T Mobility conducted a community meeting regarding the proposed wireless facility at 1010 Bush Street. The attached notification announced the community meeting was to be held at the First Congressional Church of San Francisco, 1300 Polk Street at 7 pm. Notice of the community meeting was mailed to 3,953 building owners, occupants 500 feet of the proposed installation and eight (8) neighborhood groups.

Attending the meeting were Eric Lentz with Permit Me, Tedi Vriheas with AT&T External Affairs, Bill Hammett with Hammett and Edison and 8 community members. There were questions concerning the design of the site and the planning process, but the majority of the meeting was spent discussing EMF health-related concerns.

All questions were answered satisfactorily and there were no action items resulting from this meeting.

A copy of the notice of the community meeting, a signed affidavit, and sign-in sheet is attached. Please contact me at the number below if you have any questions of concerns.

Sincerely,

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

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

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

I, Eric Lentz, do hereby declare as follows:

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

2. The meeting was conducted at First Congressional Church of San Francisco, 1300 Polk Street.

   on November 2, 2011 from 7:00pm – 7:45pm .

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

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

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

   EXECUTED ON THIS DAY, November 3, 2011 IN SAN FRANCISCO

Signature

Eric Lentz
Name (type or print)

Agent for AT&T Mobility
Relationship to Project, e.g. Owner, Agent
(if Agent, give business name and profession)

1010 Bush Street
Project Address

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

To: Neighborhood Groups and Neighbors & Owners within 500' radius of 1010 Bush Street

Meeting Information
Date: Wednesday, November 2, 2011
Time: 7:00 p.m.
Where: First Congregational Church of San Francisco, Fellowship Room
1300 Polk Street
San Francisco, CA

Site Information
Address: 1010 Bush Street
Block/Lot: 0276/017
Zoning: RC-4

Applicant
AT&T Mobility

Contact Information
AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility is proposing a wireless communication facility at 1010 Bush Street needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of the installation of nine (9) panel antennas. The antennas will be located on the roof top and screened within faux chimneys. The associated equipment would be located within the basement not visible to the public. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at First Congregational Church of San Francisco on Wednesday November 2, 2011, at 7:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the AT&T Mobility Hotline at (415) 646-0972 and an AT&T Mobility specialist will return your call. Please contact Aaron Hollister, staff planner with the City of San Francisco Planning Department at (415) 575-9078 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 Monday, October 31, 2011 and we will make every effort to provide you with an interpreter.

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

Para: Grupos del vecindario, vecinos y propietarios dentro de un radio de 500' de 1010 Bush Street

Información de la reunión
Fecha: Miércoles, 2 de noviembre de 2011
Hora: 7:00 p.m.
Dónde: First Congregational Church de San Francisco, Fellowship Room
1300 Polk Street
San Francisco, CA

Información del lugar
Dirección: 1010 Bush Street
Cuadra/Lote: 0276/017
Zonificación: RC-4

Solicitante
AT&T Mobility

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

AT&T Mobility propone instalar una instalación de comunicaciones inalámbricas en 1010 Bush Street necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta de AT&T Mobility es una instalación sin personal que consiste en la instalación de nueve (9) antenas panel. Las antenas estarán ubicadas en el techo y tapadas con una pantalla dentro de las chimeneas falsas. El equipo asociado se ubicaría dentro del sótano y no estaría visible para el público. Habrá planos y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a una reunión informativa de la comunidad que se realizará en First Congregational Church de San Francisco, el miércoles 2 de noviembre de 2011 a las 7:00 p.m. para tener más información sobre el proyecto.

Si tiene preguntas relacionadas con la propuesta y no puede asistir a la reunión, por favor, llame a la Línea Directa de AT&T Mobility, (415) 646-0972, y un especialista de AT&T Mobility le devolverá el llamado. Por favor, contacte a Aaron Hollister, planificador del Departamento de Planificación de la Ciudad de San Francisco al (415) 575-9078 si tiene alguna pregunta relaciona da con el proceso de planificación.

NOTA: Si necesita que un intérprete esté presente en la reunión, por favor, contacte a nuestra oficina al (415) 646-0972 antes del lunes 31 de octubre de 2011 a las 5:00 p.m., y haremos todos 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：Bush 街 1010 號周圍五百英尺內的居民組織、居民和業主

會議資訊
日期： 2011 年 11 月 2 日（星期三）
時間： 下午 7:00
地點： 加利福尼亞州三藩市Polk街1300號First Congregational Church of San Francisco的Fellowship Room

設施地點資訊
地址：Bush 街 1010 號
街區 / 地段：0276/017
分區：RC-4

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 Bush 街 1010 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。這些天線將被安裝在屋頂，隱藏在仿製煙囪裏面。相關設備將被放置在地下室，公眾從外面看不到這些設備。我們在會上將提供計畫書和類比圖片供您參考。我們誠邀您參加定於 2011 年 11 月 2 日（星期三）下午 7:00 在 First Congregational Church of San Francisco 召開的社區資訊通報會，以便您瞭解有關本專案的更多資訊。

如果您對該計畫有任何疑問，但是無法出席這次會議，請撥打AT&T Mobility公司熱線電話 (415) 646-0972，AT&T Mobility公司的一位專業人員將會回復您的電話。如果您對本規劃程式有任何疑問，請致電 (415) 575-9078 與三藩市城市規劃局的規劃員Aaron Hollister聯繫。

注意：如果您需要一名翻譯陪同您出席會議，請在不晚於 2011 年 10 月 31 日（星期一）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。

at&t

1010 Bush Street Community Meeting
November 2, 2011

Name	Address	Phone/Email
Sally K.		Sally@curbed.com
Bradley Hinds	1010 Bush #303 SF CA	(415) 567-5216
William Sawyer	1010 Bush #301	415-441-5032
Richard Best	1010 Bush St. #205	415-359-0471

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
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

October 23, 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 1010 Bush Street (Site No. CN5864). 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 map provided to show the before conditions accurately represents the carrier's indoor coverage, after two nearby microcells are decommissioned. The map provided to show the after conditions is prepared on the same basis, and is expected to accurately illustrate the improvements in indoor coverage.

AT&T proposes to install nine directional panel antennas – six Andrew Model SBNHH-1D65A and three CCI Model HPA-33R-BUU-H4 – on the three-story mixed-use building located at 1010 Bush Street. Three of the antennas would be installed within view screen boxes on the east face of the penthouse above the roof and the other antennas would be installed within a view screen enclosure above the southwest corner of the penthouse. The maximum effective radiated power proposed by AT&T in any direction is 17,830 watts. The configurations of the proposed AT&T antennas are shown in Figure 1.

AT&T provided for review two coverage maps, dated June 11, 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. Coverage from two nearby microcells (Site Nos. SFA066 and SF1774) is not included in the maps; AT&T reports that these sites will be decommissioned once the proposed site (CN5864) 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

e-mail: **bhammett@h-e.com**
Delivery: **470 Third Street West • Sonoma, California 95476**
Telephone: **707/996-5200 San Francisco • 707/996-5280 Facsimile • 202/396-5200 D.C.**

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 produce the 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 October 16, 2014, between 11:20 AM and noon. 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. The two microcells that are reported to be decommissioned after the proposed site is operational were turned off for the duration of the measurements.

