



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: SEPTEMBER 10, 2015

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Date: September 3, 2015
Case No.: **2014-002322CUA**
Project Address: **251 Barneveld Avenue**
Current Zoning: PDR-2 (Production, Distribution, and Repair)
Industrial Protection Zone
65-J Height and Bulk District
Block/Lot: 5286A/003
Project Sponsor: Verizon Wireless, represented by
Christopher Fowler, OnAir LLC
14960 Karl Avenue
Monte Sereno, CA 95030
Staff Contact: Omar Masry – (415) 575-9116
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PROJECT DESCRIPTION

The proposal is to allow the development of a co-locatable Verizon Wireless macro wireless telecommunication services ("WTS") facility. The macro WTS facility would feature nine (9) screened panel antennas within a proposed freestanding 65-foot tall faux water tank. The proposed faux water tank would be located at the rear of the Project Site within an open yard area used for storage. A ground-mounted equipment area, featuring equipment cabinets and a back-up diesel generator, is proposed at the base of the faux water tank. The diesel generator is only used to run the facility in the event of a power outage.

Based on the zoning and land use, the existing WTS facility is at a Location Preference 2 Site (Preferred Location, Co-Location with AT&T Mobility) according to the WTS Facilities Siting Guidelines.

The faux water tank is also designed to accommodate approximately nine (9) additional screened panel antennas for future carriers; however, at this time, no equipment area (typically at ground level) is designated for future carriers, as the location of the equipment area may vary based on needs of the property owner and future wireless carrier.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on Assessor's Block 5286A, Lot 003. The subject lot wraps around a separately owned parcel (Block 5286A, Lot 005) at the northeast corner of Barneveld Avenue and McKinnon Avenue. The Project Site is a 30-foot tall, one-story building; which serves as a warehouse and distribution facility (Kel-Toy). An existing AT&T Mobility macro WTS facility is operating at the Project Site. The AT&T Mobility facility features nine (9) panel antennas, housed within two rooftop-mounted

radomes which are 39 feet above ground level. The AT&T Mobility facility also features associated ground-mounted equipment cabinets behind the Subject building. The existing AT&T Mobility facility was approved pursuant to a building permit (2002.04.10.3586).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is situated near the northwestern corner of the Bayview neighborhood, one block east of Bayshore Boulevard, which features primarily large scale retail, fast food, and warehouse uses. This portion of the Bayview was originally an area of denim manufacturing and warehousing associated with the Port of San Francisco. After World War II, the area was fully redeveloped, with few, if any, original structures remaining. The surrounding area, is now characterized by light and heavy industrial land uses composed of primarily one-story tilt-up concrete warehouses, with 25+ foot high ceiling heights on all sides; with the exception of a single-story fast food restaurant, with drive-thru, to the west across Barneveld Avenue, and San Francisco Fire Station No. 9, which shares a rear property line with the Project Site.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3(d) categorical exemption (Construction of New Communications Facilities). 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	August 21, 2015	August 21, 2015	20 days
Posted Notice	20 days	August 21, 2015	August 21, 2015	20 days
Mailed Notice	10 days	September 1, 2015	August 21, 2015	20 days

PUBLIC COMMENT

In addition, the Project Sponsor held a community meeting at the Bayview YMCA, at 1601 Lane Street, to discuss the Project at 6:00 p.m. on February 9, 2015. One (1) community member attended the meeting and asked questions about the proposed Project.

As of September 1, 2015, the Department has received no comments regarding the proposed Project.

The Proposed Project was presented to members of the Bayview Citizens Advisory Committee at a meeting held at the Bayview Public Library at 5:45 p.m. on February 4, 2015. Comments were focused on the nature of the review, and whether there was community interest in placing artwork or signage (e.g. the neighborhood name "BayView"). No community members expressed a concern with the proposed

Project or requested artwork.

ISSUES AND OTHER CONSIDERATIONS

The general preference for the least-intrusive deployment of WTS facilities, in San Francisco, has been through the use of screened antennas (e.g. within faux vent pipes) mounted on rooftops and associated equipment within storage areas or basements. Rooftop-mounted WTS facilities typically offer an advantage of avoiding the spatial demands associated with additional ground level structural support areas within a dense urban environment.

While there are currently freestanding macro WTS facilities in San Francisco, they are primarily unscreened monopoles (e.g. individual monopoles on the east and west sides of Interstate 101, just north of Cesar Chavez Street)¹ developed in the mid 90's and used for networks that serve mobile phones and devices, within a (range of a quarter mile to two miles) of a neighborhood. There are also unscreened hilltop (e.g. 10 Bernal Heights Boulevard) facilities in San Francisco, used for wide area serving radio, television, and microwave networks².

Unscreened monopoles are generally disfavored due to their visibility, the unsightly nature of various antennas, steel support structures, and bundles of cabling. As well as associated land use effects such as the potential need for new access roads or driveways, impairment of views, potential use of tower lighting, noise from outdoor equipment or generators, shadow effects of tall structures, and overall visibility.

This proposal is unique in that it represents the only screened freestanding macro WTS facility, designed specifically to support antennas, in San Francisco, to date. The Project Sponsor indicated the existing roof heights (average of 30 feet) and structural composition (tilt-up industrial buildings), of existing building rooftops in the surrounding area necessitated a freestanding structure, in order to achieve sufficient propagation for coverage within the northwestern corner of the Bayview neighborhood.

Given the unique nature of the structure, Planning staff worked with the carrier to address the following considerations:

- **Setbacks.** *Place the faux water tank at a location where it would be sufficiently setback from public streets so as to not appear particularly imposing with respect to the overall Bayview neighborhood, eastern portions of neighboring Bernal Heights, surrounding streets and nearby Bayshore Boulevard. The proposed 65-foot tall water tank is setback 90 feet from the nearest curb face along McKinnon Avenue and over 200 feet from the curb face along Barneveld Avenue.*
- **Structural Safety.** *Utilize a structure that complies with the same engineering standard (TIAA Importance Factor 1.5) required for freestanding communications towers built to serve public-safety (e.g.*

¹ There are approximately eight (8) existing permanent monopoles, used for commercially operated macro WTS facilities, in San Francisco; not including (mostly temporary) monopoles at Hunters Point, The Presidio, Treasure Island and Yerba Buena Island.

² Hilltop facilities such as 1 Bayview Park Road, 10 Bernal Heights Boulevard, Forest Hill, Fort Miley, Twin Peaks, and Sutro Tower primarily serve wide area (multiple neighborhoods or Bay Area) microwave, public safety, radio, and television broadcast networks.

police and fire radios) networks. This new standard was recently adopted by the City of Los Angeles as part of a program to improve resiliency in the event of a disaster, such as an earthquake. The Project Sponsor agreed to the condition of approval.

- **Co-Location.** Utilize a screening element design that can include additional panel antennas for a future co-location, in the event a separate wireless carrier seeks a facility in this neighborhood. The Project Plans denote an outline of a location for future panel antennas below the Verizon Wireless panel antennas, within the faux water tank. Planning staff conveyed the potential for a co-location with other commercial wireless carriers currently operating in San Francisco. However, at the time none expressed an interest in co-locating.

A condition of approval would allow wireless carriers to utilize the location, at a future point in time, in order to install antennas inside the faux water tank and develop a similar ground mounted equipment area. The additional equipment and antennas required for additional wireless carriers would need to be determined, by the Zoning Administrator, to be in conformance with the intent of the underlying Conditional Use Authorization. The Zoning Administrator may also choose to refer applications for a future carrier to the Planning Commission.

- **Signage or Artwork.** Not place any signage on the tank other than, either a community identifier, artwork, or murals of a non-commercial nature. The Project Sponsor is in concurrence with a condition of approval that no commercial or similar signage be utilized. No support has been expressed, to date, by community members, including the Bavyview Citizens Advisory Committee, for a community identifier, artwork, or murals. However the Project Sponsor indicated the property owner would be receptive to such proposals.
- **Lighting.** Avoid the need for aircraft warning lights or other sources of illumination. The proposed facility's height and location do not appear to necessitate any aircraft or similar warning illumination. Low intensity Up lighting for artwork, murals, or a community identifier are not of concern.
- **Shadow Impacts.** Ensure the shadows associated with the proposed structure would not result in substantial shadow impacts upon any nearby parks, plazas, or elements such as community gardens. The shadow study, utilized a worst-case scenario of a 70-foot tall element covering the entire lot (not proposed), and determined no shadows would be cast over parks and plazas operated by the Recreation and Parks Department. Furthermore, there do not appear to be any community gardens or residential dwellings within the shadow fan area.
- Health and safety aspects (e.g. engineering review for structural loads, and backup battery storage) of all wireless Projects are reviewed by the Department of Public Health, San Francisco Fire Department, and the Department of Building Inspection. The RF emissions associated with this Project have been determined to comply with limits established by the Federal Communications Commission (FCC).

- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the Project Site, is on file with the Planning Department.
- All required public notifications were conducted in compliance with the Planning Code and adopted WTS policies.

REQUIRED COMMISSION ACTION

Pursuant to Sections 210.3 and 303 of the Planning Code, a Conditional Use Authorization is required for a macro WTS facility; when the proposed WTS facility is taller than 25 feet above grade in a PDR-2 Zoning District.

BASIS FOR RECOMMENDATION

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

- The proposed faux water tank would appear both contextually appropriate and setback far enough from any primary neighborhood gateways (e.g. over 800 feet from Bayshore Boulevard, and even further from Interstate 101, and Cesar Chavez Street) so as to not detract from public vistas, such as views of the eastern waterfront as seen from Interstate 101 and the eastern edge of Bernal Hill.
- The proposed structure would not detract from views of buildings considered unique or historic resources. In addition, there are no historic districts within the surrounding area, so the proposed structure would not detract from views of, or from within any historic districts.
- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the Objectives and Policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182, 16539, and 18523 supplementing the 1996 WTS Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the Federal Communications Commission (FCC).
- According to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the Project Site is Location Preference 2 (Preferred Location, Co-Location) site. As the Project Site features an existing AT&T Mobility macro WTS facility, which was approved pursuant to the 1996 WTS Guidelines, no alternative site analysis is required.
- The freestanding nature of the facility is generally disfavored, however the contextually appropriate screened design, limited massing effects on surrounding properties, and overall lack of existing 3+ story structures, renders the proposal a compatible means of providing wireless coverage and/or capacity in the surrounding neighborhood.
- Based on propagation maps provided by Verizon Wireless, the Project would provide enhanced 700 – 2,100 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 Verizon Wireless, 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 Verizon Wireless are accurate.
- The Project has been reviewed by staff and found to be categorically exempt from further environmental review, as a Class 3(d) exemption of the California Environmental Quality Act.

RECOMMENDATION:	Approval with Conditions
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☒ Executive Summary

☒ Draft Motion

☒ Zoning District Map

☐ Height & Bulk Map

☒ Parcel Map

☒ Sanborn Map

☒ Aerial Photo

☒ Context Photos

☒ Site Photos

☒ Project sponsor submittal

Drawings: Proposed Project

☒ Check for legibility

☒ Photo Simulations

☒ Coverage Maps

☒ RF Report

☒ DPH Approval

☒ Community Outreach Report

☒ Independent Evaluation

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. XXXXX

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Industrial Protection Zone
65-J Height and Bulk District
Block/Lot: 5286A/003
Project Sponsor: Verizon Wireless, represented by
Christopher Fowler, OnAir LLC
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Monte Sereno, CA 95030
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 210.3 AND 303(c) TO DEVELOP A CO-LOCATABLE MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF NINE (9) OR MORE SCREENED PANEL ANTENNAS WITHIN A FREESTANDING FAUX WATER TANK AND ASSOCIATED GROUND LEVEL EQUIPMENT AREA INITIALLY AS PART THE VERIZON WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A PDR-2 (CORE PRODUCTION, DISTRIBUTION, AND REPAIR) ZONING DISTRICT, INDUSTRIAL PROTECTION ZONE, AND A 65-J HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 3, 2014, Verizon Wireless (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for a Conditional Use Authorization on the property at 251 Barneveld Avenue, Lot 003, in Assessor's Block 5286, (hereinafter "Project Site") to develop a co-locatable wireless telecommunications service facility (hereinafter "WTS") initially consisting of up to nine (9) panel antennas within a freestanding faux water tank, and a ground level equipment area, as part of the Verizon Wireless telecommunications network, within a PDR-2 (Core Production, Distribution, and Repair) Zoning District, Industrial Protection Zone, and a 65-J Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3(d) Categorical Exemption (Section 15303 of the California Environmental Quality Act). The

Planning Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco.

On September 10, 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. 2014-002322CUA, 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 5286A, Lot 003. The subject lot wraps around a separately owned parcel (Block 5286A, Lot 005) at the northeast corner of Barneveld Avenue and McKinnon Avenue. The Project Site is a 30-foot tall, one-story building; which serves as a warehouse and distribution facility (Kel-Toy). An existing AT&T Mobility macro WTS facility is operating at the Project Site. The AT&T Mobility facility features nine (9) panel antennas, housed within two rooftop-mounted radomes which are 39 feet above ground level. The AT&T Mobility facility also features associated ground-mounted equipment cabinets behind the Subject building. The existing AT&T Mobility facility was approved pursuant to a building permit (2002.04.10.3586).
3. **Surrounding Properties and Neighborhood.** The Project Site is situated near the northwestern corner of the Bayview neighborhood, one block east of Bayshore Boulevard, which features primarily large scale retail, fast food, and warehouse uses. This portion of the Bayview was originally an area of denim manufacturing and warehousing associated with the Port of San Francisco. After World War II, the area was fully redeveloped, with few, if any, original structures remaining. The surrounding area, is now characterized by light and heavy industrial land uses composed of primarily one-story tilt-up concrete warehouses, with 25+ foot high ceiling heights on all sides; with the exception of a single-story fast food restaurant, with drive-thru, to the west across Barneveld Avenue, and San Francisco Fire Station No. 9, which shares a rear property

line with the Project Site.

