



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JANUARY 12, 2017

Date: January 5, 2017
Case No.: **2016-001313CUA**
Project Address: **2141 Chestnut Street**
Current Zoning: NC-2 (Neighborhood Commercial, Small Scale)
40-X Height and Bulk District
Block/Lot: 0490/045
Project Sponsor: Verizon Wireless, represented by
Matt Moore, Complete Wireless Consulting, Inc.
2009 V Street
Sacramento, CA 95818
Staff Contact: Stephanie Skangos – (415) 575-8731
Stephanie.Skangos@sfgov.org
Recommendation: Approval with Conditions

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

Reception:
415.558.6378

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415.558.6409

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Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to allow the development of a Verizon Wireless macro Wireless Telecommunications Services ("WTS") facility. The macro WTS facility would feature twelve (12) panel antennas, two (2) GPS antennas, and an equipment area mounted on the rooftop behind proposed screen walls. The twelve (12) antennas will be divided into four (4) sectors, Sectors A, B, C, and D, of three (3) antennas each. Sectors A and B will be located on the southeastern edge of the subject building, and Sectors C and D will be located on the southwestern edge of the subject building, both at the rear of the building.

All antennas will be located onto roof-mounted antenna frames and screened from view with two (2) new screen wall enclosures, at the north and south ends of the installation area. The screen walls would be composed of fiber-reinforced plastic ("FRP") which allows radio signals to pass through, but can be textured and painted to mimic the elements of the existing mechanical penthouse. The screen walls will measure 14'-8"L x 7'-0"W and extend approximately 7'-3" above the existing building parapet, for a total height of 54'-6" above grade.

The equipment area will be located on a raised metal platform, approximately 22'-0" away from Sectors A and B. The equipment area will also be screened from view with a continuous FRP screen wall measuring 21'-0"L x 21'-0"W and extending 4'-0" above the existing building parapet, for a total height of 49'-10" above grade.

Additional ancillary equipment will be installed at each sector, behind screening, and within the rooftop equipment area, not visible from the public right-of-way.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on Assessor's Block 0490, Lot 045. The lot is located on the south side of Chestnut Street. The Project Site features a commercial building developed in 1928. The Marina Theatre and Walgreen's are located at the project site.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is situated within the Marina neighborhood. Surrounding uses include a mix of neighborhood-serving commercial and residential uses.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 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, Suite 400, San Francisco.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 23, 2016	December 21, 2016	22 days
Posted Notice	20 days	December 23, 2016	December 20, 2016	23 days
Mailed Notice	20 days	December 23, 2016	December 23, 2016	20 days

PUBLIC COMMENT/COMMUNITY OUTREACH

The Project Sponsor held a community meeting on September 22, 2015 from 5:30pm to 6:30pm at the Marina Theatre at 2141 Chestnut Street. One member of the community attended the meeting for further information on the Project.

As of January 5, 2017, the Department has received two (2) calls about the Project. More information on the location of the antennas in relation to the subject building's façade along Chestnut Street was requested, along with details about any proposed screening. The Department has not received any calls or testimony in opposition or support of the Project.

ISSUES AND OTHER CONSIDERATIONS

- Based on the zoning and land use, the existing WTS facility is considered a Location Preference 4 Site (Industrial or Commercial Structures), which is considered a "preferred location" according to the WTS Facilities Siting Guidelines, as the Project Site is a wholly commercial structure within the NC-2 District.
- Given the directional nature of the panel antennas, their specific orientation, and their placement on the roof, the RF emissions created by the proposed panel antennas would not result in exposure levels that approach or exceed the public exposure limits set by the Federal Communications Commission (FCC). As noted on Radio-Frequency (RF) emissions report, the

combined maximum RF exposure would be at maximum 1% of the public exposure limit set by the FCC. The antennas are not accessible to any unauthorized persons due to their height and location on the roof. 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 proposed macro WTS facility would not significantly impair commercial and residential activities within the Project Site.
- Verizon Wireless has an updated Five Year Plan on file with the Department that includes the approximate longitudinal and latitudinal coordinates of proposed locations, including the Project Site.
- All required public notifications were conducted in compliance with the Planning Code and adopted WTS policies.

REQUIRED COMMISSION ACTION

Pursuant to Sections 303 and 711.33A of the Planning Code, a Conditional Use Authorization is required for a macro WTS facility (Utility and Infrastructure Use) in the NC-2 Zoning District.

BASIS FOR RECOMMENDATION

This Project is necessary, desirable, and compatible with the surrounding neighborhood, in accordance with Section 303 of the Planning Code, for the following reasons:

- The proposed facility would be screened from view by virtue of proposed enclosures and their placement on the rooftop of the Subject Site. The proposal would not significantly detract from views of the Subject Building or from the view of other surrounding buildings, nor would it detract from adjacent streetscapes and vistas within the Marina neighborhood.
- The Project is on balance, consistent with the Objectives and Policies of the General Plan, as outlined in the draft Motion.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182, 16539, and 18523 supplementing the 1996 WTS Guidelines.
- 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 a preferred location, as a Location Preference 4 (Industrial or Commercial Structures) Site.
- Based on propagation maps provided by Verizon Wireless, the Project would provide enhanced coverage in an area that currently experiences gaps in coverage and capacity.
- Based on the analysis provided by Verizon Wireless, the Project would 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.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Conditional Use Authorization Motion
Block Book Map
Sanborn Map
Zoning Map
Aerial Map
Photo Simulations
Radio Frequency Report
Department of Public Health Approval
Community Outreach Report
Coverage Maps
Independent Evaluation
Reduced Plans

Attachment Checklist

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

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

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|------------------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

HEARING DATE: JANUARY 12, 2017

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Stephanie.Skangos@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303 AND 711.33A TO DEVELOP A VERIZON WIRELESS MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF UP TO TWELVE (12) SCREENED ROOFTOP MOUNTED PANEL ANTENNAS, TWO (2) GPS ANTENNAS AND AN ASSOCIATED SCREENED ROOFTOP EQUIPMENT AREA AS PART OF THE VERIZON WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 28, 2016, Verizon Wireless (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for a Conditional Use Authorization on the property at 2141 Chestnut Street, Block 0490, Lot 045, (hereinafter "Project Site") to develop a Verizon Wireless Macro Wireless Telecommunications Services Facility consisting of up to twelve (12) screened rooftop mounted panel antennas, two (2) GPS antennas and an associated screened rooftop equipment area as part of the Verizon Wireless Telecommunications Network telecommunications network, within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and a 40-X Height and Bulk District.

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

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

On January 12, 2017 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. 2016-001313CUA, 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 0490, Lot 045. The lot is located on the south side of Chestnut Street. The Project Site features a commercial building developed in 1928. The Marina Theatre and Walgreen's are located at the Project Site.
3. **Surrounding Properties and Neighborhood.** The Project Site is situated within the Marina neighborhood. Surrounding uses include a mix of neighborhood-serving commercial uses, as well as residential uses.
4. **Project Description.** The proposal is to allow the development of a Verizon Wireless macro Wireless Telecommunications Services ("WTS") facility. The macro WTS facility would feature twelve (12) panel antennas, two (2) GPS antennas, and an equipment area mounted on the rooftop behind proposed screen walls. The twelve (12) antennas will be divided into four (4) sectors, Sectors A, B, C, and D, of three (3) antennas each. Sectors A and B will be located on the southeastern edge of the subject building, and Sectors C and D will be located on the southwestern edge of the subject building, both at the rear of the building.

All antennas will be located onto roof-mounted antenna frames and screened from view with two (2) new screen wall enclosures, along the north and south sides of the antenna installations. The screen walls would be composed of fiber-reinforced plastic ("FRP")

which allows radio signals to pass through, but can be textured and painted to mimic the elements of the existing mechanical penthouse. The screen walls will measure 14'-8"L x 7'-0"W and extend approximately 7'-3" above the existing building parapet, for a total height of 54'-6" above grade.

The equipment area will be located on a raised metal platform, approximately 22'-0" away from Sectors A and B. The equipment area will also be screened from view with a continuous FRP screen wall measuring 21'-0"L x 21'-0"W and extending 4'-0" above the existing building parapet, for a total height of 49'-10" above grade.

Additional ancillary equipment will be installed at each sector, behind screening, and within the rooftop equipment area, not visible from the public right-of-way.

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. Based on the zoning and land use, the proposed WTS facility is at a Location Preference 4 Site (Industrial or Commercial Structures) according to the *WTS Facilities Siting Guidelines*, making it a desired location.
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 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the Guidelines, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.
9. **Department of Public Health Review and Approval.** The Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Radio-Frequency (RF) levels from the proposed Verizon Wireless transmitters at ground level would be less than 1% of the FCC public exposure limit.

There are currently no antennas operated by Verizon installed on the roof top of the building at 2141 Chestnut Street. Existing RF levels at ground level were less than 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. Verizon proposes to install 12 new antennas on the rooftop. The antennas will be mounted at a height of approximately 52 feet above the ground. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.000052 mW/sq cm., which is 0.026% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 74 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 27 feet of the front of the antennas while they are in operation.

Rooftop areas predicted to exceed the FCC occupational standards should be marked with red striping and areas predicted to exceed the public standard should be marked with yellow striping on the rooftop.

10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by Verizon Wireless to demonstrate the need for outdoor and indoor coverage and capacity have been determined by Hammett & Edison, Inc., an engineering consultant and independent third party, to accurately represent the carrier's present and post-installation conclusions.
11. **Maintenance Schedule.** The facility would operate without on-site staff but with a maintenance crew visiting the property to service and monitor the facility.
12. **Community Outreach.** As required under the *Guidelines*, the Project Sponsor held a community meeting at 2149 Chestnut Street, to discuss the Project at 5:30 p.m. on September 22, 2015. One (1) community member attended the meeting to learn more about the proposed facility.
13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted an updated five-year plan, as required, in October 2016.
14. **Public Comment.** As of January 5, 2017, the Department has received two (2) calls about the Project. More information on the location of the antennas in relation to the subject building's façade along Chestnut Street was requested, along with details about any proposed screening. The Department has not received any calls or testimony in opposition or support of the Project.
15. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Per Planning Code Section 711.33A, a Conditional Use Authorization is required for a macro WTS facility (Utility and Infrastructure Use).
16. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project complies with said criteria in that:
 - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.
 - i. *Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the City to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

The Project at 2141 Chestnut Street is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding neighborhood. The overall location, setback from public streets, height and design of the proposed facility, including visible screening elements 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 Project at 2141 Chestnut Street is necessary in order to achieve sufficient street and in-building mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the 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 facility will 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.

- 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 within the Marina neighborhood.

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

OBJECTIVE 4:

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

Policy 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 will benefit the City by enhancing the business climate through improved communication services for residents and workers.

VISITOR TRADE

OBJECTIVE 8:

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

Policy 8.3:

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

The Project will ensure that residents and visitors have adequate public service in the form of 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 will 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 complies 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 will 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 will be displaced or altered in any way by the granting of this Authorization.

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

The Project will 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 will not be significantly impeded and neighborhood parking will 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 will not cause any 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 will be considered during the building permit application review process.

- G. That landmarks and historic buildings be preserved.

The facility will be screened from view by virtue of equipment placement on the rooftop. While the proposed screen boxes are minimally visible from surrounding public rights-of-way (e.g. sidewalks along surrounding streets), the size, height, and setback of the screening structures will not significantly detract from views of the subject building.

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

The Project will not adversely effect parks or open space, nor 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

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Application No. **2016-001313CUA**, subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 2, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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. XXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **January 12, 2017**.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to allow a Macro Wireless Telecommunications Facility with up to twelve (12) screened panel antennas (operated by Verizon Wireless) located at 2141 Chestnut Street, Block 0490, and Lot 045 pursuant to Planning Code Sections 303 and 711.33A within the NC-2 Zoning District and an 40-X Height and Bulk District; in general conformance with plans, dated November 2, 2016 and stamped "EXHIBIT B" included in the docket for Record No. 2016-001313CUA and subject to conditions of approval reviewed and approved by the Commission on January 12, 2017, under Motion No. XXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **January 12, 2017** under Motion No. XXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **10-Year Renewal.** This authorization is valid for ten (10) years from date of approval. The project sponsor must seek a renewal of this Authorization prior to expiration, but no earlier than 24 months prior to expiration, by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to decommission the wireless facility, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

4. **Diligent pursuit.** 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

5. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

6. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

7. **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.

8. **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. 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

9. **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

10. **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.

11. **Implementation Costs - WTS.** 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.

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.

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

12. **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

13. **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.
- e. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
- f. 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.

14. **Coverage and Capacity Verification.** Use is authorized as long as an independent evaluator, selected by the Planning Department, determines that the information and conclusions submitted by the wireless service provider in support of its request for conditional use are accurate. The wireless service provider shall fully cooperate with the evaluator and shall provide any and all data requested by the evaluator to allow the evaluator to verify that the maps, data, and conclusions about service coverage and capacity submitted are accurate. The wireless service provider shall bear all costs of said evaluation. The independent evaluator, upon request by the wireless service provider shall keep the submitted data confidential and

shall sign a confidentiality agreement acceptable to the wireless service provider. The independent evaluator shall be a professional engineer licensed by the State of California.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9079, www.sf-planning.org.

15. **Notification prior to Project Implementation Report - WTS.** The Project Sponsor shall undertake appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antenna.

- 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

16. **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

17. **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

18. **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

19. **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 (6) months.

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

20. **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.

21. **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.

22. **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

23. **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.