Based on the measurement data, we conclude that the AT&T UMTS coverage map showing the service area without the proposed installation and without the two microcells represents areas of deficiency in the carrier's 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,

William F. Hammett, P.E.

jp

Enclosures

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

AT&T Mobility • Proposed Base Station (Site No. CN5864)
1010 Bush Street • San Francisco, California

Antenna Inventory Table

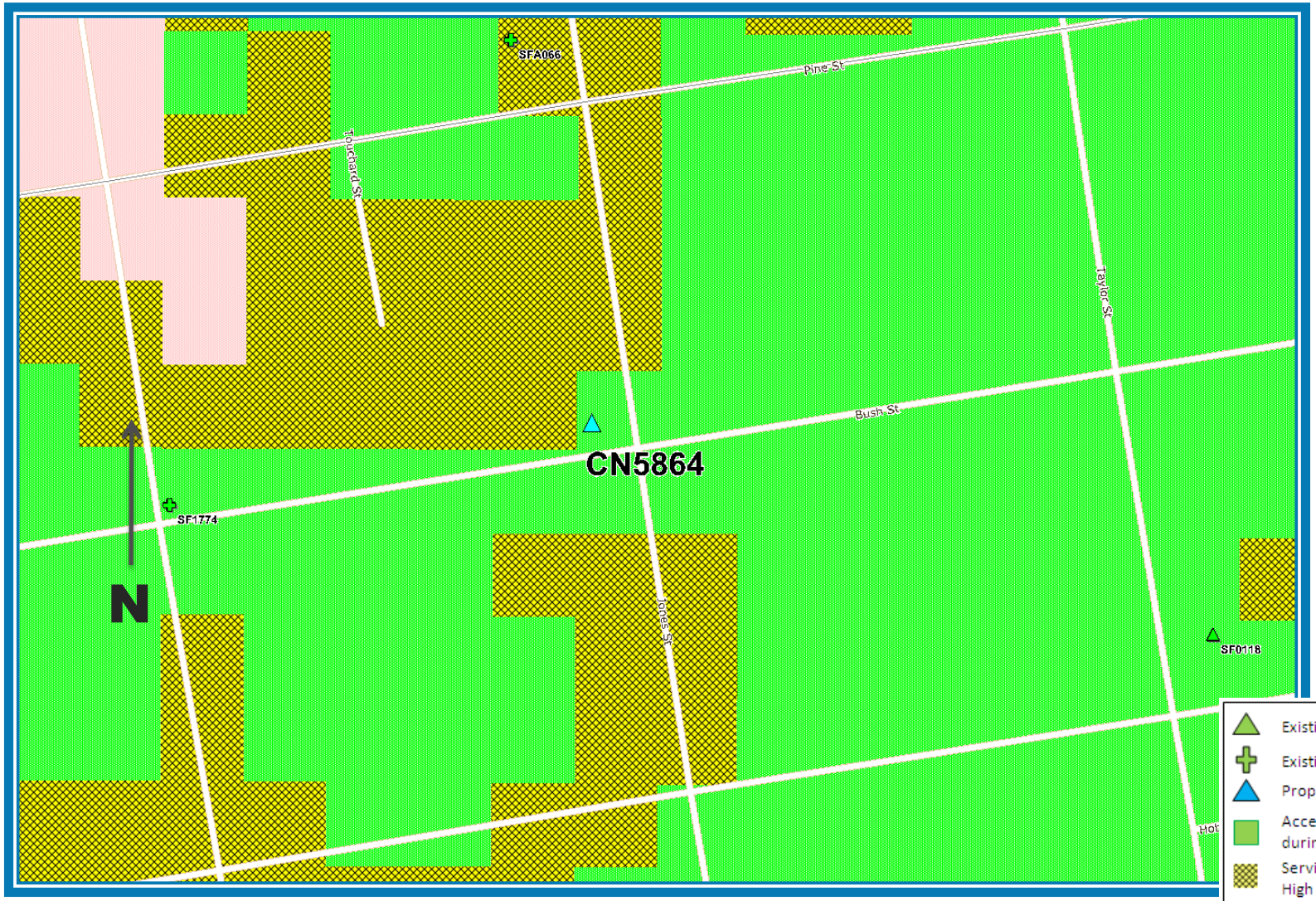
Orientation (°T) Antenna ID	Operator	Antenna Make	Antenna Model	Technology	Frequency Band (MHz)	Horizontal Beamwidth (°)	Antenna Aperture (ft)	Antenna Gain (dBd)	Maximum ERP (watts)	Downtilt (°)	COR Above Ground Z coordinate (ft)	COR Above Immediate Roof Z coordinate (ft)
40-1	AT&T	Andrew	SBNHH-1D65A	LTE	1950	64	4.6	14.55	3020	0	50	5
40-1	AT&T	Andrew	SBNHH-1D65A	LTE	700	67	4.6	10.85	670	0	50	5
40-2	AT&T	Andrew	SBNHH-1D65A	UMTS	1950	64	4.6	14.55	2010	0	50	5
40-2	AT&T	Andrew	SBNHH-1D65A	UMTS	870	62	4.6	10.45	800	0	50	5
40-3	AT&T	Andrew	SBNHH-1D65A	LTE	2300	61	4.6	14.95	4380	0	50	5
40-3	AT&T	Andrew	SBNHH-1D65A	LTE	700	67	4.6	10.85	670	0	50	5
130-1	AT&T	CCI	HPA-33R-BUU-H4	LTE	1950	33	4.2	15.95	4170	0	57	5
130-1	AT&T	CCI	HPA-33R-BUU-H4	LTE	700	38	4.2	13.15	1130	0	57	5
130-2	AT&T	CCI	HPA-33R-BUU-H4	UMTS	1950	33	4.2	15.95	2780	0	57	5
130-2	AT&T	CCI	HPA-33R-BUU-H4	UMTS	870	33	4.2	14.35	1000	0	57	5
130-3	AT&T	CCI	HPA-33R-BUU-H4	LTE	2300	28	4.2	17.15	7260	0	57	5
130-3	AT&T	CCI	HPA-33R-BUU-H4	LTE	700	38	4.2	13.15	1130	0	57	5
245-1	AT&T	Andrew	SBNHH-1D65A	LTE	1950	64	4.6	14.55	3020	0	57	5
245-1	AT&T	Andrew	SBNHH-1D65A	LTE	700	67	4.6	10.85	670	0	57	5
245-2	AT&T	Andrew	SBNHH-1D65A	UMTS	1950	64	4.6	14.55	2010	0	57	5
245-2	AT&T	Andrew	SBNHH-1D65A	UMTS	870	62	4.6	10.45	800	0	57	5
245-3	AT&T	Andrew	SBNHH-1D65A	LTE	2300	61	4.6	14.95	4380	0	57	5
245-3	AT&T	Andrew	SBNHH-1D65A	LTE	700	67	4.6	10.85	670	0	57	5

Acronyms

LTE	Long Term Evolution
UMTS	Universal Mobile Telecommunications System
GSM	Global System for Mobile Communications
EVDO	Evolution – Data Optimized
CDMA	Code Division Multiple Access
ERP	Effective Radiated Power
COR	Center of Radiation

Exhibit 2 - Proposed Site at 1010 Bush (CN5864)