4. **Project Description.** The proposal is to allow the development of a co-locatable Verizon Wireless macro wireless telecommunication services (“WTS”) facility. The macro WTS facility would feature nine (9) screened panel antennas within a proposed freestanding 65-foot tall faux water tank. The proposed faux water tank would be located at the rear of the Project Site within an open yard area used for storage. A ground-mounted equipment area, featuring equipment cabinets and a back-up diesel generator, is proposed at the base of the faux water tank. The diesel generator is only used to run the facility in the event of a power outage.

The faux water tank is also designed to accommodate approximately nine (9) additional screened panel antennas for future carriers; however, at this time, no equipment area (typically at ground level) is designated for future carriers, as the location of the equipment area may vary based on needs of the property owner and future wireless carrier.

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

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

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

Section 8.1 of the WTS Siting Guidelines further stipulates that the Planning Commission will not approve WTS applications for Preference 5 or below Location Sites unless the application describes (a) what publicly-used building, co-location site or other Preferred

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

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

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

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Under the *Guidelines*, and based on the zoning and land use, the proposed macro WTS facility is on a Location Preference 2 Site (Preferred Location, Co-Location) according to the *WTS Facilities Siting Guidelines*. As the Project Site features an existing AT&T Mobility macro WTS facility, which was approved (Building Permit No. 2002.04.10.3586). Pursuant to the Planning Code and 1996 WTS Guidelines, no alternative site analysis is required.
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 – 2,100 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, a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.
9. **Department of Public Health Review and Approval.** The proposed Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing radio-frequency (RF) levels at ground level were around 3% of the FCC public exposure limit.

The Project Site features nine (9) directional panel antennas, used by AT&T Mobility, within two rooftop-mounted radomes. Verizon Wireless proposed to add nine (9) panel antennas within a faux freestanding water tank. The antennas will be mounted at a height of approximately 61 feet (midpoint of antennas) above the ground. The estimated

ambient RF field from the proposed Verizon Wireless transmitters at ground level is calculated to be 0.017 mW/sq. cm., which is 3.5% of the FCC public exposure limit. The maximum cumulative effect of the Verizon Wireless and Verizon Wireless transmitters is calculated at 6.5% of the FCC's public exposure limit, at ground level; and 28% of the FCC's public exposure limit at any nearby building. The three dimensional perimeter of RF levels equal to the public exposure limit extends 59 feet (straight out from the antennas and to much lesser distances above, below, and to the sides), and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to the area (28 feet) directly in front of the antenna while it is in operation.

10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by Verizon Wireless 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 four times a year, 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 Bayview YMCA, at 1601 Lane Street, to discuss the Project at 6:00 p.m. on February 9, 2015. One (1) community member attended the meeting and inquired about the proposed Project.
13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted an updated five-year plan, as required, in April 2015.
14. **Public Comment.** As of September 1, 2015, the Department has received no additional public comment regarding the proposed Project. The Proposed Project was presented to members of the Bayview Citizens Advisory Committee at a meeting held at the Bayview Public Library at 5:45 p.m. on February 4, 2015. Comments were focused on the nature of the review, and whether there was community interest in placing artwork or signage (e.g. the neighborhood name "BayView"). No community members expressed a concern with the proposed Project or requested artwork.
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 210.3, a Conditional Use Authorization is required for the installation or modification of a Wireless Telecommunications Services Facility.

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

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

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

The proposed Project at 251 Barneveld Avenue is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding neighborhood. The overall location, setback from public streets, height and design of the proposed faux water tank is situated so as to avoid intrusion into public vistas, and to insure harmony with the existing neighborhood character and promote public safety.

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

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

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

The proposed Project at 251 Barneveld Avenue 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 Verizon Wireless Radio Frequency Engineering Team provide that the Project Site is a preferable location, based on factors including quality of coverage and aesthetics.

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

of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

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

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

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

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

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

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

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

The proposed faux water tank and ground level equipment area would not affect landscaping, open space, required 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 within, or near 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 Verizon Wireless's coverage and capacity along Bayshore Boulevard, Interstate 101, and northwestern portions of the Bayview.

URBAN DESIGN ELEMENT
Objectives and Policies

HUMAN NEEDS

OBJECTIVE 4:

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

Policy 4.14:

Remove and obscure distracting and cluttering elements.

The proposed faux water tank, set well within an area characterized by industrial structures, would provide context appropriate screening of the panel antenna; as freestanding water tanks mimic elements typically expected in industrial areas. The equipment area used to support the facility would be situated in an area where it would be sufficiently setback from adjacent public rights-of-way so as to minimize the visual effects of such facilities.

COMMERCE AND INDUSTRY ELEMENT
Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

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

OBJECTIVE 2:

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

Policy 2.1:

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

Policy 2.3:

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

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

OBJECTIVE 4:

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

Policy 4.1:

Maintain and enhance a favorable business climate in the City.

Policy 4.2:

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

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

VISITOR TRADE

OBJECTIVE 8:

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

Policy 8.3:

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

The Project would ensure that residents and visitors have adequate public service in the form of Verizon Wireless telecommunications.

COMMUNITY SAFETY ELEMENT
Objectives and Policies

OBJECTIVE 3:

ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER.

Policy 1.20

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

Policy 2.4

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

Policy 2.15

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

Policy 3.7:

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

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

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

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

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

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

No residential uses would be displaced or altered in any way by the granting of this Authorization. The Project site and surrounding area do not feature residential dwellings.

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

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

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

The Project Site does not feature buildings which may be considered historic resources or landmarks.

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

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

19. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would

contribute to the character and stability of the neighborhood and would constitute a beneficial development.

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

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use Authorization under Planning Code Sections 210.3 and 303 to install nine (9) or more panel antennas within a faux freestanding water tank and an associated ground level equipment area at the Project Site and as part of a wireless transmission network initially operated by Verizon Wireless on a Location Preference 2 (Preferred Location, Co-Location) area according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an PDR-2 (Core Production, Distribution, and Repair) Zoning District, Industrial Protection District, and a 65-J Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated March 3, 2015, and stamped "Exhibit B."

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

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

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

Motion No. XXXXX
Hearing Date: September 10, 2015

CASE NO. 2014-002322CUA
251 Barneveld Avenue

I hereby certify that the foregoing Motion was adopted by the Planning Commission on
September 10, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 10, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 210.3 and 303 to install nine (9) or more panel antennas, fully screened within the faux water tank, and associated equipment on transmission towers, and a ground level equipment area at the Project Site and as part of a wireless transmission network operated by Verizon Wireless on a Location Preference 2 (Preferred Location, Co-Location) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an PDR-2 (Core Production, Distribution, and Repair) Zoning District, Industrial Protection District, and a 65-J Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated March 3, 2015, 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 **September 10, 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

PROJECT SPECIFIC CONDITIONS

- a. **Signage.** No signage shall be installed or projected onto the faux water tank, with the exception of (non-commercial) artwork, murals, or a community identifier.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org.
- b. **Structural Safety.** The Project Sponsor shall demonstrate that the faux water tank structure will comply, at construction and as modifications are made, with the engineering standard (TIAA Importance Factor 1.5) required for freestanding communications towers serving public-safety communications networks.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org.
- c. **Co-Location.** Additional screened panel antennas may be installed within the faux water tank, pursuant to an issued building permit. An additional equipment area, if required for a future carrier co-locating at the Project Site, may be developed
For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org.

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for thirty-six (36) months from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use Authorization is only an approval of the proposed project and conveys no independent right to construct the Project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within thirty-six (36) months of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than thirty-six (36) months have passed since the Motion was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
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.

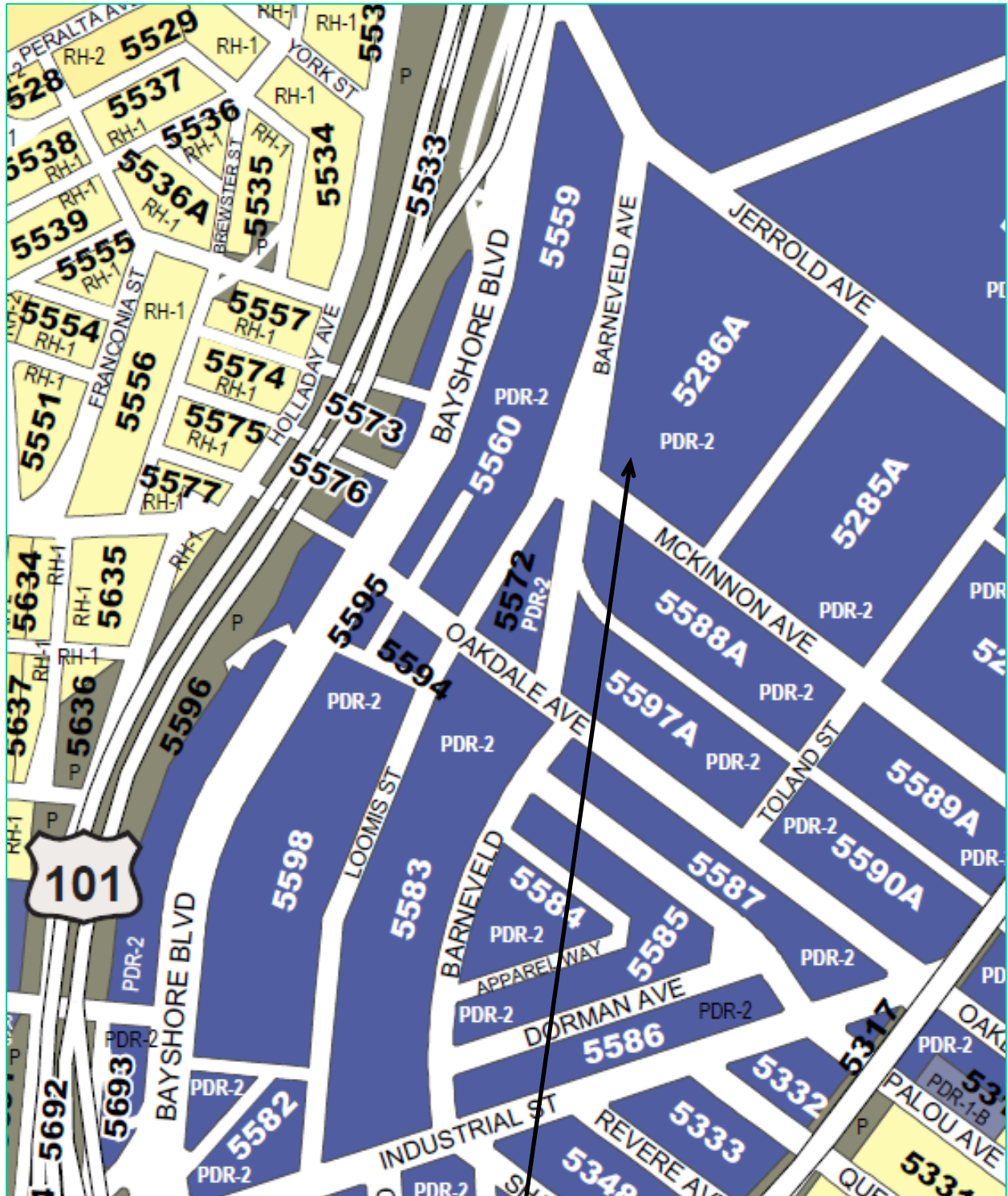
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