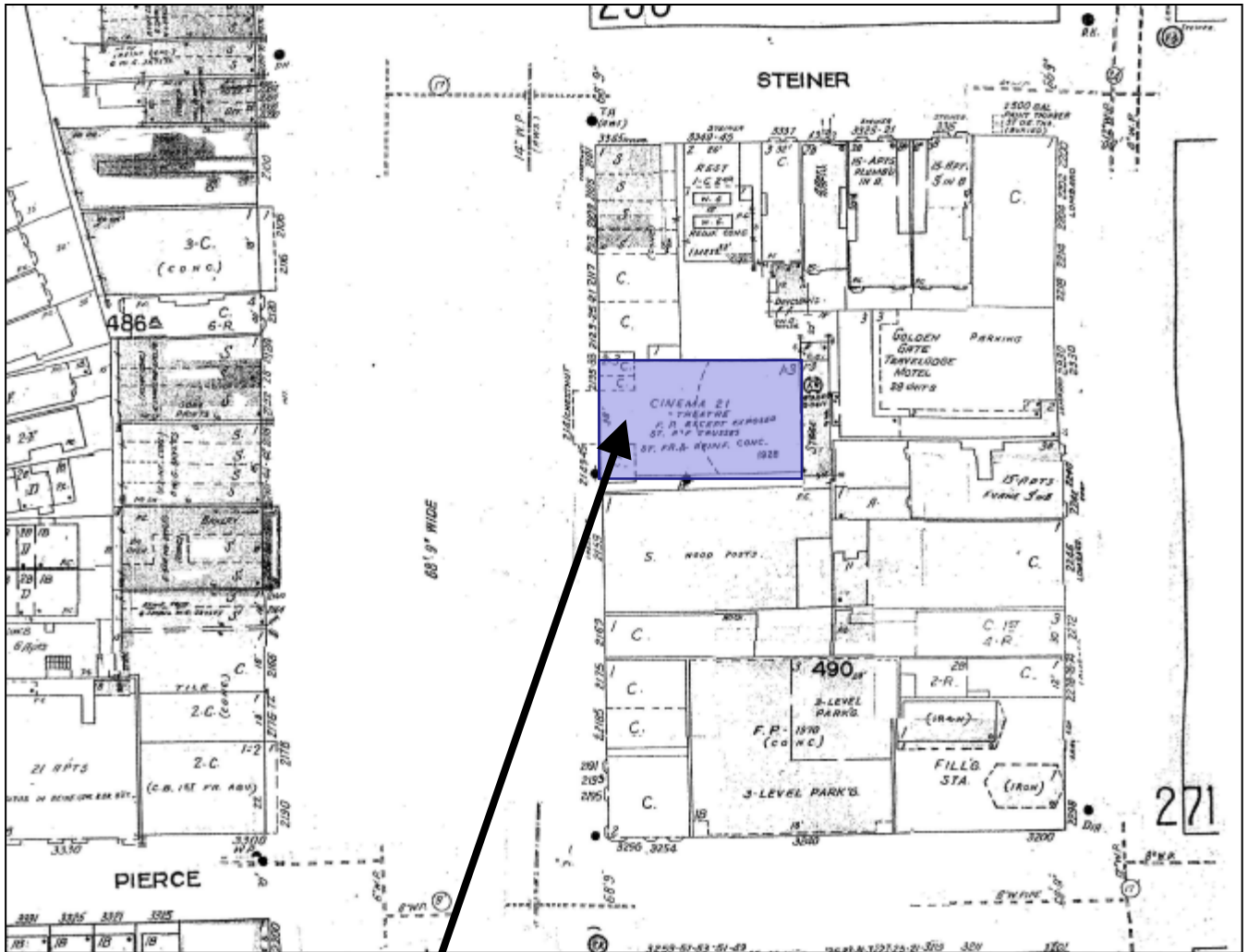
For information about compliance, contact the Department of Technology, 415-581-4000, <http://sfgov3.org/index.aspx?page=1421>

Block Book Map



Case Number 2016-001313CUA
Verizon Wireless
Macro WTS Facility
2141 Chestnut Street

Sanborn Map*



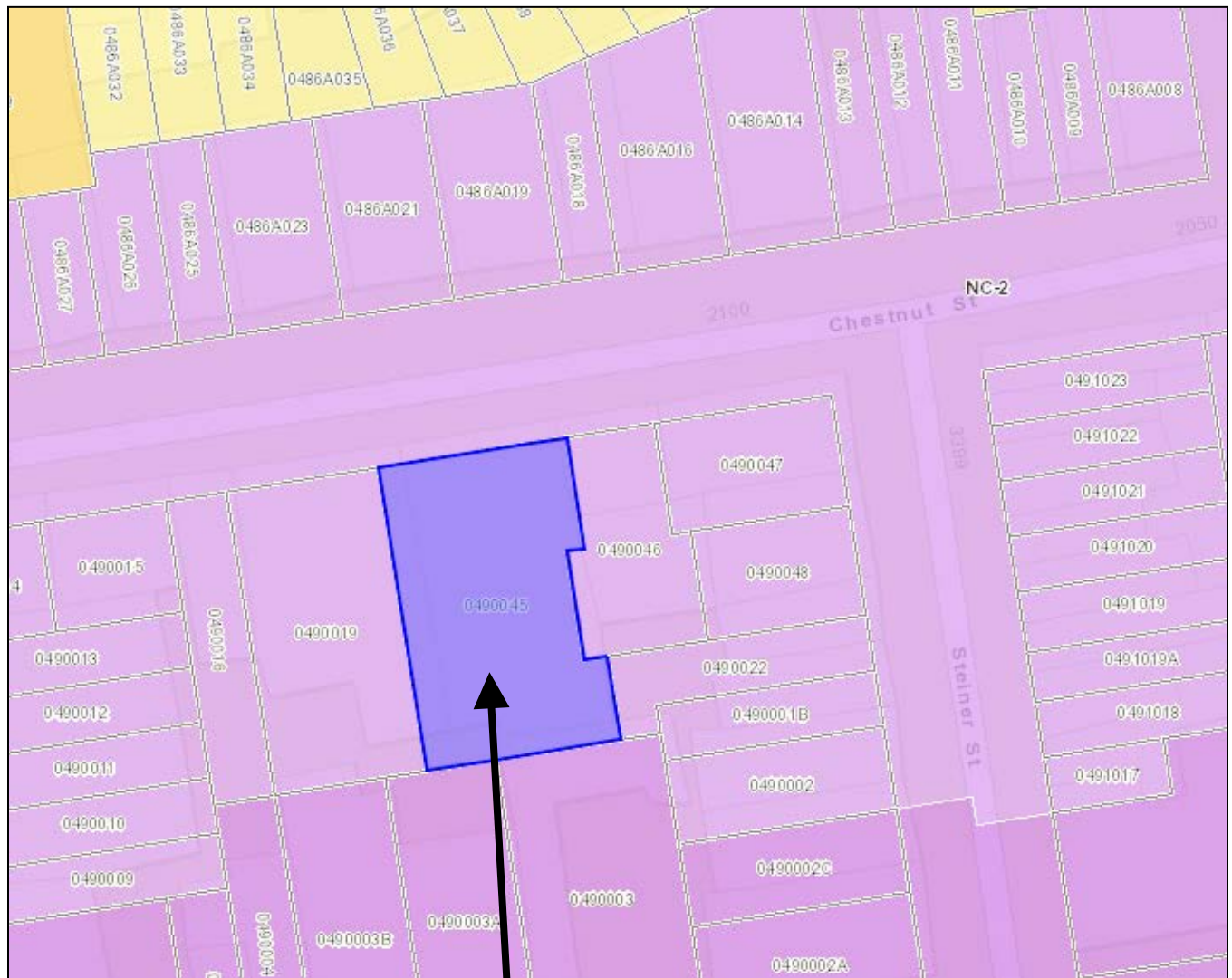
**SUBJECT
PROPERTY**

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



Case Number 2016-001313CUA
Verizon Wireless
Macro WTS Facility
2141 Chestnut Street

Zoning Map

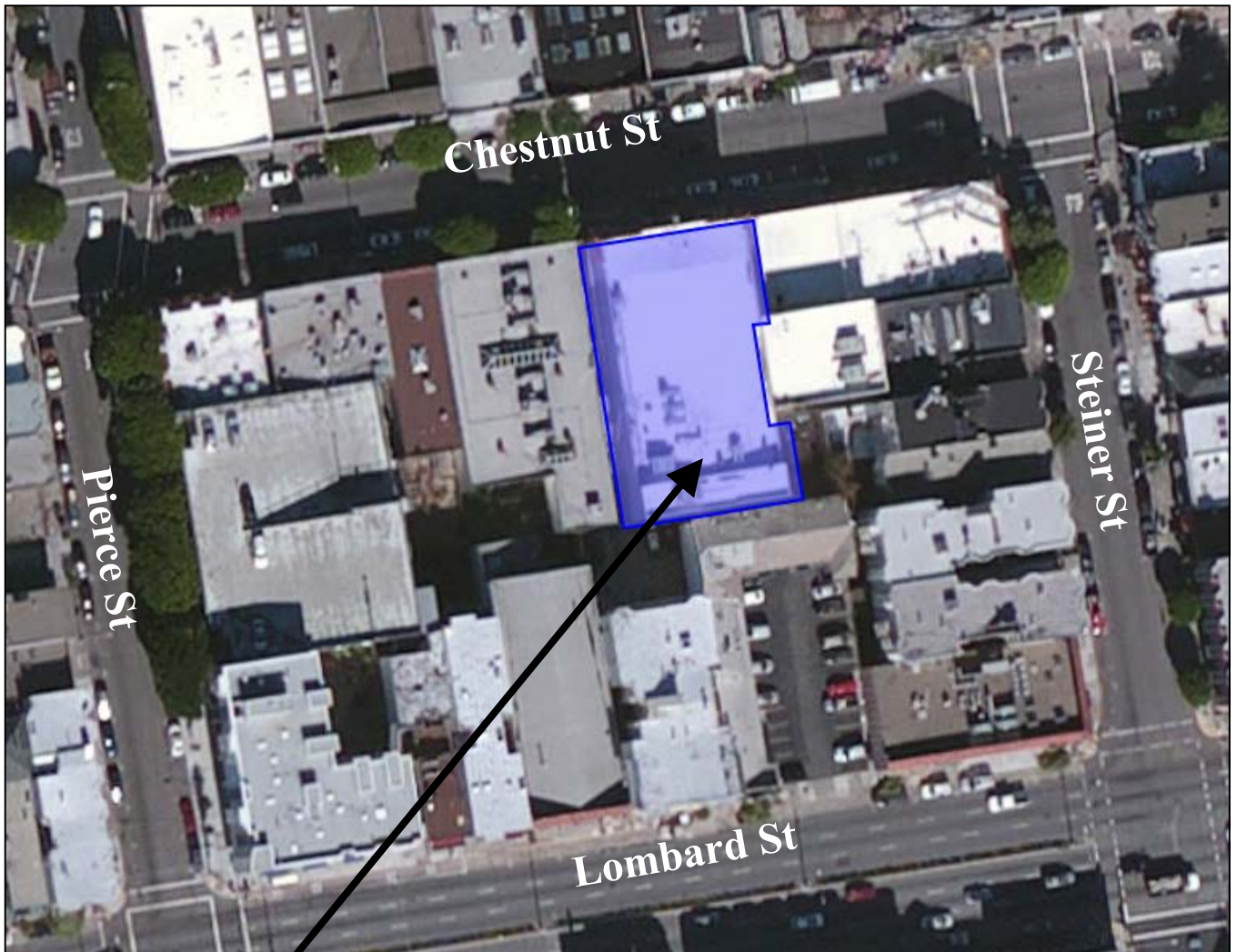


**SUBJECT
PROPERTY**



Case Number 2016-001313CUA
Verizon Wireless
Macro WTS Facility
2141 Chestnut Street

Aerial Photo



SUBJECT
PROPERTY



Case Number 2016-001313CUA
Verizon Wireless
Macro WTS Facility
2141 Chestnut Street



Existing

Marina West
2141 Chestnut Street
San Francisco, CA 94123
verizonwireless

Photosimulation of the view looking north from Lombard Street, through a gap in the buildings.

Proposed screens and parapet extension



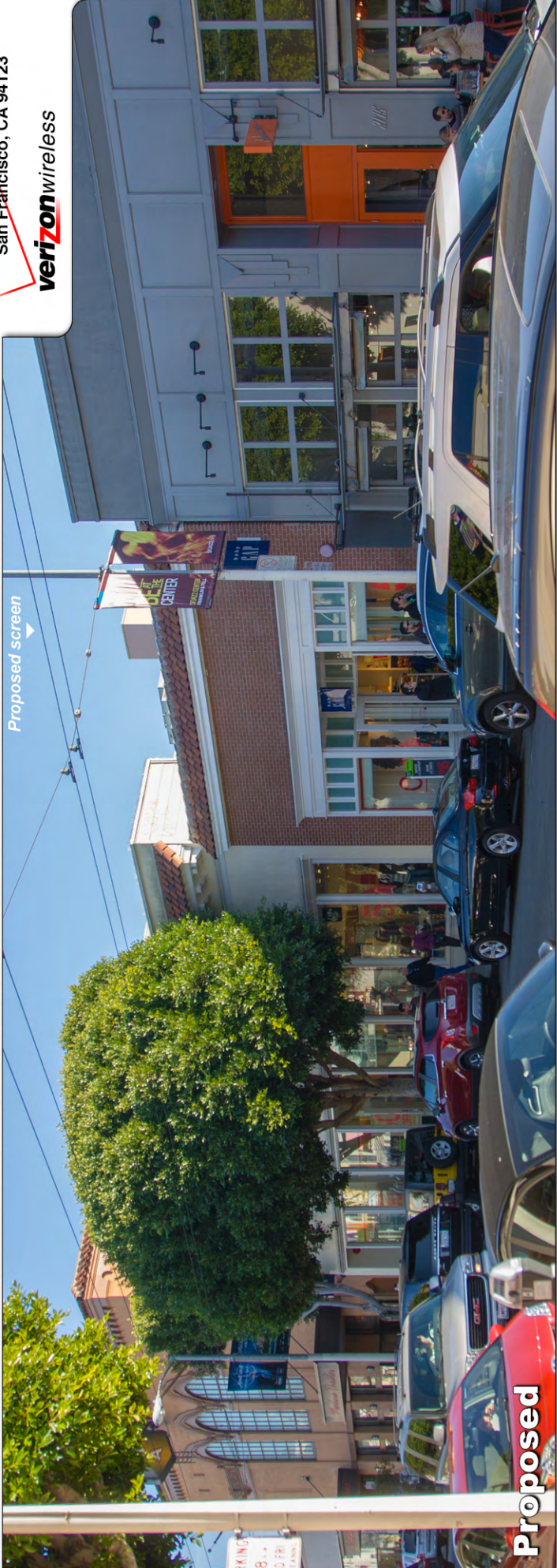
Proposed



Existing

Marina West
 2141 Chestnut Street
 San Francisco, CA 94123
verizonwireless

Photosimulation of the view looking southeast from across Chestnut Street.



Proposed

Proposed screen ▶



Marina West

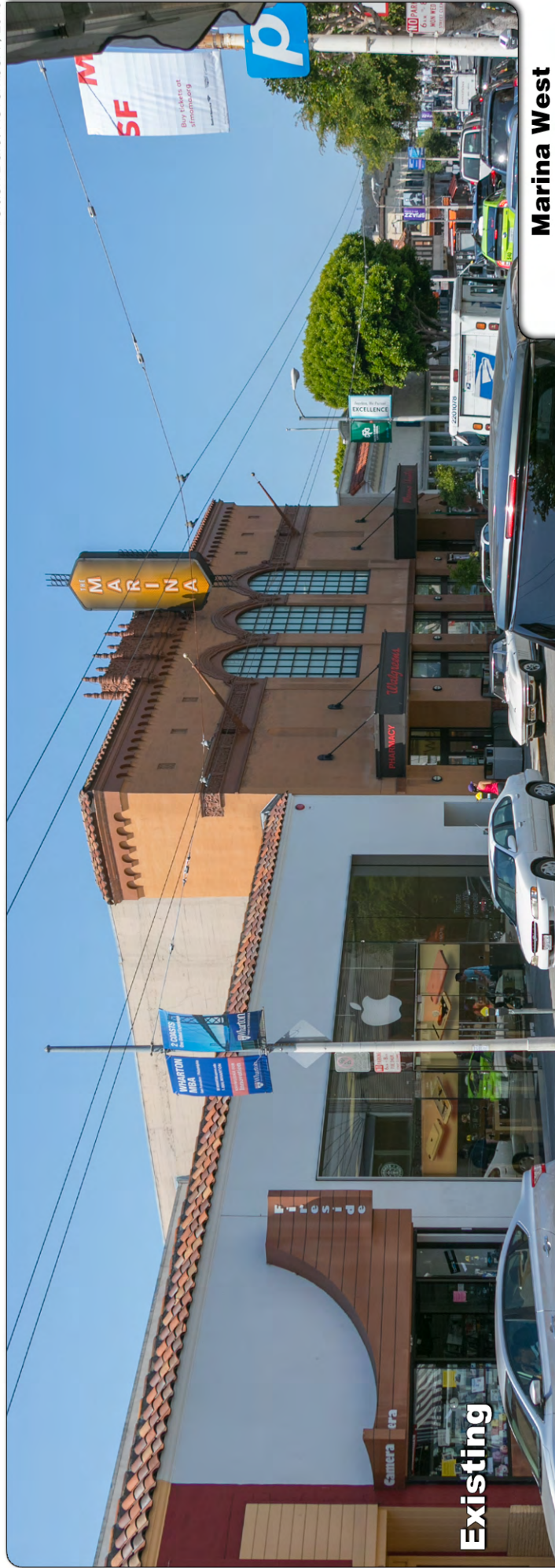
2141 Chestnut Street
San Francisco, CA 94123

verizonwireless

Photosimulation of the view looking southwest along Chestnut Street.