Service Area BEFORE site is constructed

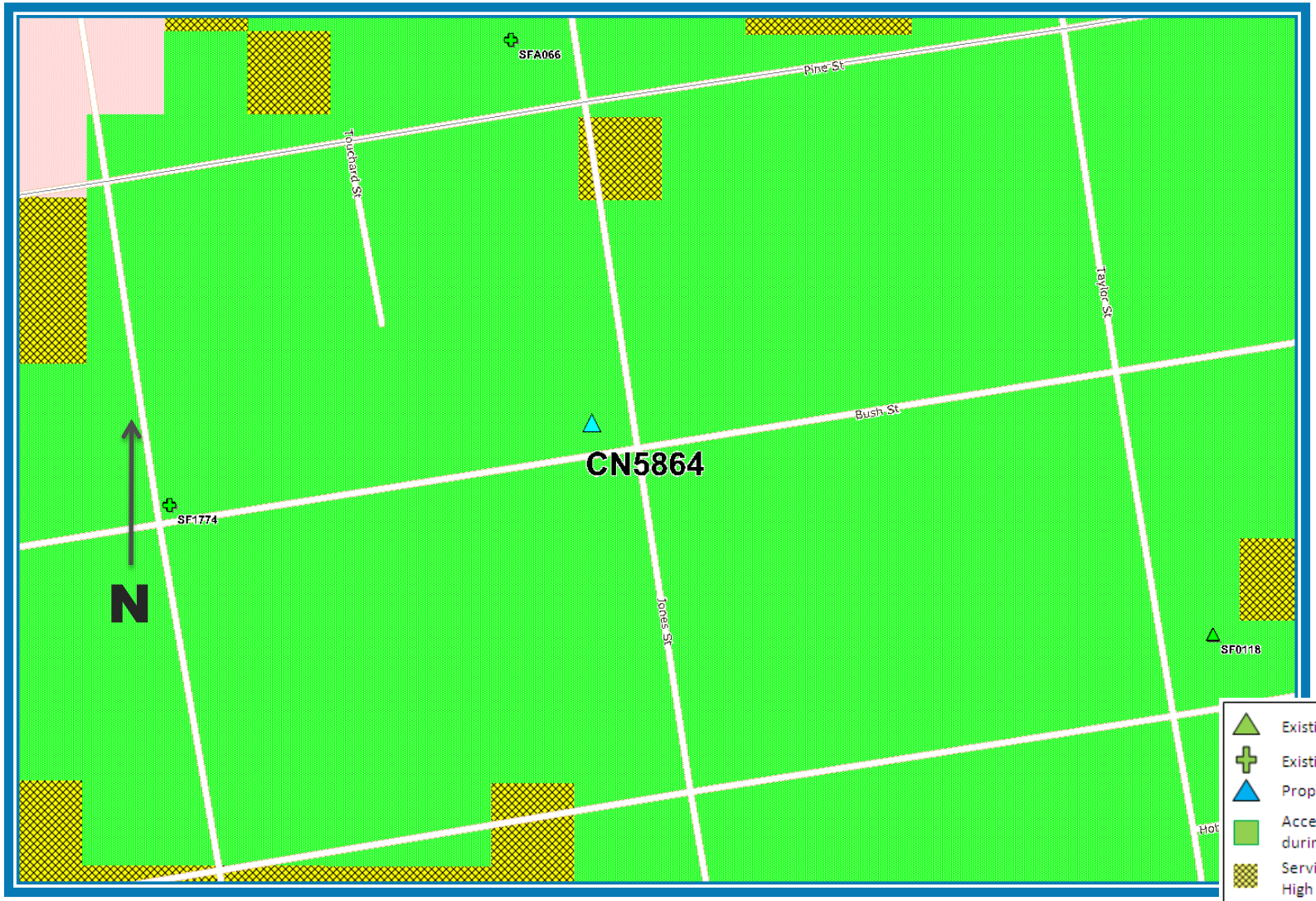


June 11 , 2014

at&t

Exhibit 4 - Proposed Site at 1010 Bush (CN5864)

Service Area AFTER site is constructed



June 11 , 2014

at&t

CN5864
1010 BUSH STREET

1010 BUSH STREET
SAN FRANCISCO, CA 94109

USA North
CALL: 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

APPROVAL LIST

TITLE	SIGNATURE	DATE
CONSTRUCTION MANAGER		
SITE ACQUISITION		
ZONING MANAGER		
RF ENGINEER		
AT&T		

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA CODE OF REGULATIONS
2. 2010 CALIFORNIA BUILDING CODE
3. 2010 CALIFORNIA MECHANICAL CODE
4. 2010 CALIFORNIA PLUMBING CODE
5. 2010 CALIFORNIA ELECTRIC CODE
6. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
7. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE INSTALLATION OF:

1. (N) AT&T NINE (9) OUTDOOR PANEL ANTENNAS AND ANCILLARY EQUIPMENT TO BE MOUNTED AT (E) ROOF. 268 SQ FT
2. (N) AT&T EQUIPMENT CABINETS TO BE LOCATED INSIDE (E) BASEMENT. 395 SQ FT
3. ANTENNA COAXIAL TRANSMISSION LINES FROM RRU TO ANTENNAS.

POWER & TELEPHONE SERVICE TO BE PROVIDED FROM (E) SOURCES

DRIVING DIRECTIONS

FROM: 430 BUSH STREET, SAN FRANCISCO, CA 94108
TO: 1010 BUSH STREET, SAN FRANCISCO 94109

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN – 0.1 MI
2. TURN RIGHT ONTO MONTGOMERY ST – 348 FT
3. TAKE THE 1ST RIGHT ONTO SUTTER ST – 0.7 MI
4. TURN RIGHT ONTO LEAVENWORTH ST – 344 FT
5. TAKE 1ST RIGHT ONTO BUSH ST, DESTINATION WILL BE ON THE LEFT – 377 FT.

ESTIMATED TIME: 6 MINS
ESTIMATED DISTANCE: 1.0 MI

GENERAL CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	SURVEY
A-1	OVERALL SITE / ROOF PLAN
A-2	ENLARGED ANTENNA LAYOUT
A-3	EQUIPMENT LAYOUT
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	EQUIPMENT AND ANTENNA DETAILS
A-7	EQUIPMENT DETAILS

PROJECT TEAM

ARCHITECT / ENGINEER:
XXXX

APPLICANT/LESSEE:
AT&T
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

PROJECT MANAGER:
ERICSSON
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108
CONTACT: RICHARD NEWMAN
PHONE: (415) 774–1288
EMAIL: richard.f.newman@ericsson.com

ZONING MANAGER:
PERMIT ME, INC.
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108
CONTACT: ERIC W. LENTZ
PHONE: (805) 895–4394
EMAIL: ericlentz@permitme.net

SITE ACQUISITION:
PERMIT ME, INC.
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108
CONTACT: CAROLINA ROBERTS
PHONE: (925) 286–1076
EMAIL: carolinaroberts@permitme.net

CONSTRUCTION MANAGER:
ERICSSON
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108
CONTACT: TONY PINO
PHONE: (415) 760–4921
EMAIL: nelson.pino@ericsson.com

RF ENGINEER:
AT&T
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108
CONTACT: BRANDON LE
EMAIL: bl913y@att.com

PROJECT INFORMATION

SITE ADDRESS:	1010 BUSH STREET SAN FRANCISCO, CA 94109
A.P.N.:	03–0276–007–01
LAND OWNER:	JAMES LEE TRUSTEE OF PAULA LEE MARTIAL TRUST U/T/A 11/28/95 691 BROADWAY, #20 SAN FRANCISCO, CA 94133 PHONE: (415) 318–8514
LATITUDE:	37° 47' 22.98" (NAD 83)
LONGITUDE:	122° 24' 50.09" (NAD 83)
ZONING:	RC–4
AMSL:	255.3'
JURISDICTION:	CITY & COUNTY OF SAN FRANCISCO
TELEPHONE:	AT&T
POWER:	PG&E
POWER/TELCO CONTACT:	AL TAPIA (415) 774–1331

VICINITY MAP

SAN FRANCISCO

N

at&t

PROJECT INFORMATION:

CN5864
1010 BUSH STREET
1010 BUSH STREET
SAN FRANCISCO, CA 94109

CURRENT ISSUE DATE:
03/08/13

ISSUED FOR:
90% PLAN CHECK - REVIEW ONLY

REV.:	DATE:	DESCRIPTION:	BY:
1	08/01/11	100% ZONING DRAWINGS	FI
2	05/08/12	PLAN CHECK	FI
3	03/08/13	90% PLAN CHECK – REVIEW ONLY	FI

RFDS REVISION	VERSION	DATE
GSM REMOVAL	V1.5	04/13/12

PROJECT ARCHITECT/ENGINEER:

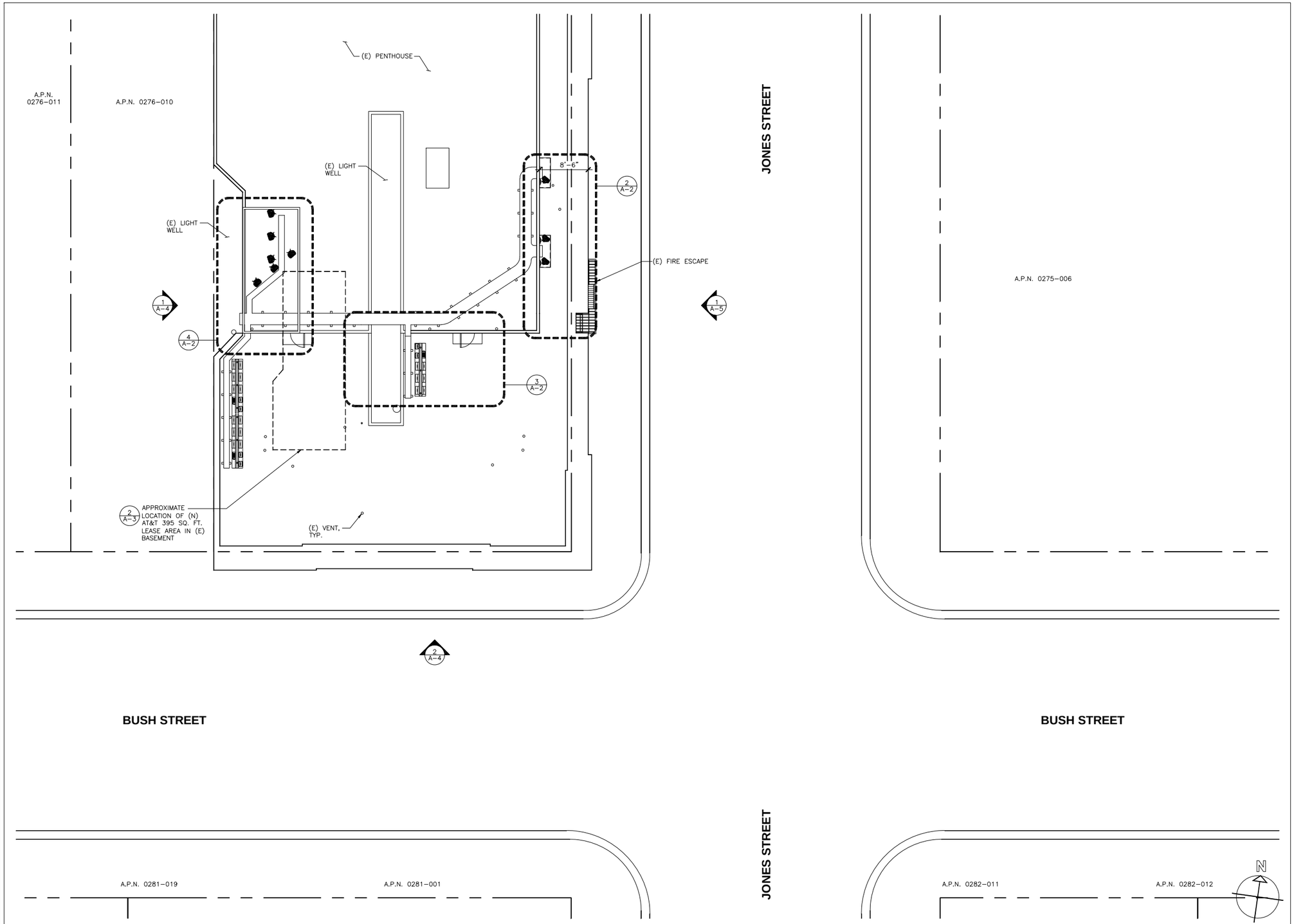
CONSULTANT:

DRAWN BY:	CHK.:	APV.:
FI	MWA	MW

LICENSER:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



OVERALL SITE / ROOF PLAN

SCALE: 1/8"=1'-0" (0 1' 4' 8' 16')

1

at&t

PROJECT INFORMATION:

CN5864
1010 BUSH STREET
1010 BUSH STREET
SAN FRANCISCO, CA 94109

CURRENT ISSUE DATE:
03/08/13

ISSUED FOR:
90% PLAN CHECK - REVIEW ONLY

REV.:	DATE:	DESCRIPTION:	BY:
1	08/01/11	100% ZONING DRAWINGS	FI
2	05/08/12	PLAN CHECK	FI
3	03/08/13	90% PLAN CHECK – REVIEW ONLY	FI

RFDS REVISION	VERSION	DATE
GSM REMOVAL	V1.5	04/13/12

PROJECT ARCHITECT/ENGINEER:

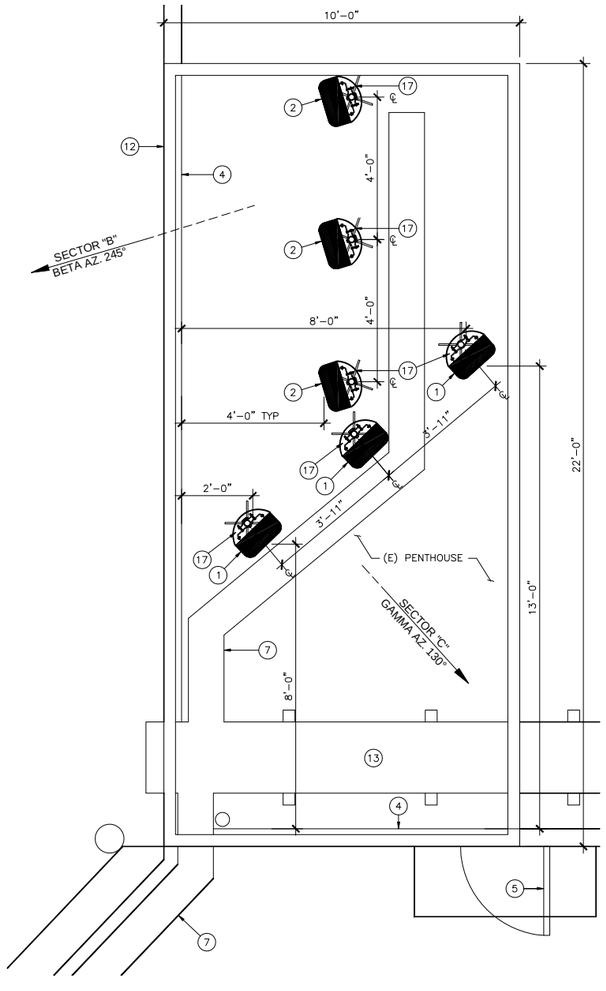
CONSULTANT:

DRAWN BY:	CHK.:	APV.:
FI	MWA	MW

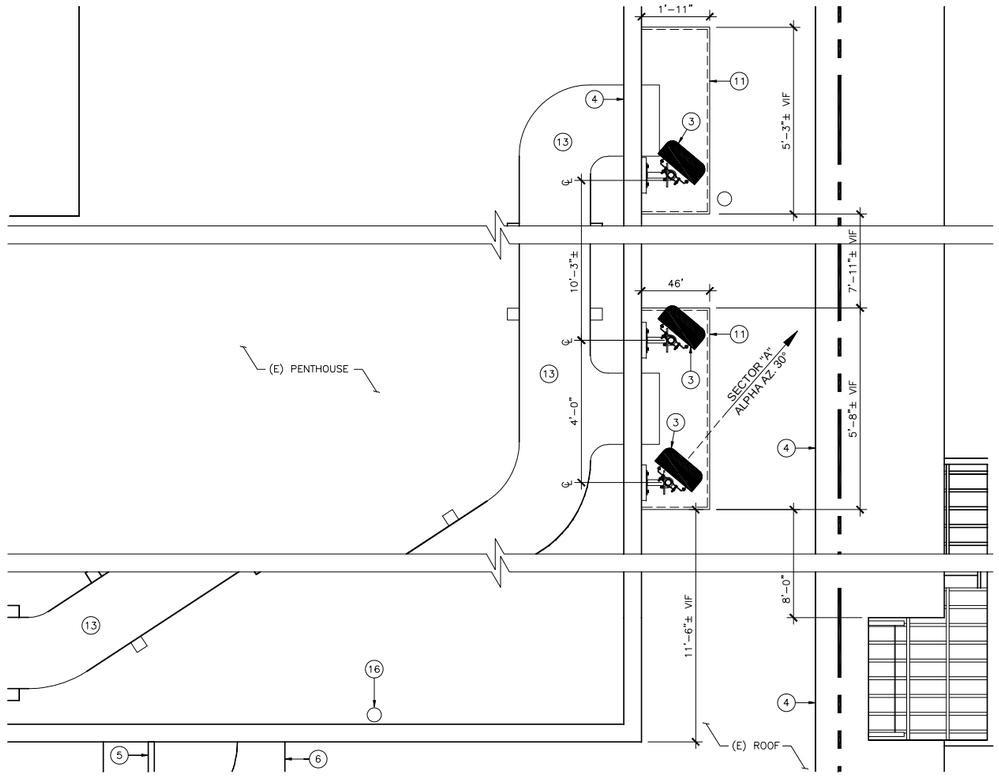
LICENSER:

SHEET TITLE:
OVERALL SITE/ ROOF PLAN

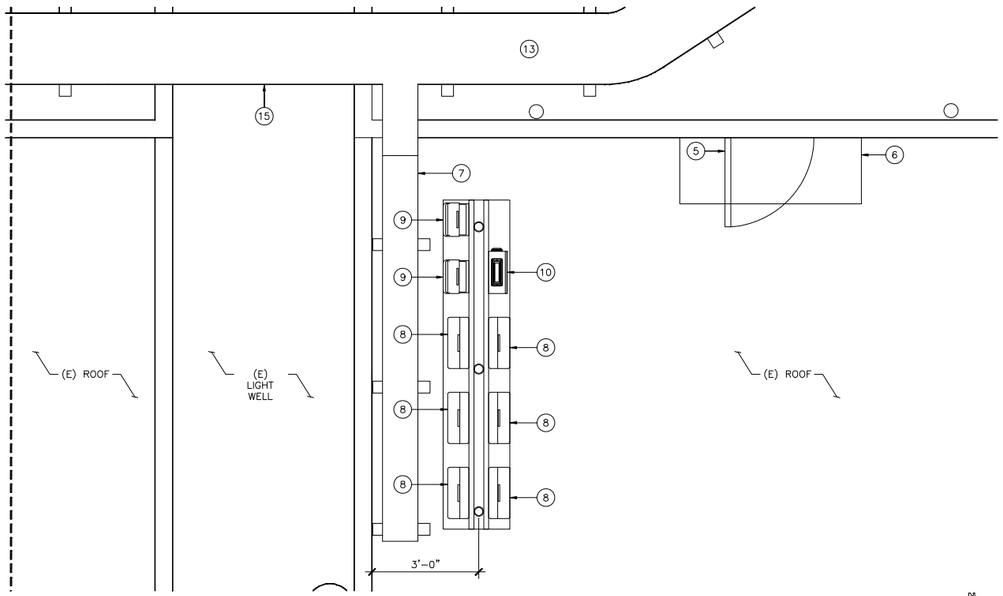
SHEET NUMBER:
A-1



ENLARGED ANT. LAYOUT | SCALE: 1/2"=1'-0" | 4



ENLARGED ANTENNA LAYOUT | SCALE: 1/2"=1'-0" | 2



EN. EQUIP. LAYOUT | SCALE: 1/2"=1'-0" | 3

1. (N) AT&T PANEL ANTENNA (130° AZIMUTH), TYP. OF 3 (1/A-6)
2. (N) AT&T PANEL ANTENNA (245° AZIMUTH), TYP. OF 3 (1/A-6)
3. (N) AT&T PANEL ANTENNA (30° AZIMUTH) AT PENTHOUSE, TYP. OF 3 (2/A-6)
4. (E) PARAPET
5. (E) ROOF ACCESS/ (N) AT&T ROOF ACCESS
6. (E) AWNING
7. (N) AT&T 12" CABLE TRAY WITH GRIP STRUT
8. (N) AT&T RRU-S MOUNTED AT H-FRAME, TYP OF 18 (6 PER SECTOR)-DO NOT STACK (6/A-6)
9. (N) AT&T RRH MOUNTED AT H-FRAME, TYP OF 6 (2 PER SECTOR)-DO NOT STACK (5/A-6)
10. (N) AT&T DC SURGE MOUNTED AT H-FRAME, TYP OF 3 (1 PER SECTOR) (3/A-6)
11. (N) AT&T FRP SCREEN SET IN 6" FROM (E) WINDOWS, TYP.
12. (N) AT&T 10'-0" X 22'-0" SCREEN WALL 3'-0" HIGH FROM ROOFTOP
13. (N) AT&T 24" CABLE TRAY WITH GRIP STRUT
14. (N) AT&T CABLE TRAY AT WALL
15. (N) AT&T CABLE BRIDGE WITH UNISTRUT
16. (E) VENT, TYP.
17. (N) COAX COVER, TYP OF 6

KEYED NOTES | 1

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CN5864
1010 BUSH STREET
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SAN FRANCISCO, CA 94109

CURRENT ISSUE DATE:
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3	03/08/13	90% PLAN CHECK – REVIEW ONLY	FI

RFDS REVISION	VERSION	DATE
GSM REMOVAL	V1.5	04/13/12

PROJECT ARCHITECT/ENGINEER:

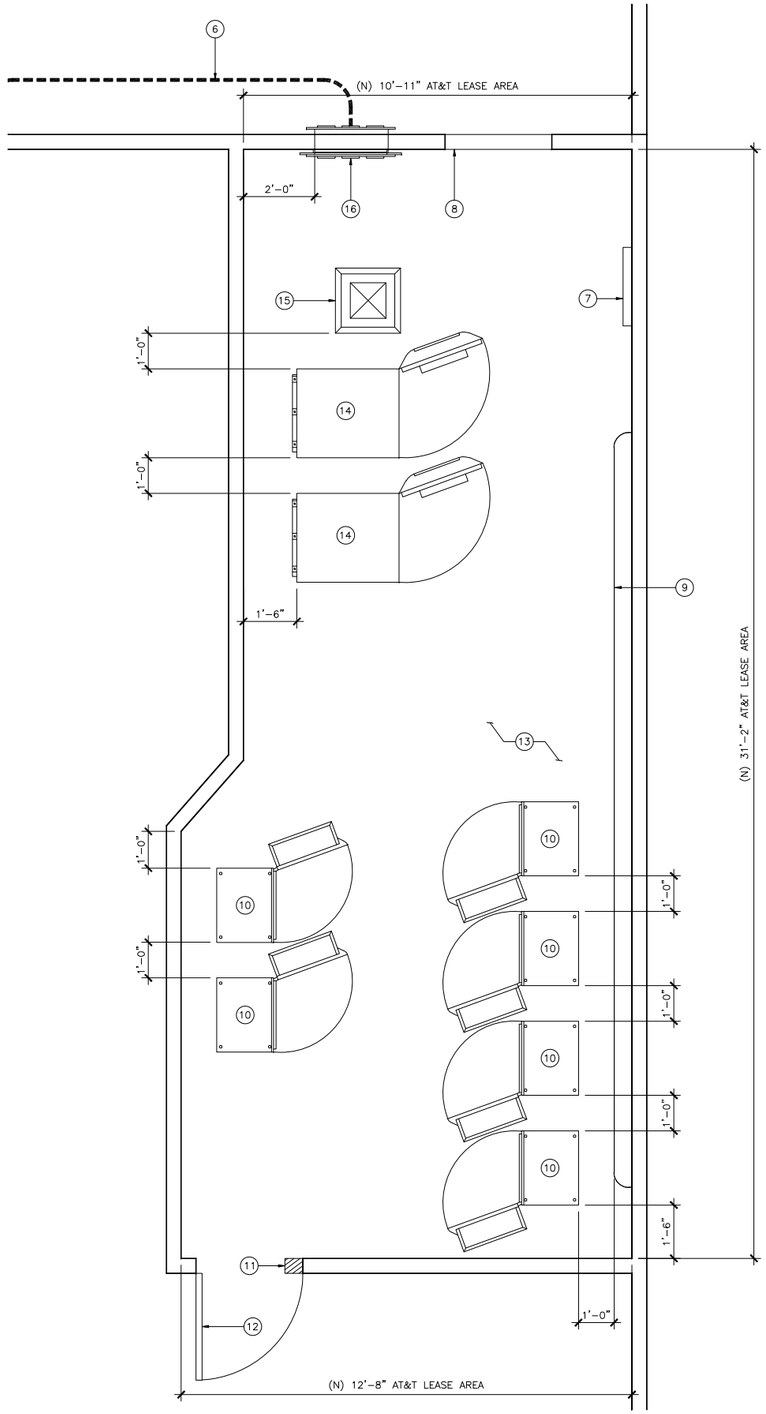
CONSULTANT:

DRAWN BY:	CHK.:	APV.:
FI	MWA	MW

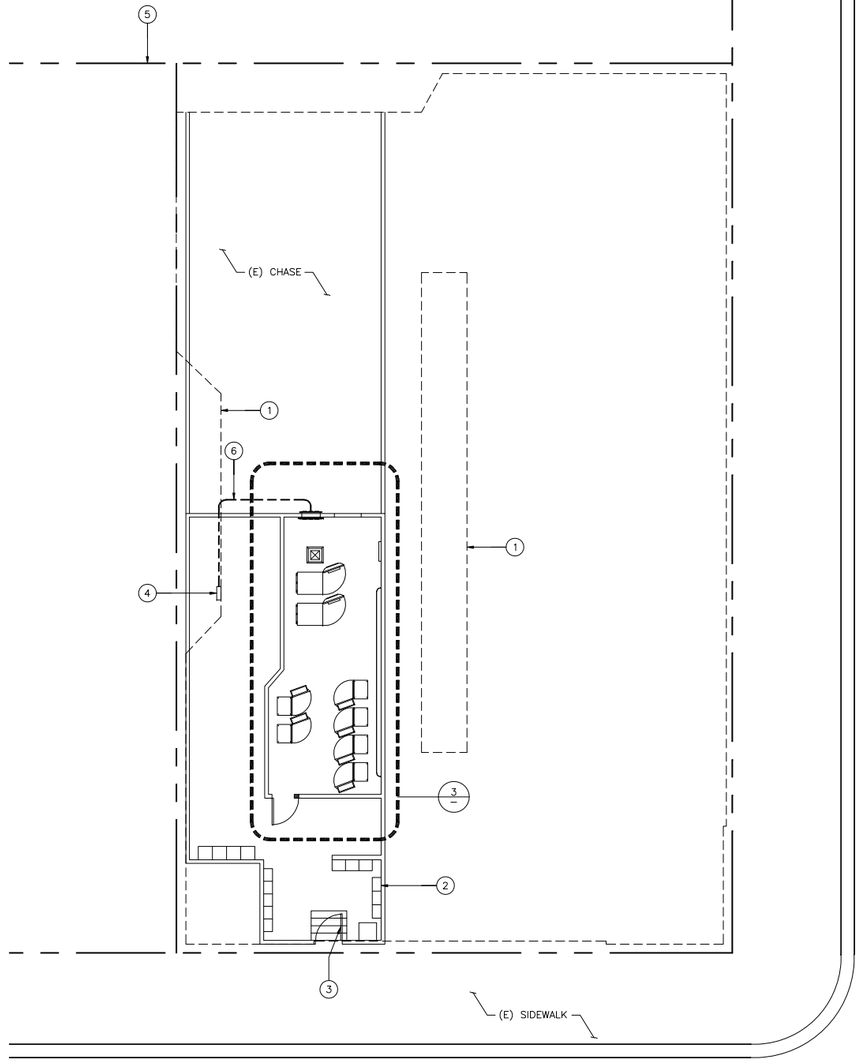
LICENSER:

SHEET TITLE:
ENLARGED ANTENNA LAYOUT

SHEET NUMBER:
A-2



ENLARGED EQUIPMENT LAYOUT | SCALE: 1/2"=1'-0" | 0 1' 4' | 3



BASEMENT FLOOR PLAN | SCALE: 1/8"=1'-0" | 0 1' 4' 8' 16' | 2

1. (E) LIGHT WELL, SHOWN ABOVE
2. (E) BASEMENT EQUIPMENT, TYP.
3. (E) BASEMENT ACCESS
4. (N) AT&T CABLE TRAY, MOUNTED ON UNISTRUT, RUN UP (E) LIGHT WELL TO ROOF
5. PROPERTY LINE, TYP.
6. (N) AT&T CABLE ROUTE VIA CEILING
7. (E) TELCO BACKBOARD
8. (E) CHASE ACCESS, TO REMAIN
9. (E) PLUMBING, TO REMAIN.
10. (N) AT&T UMTS PURCELL CABINET, TYP. OF 6 (2/A-7)
11. (E) WALL TO BE DEMOLISHED
12. (N) AT&T 3'-0" WIDE ACCESS DOOR
13. (N) AT&T 395 SQ FT LEASE AREA
14. (N) AT&T RBA 72 BATTERY CABINET, TYP. OF 2 (1/A-7)
15. (E) COLUMN, TO REMAIN
16. (N) AT&T WAVEGUIDE PORT

KEYED NOTES | 1

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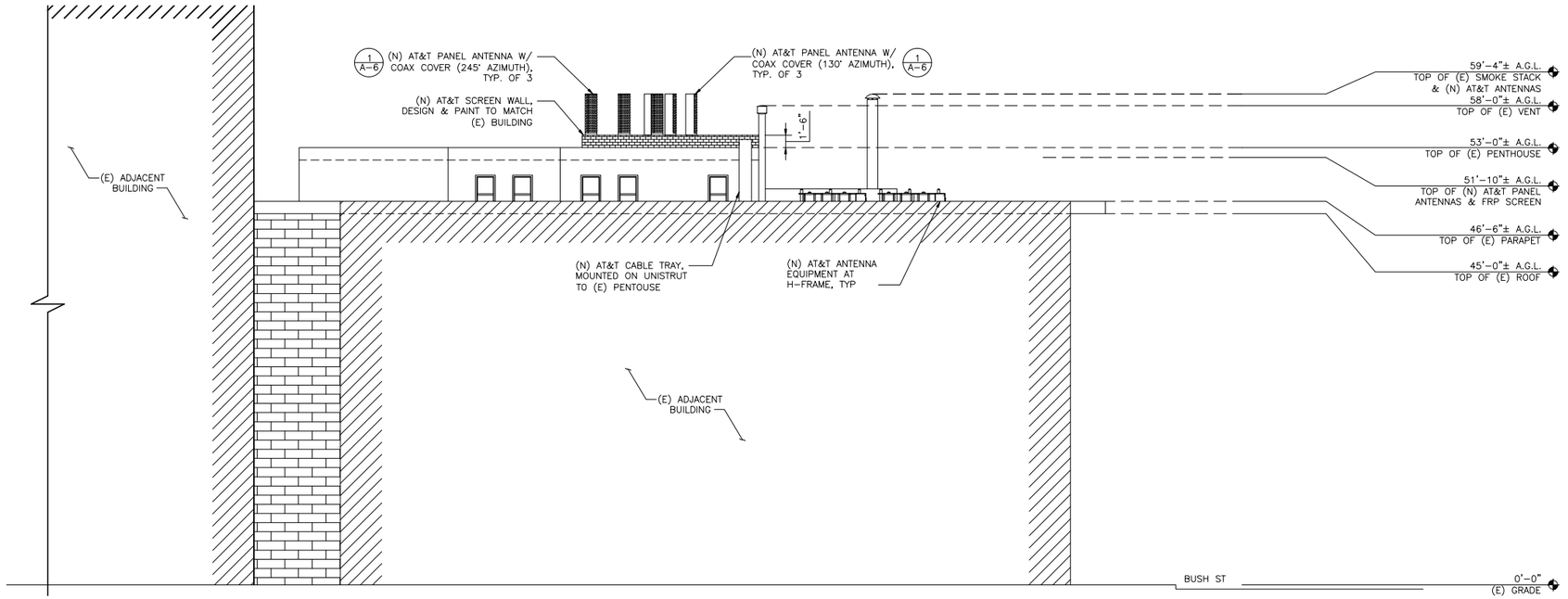
CONSULTANT:

DRAWN BY:	CHK.:	APV.:
FI	MWA	MW

LICENSER:

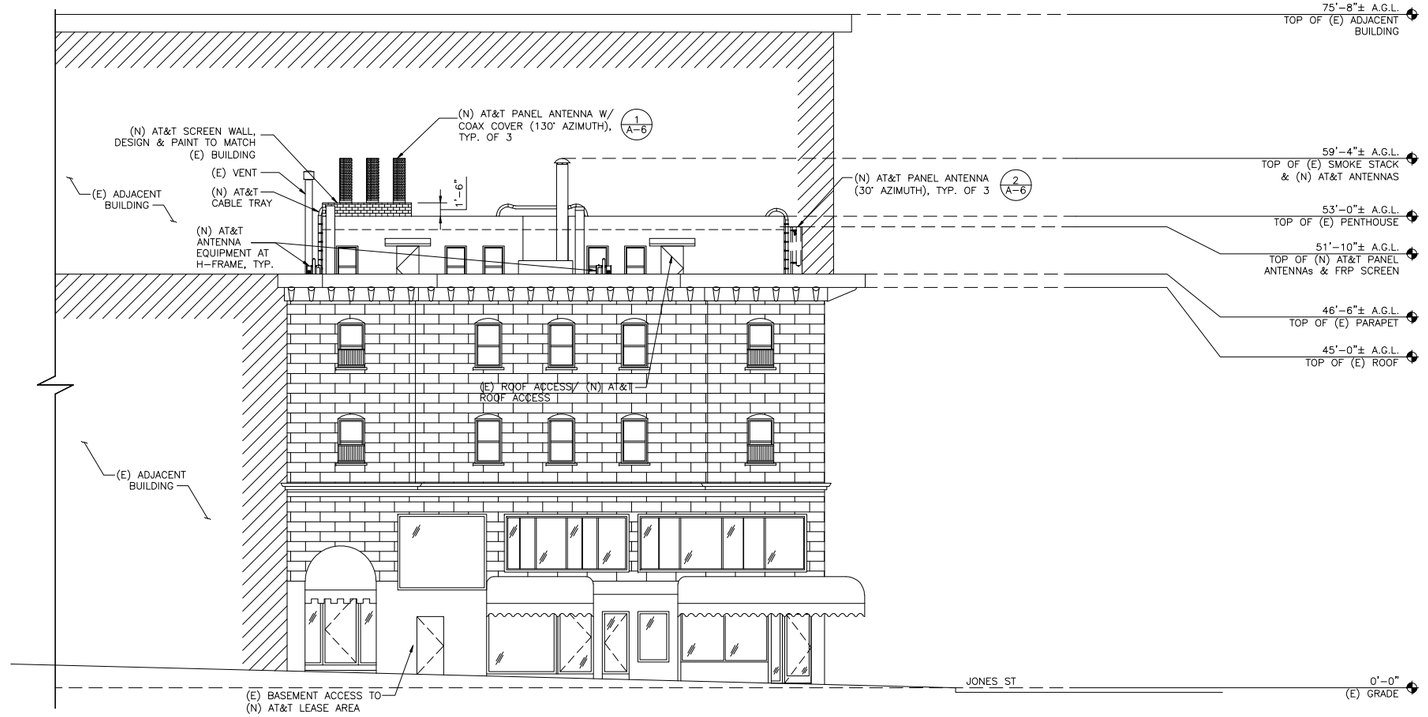
SHEET TITLE:
EQUIPMENT LAYOUT

SHEET NUMBER:
A-3



WEST ELEVATION

SCALE: 1/8"=1'-0" | 1



SOUTH ELEVATION

SCALE: 1/8"=1'-0" | 2

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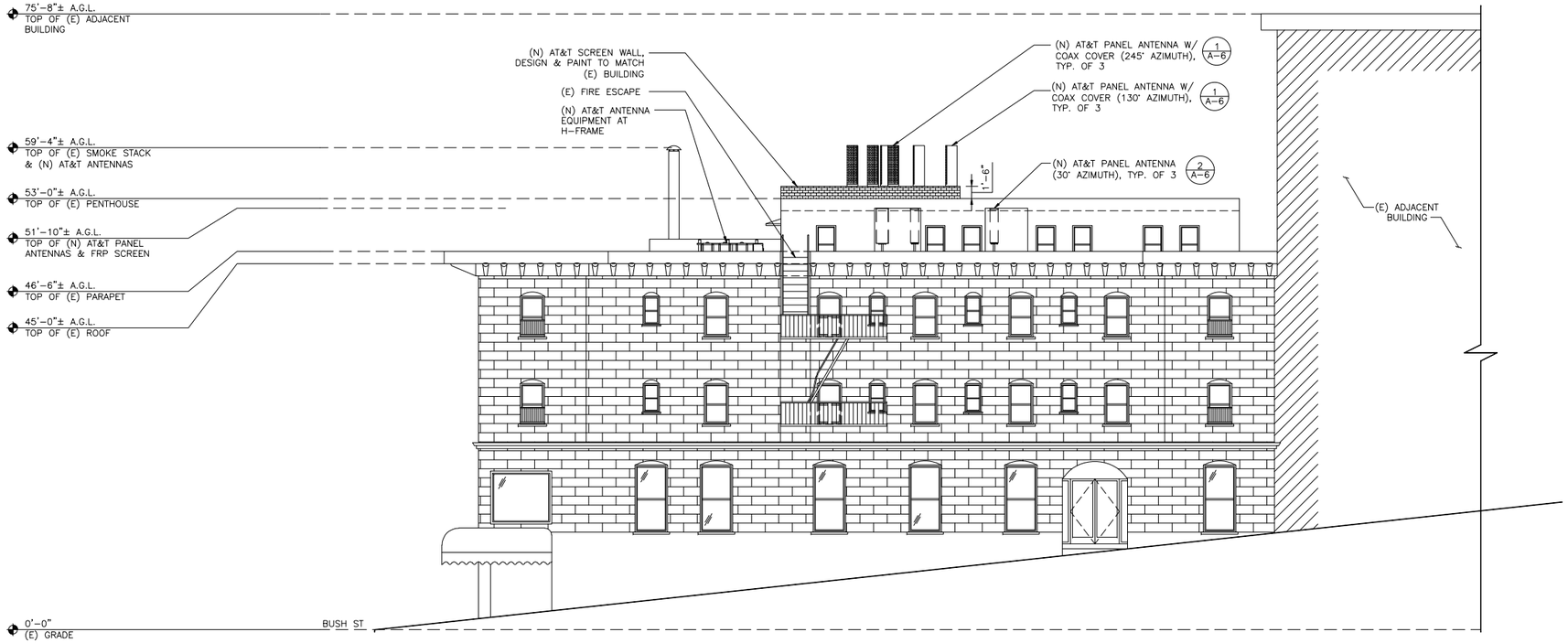
CONSULTANT:

DRAWN BY:	CHK.:	APV.:
FI	MWA	MW

LICENSER:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4



EAST ELEVATION

SCALE: 1/8"=1'-0"

1

NOT USED

2

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DRAWN BY:	CHK.:	APV.:
FI	MWA	MW

LICENSER:

SHEET TITLE:

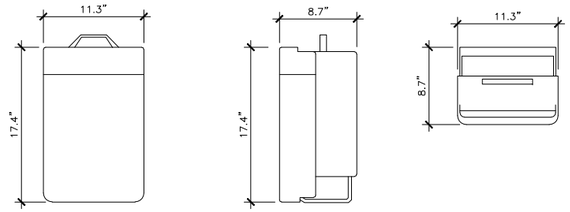
ELEVATIONS

SHEET NUMBER:

A-5

RRH DETAIL

SCALE: 1-1/2"=1'-0" | 5

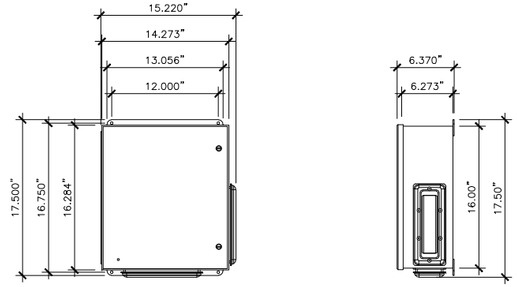


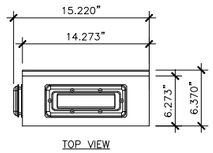
RRH SPECIFICATIONS:

LENGTH: 17.4"
WIDTH: 8.7"
DEPTH: 11.3"

DC SURGE DETAIL

SCALE: 1-1/2"=1'-0" | 3



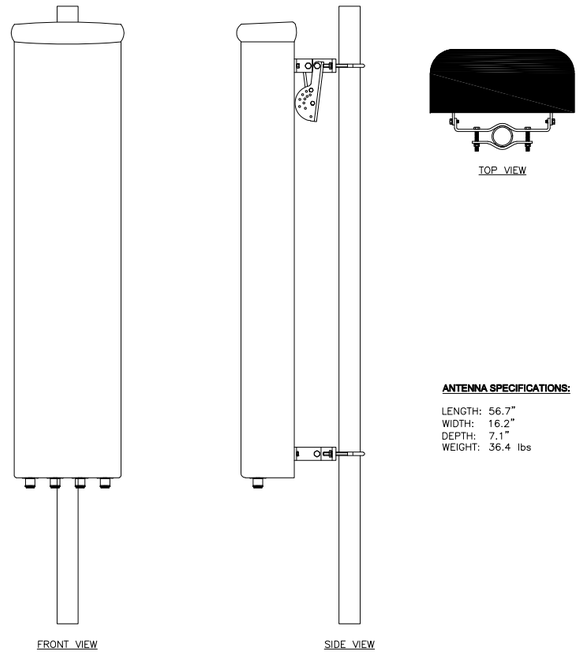


DC SURGE LTE SPECIFICATIONS:

LENGTH: 17.500"
WIDTH: 15.220"
DEPTH: 6.370"

ANDREW SBNH-1D4545A ANTENNA DETAIL

SCALE: 1-1/2"=1'-0" | 1

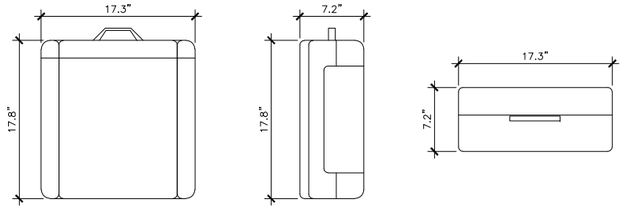


ANTENNA SPECIFICATIONS:

LENGTH: 56.7"
WIDTH: 16.2"
DEPTH: 7.1"
WEIGHT: 36.4 lbs

RRU-S DETAIL

SCALE: 1-1/2"=1'-0" | 6



RRU-S SPECIFICATIONS:

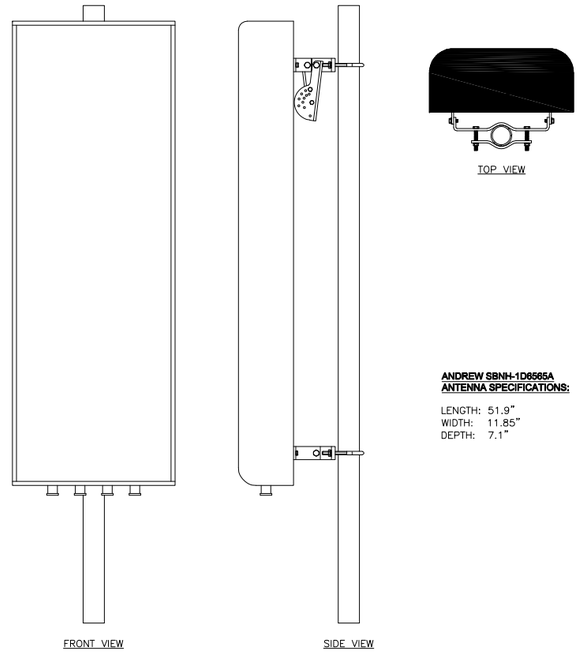
LENGTH: 17.8"
WIDTH: 17.3"
DEPTH: 7.2"

NOT USED

4

ANDREW SBNH-1D6565A-6565A ANTENNA DETAIL

SCALE: 1-1/2"=1'-0" | 2



ANDREW SBNH-1D6565A ANTENNA SPECIFICATIONS:

LENGTH: 51.9"
WIDTH: 11.85"
DEPTH: 7.1"

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CONSULTANT:

DRAWN BY:	CHK.:	APV.:
FI	MWA	MW

LICENSER:

SHEET TITLE:
EQUIPMENT AND ANTENNA DETAILS

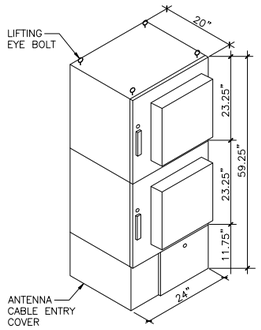
SHEET NUMBER:
A-6

NOT USED

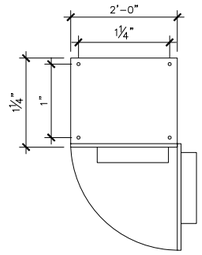
3

NOT USED

4



ISOMETRIC VIEW OF PURCELL LTE CABINET



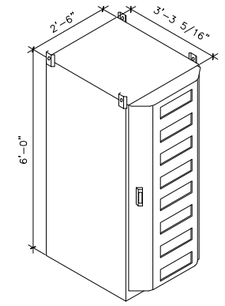
BOLT DOWN PATTERN FOR PURCELL LTE CABINET

PURCELL LTE CABINET DIMENSIONS	
CABINET	HEIGHT x WIDTH x DEPTH
PURCELL LTE	56" x 24" x 56"

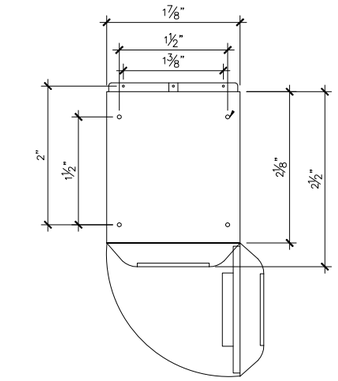
PURCELL LTE CABINET DETAIL

SCALE: 3/4"=1'-0"

2



ISOMETRIC VIEW OF POWER & BATTERY CABINET



RBA72 POWER & BATTERY CABINET DIMENSIONS	
CABINET	HEIGHT x WIDTH x DEPTH
RBA 72	72" x 30" x 39 3/8"
FOOTPRINT (INCLUDING INSTALLATION FRAME)	30" x 34"

NOTE: BATTERIES ARE TOTALLY SEALED LEAD ACID BATTERIES

RBA72 POWER & BATTERY CABINET DETAIL

SCALE: 3/4"=1'-0"

1

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FI	MWA	MW

LICENSER:

SHEET TITLE:
EQUIPMENT DETAILS

SHEET NUMBER:
A-7