



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: MAY 18, 2017

*Date:* May 8, 2017  
*Case No.:* **2016-003791CUA**  
*Project Address:* **401 3rd Street**  
*Current Zoning:* MUO (Mixed Use-Office)  
65-X and 85-X Height and Bulk Districts  
*Block/Lot:* 3763/116  
*Project Sponsor:* Verizon Wireless, represented by  
Chase Otis, Ridge Communications, Inc.  
12667 Alcosta Boulevard, Suite 175  
San Ramon, CA 94583  
*Staff Contact:* Stephanie Skangos – (415) 575-8731  
[Stephanie.Skangos@sfgov.org](mailto:Stephanie.Skangos@sfgov.org)  
*Recommendation:* Approval with Conditions

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### 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 nine (9) screened rooftop-mounted panel antennas, two (2) GPS antennas, and a screened rooftop equipment area. The nine (9) antennas will be divided into three (3) sectors, Sectors A, B, and C, of three (3) antennas each and screened within new screen walls 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 building.

Sector A will be located on the upper roof towards the rear of the subject building in the northeastern corner within an FRP screen box measuring approximately 12'-0" x 9'-6". The screen will extend 5'-4" above the existing building parapet, for a total height of 85'-9" above ground. Sector B and the equipment area will be located on the upper roof towards the rear of the subject building in the northeastern portion fronting Perry Street within an FRP screen box measuring 15'-0" x 20'-6", that extends 7'-0" above the existing building parapet, for a total height of 87'-6" above ground. Sector C will be located towards the front of the subject building near the northern corner fronting Harrison Street on the top of an existing stairwell. An FRP screen box measuring 17'-6" x 9'-11" will extend the existing stairwell approximately 7'-1" in height, for a total height of 78'-0" above ground.

Additional ancillary equipment will be installed at each sector and within the equipment area, completely screened within the new FRP boxes and not visible from the public right-of-way.

### SITE DESCRIPTION AND PRESENT USE

The Project Site is located on Assessor's Block 3763, Lot 116. The lot is located at the east corner of the intersection of Harrison and 3<sup>rd</sup> Streets and spans the entire block to the intersection of Perry and 3<sup>rd</sup> Streets. The Project Site features a mixed-use building developed in 1997.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project Site is situated within the South of Market neighborhood and is immediately north of Interstate 80 (I-80). Surrounding uses include a mix of commercial, office 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	March 17, 2017	March 15, 2017	22 days
Posted Notice	20 days	March 17, 2017	March 17, 2017	20 days
Mailed Notice	20 days	March 17, 2017	March 17, 2017	20 days

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

The Project Sponsor held a community meeting on March 9, 2016 from 6:00pm to 7:00pm at the Community Room of the subject site at 88 Perry Street. Five (5) members of the community attended the meeting and had questions regarding EMF emissions from the proposed facility.

As of May 5, 2017, the Department has received an email in opposition of the Project from one (1) member of the public, a resident at the project site. There is concern regarding potential health hazards associated with emissions from the proposed facility.

## **ISSUES AND OTHER CONSIDERATIONS**

- Based on the zoning and land use, the proposed WTS facility is considered a Location Preference 5 Site (Mixed Use Buildings in High Density Districts), which is considered a "preferred location" according to the WTS Facilities Siting Guidelines, as the Project Site is a mixed-use structure within the MUO 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 at ground level would be less than 7.3% 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 (DPH), San Francisco Fire Department, and the Department of Building Inspection.

DPH has reviewed the associated RF emissions report for the Project and recommended approval.

- 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 842.99 of the Planning Code, a Conditional Use Authorization is required for a macro WTS facility (Utility and Infrastructure Use) in the MUO 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 South of Market 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 5 (Mixed Use Buildings in High Density Districts) 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.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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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

SA: I:\Current Planning\Wireless Facilities\Conditional Use Permits\401 3<sup>rd</sup> Street (Verizon – New Site Build)\PC\401 3<sup>rd</sup> Street Executive Summary.doc



# 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: MAY 18, 2017

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Chase Otis, Ridge Communications, Inc.  
12667 Alcosta Boulevard, Suite 175  
San Ramon, CA 94583  
*Staff Contact:* Stephanie Skangos – (415) 575-8731  
Stephanie.Skangos@sfgov.org

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303 AND 842.99 TO DEVELOP A VERIZON WIRELESS MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF NINE (9) SCREENED ROOFTOP MOUNTED PANEL ANTENNAS, TWO (2) GPS ANTENNA AND AN ASSOCIATED SCREENED ROOFTOP EQUIPMENT AREA AS PART OF THE VERIZON WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE MUO (MIXED USE-OFFICE) ZONING DISTRICT AND 65-X AND 85-X HEIGHT AND BULK DISTRICTS.**

### PREAMBLE

On March 23, 2016, Verizon Wireless (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for a Conditional Use Authorization on the property at 401 3rd Street, Block 3763, Lot 116 (hereinafter "Project Site") to develop a Verizon Wireless Macro Wireless Telecommunications Services Facility consisting of nine (9) screened rooftop mounted panel antennas, two (2) GPS antennas and a screened rooftop equipment area as part of the Verizon Wireless Telecommunications Network telecommunications network, within a MUO (Mixed Use-Office) Zoning District and 65-X and 85-X Height and Bulk Districts.

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 May 18, 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. 2016-003791CUA, 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 3763, Lot 116. The lot is located at the east corner of the intersection of Harrison and 3<sup>rd</sup> Streets and spans the entire block to the intersection of Perry and 3<sup>rd</sup> Streets. The Project Site features a mixed-use building developed in 1997.
3. **Surrounding Properties and Neighborhood.** The Project Site is situated within the South of Market neighborhood and is immediately north of Interstate 80 (I-80). Surrounding uses include a mix of commercial, office and 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 nine (9) screened rooftop-mounted panel antennas, two (2) GPS antennas, and a screened rooftop equipment area. The nine (9) antennas will be divided into three (3) sectors, Sectors A, B, and C, of three (3) antennas each and screened within new screen walls 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 building.

Sector A will be located on the upper roof towards the rear of the subject building in the northeastern corner within an FRP screen box measuring approximately 12'-0" x 9'-6". The screen will extend 5'-4" above the existing building parapet, for a total height of 85'-9" above ground. Sector B and the equipment area will be located on the upper roof towards the rear of the subject building in the northeastern portion fronting Perry Street

within an FRP screen box measuring 15'-0" x 20'-6", that extends 7'-0" above the existing building parapet, for a total height of 87'-6" above ground. Sector C will be located towards the front of the subject building near the northern corner fronting Harrison Street on the top of an existing stairwell. An FRP screen box measuring 17'-6" x 9'-11" will extend the existing stairwell approximately 7'-1" in height, for a total height of 78'-0" above ground.

Additional ancillary equipment will be installed at each sector and within the equipment area, completely screened within the new FRP boxes and 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 5 Site (Mixed Use Buildings in High Density Districts) according to the WTS Facilities Siting Guidelines, which is considered a "preferred 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 7.3% of the FCC public exposure limit.

There are currently no antennas operated by Verizon Wireless on the rooftop of the building at 401 3<sup>rd</sup> Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. Verizon Wireless proposes to install nine (9) new antennas. The antennas will be mounted at a height of 75 to 84 feet above the ground. The estimated ambient RF field from the proposed Verizon Wireless transmitters at ground level is calculated to be 0.037 mW/sq cm., which is 7.3% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 58 feet and includes portions of the rooftop areas. Barricades should be installed to prevent access to these areas. Warning signs must be posted at the antennas, barricades and roof access points in English, Spanish and Chinese. Workers should not have access to within 14 feet of the

front of the antennas while they are in operation. Rooftop areas exceeding the FCC 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 88 Perry Street, to discuss the Project at 6:00 p.m. on March 9, 2016. No members of the community attended the meeting.
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 May 5, 2017, the Department has received an email in opposition of the Project from one (1) member of the public, a resident at the project site. There is concern regarding potential health hazards associated with emissions from the proposed facility.
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 842.99, 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 401 3rd 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, are 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 401 3rd 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:

- iii. 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.*

- iv. 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.*

- v. 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.*

- vi. 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 South of Market 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 FRP screens 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 affect 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. **2016-003791CUA**, subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 17, 2017, 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 **May 18, 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 nine (9) screened panel antennas (operated by Verizon Wireless) located at 401 3rd Street, Block 3763, Lot 116, pursuant to Planning Code Sections 303 and 842.99 within the MUO Zoning District and 65-X and 85-X Height and Bulk Districts; in general conformance with plans, dated February 17, 2017 and stamped "EXHIBIT B" included in the docket for Record No. 2016-003791CUA and subject to conditions of approval reviewed and approved by the Commission on May 18, 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 **May 18, 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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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.
- 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.
  - When requested in advance by a resident notified of testing pursuant to subsection (a), the Project Sponsor shall conduct testing of total power density of RF emissions within the residence of that resident on the date on which the testing is conducted for the Project Implementation Report.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

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](http://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](http://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](http://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](http://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](http://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](http://www.sfdph.org).*