Zoning Map

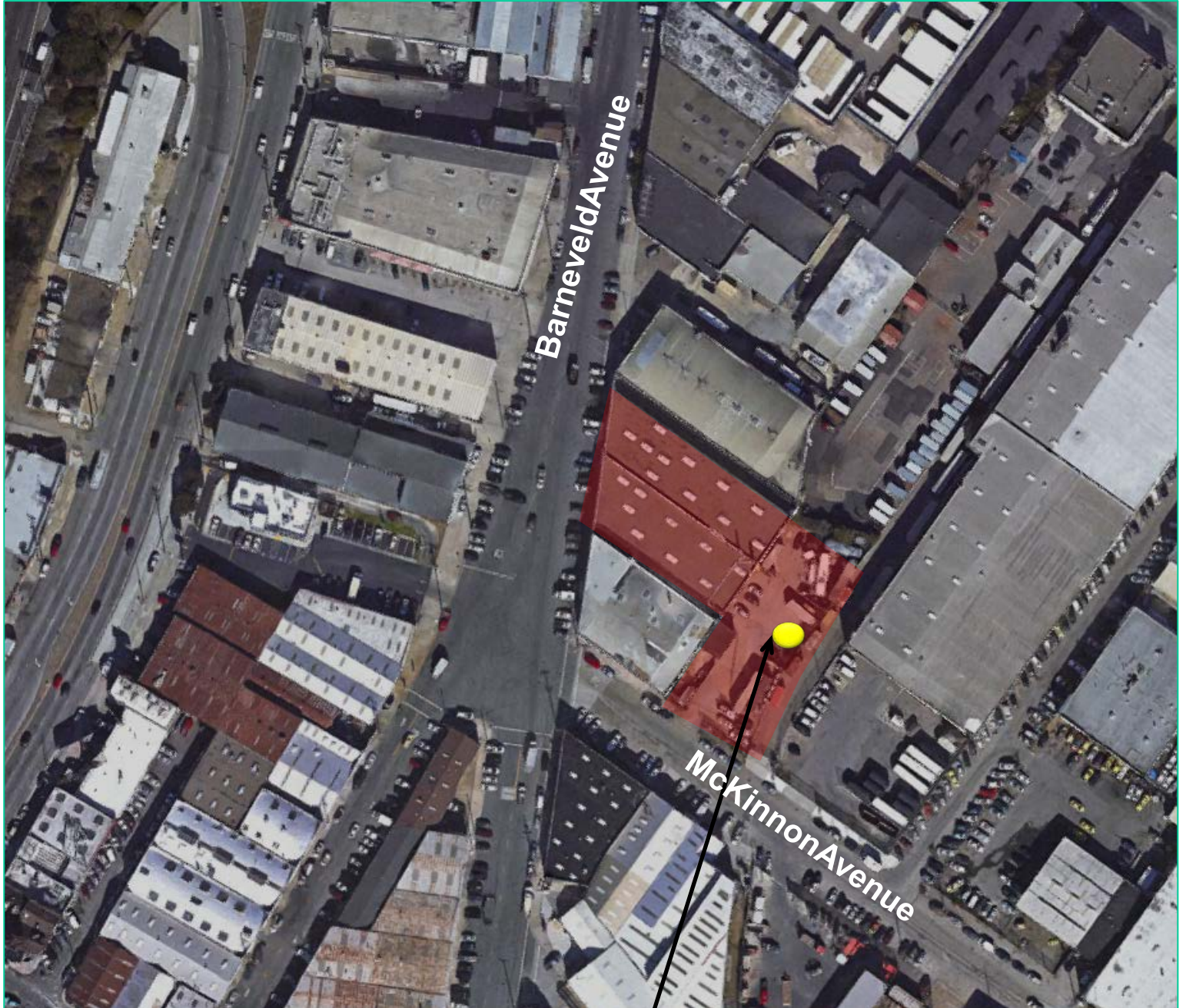


SUBJECT PROPERTY



Case Number 2014-002322CUA
Verizon Wireless Macro WTS Facility
251 Barneveld Avenue

Aerial Photo



SUBJECT PROPERTY
AND PROPOSED
FAUX WATER TANK
LOCATION



Case Number 2014-002322CUA
Verizon Wireless Macro WTS Facility
251 Barneveld Avenue

Parcel Map

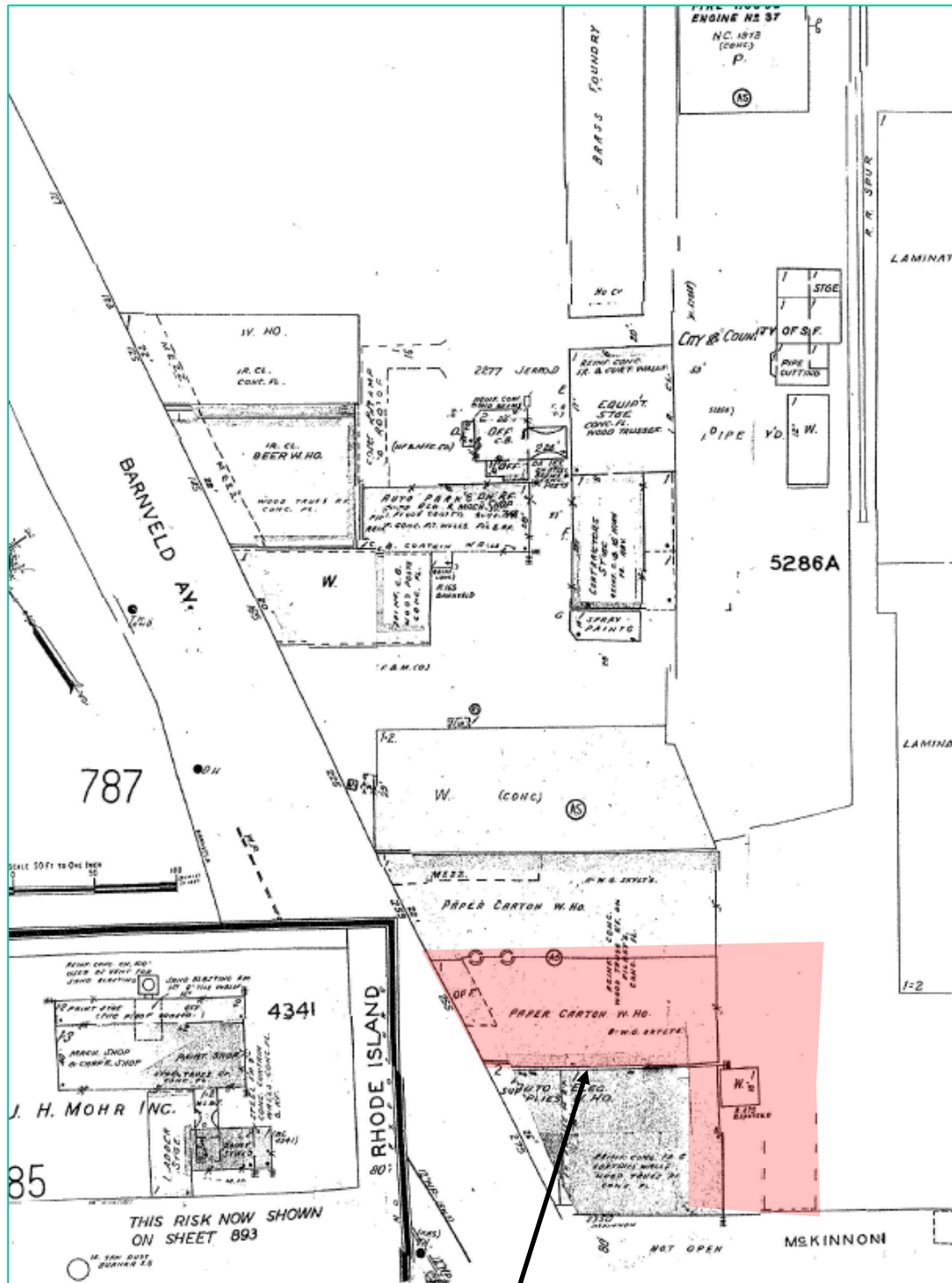


SUBJECT PROPERTY



Case Number 2014-002322CUA
Verizon Wireless Macro WTS Facility
251 Barneveld Avenue

Sanborn Map*



SUBJECT PROPERTY

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



SAN FRANCISCO
PLANNING DEPARTMENT

Case Number 2014-002322CUA
Verizon Wireless Macro WTS Facility
251 Barneveld Avenue



Existing



proposed antennas

Proposed



**Verizon Wireless • Proposed Base Station (Site No. 278197 “SF Toland Street”)
251 Barneveld Avenue • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 278197 “SF Toland Street”) proposed to be located at 251 Barneveld Avenue 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
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. David Kelly, a qualified field technician employed by Hammett & Edison, Inc., during normal business hours on May 5, 2014, a non-holiday weekday, and reference has been made to information provided by Verizon, including zoning drawings by Baystone Architecture and Engineering, Inc., dated June 20, 2014.

Checklist

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

AT&T Mobility had installed nine directional panel antennas within two cylindrical enclosures above the roof of the tall industrial building located at 251 Barneveld Avenue. Existing RF levels for a person at ground near the site were less than 3% 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.



**Verizon Wireless • Proposed Base Station (Site No. 278197 “SF Toland Street”)
251 Barneveld Avenue • San Francisco, California**

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.

Verizon proposes to install nine Andrew Model SBNHH-1D65B directional panel antennas on a new 65-foot tower to be installed in the parking lot southeast of the industrial building located at 251 Barneveld Avenue. The antennas would be mounted with up to 14° downtilt at an effective height of about 61 feet above ground and would be oriented in groups of three at about 120° spacing, to provide service in all directions.

AT&T reportedly had installed nine Andrew directional panel antennas above the roof of the building: three Model SBNHH-1D65A and six Model DBXLH-6565A-VTM. The antennas are mounted with up to 6° downtilt at an effective height of about 40 feet above ground, 10 feet above the roof, and are oriented in groups of three at about 120° spacing, to provide service in all directions.

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

The expected operating powers of the Verizon and 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 Verizon in any direction is 10,200 watts, representing simultaneous operation at 4,320 watts for AWS, 4,000 watts for PCS, and 1,880 watts for 700 MHz service.

The maximum effective radiated power for the AT&T operation is reported to be 4,240 watts, representing simultaneous operation at 2,700 watts for PCS, 870 watts for cellular, and 670 watts for 700 MHz service.

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

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



**Verizon Wireless • Proposed Base Station (Site No. 278197 “SF Toland Street”)
251 Barneveld Avenue • San Francisco, California**

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 Verizon operation by itself is calculated to be 0.017 mW/cm², which is 3.5% of the applicable public exposure limit. Ambient RF levels at ground level near the site are therefore estimated to be below 6.5% of the limit. The maximum calculated cumulative level at any nearby building* is 28% of the public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 59 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this does not reach any publicly accessible areas. There are no residential areas within 900 feet of the proposed site, based on review of photographs from Google Maps.

9. Describe proposed signage at site.

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that the Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

10. Statement of authorship.

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

* Located at least 50 feet away, based on photographs from Google Maps.



**Verizon Wireless • Proposed Base Station (Site No. 278197 "SF Toland Street")
251 Barneveld Avenue • San Francisco, California**

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 251 Barneveld Avenue in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will 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.



William F. Hammett

William F. Hammett, P.E.

707/996-5200

September 4, 2014



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO



Review of Cellular Antenna Site Proposals

Project Sponsor : Verizon **Planner:** Omar Masry
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 251 Barneveld Av
Site ID: 1883 **SiteNo.:** 278197

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: 9

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: 10200 watts.

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

Maximum Effective Radiant: 10200 watts.

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

X 8. Report estimated cumulative radio frequency fields for the proposed site including ground level (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 mw/cm²)

Maximum RF Exposure: 0.017 mW/cm² Maximum RF Exposure Percent: 3.5

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: 59

☒ Occupational_Exclusion_Area

Occupational Exclusion In Feet: 20

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 Verizon installed on the roof top of the building at 251 Barneveld Avenue. Existing RF levels at ground level were around 3% of the FCC public exposure limit. ATT operates 9 antennas on the rooftop at this location. Verizon proposes to install 9 new antennas on a 65 foot tower at this location. The antennas will be mounted at a height of 65 feet above the ground. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.017 mW/sq cm., which is 3.5% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 59 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and tower access points in English, Spanish and Chinese. Workers should not have access to the front of the antennas while they are in operation.

—— **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:

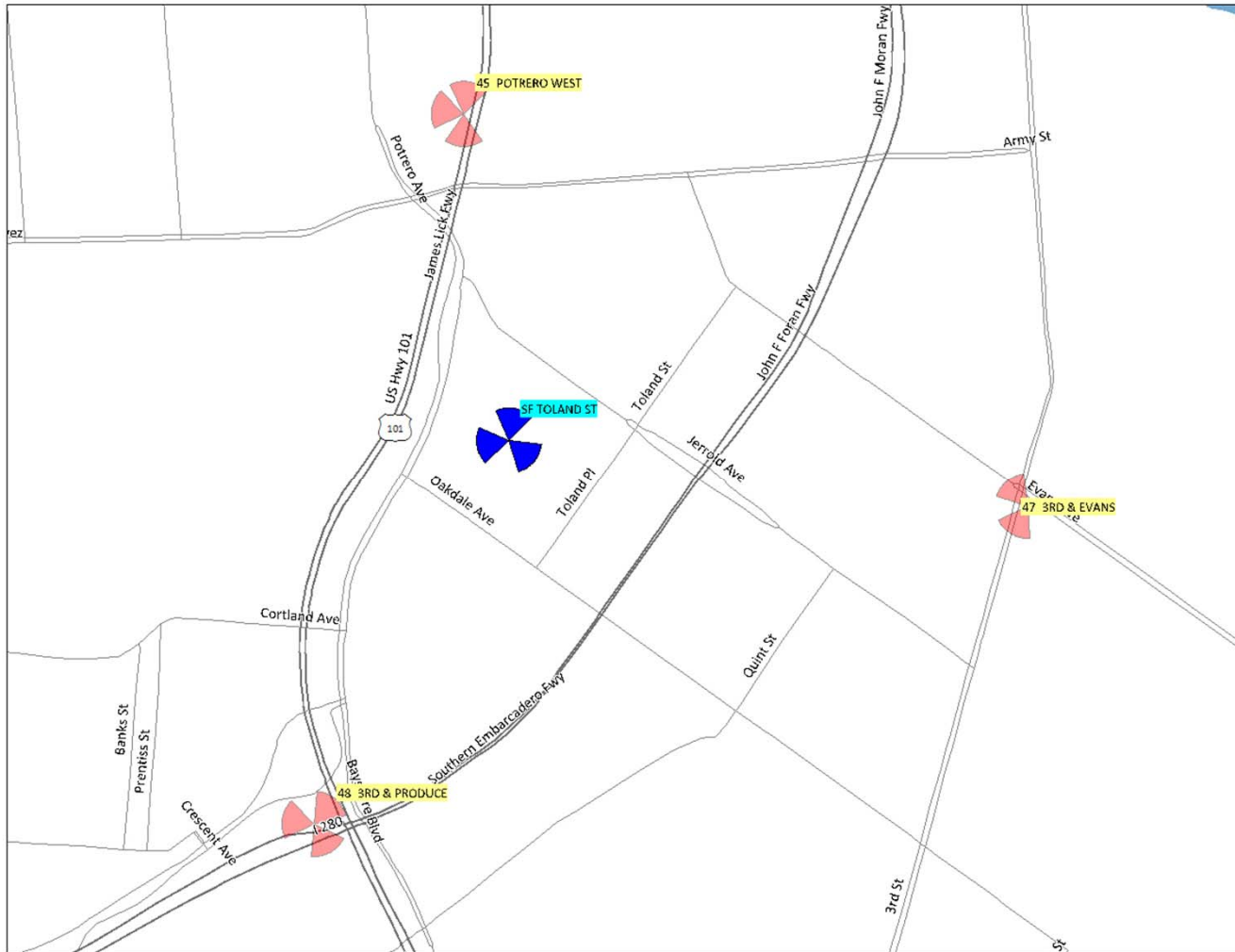


Dated: 10/15/2014

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



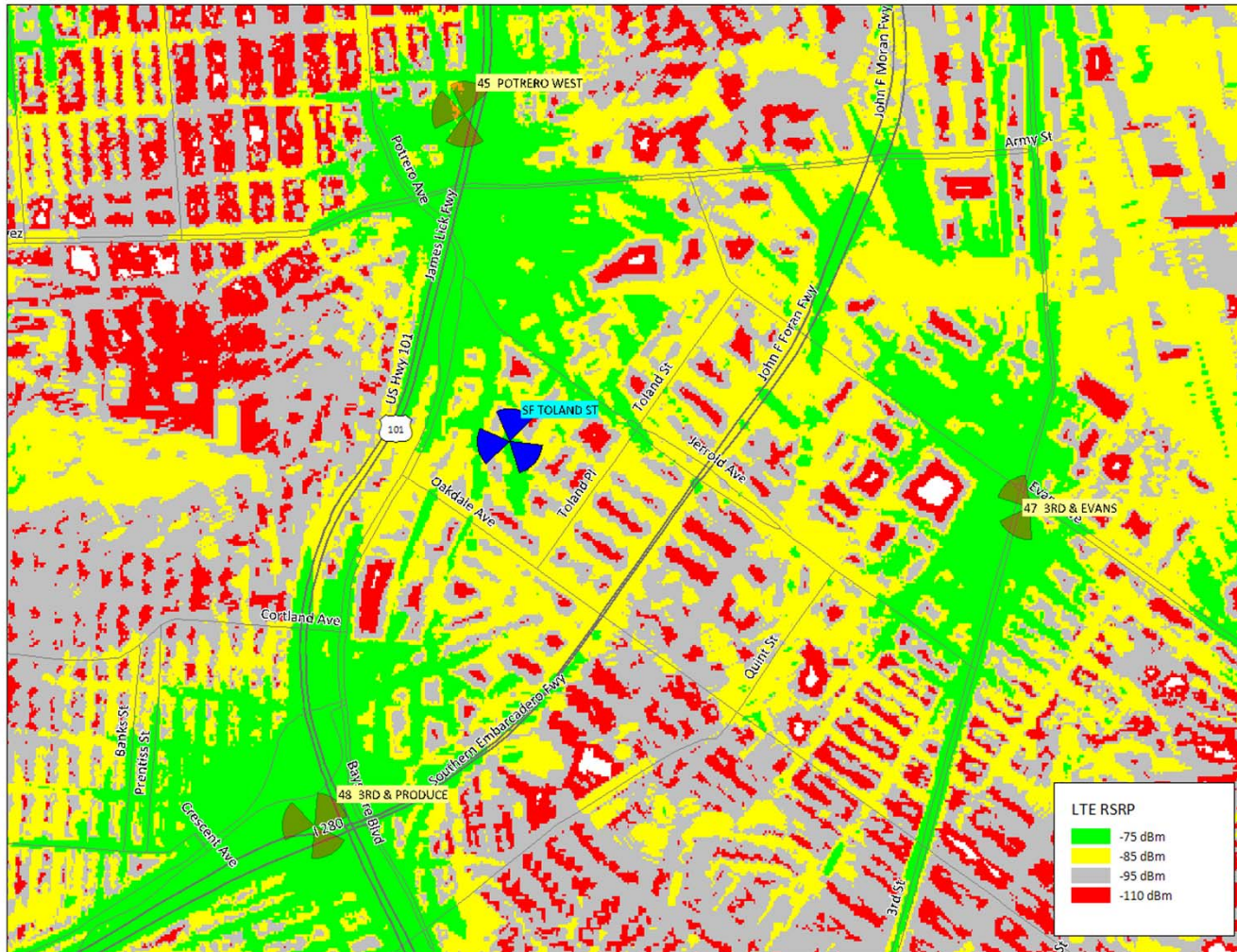
SF TOLAND ST – Map Overview





SF TOLAND ST – Current Coverage Plot

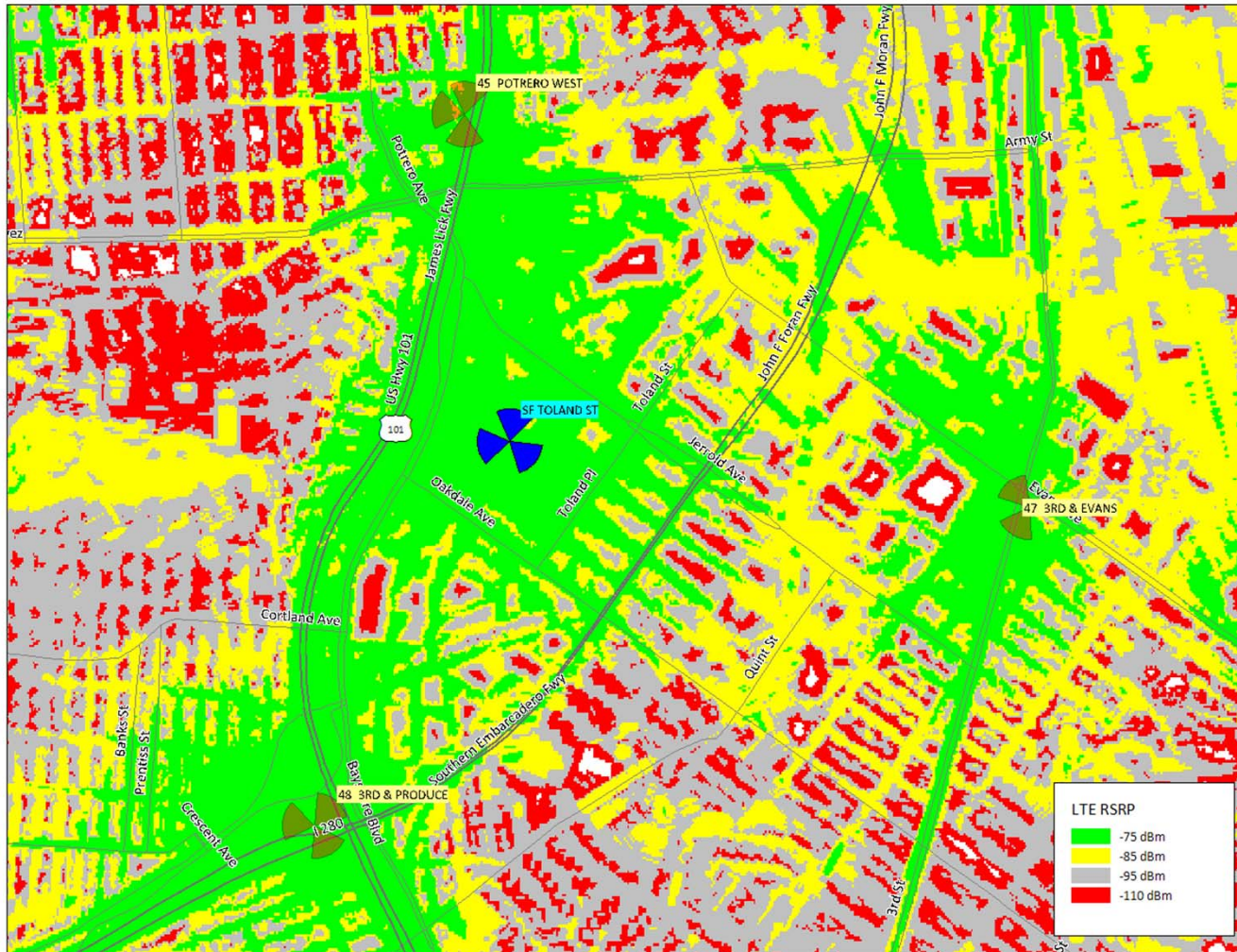
700MHz LTE RSRP Plot





SF TOLAND ST – Propose Coverage Plot

700MHz LTE RSRP Plot





SF Toland Street

251 Barneveld Avenue, San Francisco, CA 94124

APN: 5286A -003

Planning Permit Application Form

Project Information

APPLICANT'S OBJECTIVE

Verizon Wireless formally requests approval of this Conditional Use Permit Application to develop a new cell site on a parcel zoned PDR-2 (Core Production, Distribution and Repair District). The parcel on which the development is proposed is 251 Barneveld Avenue and is owned by Kelvin and Toykane Chew Family Trust.

SITE INFORMATION

The parcel (Block and Lot/APN 5286A -003) is accessed from Barneveld and McKinnon Avenue. Kelvin and Toykane Chew Family Trust, currently owns the property. The parcel (APN 5286A -003) is zoned PDR-2, Core Production, Distribution and Repair District. The parcel currently is a warehouse with offices housing the Chews Family business, Kel-Toy. The property is in the Bayview District and is surrounded by warehouses and retail businesses. The .986 acre (42,952 square feet) parcel is flat and according to county records has a structure on it which is approximately 25,770 square feet. The property has AT&T Mobility cell site equipment in the parking lot and antennas in raydomes on the roof. Verizon Wireless is proposing to install outdoor equipment cabinets and generator in the rear parking lot with nine (9) antennas inside a faux water tower in the lease area.

PROJECT DESCRIPTION

In order to provide clear, consistent mobile communications service in the Bayview District between Highway 101 and Highway 280, Verizon Wireless is proposing to install a chain link fence around our 26 feet by 19 feet 6 inches lease area in the rear parking lot of the Kel-Toy building at 251 Barneveld Avenue. Inside the chain link fence Verizon Wireless is proposing to install its equipment cabinets, generator and monopole. The lease area will be tucked behind the AT&T Mobility equipment area against the fence on the southeast side of the parcel. The generator will be placed on its own 6 inch high concrete pad on the northeast side of the lease area. The generator will be powered by diesel fuel and will only be used during emergency power outages. Just to the southwest of the generator will be the equipment cabinet and monopole concrete pad. Verizon is proposing to install four (4) equipment cabinets in a line on the pad from northeast to the southwest with the monopole just to the northwest of the cabinets. To access the equipment area Verizon will use the driveway off of McKinnon Avenue. From the equipment cabinet on the southeast side of the lease area a cable tray will run to the base of the

monopole. In the cable tray coaxial cable will run from the equipment cabinets to the base of the monopole then run inside the monopole to the antennas mounted within the faux water tank enclosure. There will be a total of nine (9) antennas mounted inside the faux water tank. The antennas mounted in the faux water tank enclosure will have a center line of 61 feet above ground level. The faux water tank will be built to accommodate two carrier's antennas, Verizon's and a future carrier yet to be determined. The antennas pointing north will have an azimuth of 10 degrees. The antennas pointing east will have an azimuth of 130 degrees. The antennas pointing southwest will have an azimuth of 260 degrees. All the proposed antennas will be approximately 8 feet in length. Federal law also requires Verizon to have a small GPS antenna mounted on one of the equipment cabinets. Verizon operations department requires all cell sites to have 2 GPS antennas, one for redundancy purposes.

SITE DESIGN

This property was selected for the proposed cell site because of its location in relationship to the surrounding Verizon Wireless cell sites and San Francisco's preference for collocations. We surveyed the existing cell sites in the immediate vicinity and initially thought we would propose installing our antennas in raydomes on the roof, as many of the other cell providers have done. After we inspected the roof at 251 Barneveld we realized the adjacent building to the northeast was approximately 12 feet higher. One of the main coverage objectives of this site is Highway 101 to the northwest. In order to cover Highway 101 to the northwest Verizon would need to propose raydomes 25 feet above the roof so the signal would propagate over the adjacent building. The tall raydomes would be difficult to design from structural prospective and wouldn't fit in with the existing cell site raydomes in the immediate area. With this in mind, Verizon is proposing a standalone tower, which can accommodate two cell providers. Verizon feels the standalone tower in this location will provide the coverage needed and is a better solution to mitigate the visual impact of the proposed site.

MAINTENANCE PROGRAM

Power service will come from an existing PG&E transformer of a joint pole on McKinnon Avenue. The telephone service will come from an AT&T fiber splice box in the Kel-Toy building. The proposed location will not require the use of services such as water, sewer, or police. After construction is complete, the site will be visited once or twice a month for routine maintenance.

In addition, the equipment cabinets are electronically monitored 24 hours a day, for intrusion and environmental disruption. The facility will also contain a small sign identifying a 1-800 number to call in case of an emergency (manned 24 hours a day by Verizon employees) and identifying it as a Verizon facility. Verizon will be in compliance with all FCC regulations regarding signage at the facility.

TECHNOLOGY & CONSUMER SERVICES

Verizon is licensed by the FCC to transmit and receive on the B and C bands in three radio frequency ranges. Verizon uses the B band in the 700 MHz frequency range to transmit and receive high speed data. This high speed data is best for streaming video. Verizon uses the 800 MHz frequency range to transmit and receive its "Cellular" service. This "Cellular" service is best for voice calls. Verizon also transmits and receive on its C band in the 1900 MHz frequency range. Verizon uses this frequencies range to transmit and receive data. Consumer services

provided on these frequencies include Mobile Web access on your hand held device, Internet service to your laptop through a PC card, text, picture and movie messaging.