Proposed equipment screen





Existing

Marina West

2141 Chestnut Street
San Francisco, CA 94123

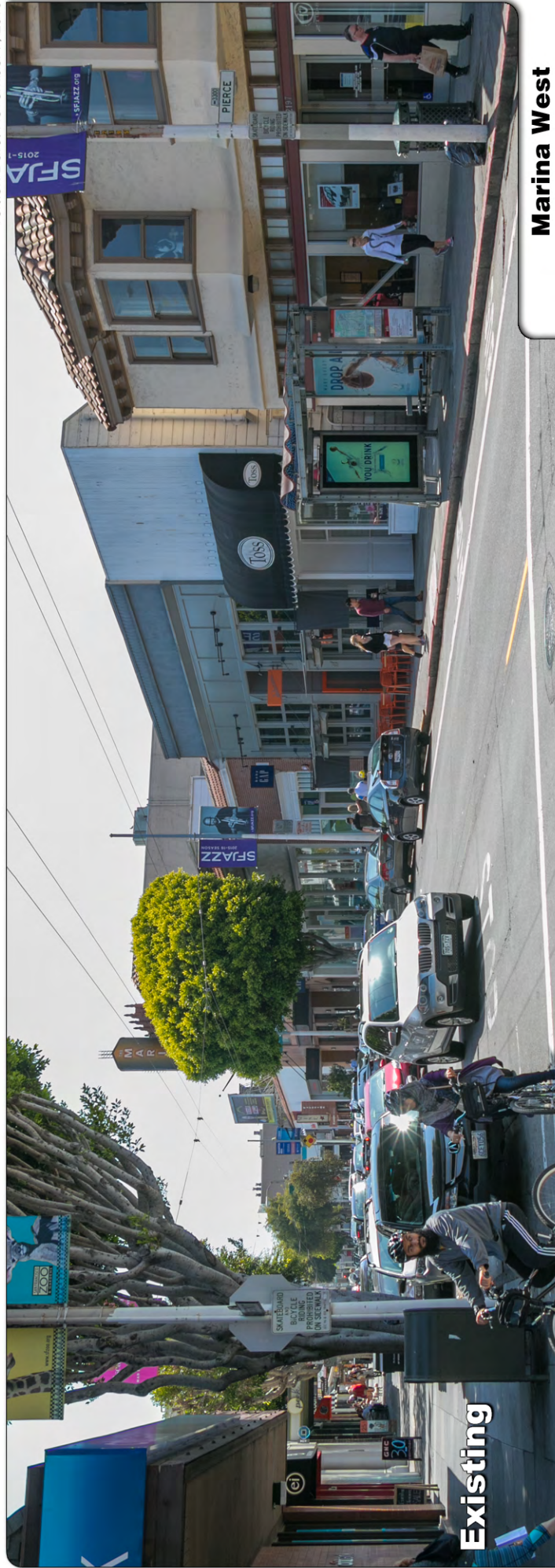
verizonwireless

Photosimulation of the view looking southwest along Chestnut Street.

Proposed equipment screen



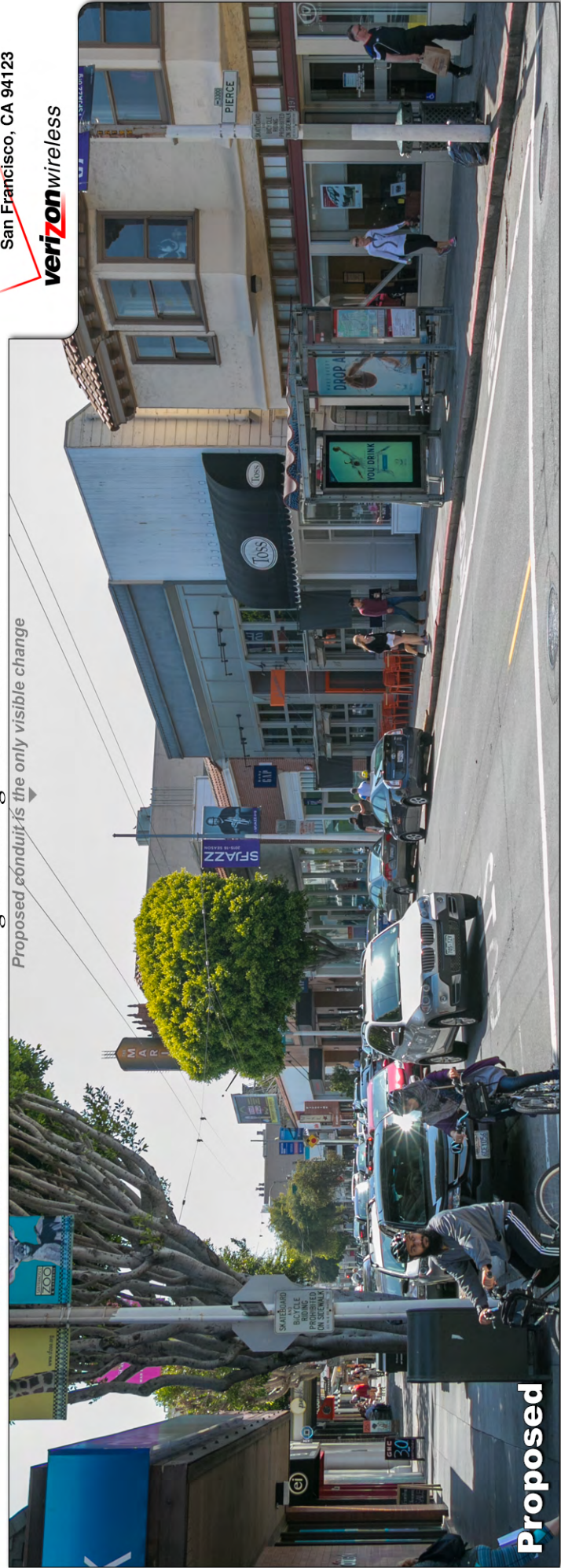
Proposed



Marina West
2141 Chestnut Street
San Francisco, CA 94123
verizonwireless

Photosimulation of the view looking east along Chestnut Street.

Proposed conduit is the only visible change

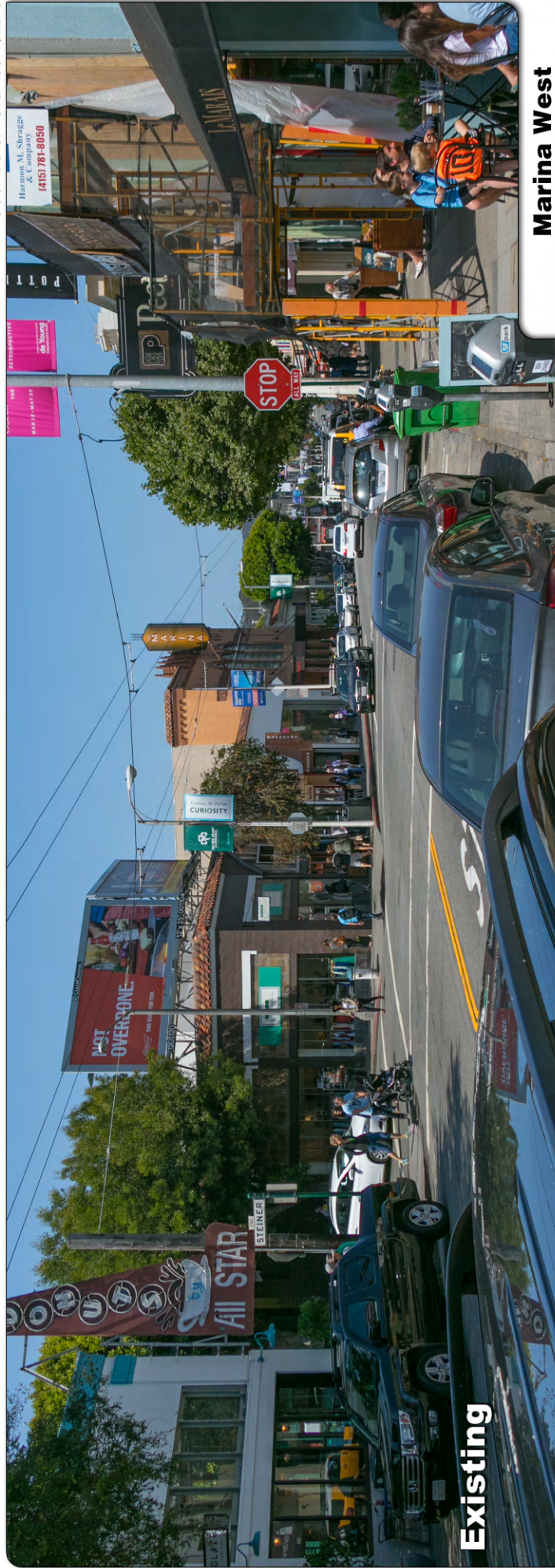




Photosimulation of the view looking southeast from across Chestnut Street.

Marina West
2141 Chestnut Street
San Francisco, CA 94123
verizonwireless





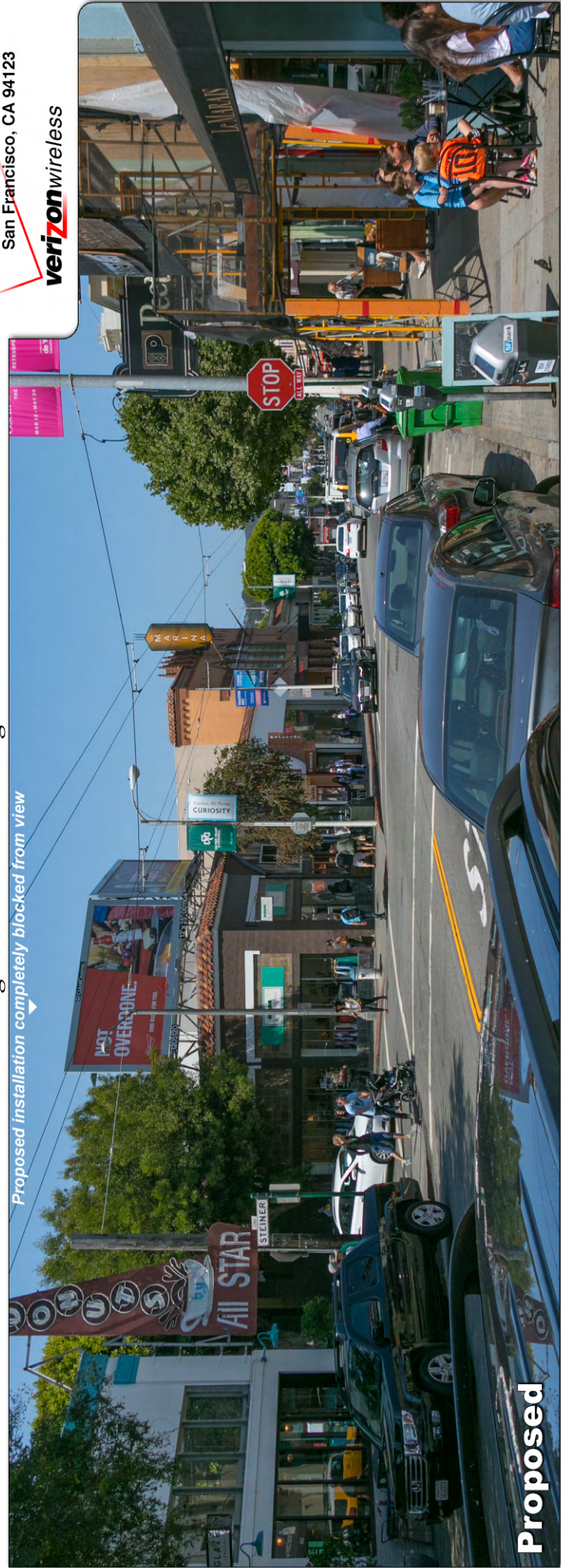
Marina West

2141 Chestnut Street
San Francisco, CA 94123



Photosimulation of the view looking west-southwest along Chestnut Street.

Proposed installation completely blocked from view



**Verizon Wireless • Proposed Base Station (Site No. 264596 “Marina West”)
2141 Chestnut Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 264596 “Marina West”) proposed to be located at 2141 Chestnut Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted an 11-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)	5–80 GHz	5.00 mW/cm ²	1.00 mW/cm ²
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	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

Checklist

Reference has been made to information provided by Verizon, including zoning drawings by MST Architects, Inc., dated August 4, 2016. It should be noted that the calculation results in this Statement include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operations.

1. The location, identity, and total number of all operational radiating antennas installed at this site.

There are reported no wireless base stations installed at the site.

2. List all radiating antennas located within 100 feet of the site that could contribute to the cumulative radio frequency energy at this location.

There are reported no other WTS facilities within 100 feet of the site.

3. Provide a narrative description of the proposed work for this project.

Verizon proposes to install twelve antennas. This is consistent with the scope of work described in the drawings for transmitting elements.



**Verizon Wireless • Proposed Base Station (Site No. 264596 “Marina West”)
2141 Chestnut Street • San Francisco, California**

4. Provide an inventory of the make and model of antennas or transmitting equipment being installed or removed.

Verizon proposes to install twelve Andrew Model SBNHH-1D45A directional panel antennas above the upper roof of the tall two-story commercial building (the former Marina theater) located at 2141 Chestnut Street. The twelve antennas would employ up to 6° downtilt, would be mounted at an effective height of about 52 feet above ground, 5 feet above the upper roof, and would be oriented in groups of three toward 40°T, 135°T, 225°T and 310°T.

5. Describe the existing radio frequency energy environment at the nearest walking/working surface to the antennas and at ground level. This description may be based on field measurements or calculations.

Because there are no antennas installed at or near this site, existing RF levels for a person on the upper roof near the proposed antenna location are expected to be well below the applicable public exposure limit. The maximum existing RF level for a person at ground near the site was measured* to be 0.000052 mW/cm², which is 0.026% of the most restrictive public limit.

6. Provide the maximum effective radiated power per sector for the proposed installation. The power should be reported in watts and reported both as a total and broken down by frequency band.

The maximum effective radiated power proposed by Verizon in any direction would be 12,610 watts, representing simultaneous operation at 6,960 watts for AWS, 3,350 watts for PCS, 860 watts for cellular, and 1,440 watts for 700 MHz service.

7. Describe the maximum cumulative predicted radio frequency energy level for any nearby publicly accessible building or area.

The maximum calculated level at the top-floor elevation of any nearby building is 14% of the public exposure limit; this occurs at four-story residential building located at 3321 Steiner Street, about 50 feet to the southwest.

8. Report the estimated cumulative radio frequency fields for the proposed site at ground level.

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.014 mW/cm², which is 2.5% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be less than 2.6% of the applicable public limit.