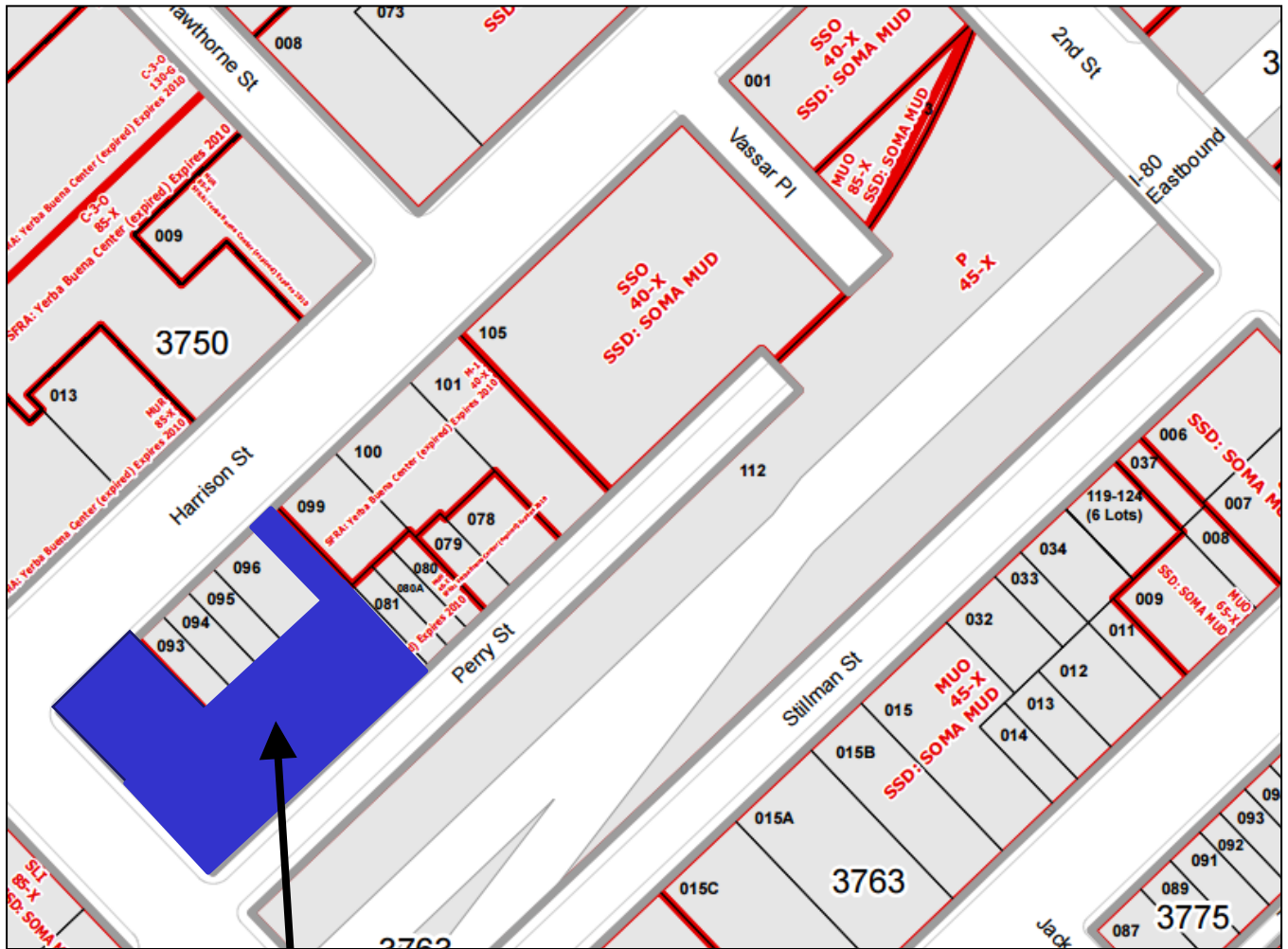
22. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

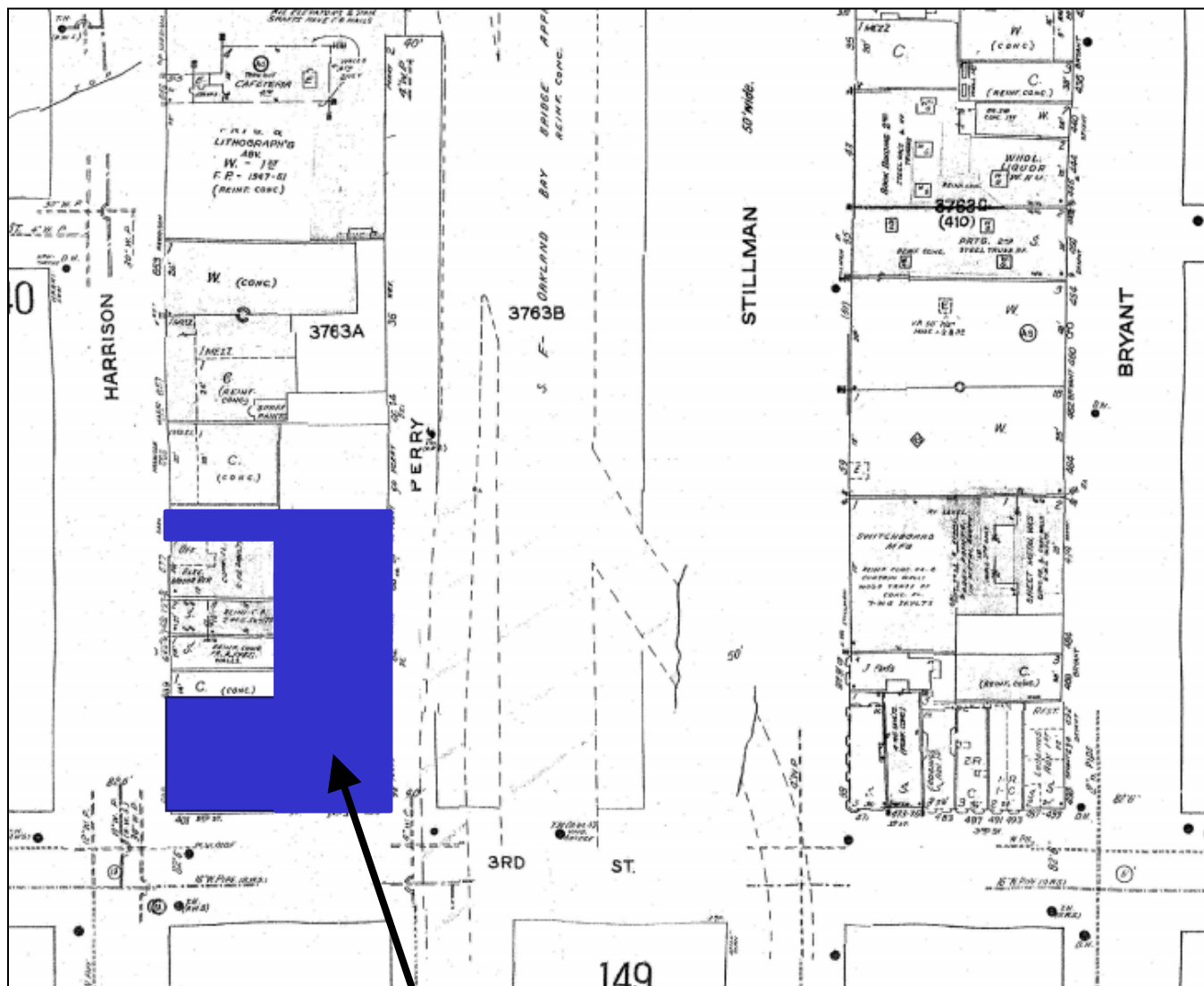
# Block Book Map



SUBJECT  
PROPERTY



# Sanborn Map\*



**SUBJECT  
PROPERTY**

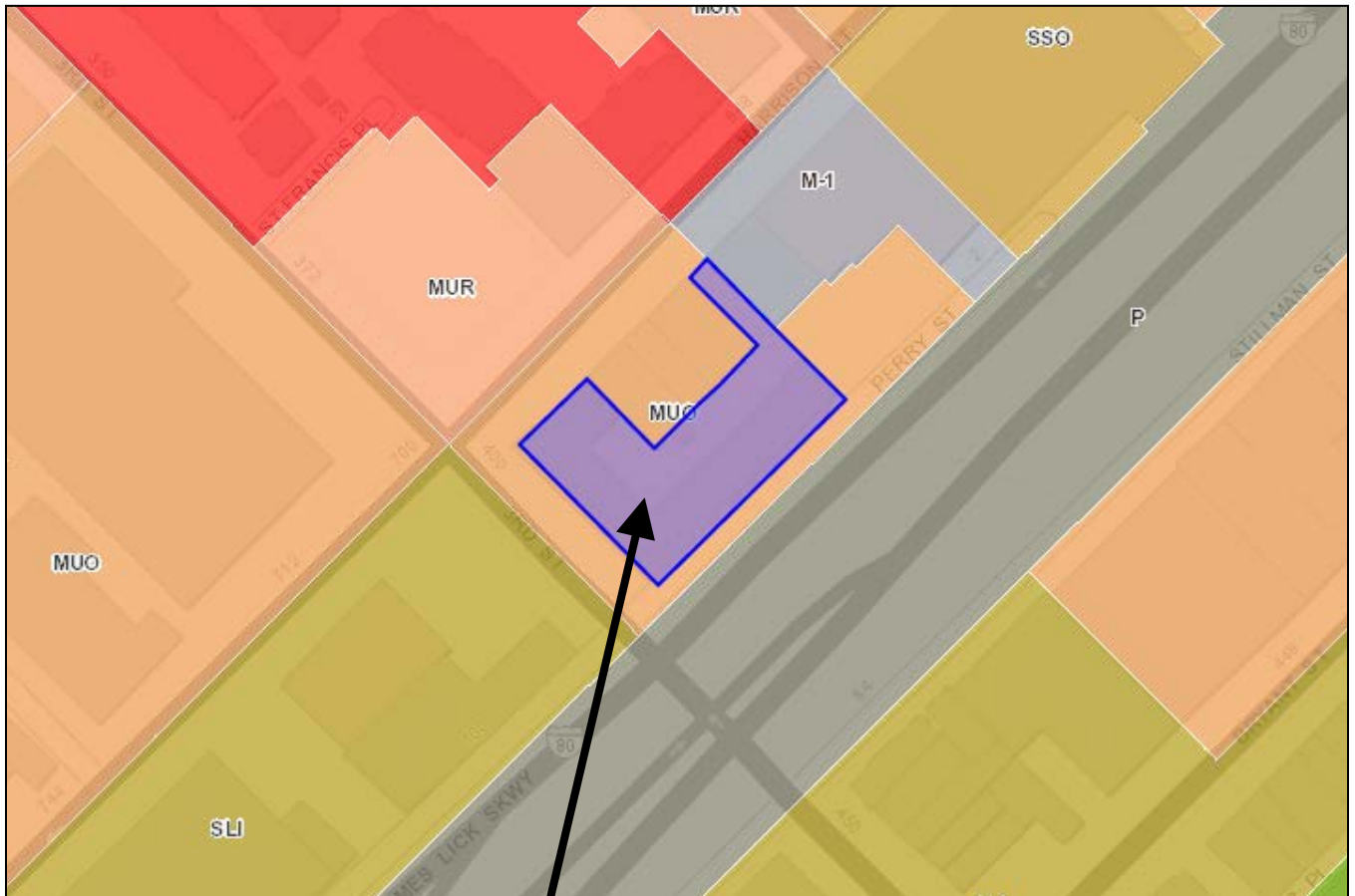
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