Required Finding:

That the establishment maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Verizon has designed this site so as to mitigate the visual impact of the development on the residents and workers in and around the Bayview District. The proposed site will be unmanned and once construction is complete the site will only be visited once or twice a month. The proposed project should not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

NOTICE OF NEIGHBORHOOD MEETING

To: All Neighbors and Owners within a 500 foot radius of 251 Barneveld Avenue, San Francisco, CA 94124

Meeting Information

Date: Monday, February 9, 2015

Time: 6:00 p.m.

**Where: Bayview Hunters Point YMCA,
Conference Room**

1601 Lane Street
San Francisco, CA 94124

Site Information

Address: 251 Barneveld Avenue

Block/Lot: 5286A -003

Zoning: PDR-2 Production, Distribution and Repair

Applicants

Verizon Wireless Corporation

Contact Information

Chris Fowler

On Air, LLC

(650) 888-0809

Verizon Wireless is proposing to develop a wireless telecommunications services (WTS) facility at 251 Barneveld Avenue. The proposal would feature a 65 foot tall faux water tank which would house nine (9) antennas for Verizon Wireless and potentially allow space for a future carrier. The antennas would be hidden from view within the tank. In addition a ground-level equipment area is proposed at the rear of the property, which would include a backup diesel generator.

This project would require approval by the San Francisco Planning Commission, however no hearing date has been set. You are invited and encouraged to attend the Community Outreach Meeting, to be held at the Bayview Hunters Point YMCA, Conference Room B, 1601 Lane Street, San Francisco, CA 94124 on Monday, February 9, 2015 at 6:00 p.m. to learn more about the project. If you have any questions regarding the proposal and are unable to attend the meeting, please contact Christopher Fowler at (650) 888-0809. Please contact Omar Masry, City of San Francisco Planning Department, at (415) 575-9116, should you have questions regarding the City of San Francisco Planning permit process. **NOTE: If you require an interpreter to be present at the meeting, please contact our offices at (650) 888-0809 at your earliest convenience and we will make every effort to provide you with an interpreter.**

AVISO DE REUNIÓN COMUNITARIA

Para: Todo vecino y propietario dentro de un radio de 500 pies de 251 Barneveld Avenue, San Francisco, CA 94124

Información sobre la reunión

Fecha: Lunes, 9 de febrero de 2015

Hora: 6:00 p.m.

Dónde: Sala de conferencias del YMCA de Bayview Hunters Point

1601 Lane Street

San Francisco, CA 94124

Información sobre el sitio

Dirección: 251 Barneveld Avenue

Cuadra/Lote: 5286A -003

Zonificación: PDR-2, Producción, Distribución y Reparación

Solicitantes

Verizon Wireless Corporation

Información de contacto

Chris Fowler

On Air, LLC

(650) 888-0809

Verizon Wireless propone construir un inmueble de servicios de telecomunicaciones inalámbricas (WTS, por sus siglas en inglés) en 251 Barneveld Avenue. La propuesta incluiría una estructura camuflajeada como tanque de agua de 65 pies, la cual albergaría nueve (9) antenas de Verizon Wireless y posiblemente dejaría espacio para otra compañía en el futuro. Las antenas quedarían ocultas dentro del tanque. Adicionalmente, se propone un área para el equipo a nivel del suelo en la parte posterior de la propiedad, la cual incluiría un generador diesel de emergencia.

Este proyecto requeriría de la aprobación de la Comisión de Planeación de San Francisco; sin embargo, aún no se ha fijado fecha para la audiencia. Le invitamos y alentamos a que asista a la Reunión de Extensión Comunitaria, la cual se realizará en la Sala de Conferencias B del YMCA de Bayview Hunters Point, ubicado en 1601 Lane Street, San Francisco, CA 94124, el lunes, 9 de febrero de 2015 a las 6:00 p.m. para informarse más sobre el proyecto. Si tiene cualquier pregunta sobre la propuesta y no puede acudir a la reunión, por favor llame a Christopher Fowler al (650) 888-0809. Para cualquier pregunta sobre el proceso de permisos de planeación de la Ciudad de San Francisco, por favor comuníquese con Omar Masry en el Departamento de Planeación de la Ciudad de San Francisco al (415) 575-9116. **AVISO: Si requiere de la presencia de un intérprete en la reunión, por favor llame a nuestras oficinas al (650) 888-0809 lo más pronto posible y haremos todo esfuerzo por proveerle un intérprete.**

社区会议通告

致： **251 Barneveld Avenue, San Francisco, CA 94124** 该地址方圆500英尺以内的所有邻居和业主

会议信息

日期：2015年2月9日，周一

时间：下午6点

地点：Bayview Hunters Point YMCA会议室

1601 Lane Street
San Francisco, CA 94124

施工现场信息

地址：251 Barneveld Avenue
街区/街道（Block/Lot）：5286A -003
分区：PDR-2 生产、销售和维修

申请人

Verizon Wireless公司

联系信息

Chris Fowler
On Air, LLC
(650) 888-0809

Verizon Wireless 正提议在 251 Barneveld Avenue 建设一项无线通讯服务（WTS）设施。该提议包括一个 65 英尺高的人造水塔，里面含有 Verizon Wireless 的 9 个天线，以及将来进行搬运架可能需要的空间。天线将隐藏在水塔中。此外，我们需要在此设施背后建设一个地面设备区，其中包括一台备用柴油发电机。

此项目需要旧金山规划委员会（San Francisco Planning Commission）的批准，然而尚未设定听证会。我们邀请并鼓励您参加这个社区外展会议（Community Outreach Meeting），以了解更多有关此项目的信息。会议举行的地点：Bayview Hunters Point YMCA，1601 Lane Street, San Francisco, CA 94124，会议室 B；时间：2015 年 2 月 9 日，周一下午 6 点。如果您对此提议有任何问题而且无法参加该会议，请联系克里斯托弗·福勒

（Christopher Fowler），电话：(650) 888-0809。如果您对旧金山市规划的许可过程有任何问题，请联系旧金山市规划部门（City of San Francisco Planning Department）的奥马尔·马斯利（Omar Masry），电话：(415) 575-9116。注：如果开会时您需要口译人员，那么请您在方便时尽早与我们的办公室联系，电话：(650) 888-0809，我们会竭尽全力为您提供口译人员。

Pre-Application Meeting Sign-in Sheet

Meeting Date: Monday, February 9, 2015

Meeting Time: 6:00 P.M.

Meeting Address: 1601 Lane Street, San Francisco, CA 94124

Project Address: 251 Barneveld Avenue

Property Owner Name: Kelvin and Toykane Chew Family Trust

Project Sponsor/Representative: Verizon Wireless/ Representative Christopher Fowler

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	<u>Lafina Gerson</u>		<u>415.641.7118</u>		<input checked="" type="checkbox"/>
2.					<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>



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.
NEIL J. OLIJ, P.E.
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 CSFOWLER@ATT.NET

August 28, 2015

Mr. Christopher Fowler
On Air, LLC
465 First Street West, Suite 101
Sonoma, California 95476

Dear Chris:

As you requested, we have conducted a review of the coverage maps that Verizon Wireless proposes to submit as part of the application package for a new base station (Site No. 278197 "SF Toland Street") to be located at 251 Barneveld Avenue in San Francisco.

Executive Summary

We concur with the maps, data, and conclusions provided by Verizon. The maps provided to show the before and after conditions accurately represent the carrier's present and post-installation coverage.

Verizon proposes to install nine Andrew Model SBNHH-1D65B directional panel antennas on a new 65-foot tower to be installed in the parking lot southeast of the industrial building located at 251 Barneveld Avenue. The antennas would be mounted with up to 14° downtilt at an effective height of about 61 feet above ground and would be oriented in groups of three at about 120° spacing, to provide service in all directions. The maximum effective radiated power proposed by Verizon in any direction is 10,200 watts, representing simultaneous operation at 4,320 watts for AWS, 4,000 watts for PCS, and 1,880 watts for 700 MHz service.

Verizon provided for review two coverage maps, attached for reference. The maps show Verizon's 4G LTE coverage in the area before and after the site is operational. Both the before and after LTE maps show five levels of coverage, which Verizon colors and defines as follows:

Green	above -75 dBm
Yellow	-75 to -85 dBm
Grey	-85 to -95 dBm
Red	-95 to -110 dBm
White	below -110 dBm

These service thresholds used by Verizon are in line with industry standards, similar to the thresholds used by other wireless service providers.

We conducted our own drive test to measure the actual Verizon LTE 4G signal strength in the vicinity of the proposed site. Our fieldwork was conducted on August 24, 2015, between

Mr. Christopher Fowler, page 2
August 28, 2015

1:15 PM and 4:45 PM. The field measurements were conducted using an Ascom TEMS Pocket network diagnostic tool with built-in GPS along a measurement route selected to cover all the streets within the map area that Verizon had indicated would receive improved service.

Based on the measurement data, we conclude that the Verizon 4G LTE coverage maps showing the service area without the proposed installation represent areas of deficiency in the carrier's present coverage. The maps submitted to show the after coverage with the proposed base station in operation were reportedly prepared on the same basis as the maps of the existing conditions and so are expected to accurately illustrate the improvements in coverage.

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

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Bill Hammett", with a stylized flourish at the end.

William F. Hammett, P.E.

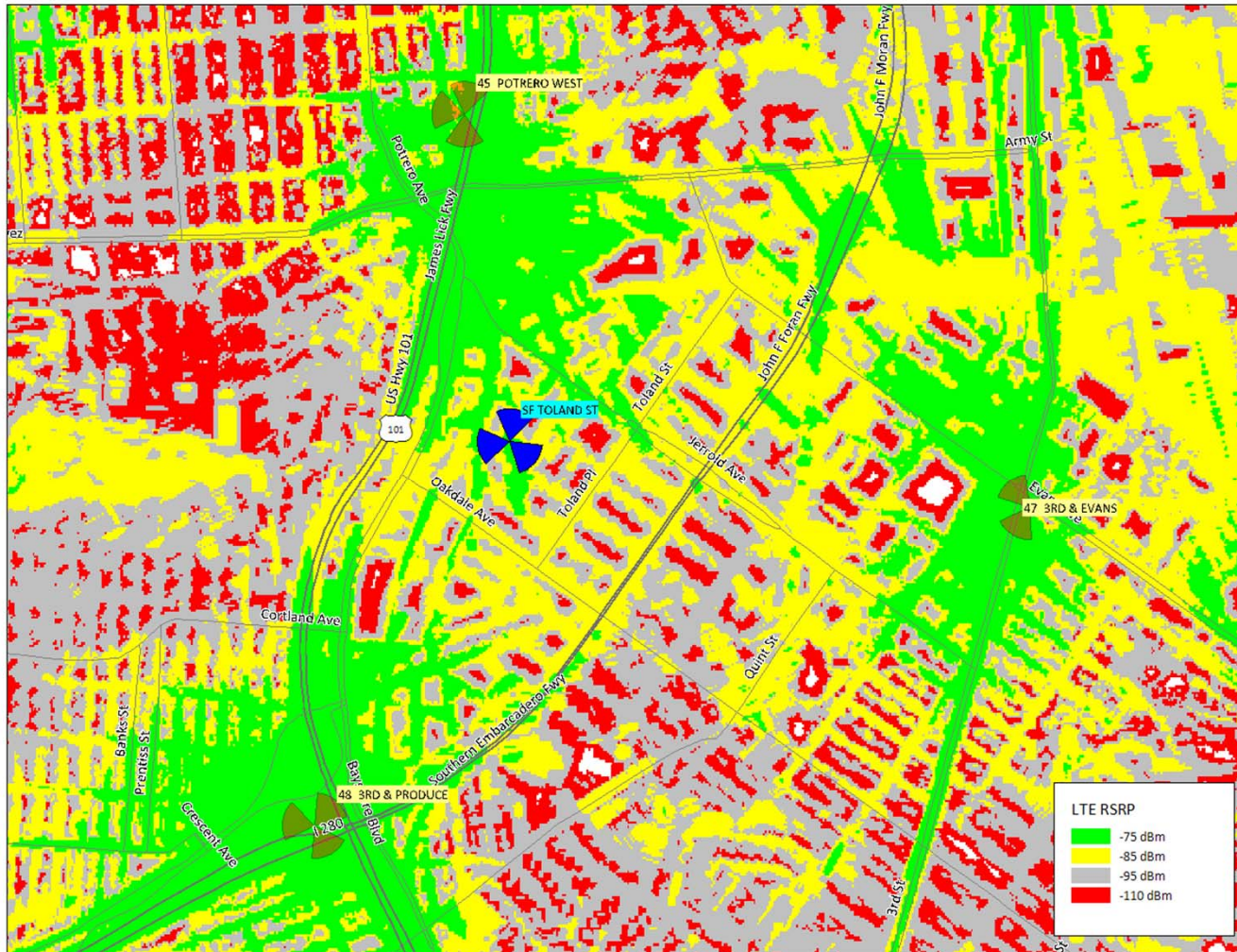
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Enclosures