* July 16, 2015, using calibrated Wandel & Goltermann Type EMR-300 Radiation Meter with Type 8 Isotropic Electric Field Probe (Serial No. P-0036).

**Verizon Wireless • Proposed Base Station (Site No. 264596 “Marina West”)
2141 Chestnut Street • San Francisco, California**

9. Provide the maximum distance (in feet) the three dimensional perimeter of the radio frequency energy level equal to the public and occupational exposure limit is calculated to extend from the face of the antennas.

The three-dimensional perimeters of RF levels equal to the public and occupational exposure limits are calculated to extend up to 74 and 27 feet out from the antenna faces, respectively, and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building but does not reach any publicly accessible areas.

10. Provide a description of whether or not the public has access to the antennas. Describe any existing or proposed warning signs, barricades, barriers, rooftop striping or other safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards.

Due to their mounting location on the upper roof and their orientations facing out, the Verizon antennas are not accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the upper roof, including employees and contractors of Verizon and of the property owner. No access within 27 feet directly in front of the Verizon antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that “Worker Notification Areas” be marked with yellow paint stripes and that “Prohibited Access Areas” be marked with red paint stripes on the roof of the building, as shown in Figure 1, to identify areas within which exposure levels are calculated to exceed the FCC public and occupational limits, respectively. It is recommended that explanatory signs[†] be posted at the roof access hatch, at the ladder to the upper roof, at the boundaries of the striped areas, and at the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

11. Statement of authorship and qualification.

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, 2017. 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.

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



**Verizon Wireless • Proposed Base Station (Site No. 264596 “Marina West”)
2141 Chestnut Street • San Francisco, California**

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 2141 Chestnut Street 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. Training authorized personnel, marking roof areas, and posting explanatory signs are recommended to establish compliance with occupational exposure limits.



William F. Hammett

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

August 25, 2016



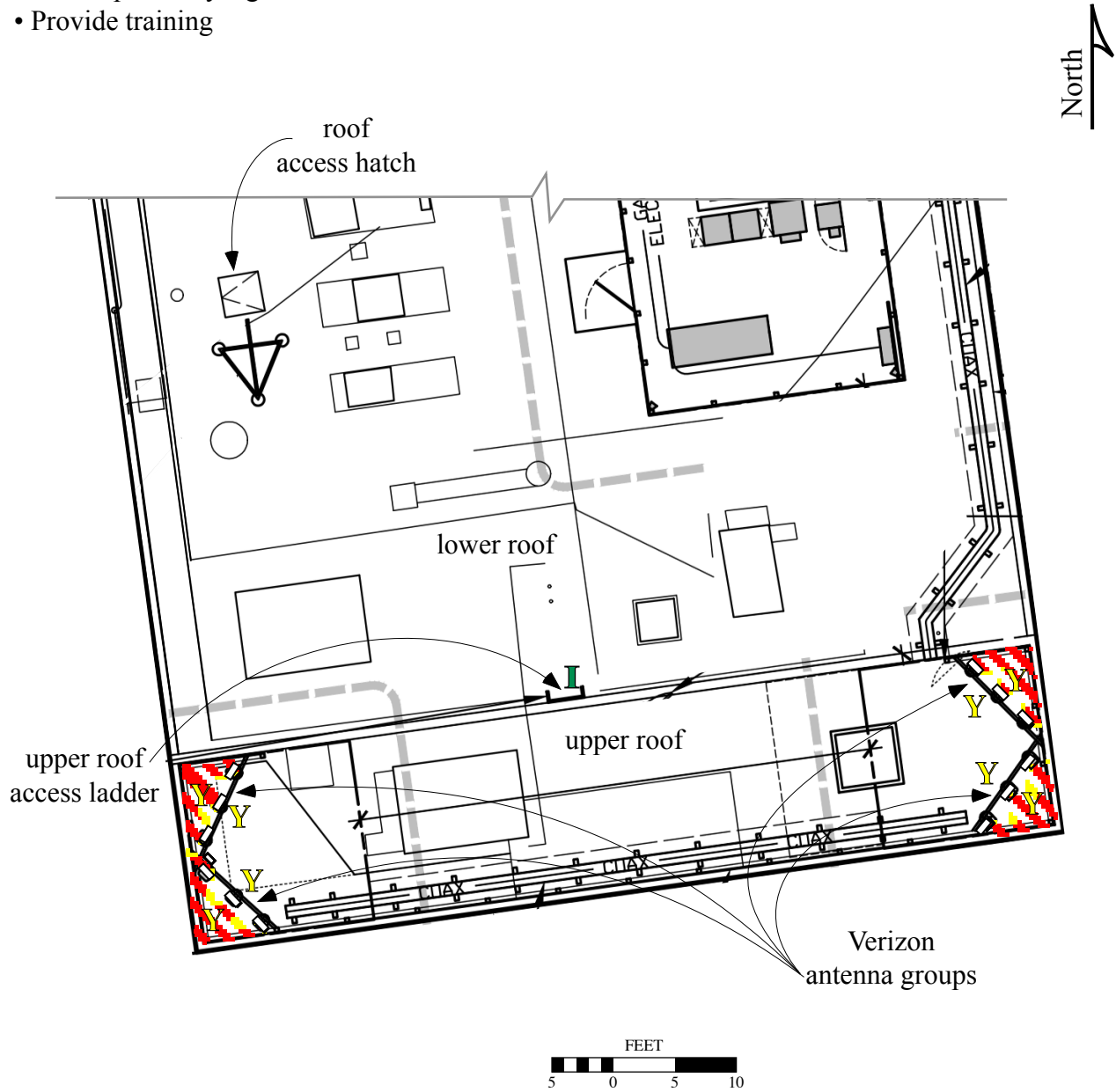
HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

**Verizon Wireless • Proposed Base Station (Site No. 264596 “Marina West”)
2141 Chestnut Street • San Francisco, California**

Calculated RF Exposure Levels on Roof

Recommended Mitigation Measures

- Stripe roof areas as shown
- Post explanatory signs
- Provide training



Notes: See text.

Base drawing from MST Architects, Inc., dated August 4, 2016.

Calculations performed according to OET Bulletin 65, August 1997.

Legend:	Less Than Public	Exceeds Public	Exceeds Occupational	Exceeds 10x Occupational
Striping color	blank	yellow	red	N/A
Sign type	I - Green INFORMATION	B - Blue NOTICE	Y - Yellow CAUTION	O - Orange WARNING



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

W4FG.4
Figure 1



San Francisco City and County
Department of Public Health
Environmental Health Section

Edwin M. Lee, *Mayor*
Barbara Garcia, *Director of Health*
Stephanie K.J. Cushing, MSPH, CHMM, REHS
Director of Environmental Health

Review of Cellular Antenna Site Proposals

Project Sponsor : Verizon **Planner:** Seema Adina
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 2141 Chestnut St
Site ID: 2405 **SiteNo.:** 264596 **Report Dated:** 8/23/2016

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.

- ☒ 1. The location, identity and total number of all operational radiating antennas installed at this site was provided. (WTS-FSG, Section 10.4.1, Section 11, 2b)
Number of Existing Antennas: 0
- ☒ 2. A list of all radiating antennas located within 100 feet of the site which could contribute to the cumulative radio frequency energy at this location was provided. (WTS-FSG, Section 10.5.2)
☒ Yes ☐ No
- ☒ 3. A narrative description of the proposed work for this project was provided. The description should be consistent with scope of work for the final installation drawings. (WTS-FSG, Section 10)
☒ Yes ☐ No
- ☒ 4. An inventory of the make and model of antennas or transmitting equipment being installed or removed was provided. The antenna inventory included the proposed installation height above the nearest walking/working surface, the height above ground level and the orientations of the antennas. (WTS-FSG, Section 10.5.2)
☒ Yes ☐ No
- ☒ 5. A description of the existing radio frequency energy environment at the nearest walking/working surface to the antennas and at ground level was provided. A description of any assumptions made when doing the calculations was also provided. (WTS-FSG, Section 10.4.1a, Section 10.4.1c, Section 10.5)
☒ Yes ☐ No
- ☒ 6. The maximum effective radiated power per sector for the proposed installation was provided along with the frequency bands used by the antennas. (WTS-FSG, Section 10.1.2, Section 10.5.1)
Maximum Effective Radiated Power: 12610 Watts
- ☒ 7. Based on the antenna orientation, the maximum cumulative predicted radio frequency energy level for any nearby publicly accessible building or area was provided. (WTS-FSG, Section 10.4, Section 10.5.1)
Maximum percent of applicable FCC public standard at the nearest building or structure: 14 %
Distance to this nearby building or structure: 50 feet
- ☒ 8. The estimated maximum cumulative radio frequency fields for the proposed site at ground level. (WTS-FSG, Section 10.5)
Maximum RF Exposure: 5.2E-05 mW/cm² Maximum RF Exposure Percent: 0.026 %

X 9. The maximum distance (in feet) the three dimensional perimeter of the radio frequency energy level equal to the public and occupational exposure limit is calculated to extend from the face of the antennas was provided. Any potential walking/working surfaces exceeding regulatory standards were identified. (WTS-FSG, Section 10.9.2)

☒ Public Exclusion Area

Public Exclusion In Feet: 74

☒ Occupational Exclusion Area

Occupational Exclusion In Feet: 27

X 10. A description of whether or not the public has access to the antennas was provided. A description was also provided of any existing or proposed warning signs, barricades, barriers, rooftop stripping or other safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. All signs will be provided in English, Spanish and Chinese. (WTS-FSG, Section 9.5, Section 10.9.2)

☒ Yes

☐ No

X 11. Statement regarding the engineer who produced the report and their qualifications was provided. The engineer is licensed in the State of California. (WTS-FSG, Section 11.8)

☒ Yes

☐ No

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 2141 Chestnut Street. Existing RF levels at ground level were less than 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. Verizon proposes to install 12 new antennas on the rooftop. The antennas will be mounted at a height of 52 feet above the ground. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.000052 mW/sq cm., which is 0.026% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 74 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 27 feet of the front of the antennas while they are in operation. Rooftop areas predicted to exceed the FCC occupational standards should be marked with red striping and areas predicted to exceed the public standard should be marked with yellow striping on the rooftop.

 Not Approved, additional information required.

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

 1 Hours spent reviewing

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

Dated: 8/25/2016

Signed:

Larry Kessler

Environmental Health Management Section
San Francisco Dept. of Public Health
1390 Market St., Suite 210,
San Francisco, CA. 94102
(415) 252-3841

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

**DECLARATION OF MAILING RE:
COMMUNITY MEETING ON A WIRELESS
COMMUNICATION FACILITY PROPOSED IN
YOUR NEIGHBORHOOD**

I, Norah Jaffan, do hereby declare as follows:

1. I am a Project Manager of NotificationMaps.com. I am over 18 years of age and I am a resident of the County of Orange, State of California.
2. On Sept 10, 2015 I caused to be mailed and/or distributed a copy of "COMMUNITY MEETING ON A WIRELESS COMMUNICATION FACILITY PROPOSED IN YOUR NEIGHBORHOOD" to the following location(s)

a. See Attached Mailing List
See Attached Notice

b. _____

c. _____

d. _____

3.

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

Executed 09/10/2015 at County of Orange, California.

By:



Norah Jaffan

[Please Print Name]

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

To: Neighbors within 500 feet of 2141 Chestnut St., San Francisco, CA

<p>Meeting Information Date: Tuesday, September 22, 2015 Time: 5:30 p.m. Where: Marina Theatre 2149 Chestnut St. San Francisco, CA 94123</p> <p>Applicant GTE Mobilnet of California Limited Partnership d/b/a Verizon Wireless c/o Complete Wireless Consulting, Inc. 2009 V Street Sacramento, CA 95818</p> <p>Verizon Site Information Address: 2141 Chestnut Street San Francisco, CA 94123 APN: 04-0490-045-01 Zoning: NC-2</p> <p>Contact Information Brendan Leonard 2009 V Street Sacramento, CA 95818 916-747-0624 bleonard@completewireless.net</p> <p><i>*This is not a Theatre sponsored program.</i></p>	<p>Verizon Wireless is applying for zoning approval to install a facility on the rooftop of 2141 Chestnut St. in San Francisco. The proposed facility is required to fill multiple gaps in coverage within residential areas, the Chestnut Street commercial corridor, and public rights of way, between Divisadero and Moscone Recreation Center. The existing Verizon Wireless network in the surrounding area is also suffering from demand in excess of its capacity to serve, and the proposed facility will help offload traffic from those existing facilities.</p> <p>You are invited to attend an informational community meeting on Tuesday, September 22, 2015 from 5:30 p.m. – 6:30 p.m. at the Marina Theatre, 2149 Chestnut Street, San Francisco, CA. This project will be scheduled for a Planning Commission public hearing after the neighborhood meeting. Architectural plans and photo simulations will be available for your review at the meeting.</p> <p>If you are unable to attend the meeting and would like to request information, please contact Brendan Leonard at 916-747-0624 or bleonard@completewireless.net</p> <p>If you have any questions about the zoning process, you may contact Omar Masry, the project planner with the San Francisco Planning Department at (415) 575-9116 or omar.masry@sfgov.org.</p>
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**NOTIFICACIÓN DE REUNIÓN DE ALCANCE COMUNITARIO SOBRE UNA INSTALACIÓN
DE COMUNICACIONES INALÁMBRICAS PROPUESTA PARA SU VECINDARIO**

A: Vecinos A Menos De 500 Pies De 2141 Chestnut, San Francisco, CA

<p>Información de la reunión Fecha: Martes, 22 de septiembre 2015 Tiempo: 17:30 Dónde: Marina Teatro 2149 Chestnut St. San Francisco, CA 94123</p> <p>Solicitante GTE Mobilnet of California Limited Partnership d/b/a Verizon Wireless c/o Complete Wireless Consulting, Inc. 2009 V Street Sacramento, CA 95818</p> <p>Verizon Información del lugar Dirección: 2141 Chestnut St San Francisco, CA 94123 APN: 04-0490-045-01 Zonificación: NC-2</p> <p>Información de contacto Brendan Leonard 2009 V Street Sacramento, CA 95818 916-747-0624 bleonard@completewireless.net</p> <p><i>*Este programa no es patrocinado por la Teatro</i></p>	<p>Verizon ha solicitado la aprobación de la zonificación para actualizar un sitio de celda existente en la azotea de 2141 Chestnut St. en San Francisco. La instalación propuesta se requiere para llenar varios vacíos en la cobertura dentro las áreas residenciales, el corredor comercial Chestnut Street, y los caminos públicos, entre Divisadero y Moscone Centro de Recreación. La red existente de Verizon Wireless sufre de una demanda de capacidad de servicio, y la instalación propuesta mitiga esta necesidad ayudando a descargar el tráfico de las instalaciones existentes.</p> <p>Está invitado a asistir a esta reunión de la comunidad informativa el Martes, 22 de septiembre 2015 de 17:30-18:30 en el Teatro Marina, 2149 Chestnut Street, San Francisco, CA. Este proyecto será programado para una audiencia pública de la Comisión de Planificación después de la reunión de vecinos. Planos arquitectónicos y simulaciones fotográficas estarán disponibles para su revisión en la reunión.</p> <p>Si no puede asistir a la reunión y desea solicitar información, favor de contactar Brendan Leonard al 916-747-0624 o al bleonard@completewireless.net.</p> <p>Si tiene alguna pregunta sobre el proceso de zonificación, puede comunicarse con Omar Masry, planificador del proyecto Departamento de Planificación San Francisco (415) 575-9116 o omar.masry@sfgov.org.</p> <p>NOTA: Si desea intérprete para la reunión, favor de contactar nuestra oficina al 916-747-0624 o bleonard@completewireless.net no mas tarde de 12 de Septiembre 2015.</p>
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社區外展會議的可無線通信設備提出了在你家附近。
要： 在500英尺2141栗樹街舊金山加利福尼亞州鄰居
Shèqū wài zhǎn huìyì de kě wúxiàn tōngxìn shèbèi tíchūle zài nǐ jiā fùjìn.
Yào: Zài 500 yīngchǐ 2141 lì shù jiē jiùjīnshān jiālǐfúnyǎ zhōu línjū