**Case Number 2016-003791CUA**  
Verizon Wireless  
Macro WTS Facility  
401 3<sup>rd</sup> Street



# Zoning Map

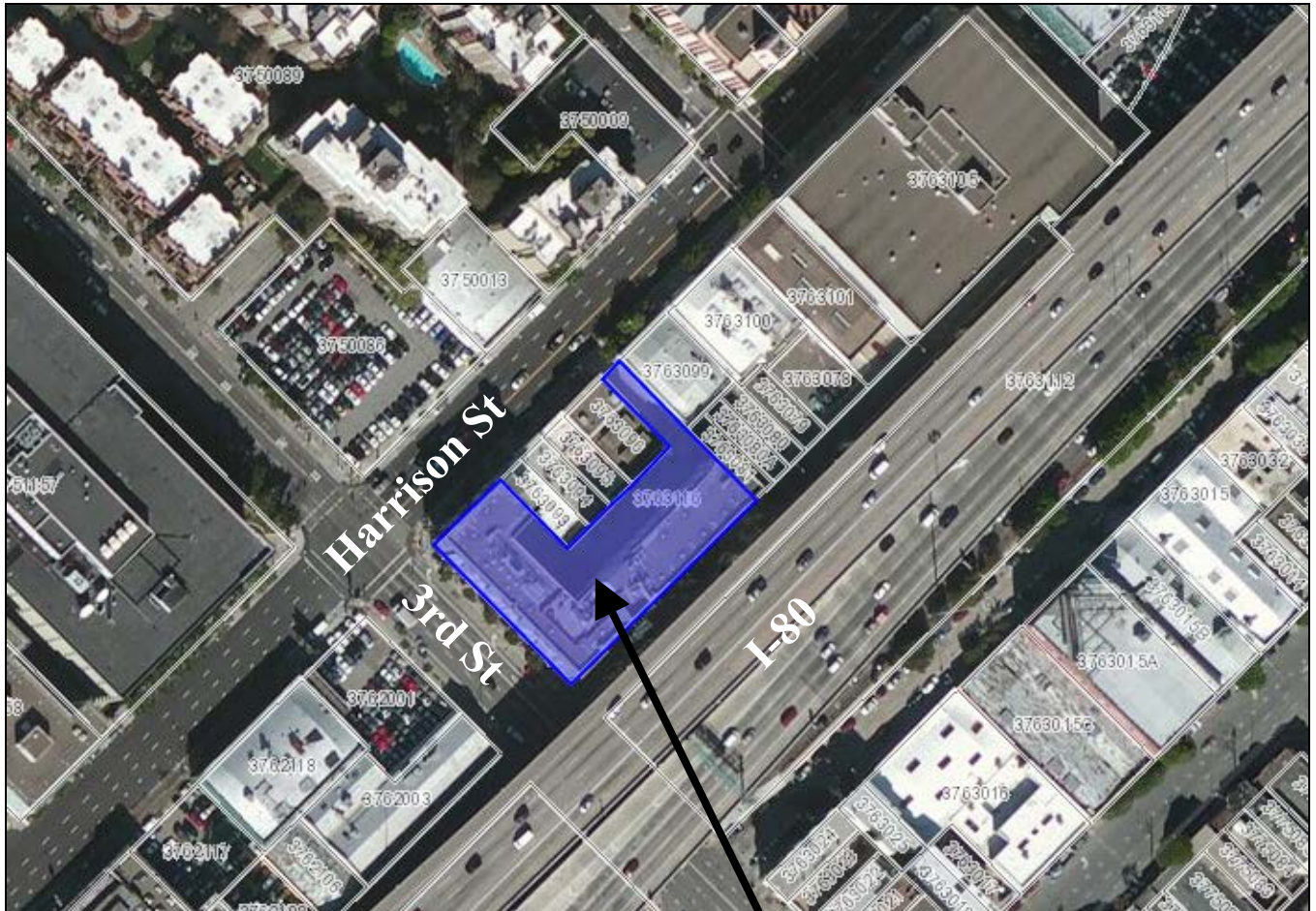


SUBJECT  
PROPERTY



Case Number 2016-003791CUA  
Verizon Wireless  
Macro WTS Facility  
401 3<sup>rd</sup> Street

# Aerial Photo



SUBJECT  
PROPERTY





Existing

02.17.2016



**SF Bryant & Zoe**  
401 3rd Street, San Francisco, CA 94107

Proposed





Existing

02.17..2016



**SF Bryant & Zoe**  
401 3rd Street, San Francisco, CA 94107

Proposed



*Photo simulation as seen looking west from I-80*



Existing

02.17.2016



**SF Bryant & Zoe**  
401 3rd Street, San Francisco, CA 94107

Proposed



*Photo simulation as seen looking southeast across Harrison Street*



**Verizon Wireless • Proposed Base Station (Site No. 291713 “SF Bryant & Zoe”)  
401 3rd 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. 291713 “SF Bryant & Zoe”) proposed to be located at 401 3rd 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 <sup>2</sup>	1.00 mW/cm <sup>2</sup>
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 Streamline Engineering and Design, Inc., dated January 18, 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.

**Verizon Wireless • Proposed Base Station (Site No. 291713 "SF Bryant & Zoe")  
401 3rd Street • San Francisco, California**

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

Verizon proposes to install nine directional panel antennas behind the roof parapet at the east and west corners of the roof and behind a view screen around the proposed equipment platform above the roof of the six-story mixed-use building located at 401 3rd Street in San Francisco. This is consistent with the scope of work described in the drawings for transmitting elements.

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

There is no Verizon equipment presently installed. Verizon proposes to install nine Andrew Model SBNHH-1D65B directional panel antennas. The antennas would employ up to 8° and would be oriented in groups of three toward 60°T, 180°T, and 300°T. The 60°T and 180°T groups would be mounted on the upper roof at effective heights of about 82½ and 84½ feet above ground, 6 and 8 feet above the roof, respectively. The 300°T group would be mounted on the side of a penthouse at an effective height of about 75 feet, 15½ feet above the lower roof.

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 WTS facilities presently installed, existing RF levels at the nearest access areas are presumed to be well below the applicable FCC limits. The maximum RF level for a person at ground near the site was measured\* to be less than 1% 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 in any direction would be 10,190 watts, representing simultaneous operation at 4,330 watts for AWS, 3,980 watts for PCS, and 1,880 watts for 700 MHz service; no operation on cellular frequencies is presently proposed from this site.

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

The maximum existing RF level for a person on the nearest access area to the proposed antennas is calculated to exceed the applicable exposure limits in two areas on the roof, as shown in Figure 1. The maximum calculated RF exposure level at any nearby building is 8.4% of the public exposure limit; this occurs at the seven-story office building about 200 feet to the west.

\* July 29, 2014, with calibrated Wandel & Goltermann Type EMR-300 Radiation Meter and Type 8 Isotropic Electric Field Probe (Serial No. P-0036).

**Verizon Wireless • Proposed Base Station (Site No. 291713 "SF Bryant & Zoe")  
401 3rd Street • San Francisco, California**

*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 0.037 mW/cm<sup>2</sup>, which is 7.3% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be less than 8.3% of the FCC public limit.

*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 58 and 14 feet out from the antenna faces, respectively, and to much lesser distances above, below, and to the sides; this 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.*

It is recommended that secure barricades be constructed, as shown in Figure 1, to preclude inadvertent access by unauthorized persons to areas on the roof in which exposure levels are calculated to exceed the applicable FCC limits. 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 roof, including employees and contractors of Verizon and of the property owner. No access within 14 feet directly in front of the 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 explanatory signs<sup>†</sup> be posted at the roof access doors, at the barricades, and in front of the antennas, readily visible from any angle of approach to persons who might need to work within that distance, and that a "Worker Notification Area" be marked with yellow paint stripes inside the barricades, as shown in Figure 1.

*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

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



**Verizon Wireless • Proposed Base Station (Site No. 291713 "SF Bryant & Zoe")  
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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.

**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 401 3rd Street in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Locking the roof access door is recommended to establish compliance with public exposure limits; 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

February 12, 2016



**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO

**Verizon Wireless • Proposed Base Station (Site No. 291713 "SF Bryant & Zoe")  
401 3rd Street • San Francisco, California**

**Calculated RF Exposure Levels on Roof**

**Recommended Mitigation Measures**

- Install secure barricades
- Stripe roof areas
- Post explanatory signs
- Provide training



**Notes:**

Base drawing from Streamline Engineering and Design, Inc., dated January 18, 2016.

Calculations performed according to OET Bulletin 65, August 1997.

Training should be provided to all persons requiring access to areas within barricades.

<b>Legend:</b>	Less Than Public	Exceeds Public	Exceeds Occupational	Exceeds 10x Occupational
Striping color	N/A	yellow	red	N/A
Sign type	I - Green INFORMATION	B - Blue NOTICE	Y - Yellow CAUTION	O - Orange WARNING
Barricades shown as green lines				





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

Edwin M. Lee, Mayor  
Barbara García, Director of Health

Richard J. Lee, MPH, CIH, REHS  
Director of Environmental Health (Acting)

**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:** 401 3rd St  
**Site ID:** 2347 **SiteNo.:** 291713

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: 10190 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: 8.4 %  
Distance to this nearby building or structure: 200 feet
- ☒ 8. The estimated maximum cumulative radio frequency fields for the proposed site at ground level. (WTS-FSG, Section 10.5)  
Maximum RF Exposure: 0.037 mW/cm<sup>2</sup> Maximum RF Exposure Percent: 7.3 %

- ☒ 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: 58

☒ Occupational Exclusion Area

Occupational Exclusion In Feet: 14

- ☒ 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

- ☒ 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

- ☒ **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 401 3rd Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site, Verizon proposes to install 9 new antennas. The antennas will be mounted at a height of 75 to 84 feet above the ground. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.037 mW/sq cm., which is 7.3% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 58 feet and includes portions of the rooftop areas. Barricades should be installed to prevent access to these areas. Warning signs must be posted at the antennas, barricades and roof access points in English, Spanish and Chinese. Workers should not have access to within 14 feet of the front of the antennas while they are in operation. Rooftop areas exceeding the FCC 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)

Signed:



Dated: 2/22/2016

Patrick Fosdahl

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

## **COMMUNITY OUTREACH AFFIDAVIT & SIGN-IN SHEET**

The community outreach meeting was held in accordance with the San Francisco Planning Department requirements. The notice of meeting was mailed in four languages to 1,703 owner/occupants within 500 feet of the proposed installation, and 26 neighborhood groups for a total of 1,729 recipients. The notice was also posted on the subject building as required. The multi-lingual notices included the project description and time, date, and location of the community meeting in accordance with the rules as set forth by the San Francisco Planning Commission Resolution 16539. A copy of the notice and the meeting sign-in sheet are included with this application.