SF TOLAND ST – Current Coverage Plot

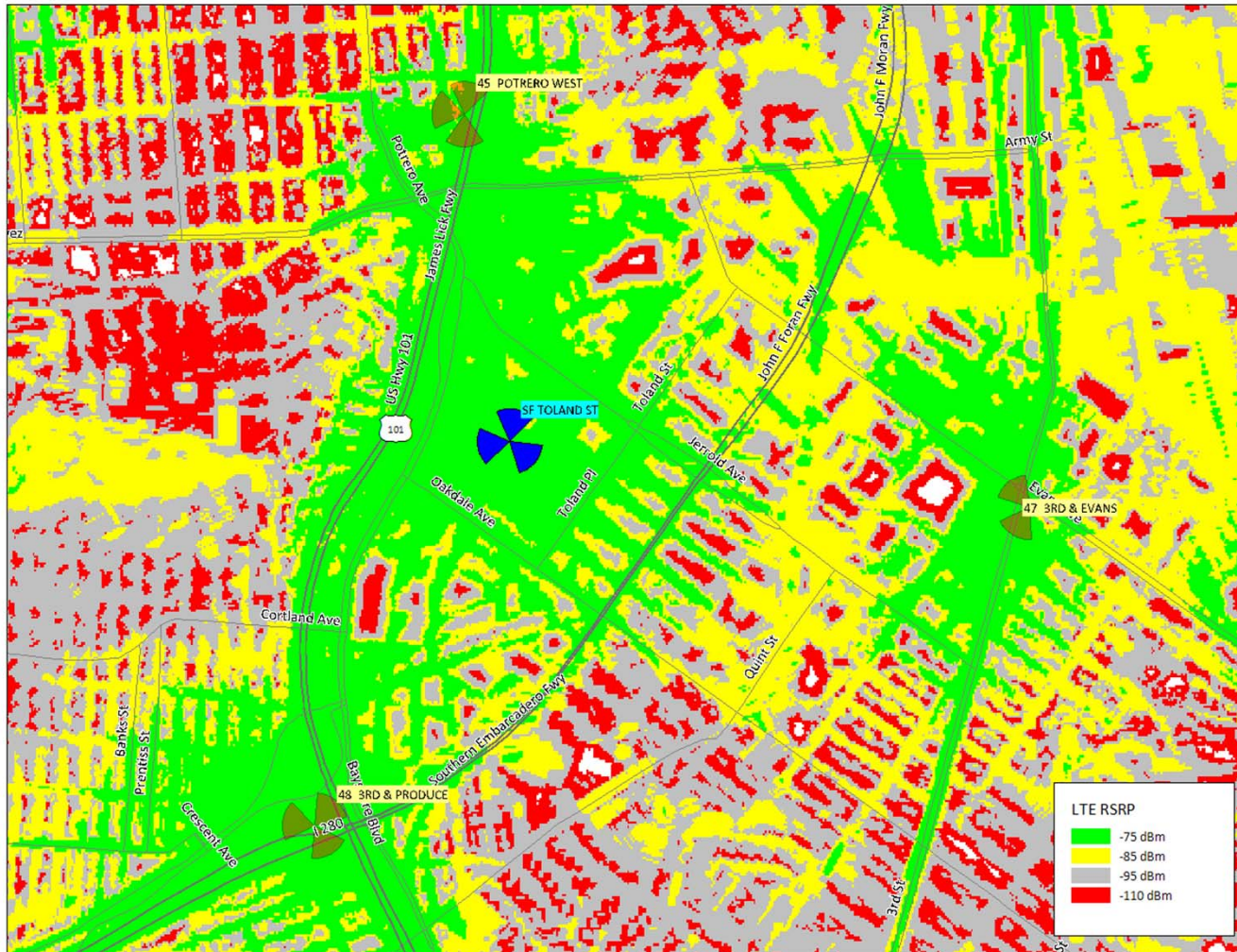
700MHz LTE RSRP Plot





SF TOLAND ST – Propose Coverage Plot

700MHz LTE RSRP Plot

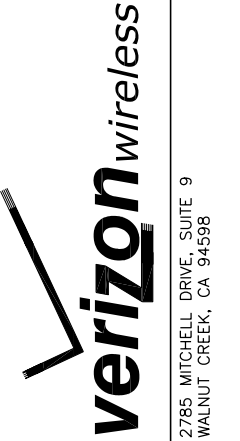




278197

SF TOLAND STREET

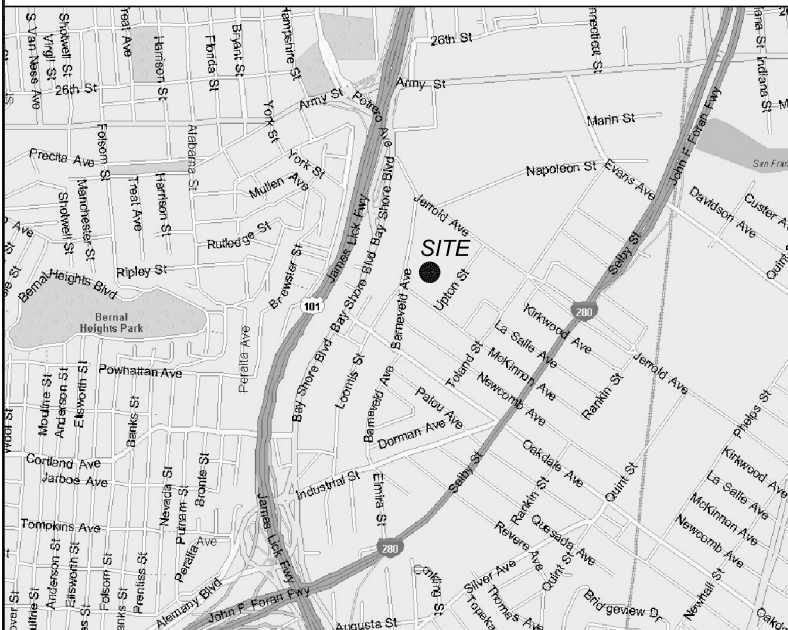
251 BARNEVELD AVE.
SAN FRANCISCO, CA 94124



LOCATION MAP



VICINITY MAP



PROPERTY INFORMATION

PROPERTY OWNER CONTACT:	CHEW KELVIN S. & TOYKANE Y. FAMILY TRUST 1640 OAKWOOD DRIVE SAN MATEO, CA 94403 CONTACT: KELVIN S. CHEW TEL: (415) 641-4885
A.P.N.:	5286A-003
ZONING:	PDR-2 (PRODUCTION, DISTRIBUTION, AND REPAIR)
OCCUPANCY:	B, UNMANNED
TYPE OF CONSTRUCTION:	V-B
AREA OF CONSTRUCTION:	507 SQ. FT.
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

DRIVING DIRECTIONS

FROM: VERIZON WIRELESS REGIONAL OFFICE
(2785 MITCHELL DRIVE, WALNUT CREEK, CA)

TAKE CA-24 W TOWARD OAKLAND

TAKE I-580/SAN FRANCISCO EXIT ONTO I-580 W

TAKE I-80 W TOWARD SAN FRANCISCO

I-80 W BECOMES US-101 S.

TAKE THE CESAR CHAVEZ ST. EXIT.

KEEP LEFT TO TAKE THE BAYSHORE BLVD/CESAR CHAVEZ ST. EAST RAMP.

KEEP RIGHT TO TAKE THE BAYSHORE BLVD RAMP.

TURN SLIGHT LEFT ONTO BAYSHORE BLVD.

TURN LEFT ONTO OAKDALE AVE.

TAKE THE 2ND LEFT ONTO LOOMIS ST.

TURN SLIGHT LEFT ON BARNEVELD AVE.

THE SITE IS ON THE RIGHT

- NOTES:**
- NO GENERAL ADVERTISING, BUSINESS, LEASING OR CONSTRUCTION SIGNAGE WOULD BE PERMITTED ON THE FAUX WATER TANK STRUCTURE OR EQUIPMENT AREA (OTHER THAN SIGNAGE REQUIRED BY LAW)
 - NO CLIMBING LADDER ON THE OUTSIDE OF TOWER, AND NO BEACONS
 - COLOR CODE/DESIGNATION/DESCRIPTION FOR THE WATER TOWER: SHERWIN WILLIAMS/NORTH STAR/SW 6246
 - ESTIMATED GROUND DISTURBANCE:
FOOTING DEPTH: ±3' FOR PADS, ±20' FOR TOWER BASE;
NUMBER OF CUBIC YARDS TO BE EXCAVATED: ±30;
NUMBER OF SQUARE FEET TO BE MADE (NEWLY) IMPERVIOUS: 0 S.F. (THE LEASE AREA IS CURRENTLY AC PAVED)

PROJECT DESCRIPTION

PROJECT SCOPE INCLUDES INSTALLATION OF AN UNMANNED VERIZON WIRELESS TELECOMMUNICATIONS FACILITY. THE PROJECT CONSISTS OF:

- INSTALLATION OF NEW CHAIN LINK FENCE ALONG LEASE BOUNDARY;
- INSTALLATION OF NEW EQUIPMENT CABINETS W/ (2) GPS ANTENNAS, 30KW GENERATOR (ONLY FOR BACKUP POWER IN THE EVENT OF POWER OUTAGE) W/ 132 GAL DIESEL UL142 TANK;
- INSTALLATION OF (9) PANEL ANTENNAS CONCEALED INSIDE NEW 65' HIGH FRP WATER TOWER W/ ASSOCIATED CABLES;
- INSTALLATION OF 200A POWER METER/MAIN AND ASSOCIATED UTILITY RUNS.

PROJECT TEAM

APPLICANT:	ARCHITECT:
VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, CA 94598	BAYSTONE ARCHITECTURE & ENGINEERING, INC. 5075 VALLEY CREST DR. #252 CONCORD, CA 94521 CONTACT: JASON X. YU TEL: (925) 363-4661 FAX: (925) 798-8123
AGENT:	ENGINEER:
ON AIR, LLC	BAYSTONE ARCHITECTURE & ENGINEERING, INC. 5075 VALLEY CREST DR. #252 CONCORD, CA 94521
CONTACT:	SURVEYOR:
CHRIS FOWLER (LEASING) 14960 KARL AVE. MONTE SERENO, CA 95030 (650) 888-0809	FORESIGHT LAND SURVEYING & CIVIL ENGINEERING CONTACT: JIM SCHURICHT PHONE: (925) 389-8180
OLIVIER FONTANA (CONSTRUCTION) (925) 250-5945	

CODE COMPLIANCE

CONSTRUCTION WORKS AND MATERIALS MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL JURISDICTION, INCLUDING BUT NOT LIMITED TO:

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- NFPA 72, 2013 EDITION, NATIONAL FIRE ALARM CODE, AS AMENDED
- ANSI/EIA-222-G LIFE SAFETY CODE NFPA-101
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES

GENERAL NOTES

- DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.
- POWER/TELCO ROUTING AND DESIGN ARE PRELIMINARY AND MUST BE VERIFIED WITH LOCAL UTILITY COMPANIES.

SHEET INDEX

- T-1 TITLE SHEET
- T-2 RF REPORT & ZONING MAPS
- T-3 GENERATOR AND FUEL TANK SPECIFICATIONS
- C-1 SITE SURVEY
- A-1 OVERALL SITE PLAN
- A-2 ENLARGED SITE PLAN, ANTENNA LAYOUT
- A-3 SOUTH ELEVATION, EAST ELEVATION
- A-4 NORTH ELEVATION, WEST ELEVATION

SITE NO. & NAME:

278197

SF TOLAND STREET

SITE ADDRESS:

251 BARNEVELD AVE.
SAN FRANCISCO, CA 94124
SAN FRANCISCO COUNTY

REV.	DATE	DESCRIPTION
Δ	04/10/14	ZD 90% REVIEW
Δ	04/22/14	ZD 95% REVIEW
Δ	05/20/14	ZD 100% FINAL
Δ	06/20/14	ZD REV. LEASE AREA
Δ	09/15/14	ZD REV. RF REPORT
Δ	10/10/14	ZD REV. ZONING MAP
Δ	01/23/15	ZD REV. CITY CMNTS
Δ	03/03/15	ZD REV. GEN. SPEC'S

DESIGN FIRM:

BayStone
Architecture & Engineering, Inc.

5075 VALLEY CREST DR. #252
CONCORD, CA 94521

TEL: (925) 890-7494
jyu@BayStoneEngineering.com

JOB NUMBER:

COV003

SEAL:

SIGNATURE/ APPROVAL BLOCK

DISCIPLINE	SIGNATURE	DATE
CONSTRUCTION MANAGER		
EQUIPMENT ENGINEER		
RF ENGINEER		
PROJECT MANAGER		
PROPERTY OWNER		
AGENT-LEASING		
AGENT-ZONING		
AGENT-CONSTRUCTION		

SHEET TITLE:

TITLE SHEET
(EXHIBIT B
CONDITIONAL USE
AUTHORIZATION
2014.002322CUA)

SHEET NUMBER:

T-1

verizon

wireless

2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598


SITE NO. & NAME: 278197

SF TOLAND STREET

SITE ADDRESS: 251 BARNEVELD AVE.
SAN FRANCISCO, CA 94124
SAN FRANCISCO COUNTY

REV.	DATE	DESCRIPTION
△	04/10/14	ZD 90% REVIEW
△	04/22/14	ZD 95% REVIEW
△	05/20/14	ZD 100% FINAL
△	06/20/14	ZD REV. LEASE AREA
△	09/15/14	ZD REV. RF REPORT
△	10/10/14	ZD REV. ZONING MAP
△	01/23/15	ZD REV. CITY CMNTS
△	03/03/15	ZD REV. GEN. SPECS

DESIGN FIRM: _____



BayStone
Architecture & Engineering, Inc.