<p>會議信息</p> <p>日期：週二，2015年9月22日</p> <p>時間：下午5:30</p> <p>地點：濱海劇院</p> <p>2149栗子街</p> <p>舊金山，加州94123</p> <p>申請人</p> <p>加州有限合夥的D/BGTE Mobilnet/Verizon無線</p> <p>C/Ø完整的無線諮詢公司</p> <p>2009年V街</p> <p>薩克拉門托，CA95818</p> <p>Verizon的網站信息</p> <p>地址：2141栗子街</p> <p>舊金山，加州94123</p> <p>APN：04-0490-045-01</p> <p>分區：NC-2</p> <p>聯繫信息</p> <p>布倫丹·倫納德</p> <p>2009年V街</p> <p>薩克拉門托，CA95818</p> <p>916-747-0624 bleonard@completewireless.net</p> <p>*這是不是一個劇場贊助計劃。</p>	<p>Verizon無線正在申請批准的分區上安裝2141板栗街在舊金山的屋頂設施。建議的工廠需要填寫在居民區覆蓋多個空白，栗樹街商業走廊，和路公權，Divisadero和Moscone會議休閒中心之間。現有的Verizon無線網絡在周邊地區也從需求的痛苦超過其服務能力，以及擬議設施將有助於分擔流量的現有設施。</p> <p>您被邀請參加下午5:30在信息社會週二會議上，2015年9月22日 - 下午6:30，在濱海大劇院，2149栗子街，加利福尼亞州舊金山該項目將安排在附近的會後舉行的計劃委員會公開聽證會。建築計劃和模擬圖片將可用於您的評論出席了會議。</p> <p>如果您無法出席會議，並想請求的信息，請聯繫布倫丹·倫納德在916-747-0624或bleonard@completewireless.net。</p> <p>如果您對分區過程中有任何疑問，您可以聯繫奧马尔·马斯利，項目策劃者與舊金山金創部（415）575-9116或omar.masry@sfgov.org。</p> <p>注：對於一名翻譯參加會議，請最遲聯繫我們的辦公室916-747-0624或bleonard@completewireless.net比2015年9月12日</p>
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Sep 10, 2015, 2:03:51 PM



COMMUNITY MEETING ON A WIRELESS COMMUNICATION FACILITY PROPOSED IN
YOUR NEIGHBORHOOD

Post E-mail Address	Postcode Country	Telephone Fax	Business Information
1017 Robinson Suite 1000 San Jose, CA 95128	95131	408/291-8100 408/291-8101	Company Name Sprint Corporation 1915 North 1st Street, Suite 1000 San Jose, CA 95131
Applicant Name Title Address City State Zip Country	Applicant's e-mail address	Applicant's telephone	Applicant's fax
1017 Robinson Suite 1000 San Jose, CA 95128		408/291-8100	408/291-8101
Advertiser Name Address City State Zip Country	Advertiser's e-mail address	Advertiser's telephone	Advertiser's fax
2010 Clinton Avenue San Francisco, CA 94115		415/398-1100	415/398-1101
Contract Information	Contract Description	Contract Start Date	Contract End Date
2010 Clinton Avenue San Francisco, CA 94115		01/01/2010	12/31/2010

A. Vecinos, A. Menos De 500 Pies (pe 214) (Continúa, San Francisco)

[illegible][illegible]

NEIGHBORHOOD COMMUNITY MEETING

9/22 5:30 p.m. – 6:30 p.m. Marina Theater

SIGN – IN SHEET

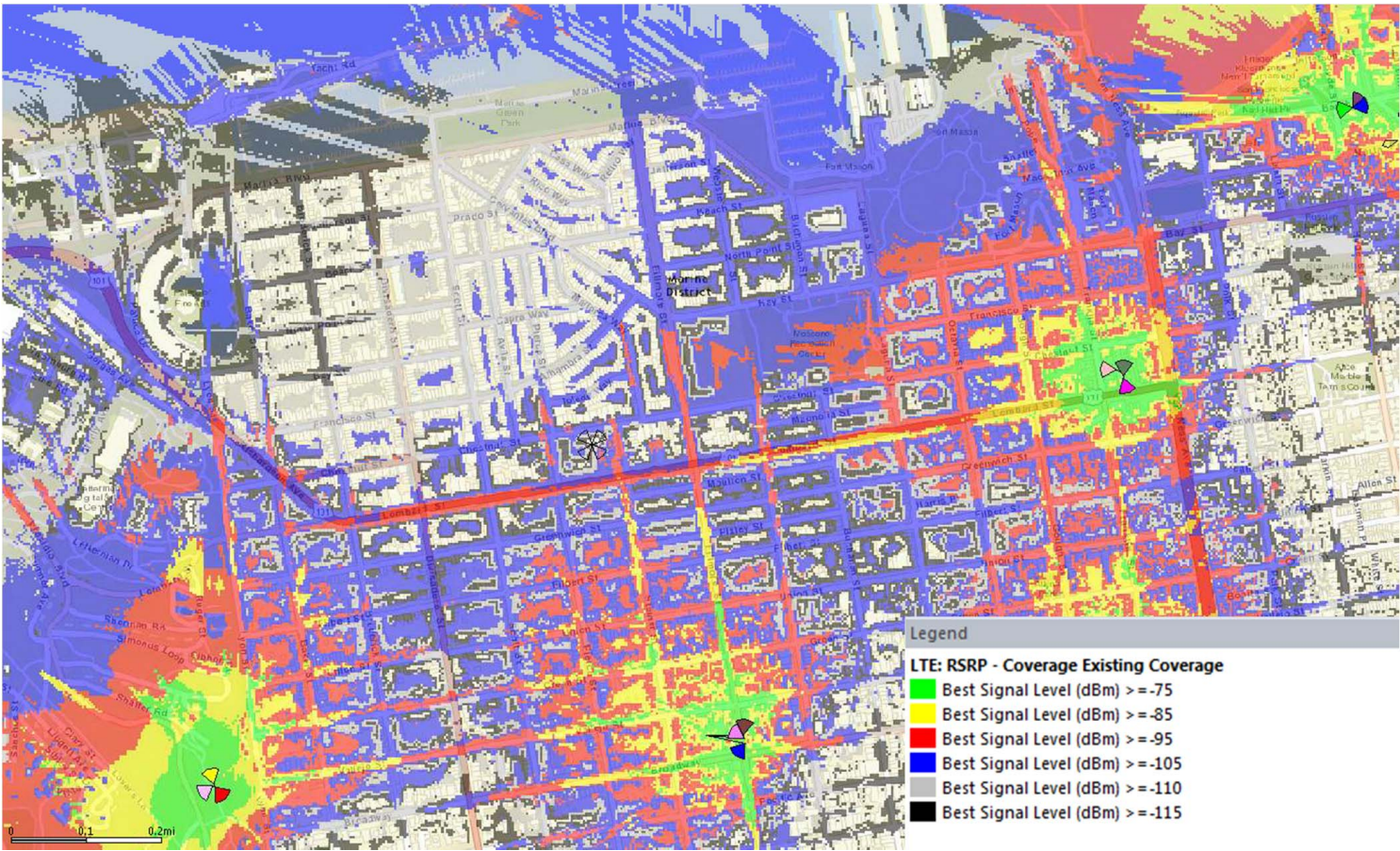
REGARDING PROPOSAL OF VERIZON WIRELESS TELECOMMUNICATIONS
FACILITY AT:

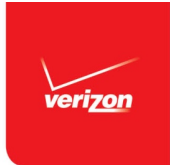
2141 Chestnut St. San Francisco, CA 94123

1. JOAN DIAMOND
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
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18. _____
19. _____
20. _____
21. _____