The community meeting was held on Wednesday, March 9, 2016 at the subject site, 88 Perry Street, in the Community Meeting Room. In attendance to present the project and answer questions were Kelly Pepper, agent for Verizon Wireless; JoAnna Wang, Verizon Wireless Network Real Estate Specialist; and Bill Hammett of Hammett & Edison, Inc., consulting engineers. Three members of the public attended the meeting. All three members of the public in attendance primarily had questions regarding EMF emissions from the proposed facility.

## NOTICE OF NEIGHBORHOOD MEETING

To: Neighborhood Groups, Neighbors & Owners within 500' radius of  
88 Perry Street (aka 401 - 3<sup>rd</sup> Street)

### Meeting Information

Date: Wednesday, March 9, 2016  
Time: 6:00 PM - 7:00 PM  
Where: **88 Perry Street**  
**Community Room, located on the**  
**2<sup>nd</sup> Floor Lobby**

### Project Site Information

Address: 88 Perry Street  
(aka 401 - 3<sup>rd</sup> Street)  
Block/Lot: 3763 / 116  
Zoning: MUO (Mixed Use Office)

### Applicant

Verizon Wireless

### Contact Information

Kelly Pepper  
(415) 307-5082

Verizon Wireless is proposing to install a wireless communication facility at 88 Perry Street (also known as 401 - 3<sup>rd</sup> Street), needed by Verizon Wireless as part of its San Francisco wireless network. The proposed Verizon Wireless site is an unmanned facility consisting of the installation of nine (9) panel antennas, roof-mounted on the building. The associated equipment will also be located on the roof of the existing building. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at 88 Perry Street in the Community Room, located on the 2<sup>nd</sup> floor lobby on Wednesday, March 9, 2016 at 6:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact Kelly Pepper at (415) 307-5082. Please contact the San Francisco Planning Department, at (415) 558-6377 if you have any questions regarding the Planning process.

**NOTE: If you require an interpreter to be present at the meeting, please contact us at (415) 307-5082 no later than 5:00 pm on Thursday, March 3, 2016 and we will make every effort to provide you with an interpreter.**

## NOTIFICACIÓN DE ASAMBLEA VECINAL

Para: Grupos vecinales, vecinos y propietarios dentro de un radio de 500' de  
88 Perry Street (aka 401 - 3<sup>rd</sup> Street)

### Información de la reunión

Fecha: Miércoles, 9 de marzo de 2016  
Hora: 6:00 PM - 7:00 PM  
Lugar: **88 Perry Street**  
**Salón Comunitario, ubicado en el**  
**vestíbulo del 2<sup>do</sup> piso**

### Información del lugar del proyecto

Dirección: 88 Perry Street  
(aka 401 - 3<sup>rd</sup> Street)  
Cuadra/Lote: 3763 / 116  
Zonificación: Oficina de Uso Mixto  
(MUO, por sus siglas en inglés)

### Solicitante

Verizon Wireless

### Información de contacto

Kelly Pepper  
(415) 307-5082

Verizon Wireless propone colocar una instalación de comunicaciones inalámbricas en 88 Perry Street (también conocido como 401 - 3<sup>rd</sup> Street), necesaria para Verizon Wireless como parte de su red inalámbrica en San Francisco. La ubicación propuesta por Verizon Wireless es una instalación sin personal que consiste en la instalación de nueve (9) antenas panel, montadas en el techo del edificio. Los gabinetes del equipamiento asociado también se ubicarán en el techo del edificio existente. Habrá planos y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a una reunión informativa de la comunidad que se realizará en 88 Perry Street en el Salón Comunitario, ubicado en el vestíbulo del 2<sup>do</sup> piso el miércoles, 9 de marzo de 2016 a las 6:00 p.m. para tener más información sobre el proyecto.

Si tiene alguna duda en relación a la propuesta y no puede asistir a la reunión, por favor contáctese con Kelly Pepper al (415) 307-5082. Por favor, contacte al Departamento de Planificación de San Francisco al (415) 558-6377 si tiene alguna pregunta relacionada con el proceso de planificación.

**NOTA: Si necesita que un intérprete esté presente en la reunión, por favor contáctenos al (415) 307-5082 antes de las 5:00 p. m. del jueves, 3 de marzo de 2016 y haremos todo lo posible para proporcionarle un intérprete.**

## 邻里会议通知

收件人: 居民团体、以及以下地址 500 英尺半径内的邻居和业主:  
88 Perry Street (aka 401 - 3<sup>rd</sup> Street)

### 会议信息

日期: 2016 年 3 月 9 日星期三  
时间: 晚上 6:00 - 7:00  
地点: **88 Perry Street**  
**Community Room, 位于 2 楼大堂**

### 项目站点信息

地址: 88 Perry Street  
(aka 401 - 3<sup>rd</sup> Street)  
街区/地号: 3763 / 116  
分区: MUO (混合使用办公室)

### 申请人

Verizon 无线

### 联系人信息

Kelly Pepper  
(415) 307-5082

Verizon 无线提出要在 88 Perry Street (也称为 401-3<sup>rd</sup> Street) 安装一个无线通信设施, 作为其在旧金山的无线网络的一部分。拟议的 Verizon 无线网是一个无人驻地的设施, 包括安装九个 (9) 面板天线, 安装在建筑物的屋顶。相关的设备也将设在现有建筑的屋顶上。在会议中将有计划和照片模拟供您审查。邀请您出席该充满信息的社区会议, 地点位于 88 Perry Street 的 Community Room, 该房间位于 2 楼的大堂, 时间为 2016 年 3 月 9 日星期三下午 6 时, 以了解关于该项目的有关更多内容。

如果您对该提议有任何疑问并且不能出席会议, 请联系 Kelly Pepper, 电话: (415) 307-5082。如果您对于规划进程有任何问题, 请联系旧金山规划部, 电话: (415) 558-6377。

注: 如果您在本次会议中需要口译员, 请在不迟于 2016 年 3 月 3 日星期四下午 5:00 之前与我们联系, 电话: (415) 307-5082, 我们将尽力为您提供口译。

**PAUNAWA PARA SA PAGPUPULONG NG KAPIT-BAHAYAN**

**Para Sa: Mga Pangkat sa Kapit-bahayan, Kapitbahay at May-ari na nasa 500' na radius ng  
88 Perry Street (tinatawag ding 401 – 3<sup>rd</sup> Street)**

**Impormasyon ng Pagpupulong**

Petsa: Miyerkules, Marso 9, 2016

Oras: 6:00 PM – 7:00 PM

Lugar: **88 Perry Street**

**Community Room, na nasa 2<sup>nd</sup>**

**Floor Lobby**

**Impormasyon tungkol sa Site ng Proyekto**

Address: 88 Perry Street

(tinatawag ding 401 – 3<sup>rd</sup> Street)

Block/Lot: 3763 / 116

Zoning: MUO (Mixed Use Office)

**Aplikante**

Verizon Wireless

**Impormasyon sa Pakikipag-ugnayan**

Kelly Pepper

(415) 307-5082

Ipinapanukala ng Verizon Wireless ang pagtatayo ng isang pasilidad ng wireless communication sa 88 Perry Street (tinatawag ding 401 – 3<sup>rd</sup> Street), na kinakailangan ng Verizon Wireless bilang bahagi ng wireless network nito sa San Francisco. Ang ipinapanukalang site ng Verizon Wireless ay isang pasilidad na hindi nangangailangan ng mga tauhan at binubuo ng siyam (9) na panel antenna na ikakabit sa bubong ng gusali. Ilalagay din ang iba pang kinakailangang kagamitan sa bubong ng nasabing gusali. Maaari mong suriin ang mga plano at photo simulation sa pagpupulong. Upang matuto nang higit pa tungkol sa proyekto, iniimbitahan kang pumunta sa pagpupulong para sa impormasyon ng komunidad sa 88 Perry Street sa Community Room, na nasa 2<sup>nd</sup> floor lobby sa Miyerkules, Marso 9, 2016 nang 6:00 p.m.

Kung mayroon kang anumang mga tanong tungkol sa panukala at hindi ka makakapunta sa pagpupulong, mangyaring makipag-ugnayan kay Kelly Pepper sa (415) 307-5082. Kung mayroon kang anumang mga tanong tungkol sa proseso ng Pagpapalano, mangyaring makipag-ugnayan sa San Francisco Planning Department sa (415) 558-6377.

**TANDAAN:** Kung kailangan mo ng interpreter sa pagpupulong, mangyaring makipag-ugnayan sa amin sa (415) 307-5082 bago mag-5:00 pm sa Huwebes, Marso 3, 2016 at pagsusumikapan naming bigyan ka ng isang interpreter.

ENVELOPE

Town Consulting, on behalf of Verizon Wireless  
100 Clement Street, 3rd Floor  
San Francisco, CA 94118

**Community Meeting  
Notice**

Informational Community Meeting Sign-In Sheet for  
 88 Perry Street (aka 401 - 3<sup>rd</sup> Street)  
 March 9, 2016

Name	Address	Phone/Email
THOMAS WILKINSON	300 3rd Street #1205	415 243 0756
JOHNNA WANG	2 TOWNSEND ST, SF 94107	
Gary Erwin	88 Perry St #8412	415-613-7422
Marcus Dilessis	88 Perry St, San Francisco	415-729-1714
Sam Argenio	88 Perry St #631 SF 94107	310.991.6929

## **SERVICE AREA DEFINITION**

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### **Geographic Service Area**

The proposed facility is a necessary component of Verizon's network, designed by Verizon's radio frequency (RF) engineers to provide and improve coverage along the 3<sup>rd</sup> Street corridor and Interstate 80. The primary service area extends approximately from Howard Street to the north to Brannan Street to the south, and from 4<sup>th</sup> Street to the west to 2<sup>nd</sup> Street to the east. In order to provide and improve coverage to this area, Verizon requires a wireless telecommunications facility in the vicinity of 88 Perry Street (aka 401 - 3<sup>rd</sup> Street).

### **Necessity of Proposed Site for the Network**

The proposed facility is necessary for the operation of Verizon's wireless network. The area in and around the 3<sup>rd</sup> Street corridor and Interstate 80 is currently experiencing insufficient service during peak data usage periods. During these peak periods, the geographic service area experiences a service gap. This means that although the area may have some service coverage, it is lacking in adequate service capacity and therefore calls may not connect successfully, and data may not be transferred successfully. The proposed Verizon site at 88 Perry Street is necessary in order to achieve sufficient in-vehicle and in-building coverage and capacity in the geographic service area. Verizon currently has existing adjacent sites at 274 Brannan Street, 832 Folsom Street, and 450 Harrison Street. Those sites, however, do not provide adequate coverage to the geographic service area. The proposed site will be a three-sector site and will provide and improve the coverage and capacity of Verizon's service to people living, working, and traveling through this area.