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COV003

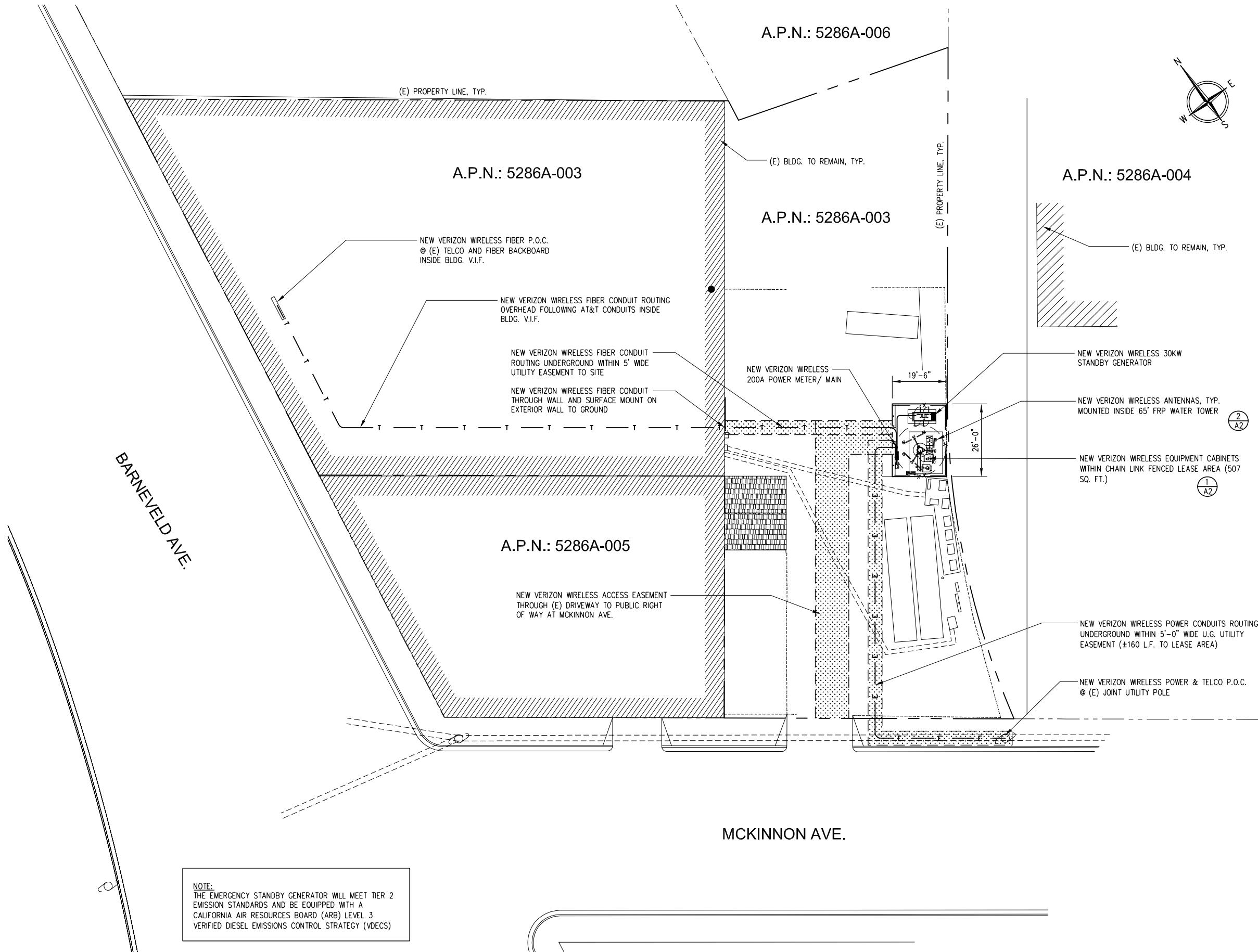
SEAL: _____

SHEET TITLE: _____

GENERATOR & FUEL
TANK SPECIFICATIONS

SHEET NUMBER: _____

T-3



SITE NO. & NAME:
**278197
SF TOLAND STREET**

SITE ADDRESS:
251 BARNEVELD AVE.
SAN FRANCISCO, CA 94124
SAN FRANCISCO COUNTY

ISSUE STATUS:

REV.	DATE	DESCRIPTION
Δ	04/10/14	ZD 90% REVIEW
Δ	04/22/14	ZD 95% REVIEW
Δ	05/20/14	ZD 100% FINAL
Δ	06/20/14	ZD REV. LEASE AREA
Δ	09/15/14	ZD REV. RF REPORT
Δ	10/10/14	ZD REV. ZONING MAP
Δ	01/23/15	ZD REV. CITY CMNTS
Δ	03/03/15	ZD REV. GEN. SPEC'S

DESIGN FIRM:

BayStone
Architecture & Engineering, Inc.

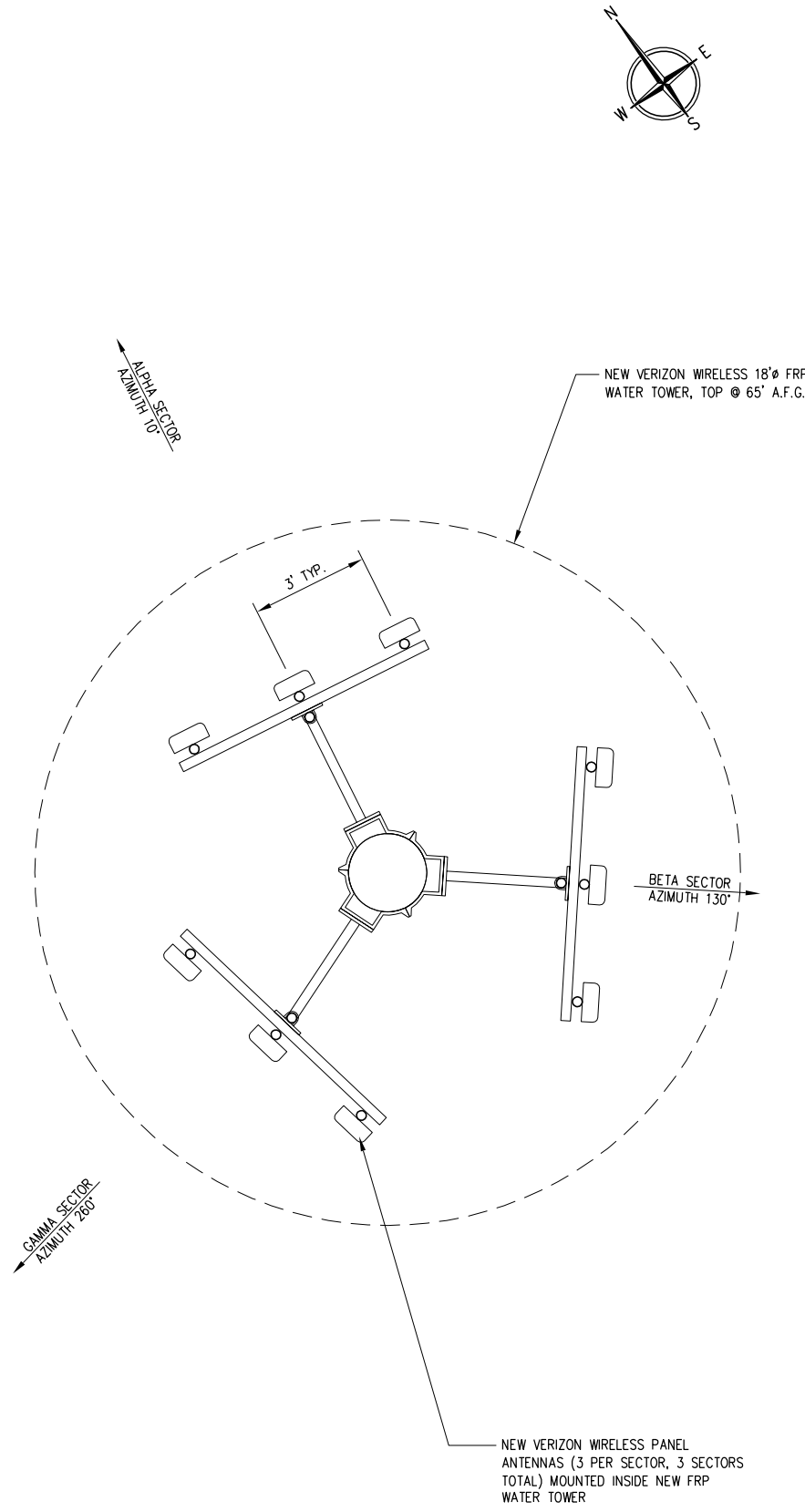
5075 VALLEY CREST DR. #252
CONCORD, CA 94521
TEL: (925) 890-7494
jyu@BayStoneEngineering.com

JOB NUMBER:
COV003

SEAL:

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1



ANTENNA LAYOUT

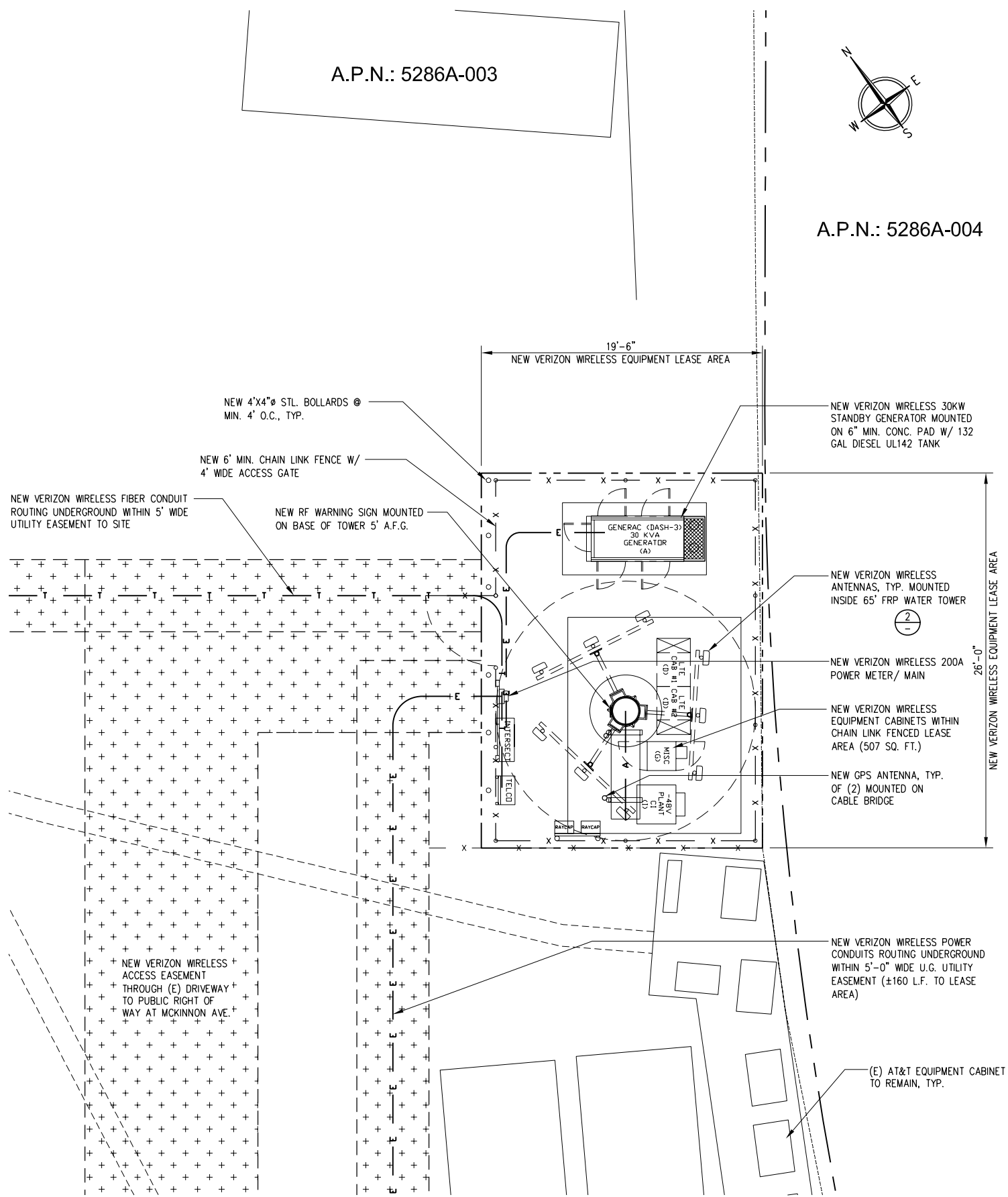
SCALE

1/2"=1' (24x36)
1/4"=1' (11x17)



2

ENLARGED SITE PLAN

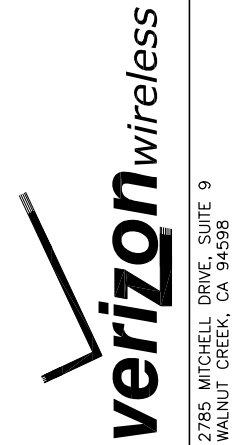


SCALE

1/4"=1' (24x36)
1/8"=1' (11x17)



1



SITE NO. & NAME:
**278197
SF TOLAND STREET**

SITE ADDRESS:
251 BARNEVELD AVE.
SAN FRANCISCO, CA 94124
SAN FRANCISCO COUNTY

ISSUE STATUS:

REV.	DATE	DESCRIPTION
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Δ	10/10/14	ZD REV. ZONING MAP
Δ	01/23/15	ZD REV. CITY CMNTS
Δ	03/03/15	ZD REV. GEN. SPEC'S