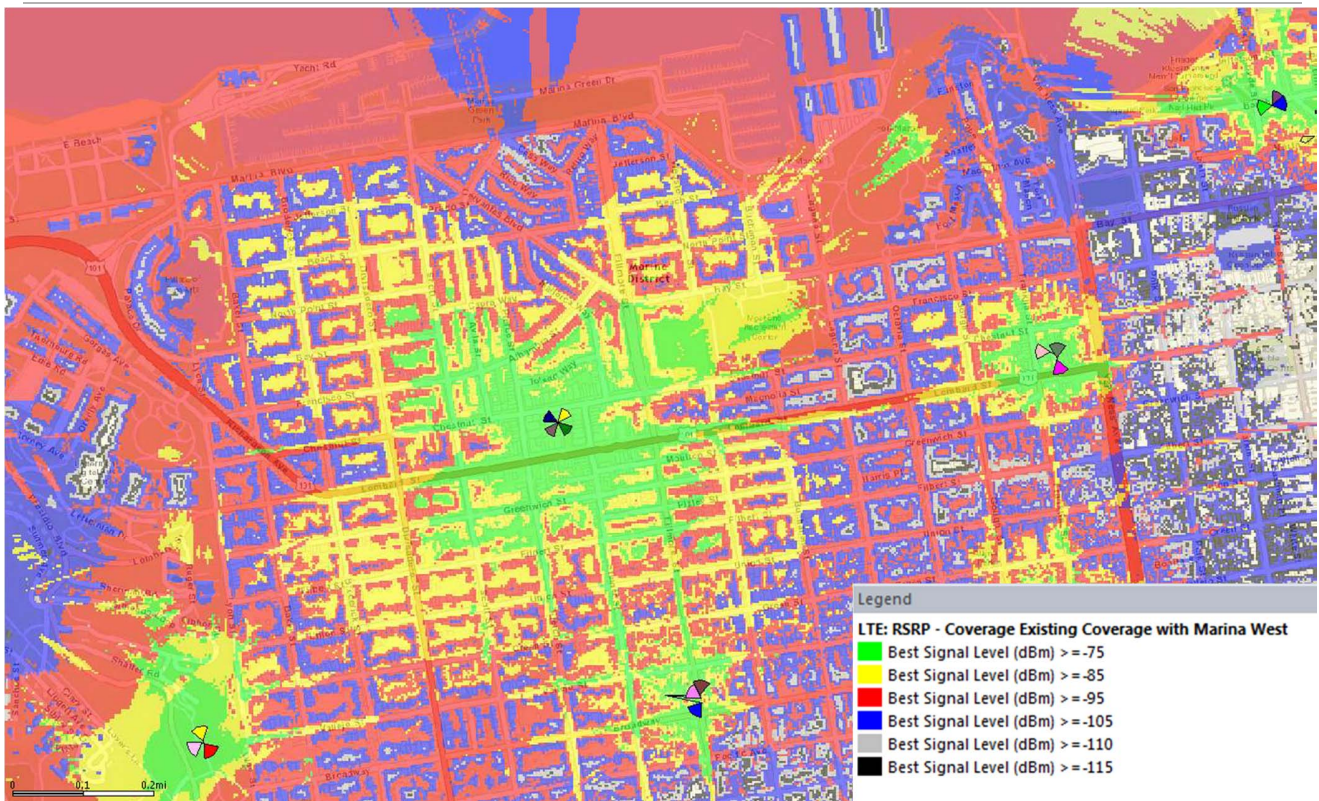


MARINA WEST – Existing LTE Coverage





MARINA WEST – Propose LTE Coverage

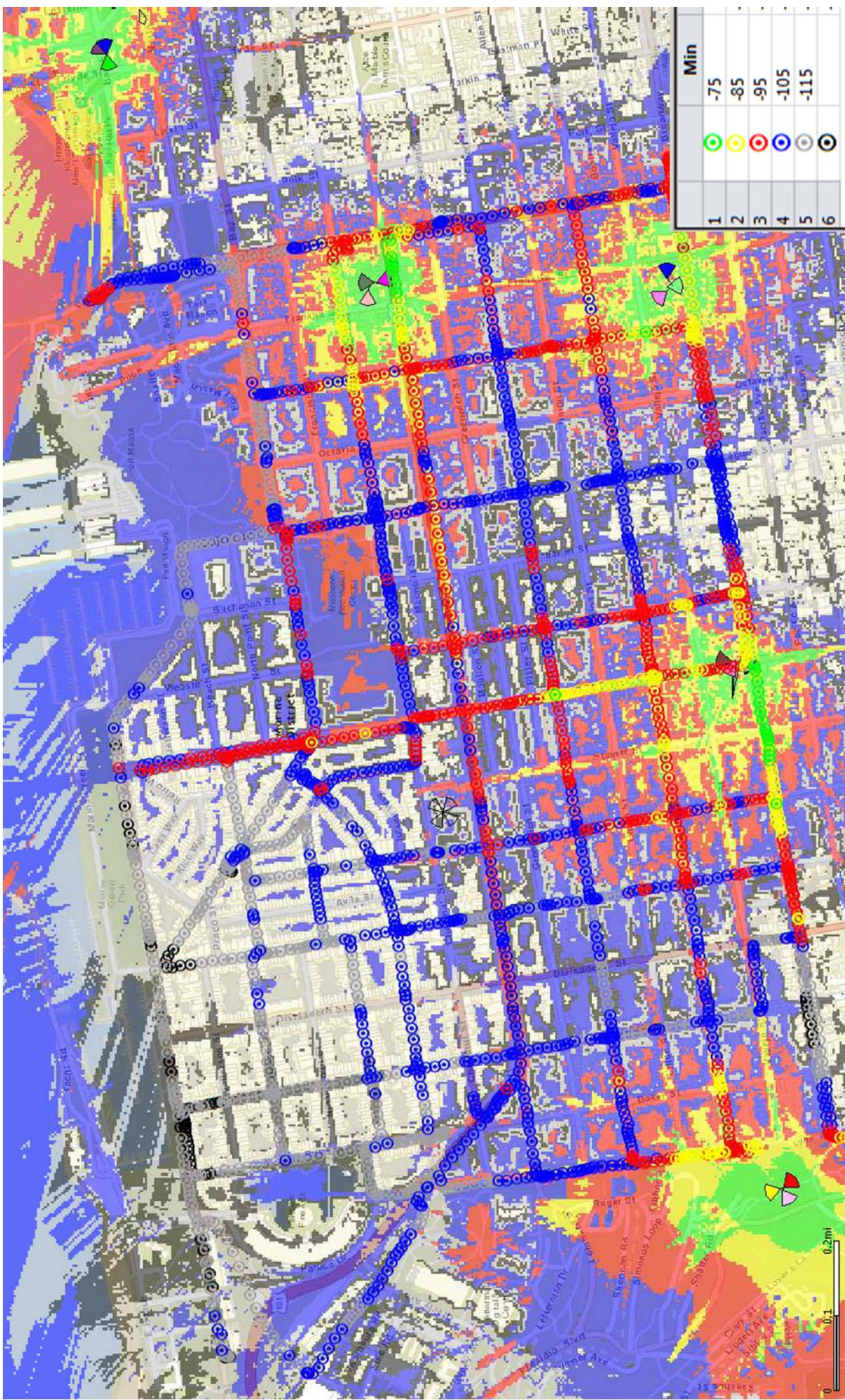


Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



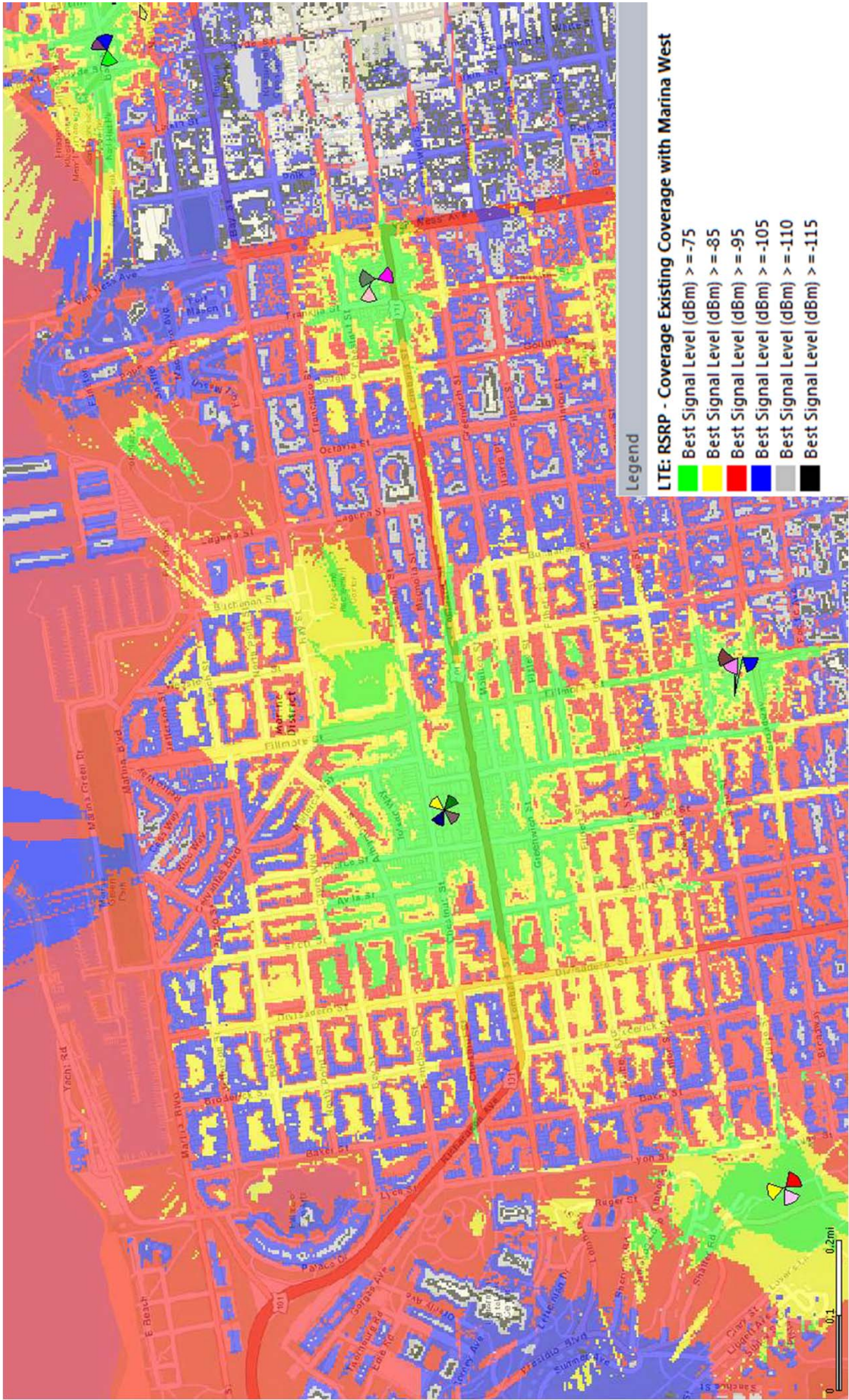


DRIVE TEST DATA





MARINA WEST – Propose LTE Coverage





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.

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

DANE E. ERICKSEN, P.E.
CONSULTANT

BY E-MAIL KLE@COMPLETEWIRELESS.NET

August 26, 2016

Ms. Kim Le
Project Coordinator & Vendor Manager
Complete Wireless Consulting, Inc.
2009 V Street
Sacramento, California 95818

Dear Kim:

As requested, we have conducted a review of the coverage maps provided by Verizon Wireless, regarding its proposal for a new base station to be located at 2141 Chestnut Street in San Francisco (Site No. 264596 "Marina West").

Executive Summary

We concur with the maps and data 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 twelve Andrew Model SBNHH-1D45A directional panel antennas above the upper roof of the tall two-story commercial building (the former Marina theater) located at 2141 Chestnut Street. The twelve antennas would employ up to 6° downtilt, would be mounted at an effective height of about 52 feet above ground, 5 feet above the upper roof, and would be oriented in groups of three toward 40°T, 135°T, 225°T, and 310°T. The maximum effective radiated power proposed by Verizon in any direction would be 12,610 watts, representing simultaneous operation at 6,960 watts for AWS, 3,350 watts for PCS, 860 watts for cellular, and 1,440 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 six signal levels of coverage, which Verizon colors and defines as follows:

Green	above -75 dBm
Yellow	-75 to -85 dBm
Red	-85 to -95 dBm
Blue	-95 to -105 dBm
Grey	-105 to -110 dBm
Black	-110 to -115 dBm

Ms. Kim Le, page 2
August 26, 2016

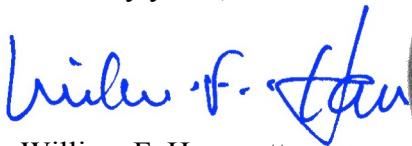
These service thresholds* used by Verizon are in line with industry standards, similar to the thresholds used by other wireless service providers.

We conducted our own drive test to measure the actual Verizon 4G LTE signal strength in the vicinity of the proposed site. Our fieldwork was conducted on May 2, 2016, between 10:40 AM and 4:00 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 map showing the service area without the proposed installation includes areas of relatively weak signal levels in the carrier's present coverage. The map submitted to show the after coverage with the proposed base station in operation was reportedly prepared on the same basis as the map of the existing conditions and so is expected to accurately illustrate the improvements in coverage.

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

Sincerely yours,



William F. Hammett

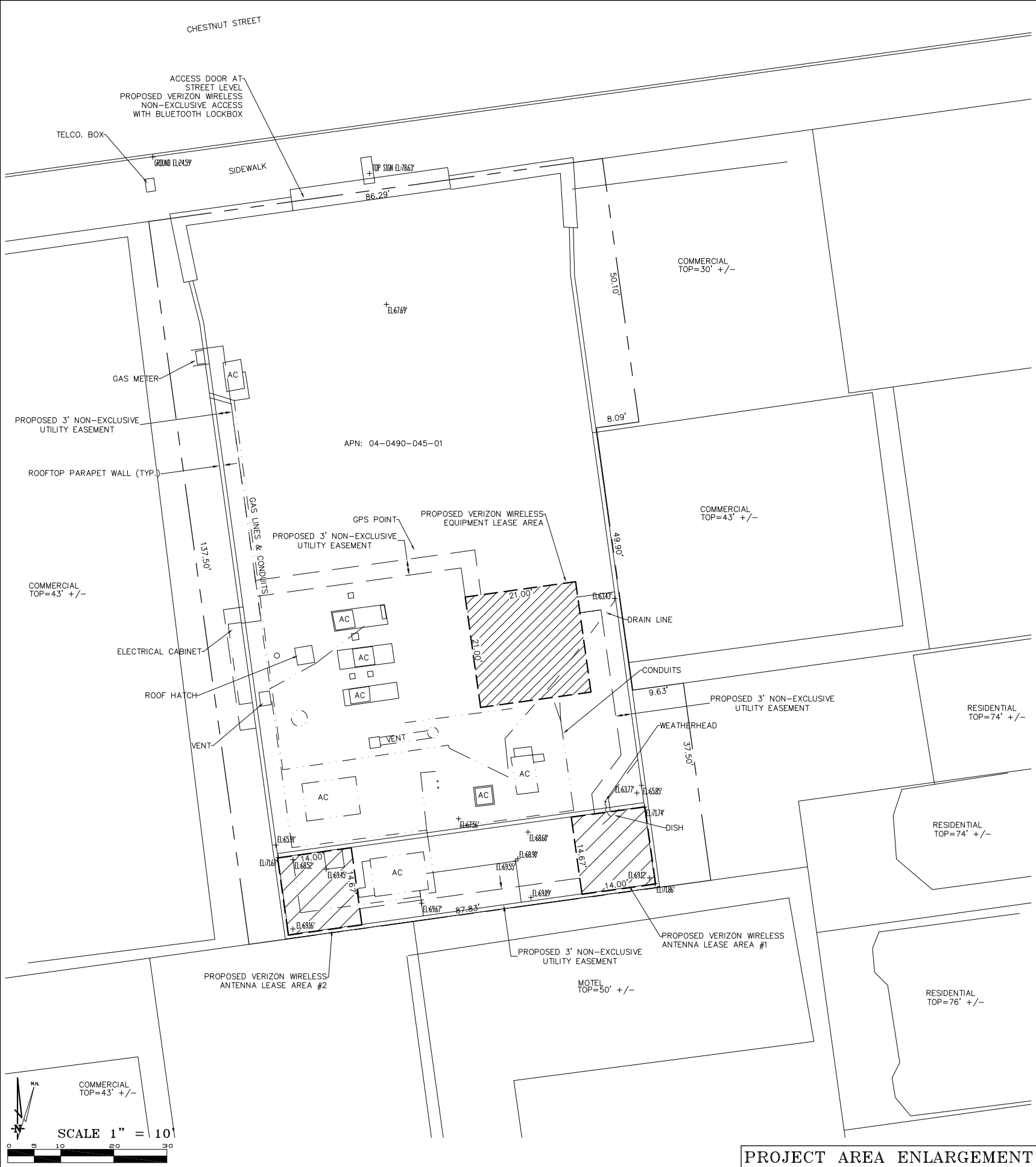
scn

Enclosures

cc: Ms. JoAnna Wang (w/encls) – BY E-MAIL JOANNA.WANG@VERIZONWIRELESS.COM

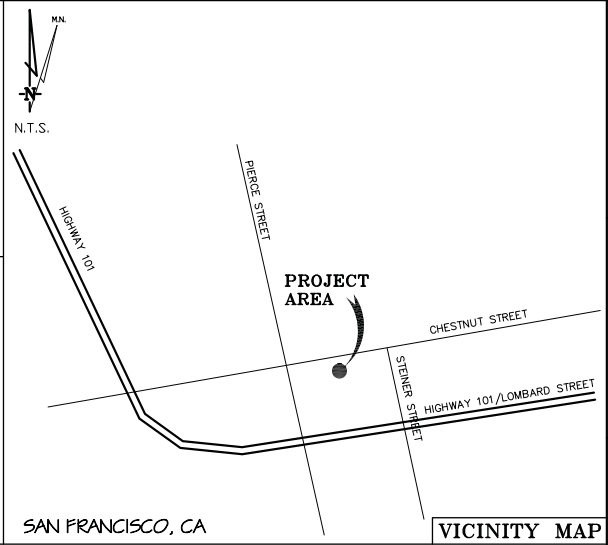


* Although not defined, it is presumed that the white areas represent a less than -115 dBm signal level.



BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



Geil Engineering
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 * Fax: (530) 823-1309

Verizon Wireless
PCS Equipment A.S.A.C. Survey Form

Project Name: Marina West

Project Site Location: 2141 Chestnut Street
San Francisco, CA 94123
San Francisco County

Date of Observation: 03-17-14

Equipment/Procedure Used to Obtain Coordinates: Trimble Geo-XL
post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Building Mount

GPS Point:
Lat: N 37° 48' 00.81"(NAD83) Lat: N 37° 48' 01.07"(NAD27)
Long: W 122° 26' 18.70"(NAD83) Long: W 122° 26' 14.80"(NAD27)

ELEVATION of Ground at Base of Structure (NAVD88) 24.6' AMSL
STRUCTURE HEIGHT: (Top Parapet) 47.2' AGL
OVERALL HEIGHT: (Top Sign) 54.0' AGL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

DATE OF SURVEY: 03-17-14

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

LOCATED IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION; SUBTRACT 2.73' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N/A

ASSESSOR'S PARCEL NUMBER: 04-0490-045-01

OWNER(S): LOUIS KALISKI, INC.
2 HARBOR POINT DRIVE
MILL VALLEY, CA 94941

Lease Area Description

All that certain lease area being a portion Parcel "A" of Parcel Map NO 5049, recorded at Book 48 of Parcel Maps, Page 43, San Francisco Records, and being located in the City of San Francisco, County of San Francisco, State of California, being more particularly described as follows:

EQUIPMENT LEASE AREA:
Beginning at a point on the roof of an existing theater building from which a lead and tag stamped LS 6784, set in the sidewalk 11.65 feet Northwestery of the Northeastery corner of Parcel "C" of the above referenced Parcel Map, bears North 48°36'36" East 162.97 feet; thence from said point of beginning South 07°55'01" East 21.00 feet; thence South 82°04'59" West 21.00 feet; thence North 07°55'01" West 21.00 feet; thence North 82°04'59" East 21.00 feet to the point of beginning.

ANTENNA LEASE AREA #1:
Beginning at a point on the roof of an existing theater building from which a lead and tag stamped LS 6784, set in the sidewalk 11.65 feet Northwestery of the Northeastery corner of Parcel "C" of the above referenced Parcel Map, bears North 35°04'40" East 189.08 feet; thence from said point of beginning along the interior of the existing Southeastery parapet wall South 07°55'01" East 14.67 feet; thence leaving said parapet wall South 82°04'59" West 14.00 feet; thence North 07°55'01" West 14.67 feet; thence North 82°04'59" East 14.00 feet to the point of beginning.

ANTENNA LEASE AREA #2:
Beginning at a point on the roof of an existing theater building from which a lead and tag stamped LS 6784, set in the sidewalk 11.65 feet Northwestery of the Northeastery corner of Parcel "C" of the above referenced Parcel Map, bears North 45°50'14" East 233.90 feet; thence from said point of beginning South 07°55'01" East 14.67 feet; thence South 82°04'59" West 14.00 feet; thence North 07°55'01" West 14.67 feet; thence North 82°04'59" East 14.00 feet to the point of beginning.

Together with an easement for access purposes from the above described lease area and running thence in, on, over and through the underlying building as is necessary to the public right of way more commonly known as Chestnut Street.

Also together with an easement for utility purposes three feet in width the centerline of which is described as follows: beginning at a point which bears South 07°55'01" East 4.42 feet from the most Northerly corner of the above described equipment lease area and running thence North 82°04'59" East 5.50 feet; thence South 07°55'01" East 29.73 feet; thence South 37°04'59" West 9.19 feet; thence South 07°55'01" East 3.18 feet; thence South 16°24'47" West 14.36 feet; thence South 82°04'59" West 41.9 feet more or less to the above described antenna lease area #2.