Please see the Existing Coverage Plot that shows the coverage in the area as it currently exists. Please see the Existing + Proposed Coverage Plot that shows that a facility at 88 Perry Street will improve the coverage in the area, primarily the in-vehicle and in-building coverage. This improvement will also increase service capacity in that coverage area.





# EXISTING COVERAGE PLOT

## Legend

### LTE: RSRP - Coverage\_Existing

- Best Signal Level (dBm) > -75
- Best Signal Level (dBm) > -85
- Best Signal Level (dBm) > -95
- Best Signal Level (dBm) > -105
- Best Signal Level (dBm) > -110







# EXISTING + PROPOSE COVERAGE PLOT

## Legend

LTE: RSRP - Coverage Existing with Bryant\_Zoe

Best Signal Level (dBm) > = -75

Best Signal Level (dBm) > = -85

Best Signal Level (dBm) > = -95

Best Signal Level (dBm) > = -105

Best Signal Level (dBm) > = -110





**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
BROADCAST & WIRELESS

WILLIAM F. HAMMETT, P.E.  
STANLEY SALEK, P.E.  
ROBERT P. SMITH, JR.  
RAJAT MATHUR, P.E.  
ANDREA L. BRIGHT, P.E.  
NEIL J. OLIJ, P.E.  
BRIAN F. PALMER

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

DANE E. ERICKSEN, P.E.  
CONSULTANT

BY E-MAIL MARKWJONES31@MSN.COM

March 8, 2016

Mr. Mark Jones  
Ericsson  
6140 Stoneridge Mall Road, Suite 350  
Pleasanton, California 94588

Dear Mark:

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 401 3rd Street in San Francisco (Site No. 291713 "SF Bryant & Zoe").

**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 nine Andrew Model SBNHH-1D65B directional panel antennas behind the parapet at the east and west corners of the roof and behind a view screen around the proposed equipment platform above the roof of the six-story mixed-use building located at 401 3rd Street in San Francisco. The antennas would employ up to 8° and would be oriented in groups of three toward 60°T, 180°T, and 300°T. The 60°T and 180°T groups would be mounted on the upper roof at effective heights of about 82½ and 84½ feet above ground, 6 and 8 feet above the roof, respectively. The 300°T group would be mounted on the side of a penthouse at an effective height of about 75 feet, 15½ feet above the lower roof. The maximum effective radiated power in any direction would be 10,190 watts, representing simultaneous operation at 4,330 watts for AWS, 3,980 watts for PCS, and 1,880 watts for 700 MHz service; no operation on cellular frequencies is presently proposed from this site.

Mr. Mark Jones, page 2  
March 8, 2016

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

Green	above -75 dBm
Yellow	-75 to -85 dBm
Gray	-85 to -95 dBm
Red	-95 to -105 dBm
Blue	-105 to -110 dBm

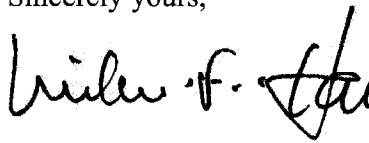
These service thresholds\* used by Verizon are in line with industry standards, similar to the thresholds used by other wireless service providers.

We conducted our own drive test to measure the actual Verizon LTE 4G signal strength in the vicinity of the proposed site. Our fieldwork was conducted on February 18, 2016, between 1:00 PM and 3:10 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

dc

Enclosures



cc: Ms. Kelly Pepper (w/encls) – BY E-MAIL KELLY@TOWNCONSULTING.COM

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\* Although not defined, it is presumed that the white areas represent a less than -110 dBm signal level.



CONDITIONAL USE  
AUTHORIZATION  
2016-003791CUA

**SF BRYANT  
& ZOE**

291713  
401 3RD ST  
SAN FRANCISCO, CA 94107



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

**Streamline Engineering**  
and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95661  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: [larry@streamlineeng.com](mailto:larry@streamlineeng.com) Fax: 916-680-1941

\*THESE TERMS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND WE SHALL RETAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN INC. UNLESS THE PRODUCTS FOR WHICH THEY ARE MADE ARE EXERCISED FOR NOT. THESE TERMS AND SPECIFICATIONS SHALL BE A PART OF ANY CONTRACT, ORDER, INVOICE, AGREEMENT, OR OTHER DOCUMENT, WRITTEN OR ORAL, IN CONNECTION WITH THE BUSINESS. COPYRIGHT 2006, STREAMLINE ENGINEERING AND DESIGN INC. ALL RIGHTS RESERVED.

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
S4469

## ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	07/02/15	ZD 80%	C.C.
	11/11/15	CLIENT REV	J.S.
	01/18/16	ZD 100%	C.C.
	01/21/16	CLIENT REV	C.C.
	05/23/16	CLIENT REV	M.D.
	02/17/17	CLIENT REV	C.C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: —

DATE: 02/17/17

**SHEET TITLE:**

TITLE

**SHEET NUMBER:**

T-1



**SF BRYANT & ZOE**  
401 3RD ST, SAN FRANCISCO, CA 94107  
LOCATION NUMBER: 291713

VERIZON WIRELESS EQUIPMENT ENGINEER:  _____ SIGNATURE DATE	VERIZON WIRELESS REAL ESTATE:  _____ SIGNATURE DATE
VERIZON WIRELESS CONSTRUCTION:  _____ SIGNATURE DATE	VERIZON WIRELESS RF ENGINEER:  _____ SIGNATURE DATE
PROPERTY OWNER:  _____ SIGNATURE DATE	RIDGE COMMUNICATIONS INC – LEASING  _____ SIGNATURE DATE
RIDGE COMMUNICATIONS INC – CONSTRUCTION  _____ SIGNATURE DATE	RIDGE COMMUNICATIONS INC – ZONING  _____ SIGNATURE DATE

## PROJECT DESCRIPTION

A (P) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

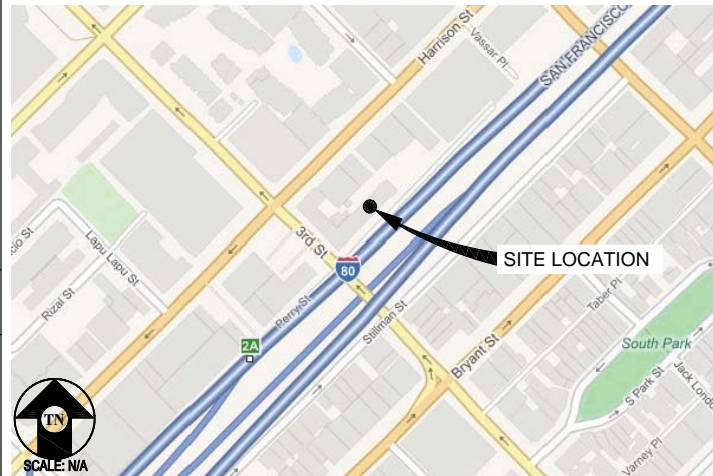
- (9) (P) VERIZON WIRELESS ANTENNAS
- (18) (P) RRUS-12 UNITS W/ (18) (P) A2 MODULES
- (6) (P) RAYCAP 3315 SURGE SUPPRESSORS, (3) @ EQUIPMENT & (1) PER ANTENNA SECTOR
- (P) VERIZON WIRELESS 20'-6"x18'-8" (382 SQ FT) EQUIPMENT LEASE AREA
- (2) (P) GPS ANTENNAS
- (3) (P) FRP SCREENS
- (P) RF BARRICADES, (P) YELLOW "WORKER NOTIFICATION AREA" STRIPING, & (P) SIGNAGE PER RF REPORT ON SHEET T-2

ALL FRP SCREENING ELEMENTS & EQUIPMENT CABINETS SHALL BE PAINTED TO MATCH THE BUILDING

## PROJECT INFORMATION

SITE NAME:	SF BRYANT & ZOE	SITE #:	291713
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY & COUNTY OF SAN FRANCISCO
BLOCK/LOT:	3763-116	POWER:	PG&E
SITE ADDRESS:	401 3RD ST SAN FRANCISCO, CA 94107	TELEPHONE:	AT&T
CURRENT ZONING:	MUO - MIXED USE - OFFICE		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	YBC DEVELOPMENT II LP 88 PERRY ST #500 SAN FRANCISCO, CA 94107		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		
SITE ACQUISITION COMPANY:	RIDGE COMMUNICATIONS INC 12667 ALCOSTA BLVD #175 SAN RAMON, CA 94583		
LEASING CONTACT:	ATTN: CHASE OTIS (805) 680-5453 CHASE.OTIS@RIDGECOMMUNICATE.COM		
ZONING CONTACT:	ATTN: CHASE OTIS (805) 680-5453 CHASE.OTIS@RIDGECOMMUNICATE.COM		
CONSTRUCTION CONTACT:	ATTN: KIETH SCHMID (408) 679-1141 KIETH.SCHMID@RIDGECOMMUNICATE.COM		

### VICINITY MAP



## DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9, WALNUT CREEK, CA 94598  
TO: 401 3RD ST, SAN FRANCISCO, CA 94107

- |  |         |
|--|---------|
| 1. START OUT GOING SOUTHWEST ON MITCHELL DR TOWARD N WIGET LN. | 0.2 MI  |
| 2. TURN LEFT ONTO N WIGET LN.                                  | 0.3 MI  |
| 3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD.                  | 3.0 MI  |
| 4. YGNACIO VALLEY RD BECOMES HILLSIDE AVE.                     | 0.07 MI |
| 5. MERGE ONTO CA-24 W TOWARD OAKLAND.                          | 13.5 MI |
| 6. TAKE EXIT 2B TOWARD I-580 / SAN FRANCISCO / HAYWARD.        | 0.3 MI  |
| 7. MERGE ONTO I-580 W.   | 1.2 MI  |
| 8. MERGE ONTO I-80 W VIA EXIT 19A ON THE LEFT (PORTIONS TOLL). | 7.3 MI  |
| 9. TAKE THE FIFTH ST EXIT, EXIT 2A, ON THE LEFT.               | 0.3 MI  |
| 10. TURN SHARP LEFT ONTO 5TH ST.                               | 0.1 MI  |
| 11. TURN LEFT ONTO BRYANT ST.                                  | 0.3 MI  |
| 12. TURN LEFT ONTO 3RD ST.                                     | 0.1 MI  |