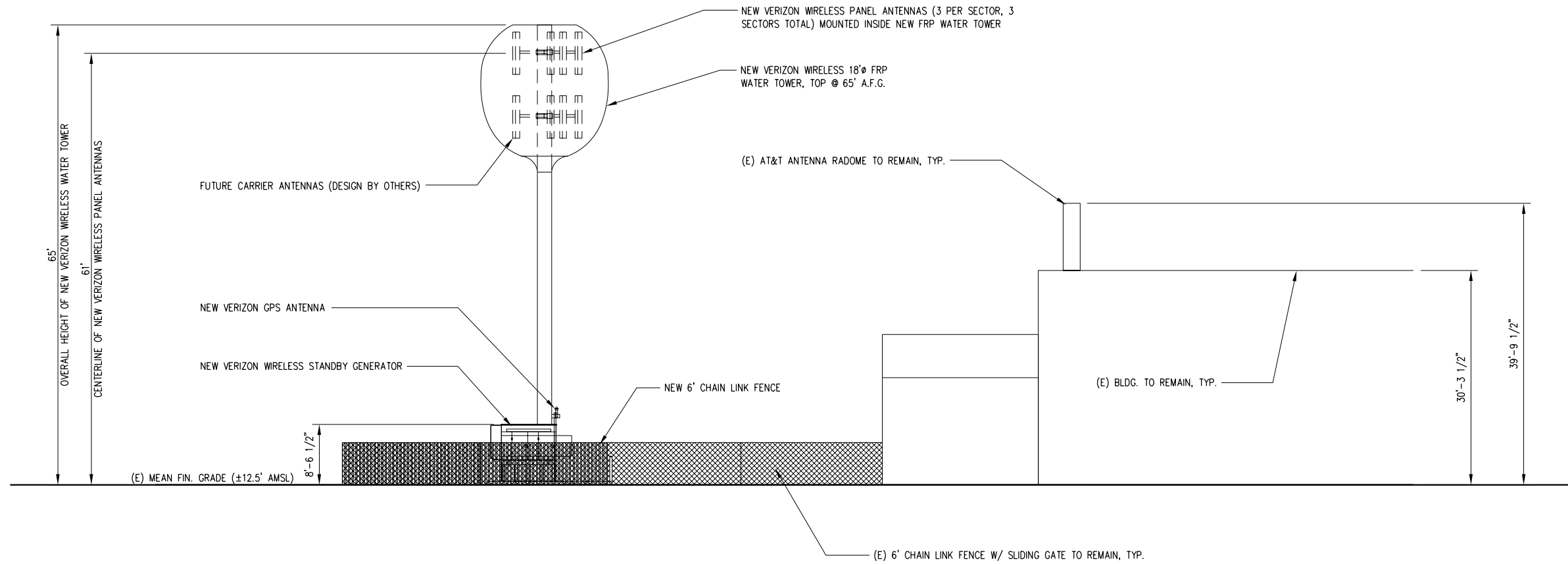
5075 VALLEY CREST DR. #252
CONCORD, CA 94521
TEL: (925) 890-7494
jyu@BayStoneEngineering.com

JOB NUMBER:
COV003

SEAL:

SHEET TITLE:
**ENLARGED SITE PLAN
ANTENNA LAYOUT**

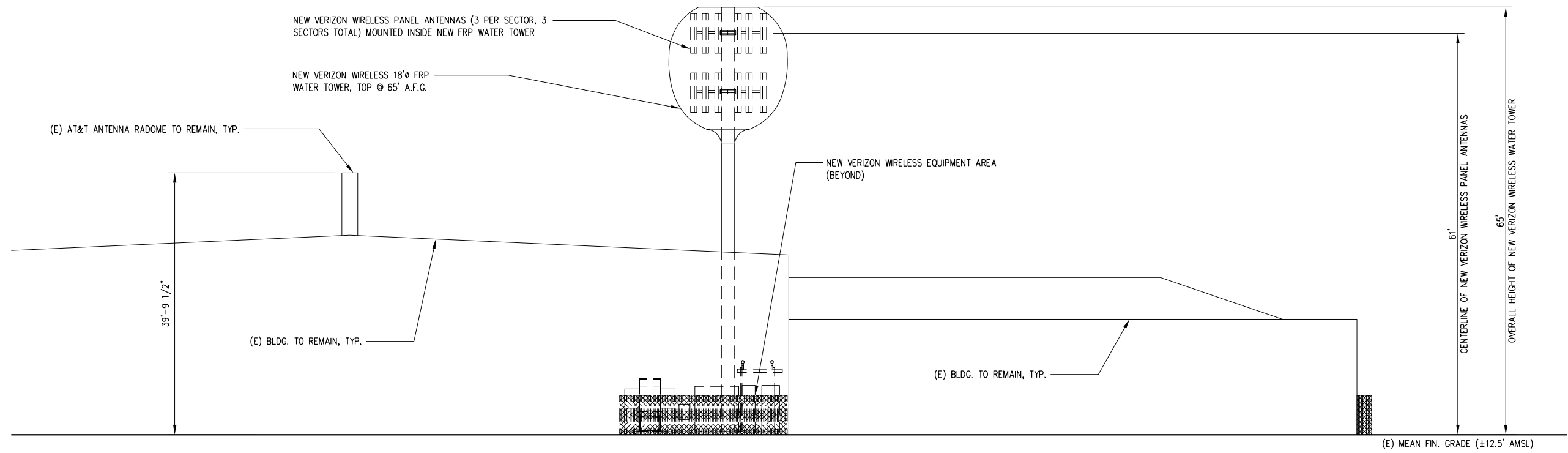
SHEET NUMBER:
A-2



NORTH ELEVATION

SCALE $\frac{1}{8}"=1'$ (24x36) $\frac{1}{16}"=1'$ (11x17) 8' 0' 8' 16'

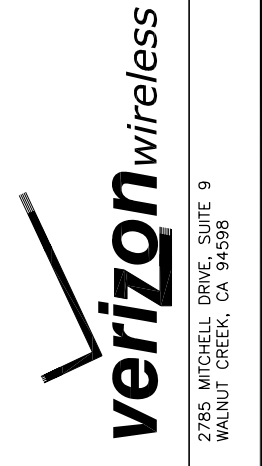
1



WEST ELEVATION (ALONG BARNEVELD AVE.)

SCALE $\frac{1}{8}"=1'$ (24x36) $\frac{1}{16}"=1'$ (11x17) 8' 0' 8' 16'

2



SITE NO. & NAME: **278197 SF TOLAND STREET**

SITE ADDRESS: 251 BARNEVELD AVE. SAN FRANCISCO, CA 94124 SAN FRANCISCO COUNTY

ISSUE STATUS:

REV.	DATE	DESCRIPTION
Δ	04/10/14	ZD 90% REVIEW
Δ	04/22/14	ZD 95% REVIEW
Δ	05/20/14	ZD 100% FINAL
Δ	06/20/14	ZD REV. LEASE AREA
Δ	09/15/14	ZD REV. RF REPORT
Δ	10/10/14	ZD REV. ZONING MAP
Δ	01/23/15	ZD REV. CITY CMNTS
Δ	03/03/15	ZD REV. GEN. SPEC'S

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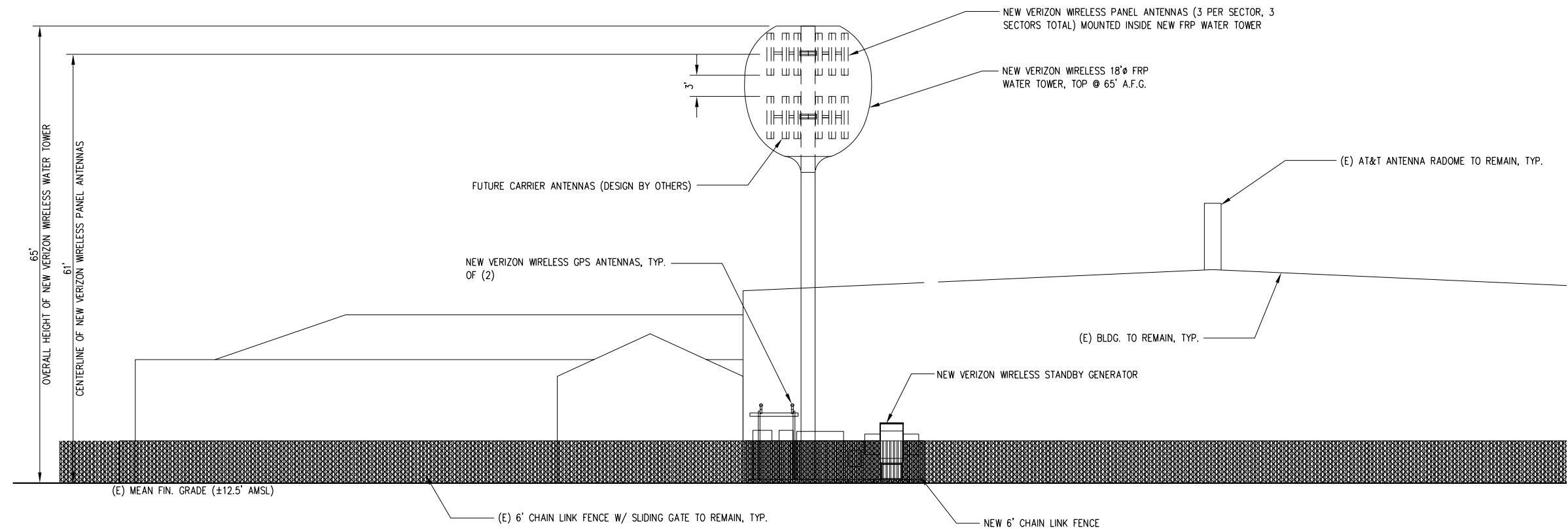
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JOB NUMBER: **COV003**

SEAL:

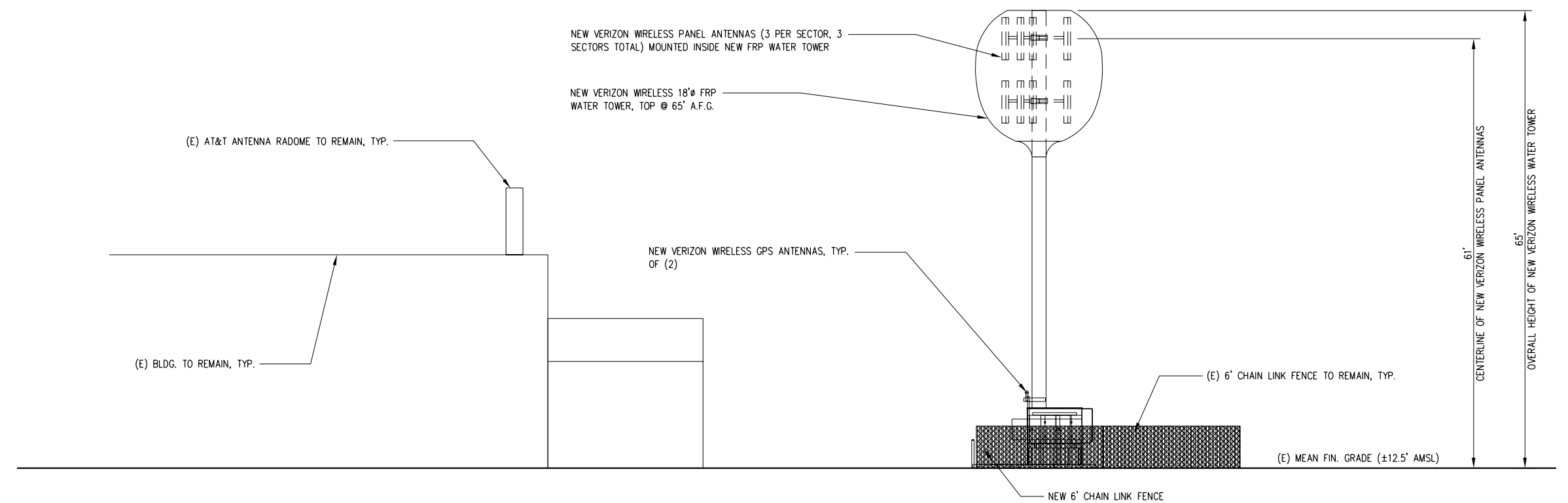
SHEET TITLE: **NORTH ELEVATION WEST ELEVATION**

SHEET NUMBER: **A-3**



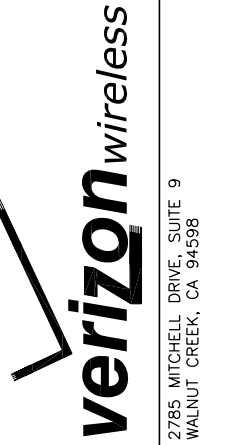
EAST ELEVATION

SCALE $\frac{1}{8}"=1'$ (24x36) $\frac{1}{16}"=1'$ (11x17) 8' 0' 8' 16' 1



SOUTH ELEVATION

SCALE $\frac{1}{8}"=1'$ (24x36) $\frac{1}{16}"=1'$ (11x17) 8' 0' 8' 16' 2



SITE NO. & NAME: 278197
SF TOLAND STREET
SITE ADDRESS: 251 BARNEVELD AVE.
SAN FRANCISCO, CA 94124
SAN FRANCISCO COUNTY

ISSUE STATUS:

REV.	DATE	DESCRIPTION
Δ	04/10/14	ZD 90% REVIEW
Δ	04/22/14	ZD 95% REVIEW
Δ	05/20/14	ZD 100% FINAL
Δ	06/20/14	ZD REV. LEASE AREA
Δ	09/15/14	ZD REV. RF REPORT
Δ	10/10/14	ZD REV. ZONING MAP
Δ	01/23/15	ZD REV. CITY CMNTS
Δ	03/03/15	ZD REV. GEN. SPEC'S



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JOB NUMBER: COV003

SHEET TITLE: SOUTH ELEVATION
EAST ELEVATION

SHEET NUMBER: A-4