Also together with an easement for utility purposes three feet in width the centerline of which is described as follows: beginning at a point on the Northwestery boundary of the above described equipment lease area which bears North 82°04'59" East 1.50 feet from the most Westerly corner thereof and running thence North 07°55'01" West 7.04 feet; thence South 82°04'59" West 41.70 feet to a point hereafter defined as Point "A"; thence North 07°55'01" West 44.61 feet; thence South 82°04'59" West 5 feet more or less to the existing gas meter.

Also together with an easement for utility purposes three feet in width the centerline of which is described as follows: beginning at Point "A" as previously defined and running thence South 07°55'01" East 4.63 feet; thence South 82°04'59" West 3.75 feet; thence South 07°55'01" East 21.5 feet more or less to the existing electrical facilities.

DEPT

APPROVED

DATE

A&C

RE

RF

INT

EE/IN

OPS

EE/OUT

Surveyor

GEIL ENGINEERING
ENGINEERING * SURVEYING * PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 95603
phone: (530) 885-0426
fax: (530) 823-1309

verizon

wireless

MARINA WEST
2141 CHESTNUT STREET
SAN FRANCISCO, CA 94123

PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS

REV

03-19-14

Preliminary Drawing

REV

04-28-14

Lease Area Mod.

REV

03-24-14

Lease Area Placed

REV

03-28-14

rev. lease areas

REV

04-09-14

Redlines

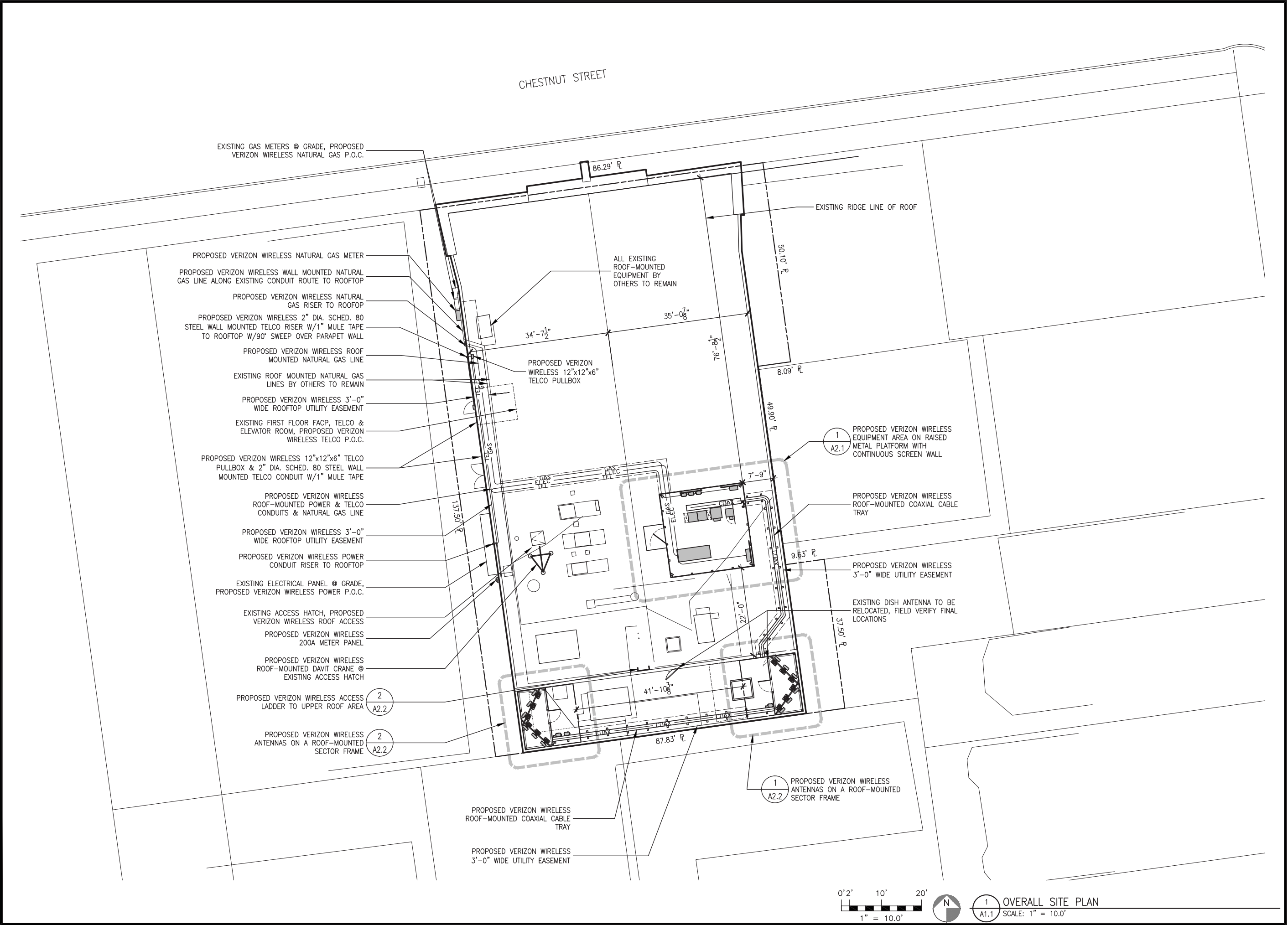
REV


04-15-14

FAA Change


Sheet

C-1





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SHEET TITLE:
OVERALL SITE PLAN

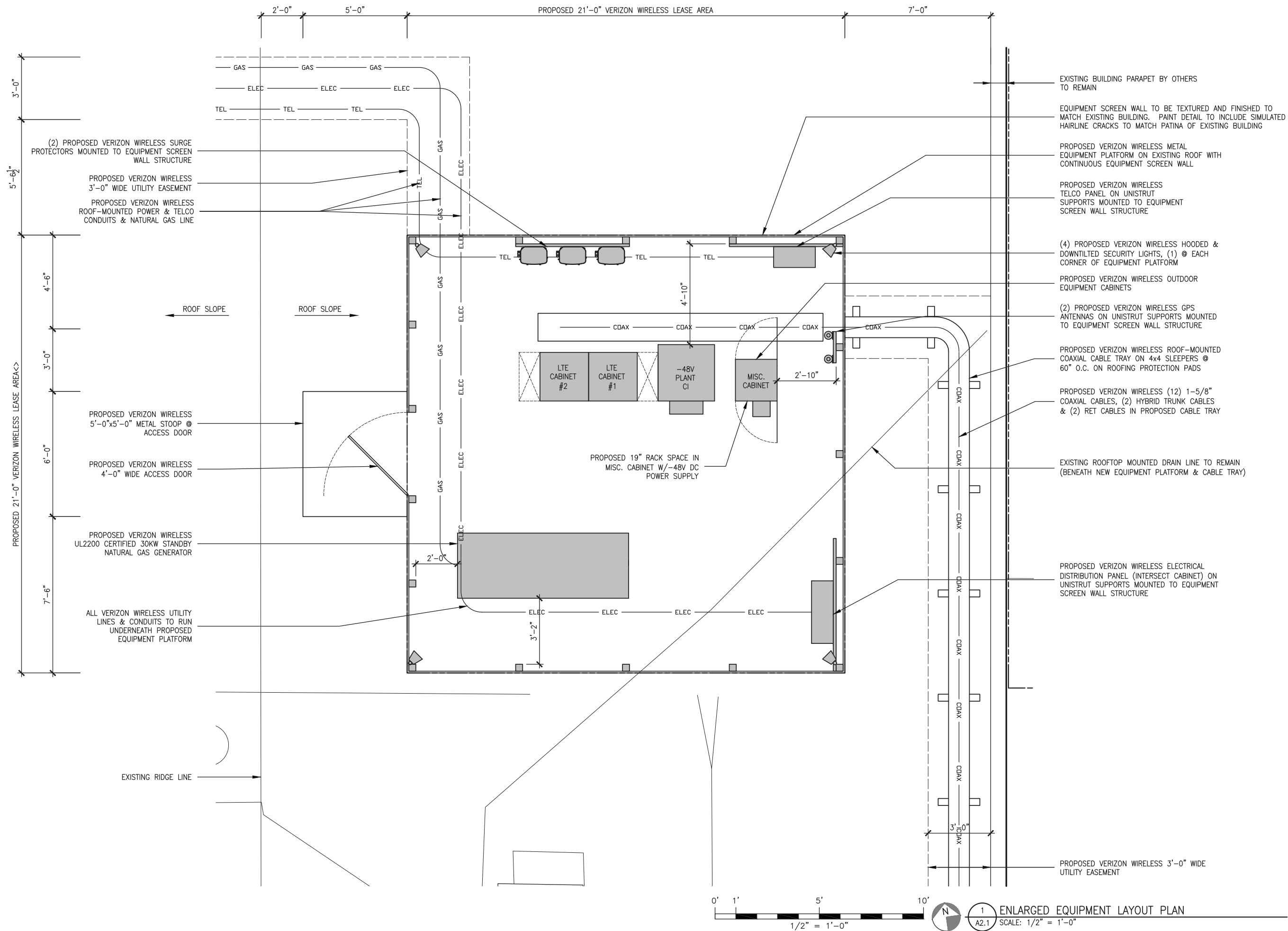
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Revisions:
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Scale: AS NOTED
Date: 11/02/16


Job No. 162.1042

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SHEET TITLE:
ENLARGED EQUIPMENT PLAN

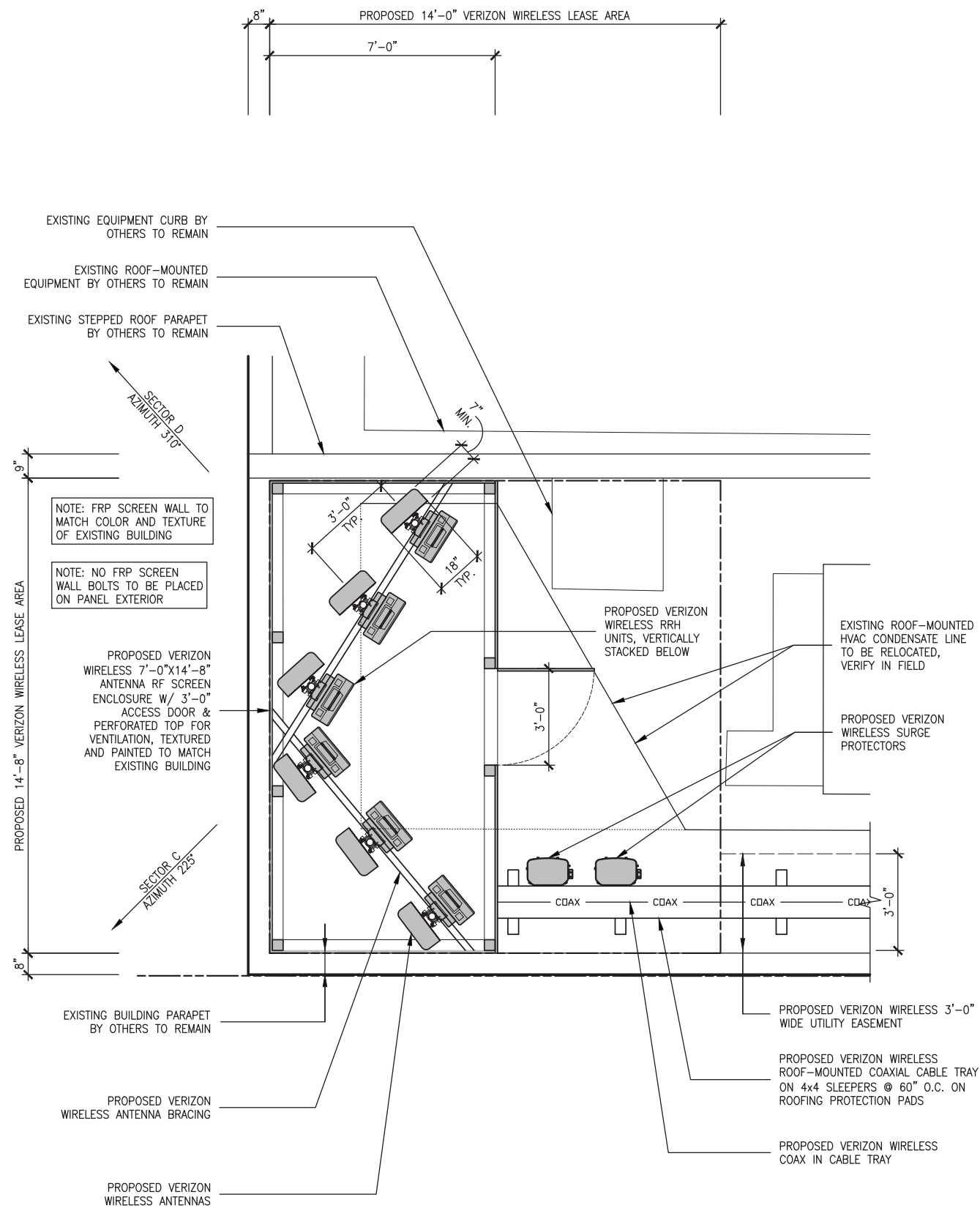
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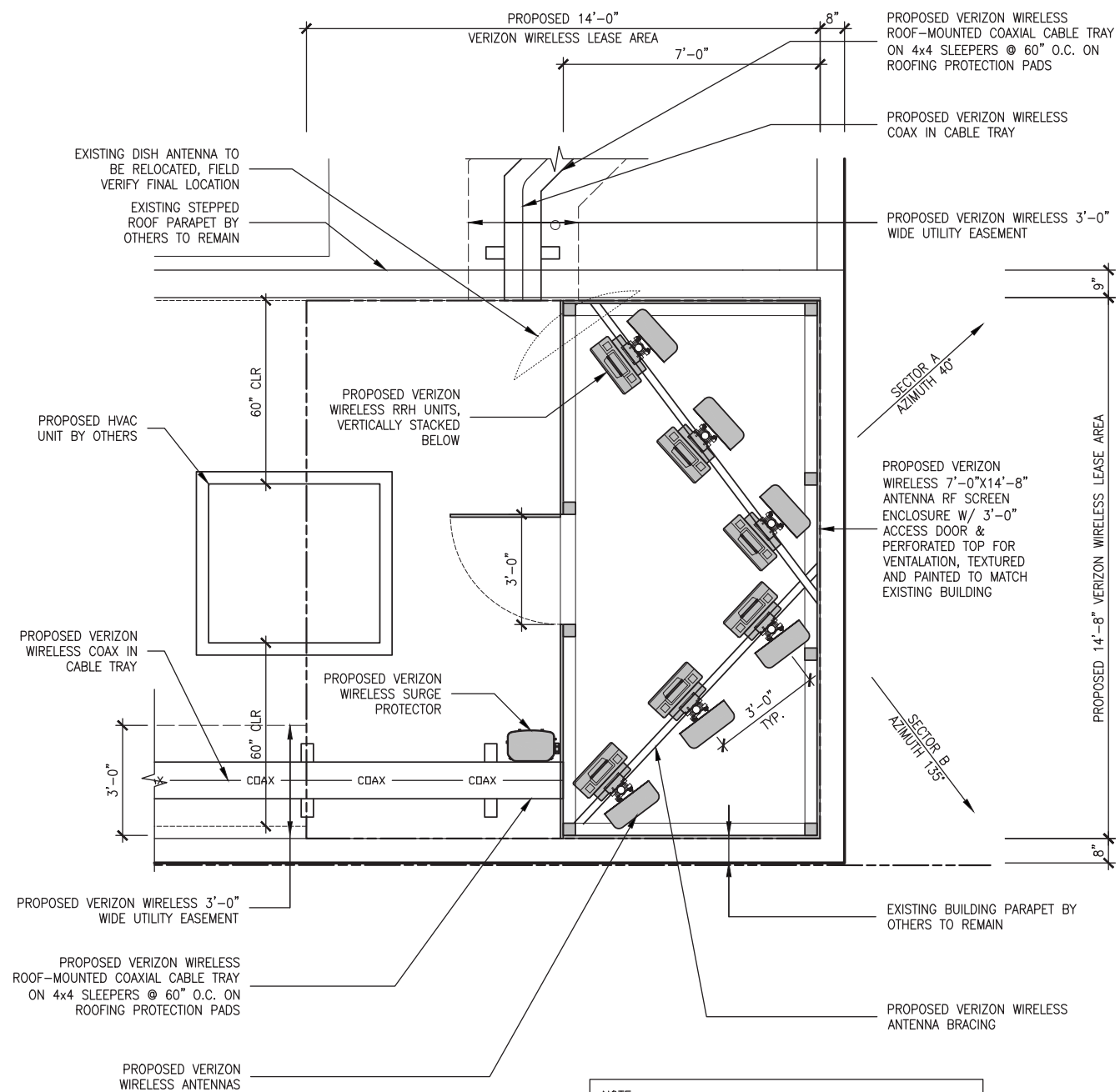
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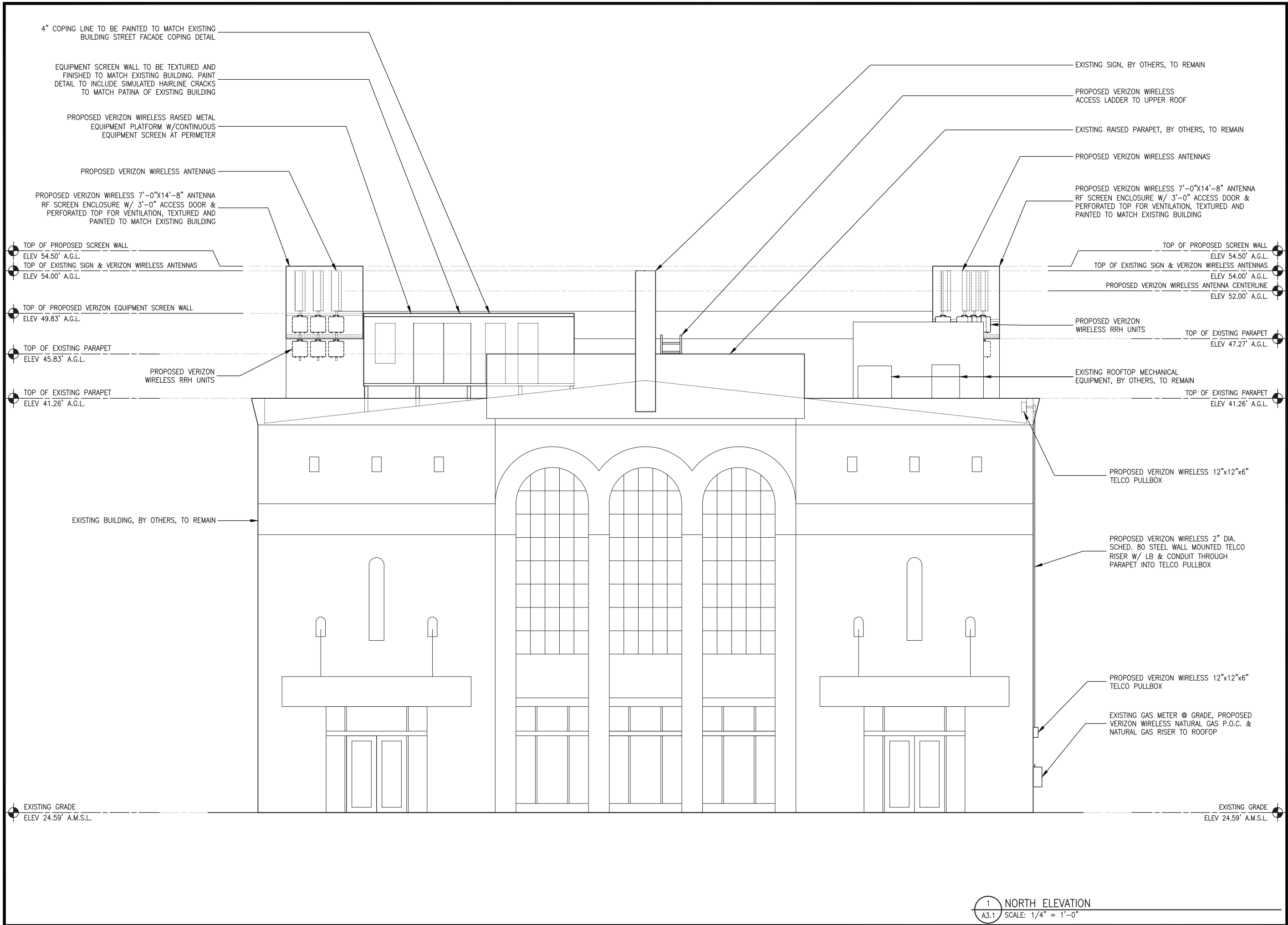
Job No. 162.1042