END AT: 401 3RD ST, SAN FRANCISCO, CA 94107

ESTIMATED TIME: 47 MINUTES      ESTIMATED DISTANCE: 26.67 MILES

## CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.  
2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.  
(2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2013 CALIFORNIA AMENDMENTS)  
2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.  
(2011 NATIONAL ELECTRICAL CODE AND 2013 CALIFORNIA AMENDMENTS)  
2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.  
(2012 UNIFORM MECHANICAL CODE AND 2013 CALIFORNIA AMENDMENTS)  
2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.  
(2012 UNIFORM PLUMBING CODE AND 2013 CALIFORNIA AMENDMENTS)  
2013 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.  
2013 CITY OF SAN FRANCISCO FIRE CODE  
(2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS)  
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.  
2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.  
ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

## DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.4

## SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	—
T-2	EMF REPORT	—
T-3	SIGNAGE DETAILS	—
C-1	TOPOGRAPHIC SURVEY	—
A-1	SITE PLAN	—
A-1.1	RF BARRICADE & STRIPING PLAN	—
A-2	ENLARGED SITE PLAN	—
A-3	EQUIPMENT PLAN & DETAILS	—
A-4	ANTENNA PLANS	—
A-5	ELEVATIONS	—
A-6	ELEVATIONS	—
A-7	DETAILS	—

Verizon Wireless • Proposed Base Station (Site No. 291713 "SF Bryant & Zoe")  
401 3rd 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. 291713 "SF Bryant & Zoe") proposed to be located at 401 3rd 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 existing 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
Microservice (Point-to-Point)	5-30 GHz	5.80 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
WiFi (unlicensed uses)	2-6	5.80	1.00
DRS (Broadband Radio)	2,600 MHz	5.80	1.00
WCS (Wireless Communication)	2,300	5.80	1.00
AWS (Advanced Wireless)	2,100	5.80	1.00
PCS (Personal Communication)	1,950	5.80	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.05	0.57
700 MHz	700	2.40	0.48
[lowest restrictive frequency range]	30-300	1.80	0.20

Checklist

Reference has been made to information provided by Verizon, including zoning drawings by Streamline Engineering and Design, Inc., dated January 18, 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, density, 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.

HAMMETT & EDISON, INC.  
CONSULTING ENGINEERS  
SAN FRANCISCO

1/40F  
Page 1 of 4

Verizon Wireless • Proposed Base Station (Site No. 291713 "SF Bryant & Zoe")  
401 3rd Street • San Francisco, California

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.

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 401 3rd Street in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Locking the roof access doors is recommended to establish compliance with public exposure limits; training authorized personnel, marking roof areas, and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

February 12, 2016



HAMMETT & EDISON, INC.  
CONSULTING ENGINEERS  
SAN FRANCISCO

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Page 4 of 4

Verizon Wireless • Proposed Base Station (Site No. 291713 "SF Bryant & Zoe")  
401 3rd Street • San Francisco, California

3. Provide a narrative description of the proposed work for this project.  
Verizon proposes to install nine directional panel antennas behind the roof parapet at the east and west corners of the roof and behind a view screen around the proposed equipment platform above the roof of the six-story mixed-use building located at 401 3rd Street in San Francisco. This is consistent with the scope of work described in the drawings for transmitting elements.

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

There is no Verizon equipment presently installed. Verizon proposes to install nine Andrew Model SONX-1D6SD directional panel antennas. The antennas would employ up to 8" and would be oriented in groups of three toward 60°T, 180°T, and 300°T. The 60°T and 180°T groups would be mounted on the upper roof at effective heights of about 82% and 84% feet above ground, 6 and 8 feet above the roof, respectively. The 300°T group would be mounted on the side of a parapet at an effective height of about 75 feet, 15% feet above the lower roof.

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

Because there are no WTS facilities presently installed, existing RF levels at the nearest access areas are presumed to be well below the applicable FCC limits. The maximum RF level for a person at ground near the site was measured to be less than 1% 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 in any direction would be 10,190 watts, representing simultaneous operation at 4,350 watts for AWS, 3,850 watts for PCS, and 1,990 watts for 700 MHz service; no operation on cellular frequencies is presently proposed from this site.

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

The maximum existing RF level for a person on the nearest access area to the proposed antennas is calculated to exceed the applicable exposure limits in two areas on the roof, as shown in Figure 1. The maximum calculated RF exposure level at any nearby building is 8.4% of the public exposure limit; this occurs at the seven-story office building about 200 feet to the west.

July 20, 2014, with calibration/Model B Galileum Type 13MR-300 Radiation Meter and Type 8 Isotropic Electric Field Probe (Serial No. P-00304).

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Page 2 of 4

Verizon Wireless • Proposed Base Station (Site No. 291713 "SF Bryant & Zoe")  
401 3rd Street • San Francisco, California

Calculated RF Exposure Levels on Roof

- Recommended Mitigation Measures
- Install secure barricades
  - Stripe roof areas
  - Post explanatory signs
  - Provide training



Notes:  
Base drawing from Streamline Engineering and Design, Inc., dated January 18, 2016.  
Calculations performed according to OET Bulletin 65, August 1992.  
Training should be provided to all persons requiring access to areas within barricades.

Legend:	Less Than Public	Exceeds Public	Exceeds Occupational	Exceeds 00a Occupational
Striping color	N/A	yellow	red	N/A
Sign type	I - Greater INFORMATION	B - Notice NOTICE	Y - Yellow CAUTION	O - Orange WARNING
Barricades shown as green lines				

HAMMETT & EDISON, INC.  
CONSULTING ENGINEERS  
SAN FRANCISCO

1/40F  
Figure 1

Verizon Wireless • Proposed Base Station (Site No. 291713 "SF Bryant & Zoe")  
401 3rd Street • San Francisco, California

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 0.037 mW/cm<sup>2</sup>, which is 7.3% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be less than 8.3% of the FCC public limit.

9. Provide the maximum distance for each 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 58 and 14 feet out from the antenna faces, respectively, and to much lesser distances above, below, and to the sides; this 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, striping or other safety precautions for people working the equipment as may be required by any applicable FCC-adopted standards.

It is recommended that secure barricades be constructed, as shown in Figure 1, to preclude inadvertent access by unauthorized persons to areas on the roof in which exposure levels are calculated to exceed the applicable FCC limits. 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 backscattering procedures, be provided to all authorized personnel who have access to the roof, including employees and contractors of Verizon and of the property owner. No access within 14 feet directly in front of the 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 explanatory signs be posted at the roof access doors, at the barricades, and in front of the antennas, readily visible from any angle of approach to persons who might need to work within that distance, and that a "Worker Notification Area" be marked with yellow paint stripes inside the barricades, as shown in Figure 1.

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

† 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.

HAMMETT & EDISON, INC.  
CONSULTING ENGINEERS  
SAN FRANCISCO

1/40F  
Page 3 of 4

SF BRYANT  
& ZOE

291713  
401 3RD ST  
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verizon

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Streamline Engineering  
and Design, Inc.

8445 Sierra College Blvd., Suite E Granite Bay, CA 95661  
Contact: Larry Houghton Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-860-1941

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NOT FOR  
CONSTRUCTION

KEVIN R. SORENSON  
S4469

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	07/02/15	ZD 80%	C.C.
	11/11/15	CLIENT REV	J.S.
	01/18/16	ZD 100%	C.C.
	01/21/16	CLIENT REV	C.C.
	05/23/16	CLIENT REV	M.D.
	02/17/17	CLIENT REV	C.C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 02/17/17

SHEET TITLE:

EMF REPORT

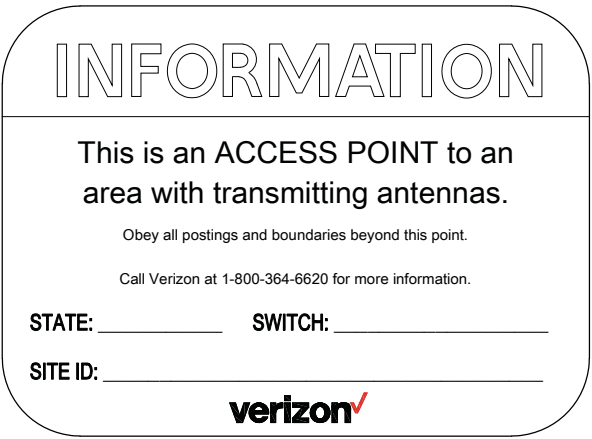
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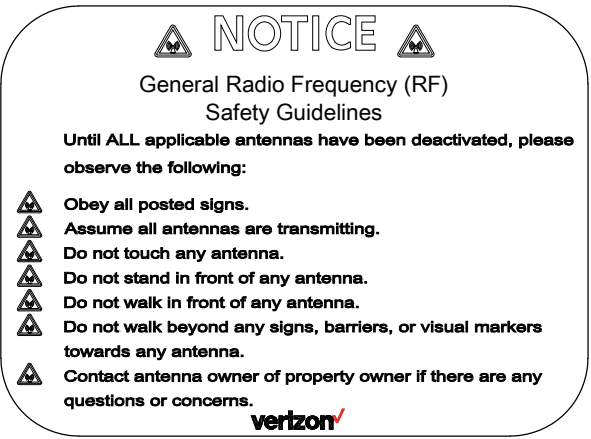


SIGNAGE AND STRIPING INFORMATION

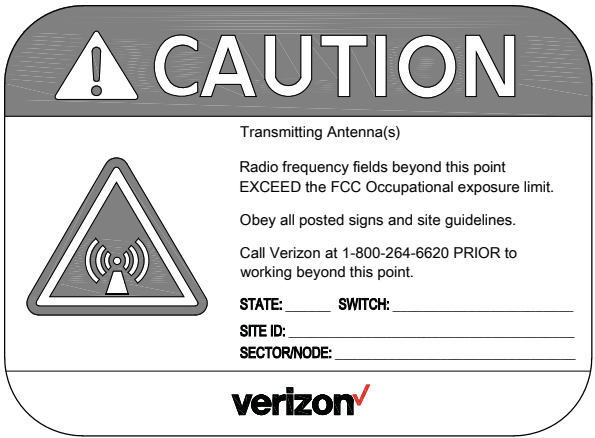
1. THE FOLLOWING INFORMATION IS A GUIDELINE WITH RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE’S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATION SHOULD BE IN CONFLICT WITH ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY VERIZON WIRELESS IS 1mWcm<sup>2</sup> AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY VERIZON WIRELESS IS 5mWcm<sup>2</sup>
3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR ROOF LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR CANNOT BE LOCKED OR THERE IS AN EXISTING FIRE EGRESS), THEN BOTH BARRICADES AND STRIPING WILL BE NEEDED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING WILL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER THE CONSTRUCTION OF THE SITE. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS NOT EXCEEDED AND THE AREA IS NOT PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR IS LOCKED), THEN JUST STRIPING OUT TO THE PUBLIC LIMIT WILL BE NEEDED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE STRIPING WILL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER THE CONSTRUCTION OF THE SITE. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH STRIPING.
6. ALL TRANSMIT ANTENNAS REQUIRE A (3) THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN WILL BE PROVIDED TO THE CONTRACTOR BY THE VERIZON WIRELESS CONSTRUCTION MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES IN PLAIN SIGHT AND THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNAS THEMSELVES OR ON THE OUTSIDE OF THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY WITH ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS WILL HAVE VERIZON WIRELESS'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER WILL BE PROVIDED TO THE CONTRACTOR BY THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
7. PHOTOS OF ALL STRIPING, BARRICADES, AND SIGNAGE WILL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE AND WILL BE TURNED INTO THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE WITH FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS HATCH PATTERN. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO THAT THEY DO NOT BLOCK OR INTERFERE WITH THE OPERATION OF THE SITE AND SHALL BE PAINTED WITH FADE RESISTANT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED AND SHALL PROVIDE THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER WITH A DETAILED SHOP DRAWING OF EACH BARRICADE.
8. ALL REQUIRED SIGNAGE WILL BE INSTALLED AS NEEDED AND FIELD VERIFIED.



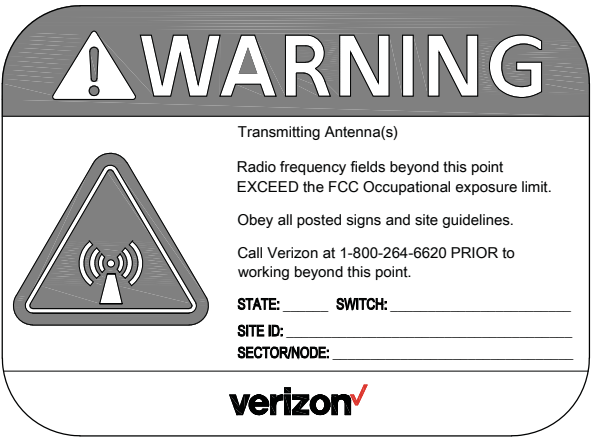
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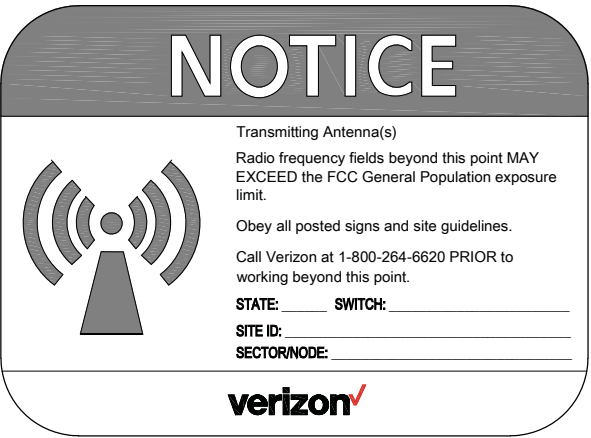
2 TYPICAL GUIDELINES SIGN



3 TYPICAL CAUTION SIGN



4 TYPICAL WARNING SIGN



5 TYPICAL NOTICE SIGN

SF BRYANT  
& ZOE

291713  
401 3RD ST  
SAN FRANCISCO, CA 94107

verizon

2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

Streamline Engineering

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KEVIN R. SORENSEN  
S4469

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	07/02/15	ZD 80%	C.C.
	11/11/15	CLIENT REV	J.S.
	01/18/16	ZD 100%	C.C.
	01/21/16	CLIENT REV	C.C.
	05/23/16	CLIENT REV	M.D.
	02/17/17	CLIENT REV	C.C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

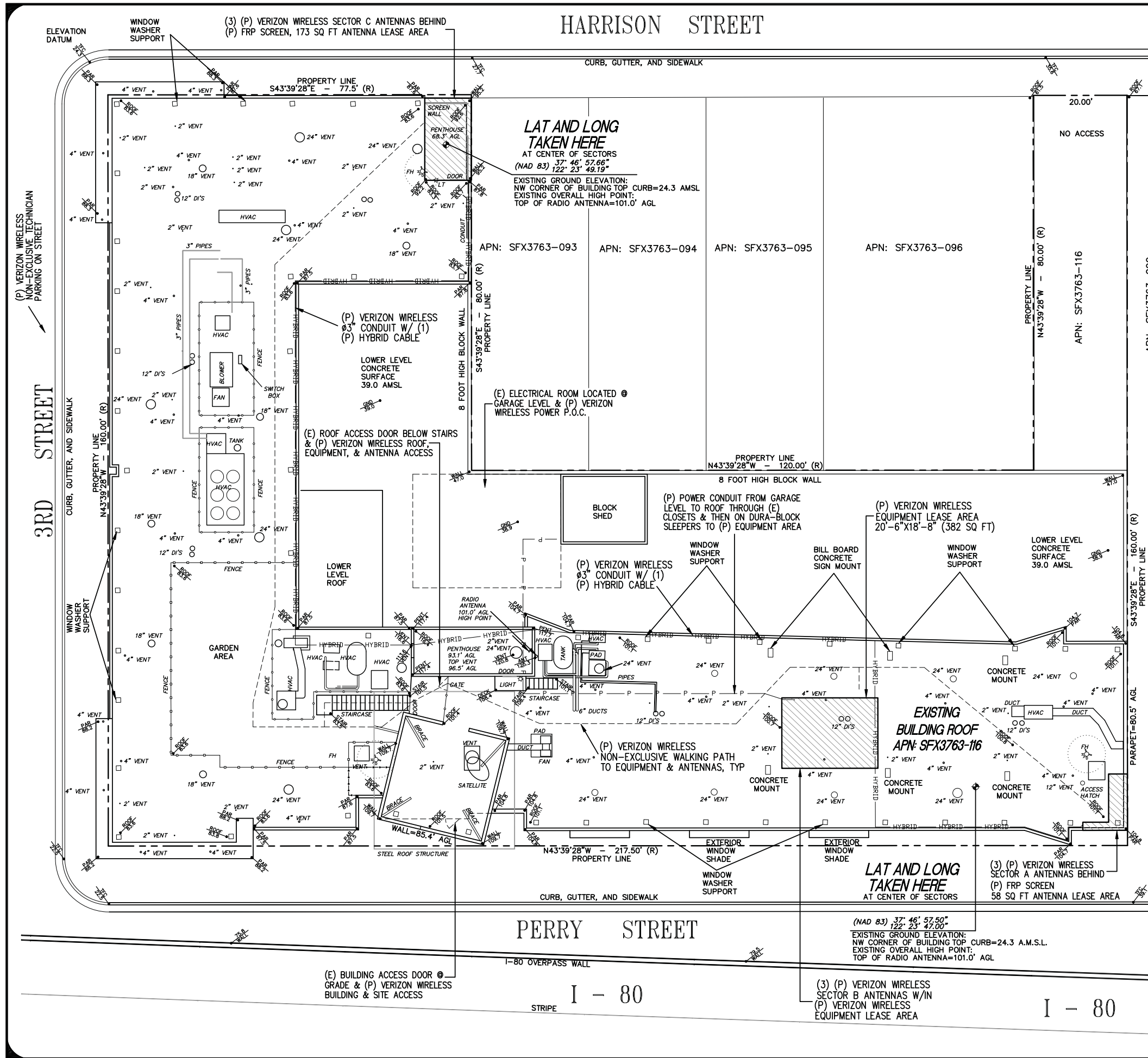
DATE: 02/17/17

SHEET TITLE:

SIGNAGE DETAILS

SHEET NUMBER:

T-3



VICINITY MAP  
NTS.



GRAPHIC SCALE

( IN FEET )  
1 inch = 10 ft.

**PROPERTY INFORMATION**

OWNER: YBC DEVELOPMENT II LP  
ADDRESS: 88 PERRY STREET #500  
SAN FRANCISCO, CA 94107  
SITE: SF BRYANT & ZOE  
401 3RD STREET  
SAN FRANCISCO, CA 94107  
ASSESSOR'S PARCEL NUMBER: APN: 3763-116  
EXISTING GROUND ELEVATION: NW CORNER OF BUILDING  
TFC=24.3 A.M.S.L.

**LESSOR'S LEGAL DESCRIPTION**

THE LAND IS SITUATED IN THE COUNTY OF SAN FRANCISCO,  
STATE OF CALIFORNIA, RECORDED SEPTEMBER 9, 2011 IN  
DOCUMENT NUMBER J266519-00.  
AS SHOWN IN TITLE REPORT:  
TITLE REPORT WAS PROVIDED BY Stewart Title of California.  
ORDER NO: 01180-185479, DATED: September 03, 2015

**SURVEY DATE**

6/12/15

**TITLE REPORT**

TITLE REPORT WAS PROVIDED BY Stewart Title of California.  
ORDER NO: 01180-185479, DATED: September 03, 2015