A2.1



EQUIPMENT SCHEDULE						
EQUIPMENT	DESCRIPTION	QUANTITY				TOTAL
		SECTOR A	SECTOR B	SECTOR C	SECTOR D	
ANTENNA	SNBHH-1D45A (7"X18"X48")	3	3	3	3	12
RRH	RRUS11 W/A2	6	6	6	6	24
TMA OR DIPLEXER	N/A	0	0	0	0	0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLES	3/3				3/3
COAXIAL CABLE	1 5/8" DIAMETER COAX	3	3	3	3	12
RET CABLE	5/16" RET CABLE	2				2





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verizon MARINA WEST
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PROJECT ELEVATIONS

SHEET TITLE:

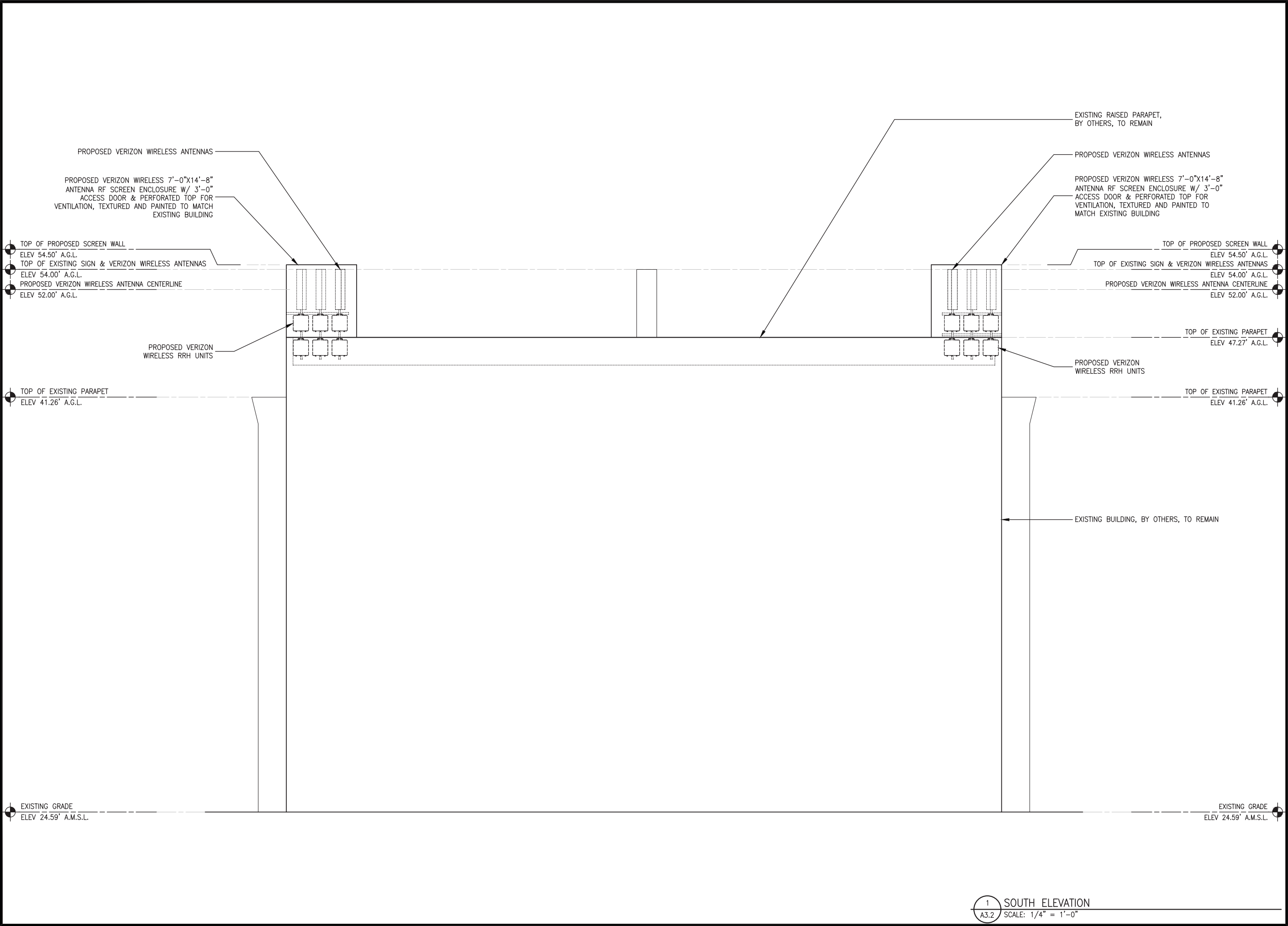
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A3.1





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SHEET TITLE:

PROJECT ELEVATIONS

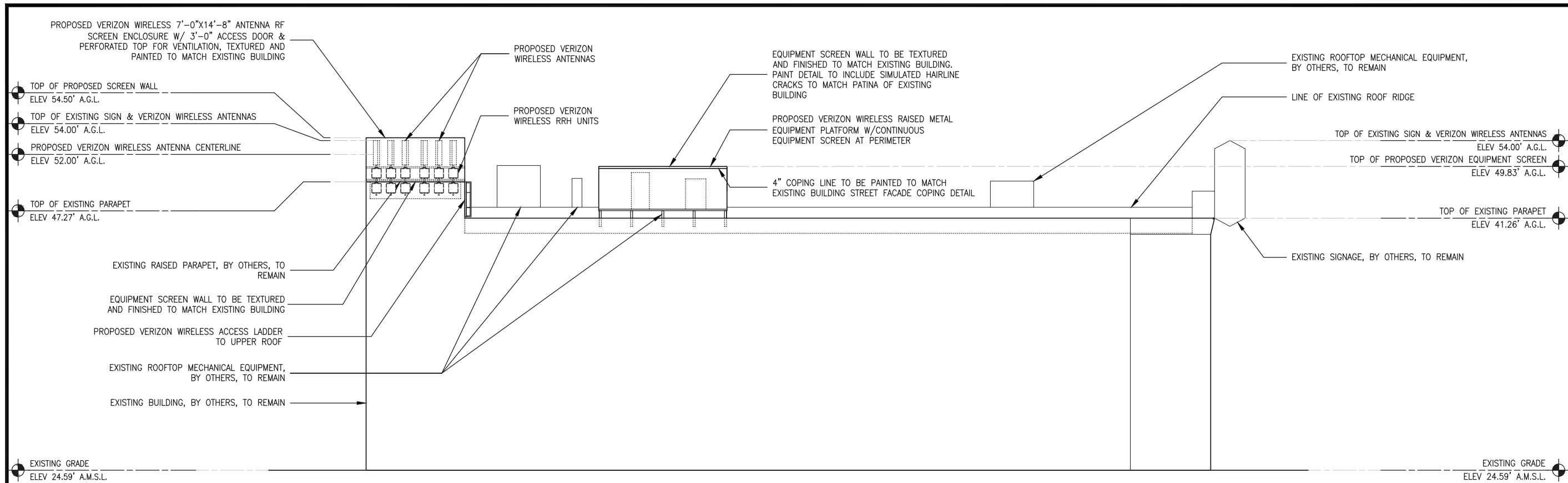
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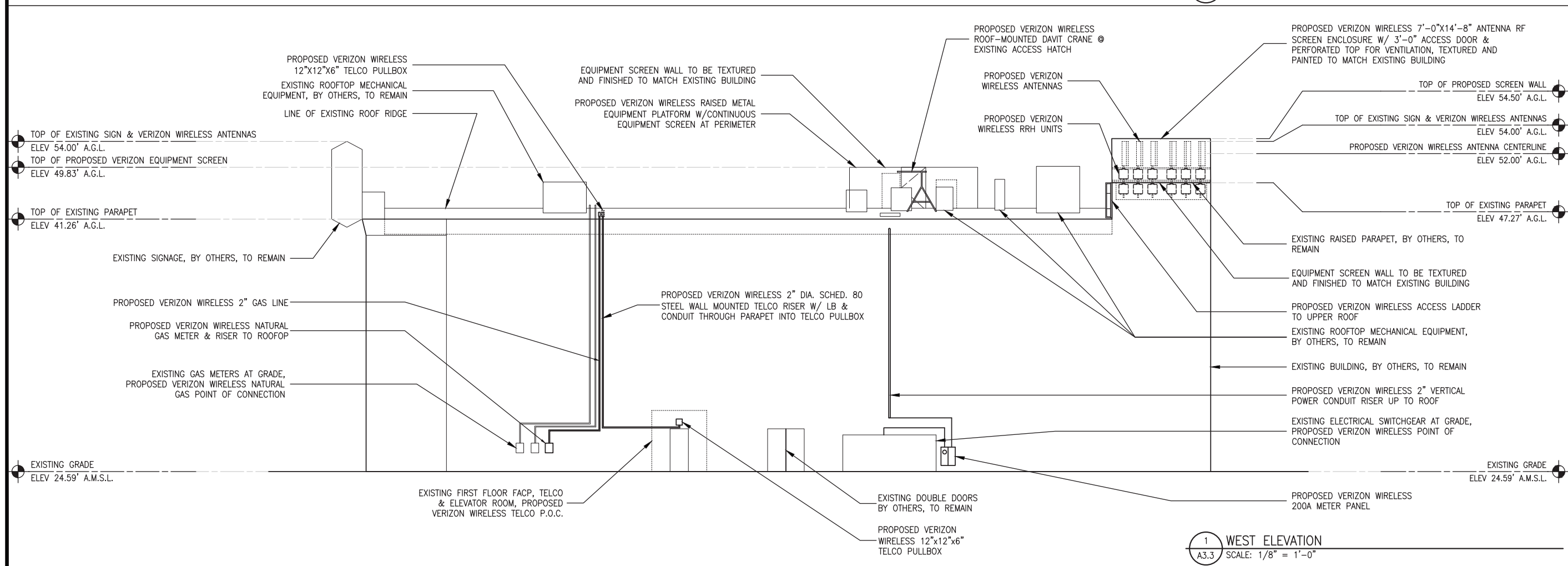
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Job No. 162.1042

A3.2



2 EAST ELEVATION
A3.3 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
A3.3 SCALE: 1/8" = 1'-0"