**SURVEYOR'S NOTES**

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

**UTILITY NOTES**

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

**BASIS OF BEARING**

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

**BENCHMARK**

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

**LEGEND**

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

**ISSUE STATUS**

REV.	DESCRIPTION	DATE
1	SITE PLAN	06/12/15
2	AE DESIGN	1/19/16



**HAYES**  
Land Surveying  
And Mapping  
2830 MADISON COURT  
CONCORD, CA 94518



**verizon wireless**

2785 MITCHELL DRIVE  
WALNUT CREEK, CA. 94598  
OFFICE: 925-279-6000  
(925) 279-6333

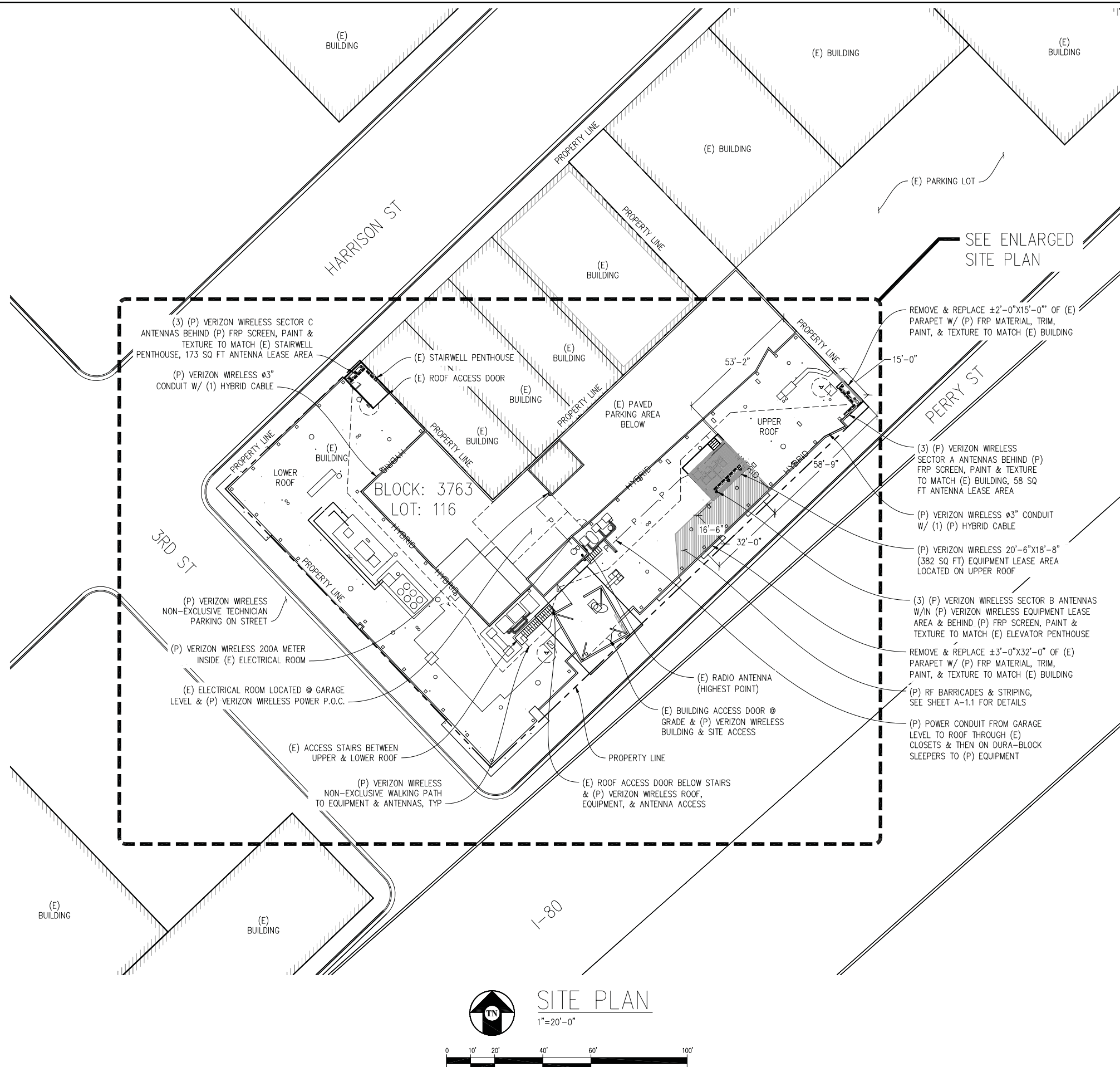
**TOPOGRAPHIC SURVEY  
EXISTING CONDITIONS**

#291713  
SF BRYANT & ZOE  
401 3RD STREET  
SAN FRANCISCO, CA 94107

C-1

SHEET 1 of 1





HYBRID CABLE LENGTHS:	
SECTOR A	= APPROX 65'
SECTOR B	= APPROX 5'
SECTOR C	= APPROX 315'
TOTAL	= APPROX 385'

SF BRYANT  
& ZOE

291713  
401 3RD ST  
SAN FRANCISCO, CA 94107

verizon

2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

Streamline Engineering  
and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95861  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-680-1941

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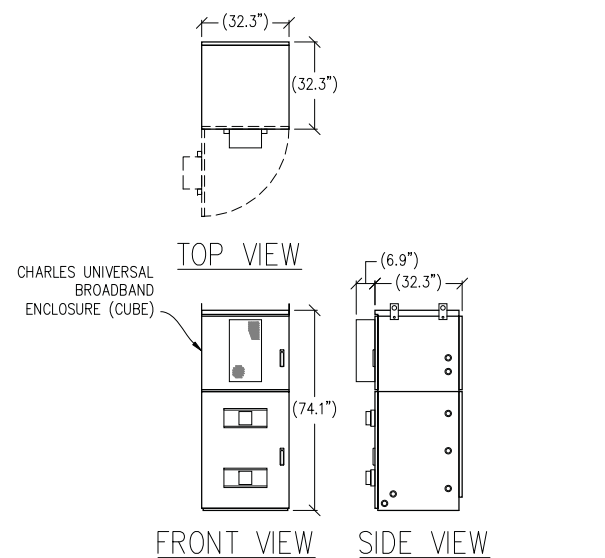
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	11/11/15	CLIENT REV	J.S.
	01/18/16	ZD 100%	C.C.
	01/21/16	CLIENT REV	C.C.
	05/23/16	CLIENT REV	M.D.
	02/17/17	CLIENT REV	C.C.
DRAWN BY: C. CODY			
CHECKED BY: J. GRAY			
APPROVED BY: -			
DATE: 02/17/17			

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
A-1

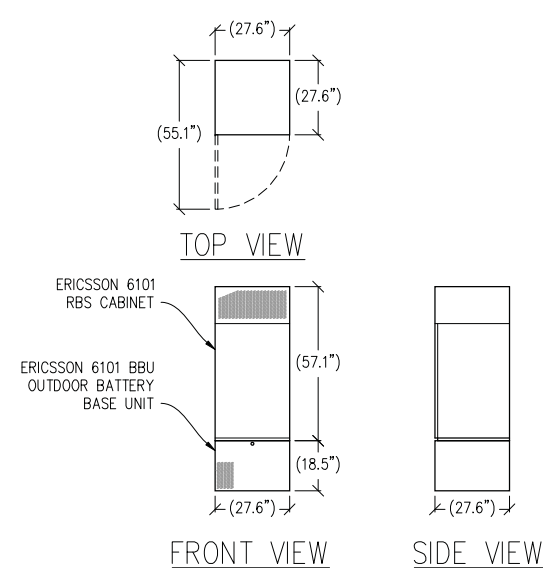




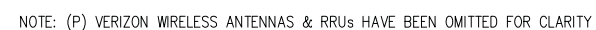




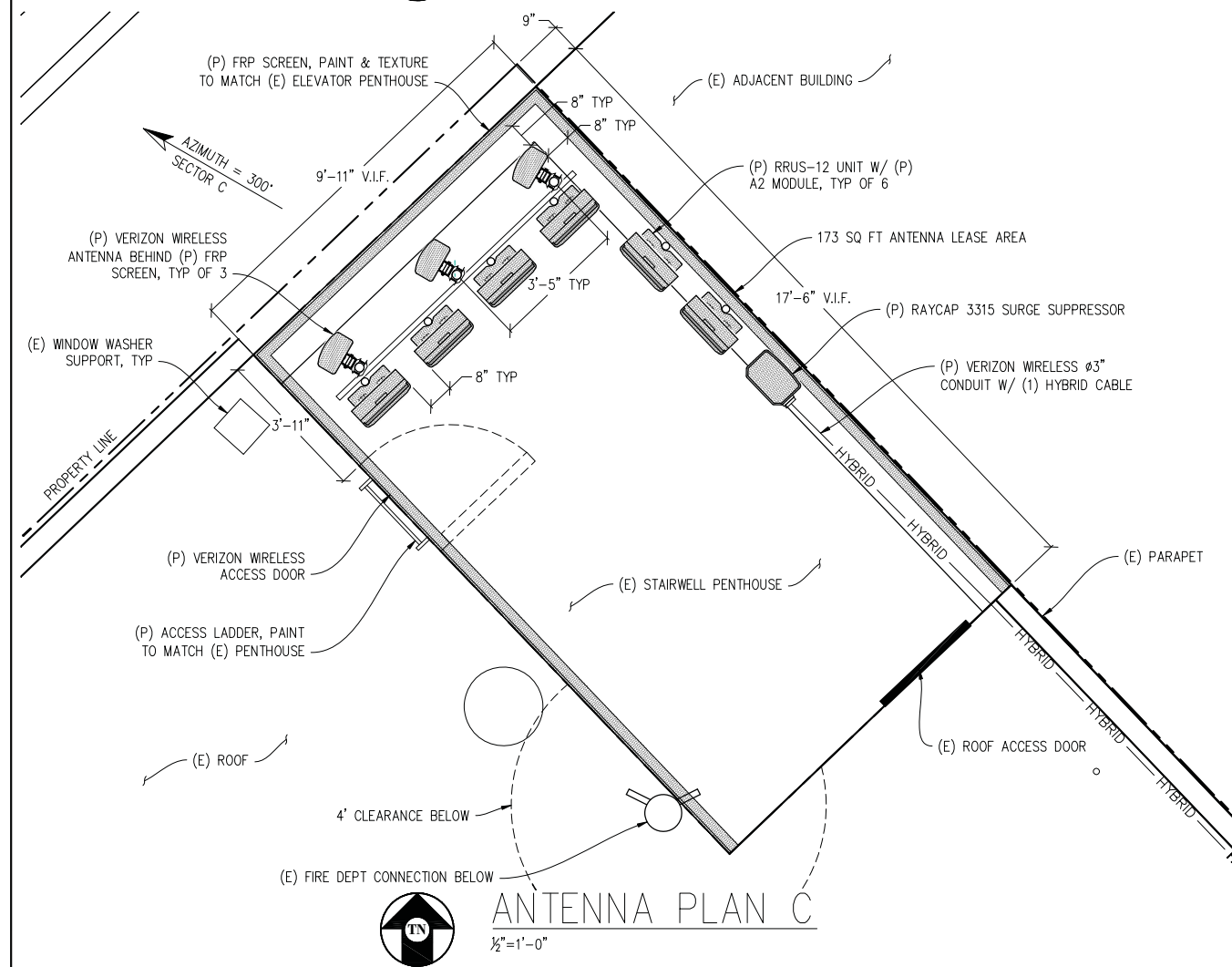
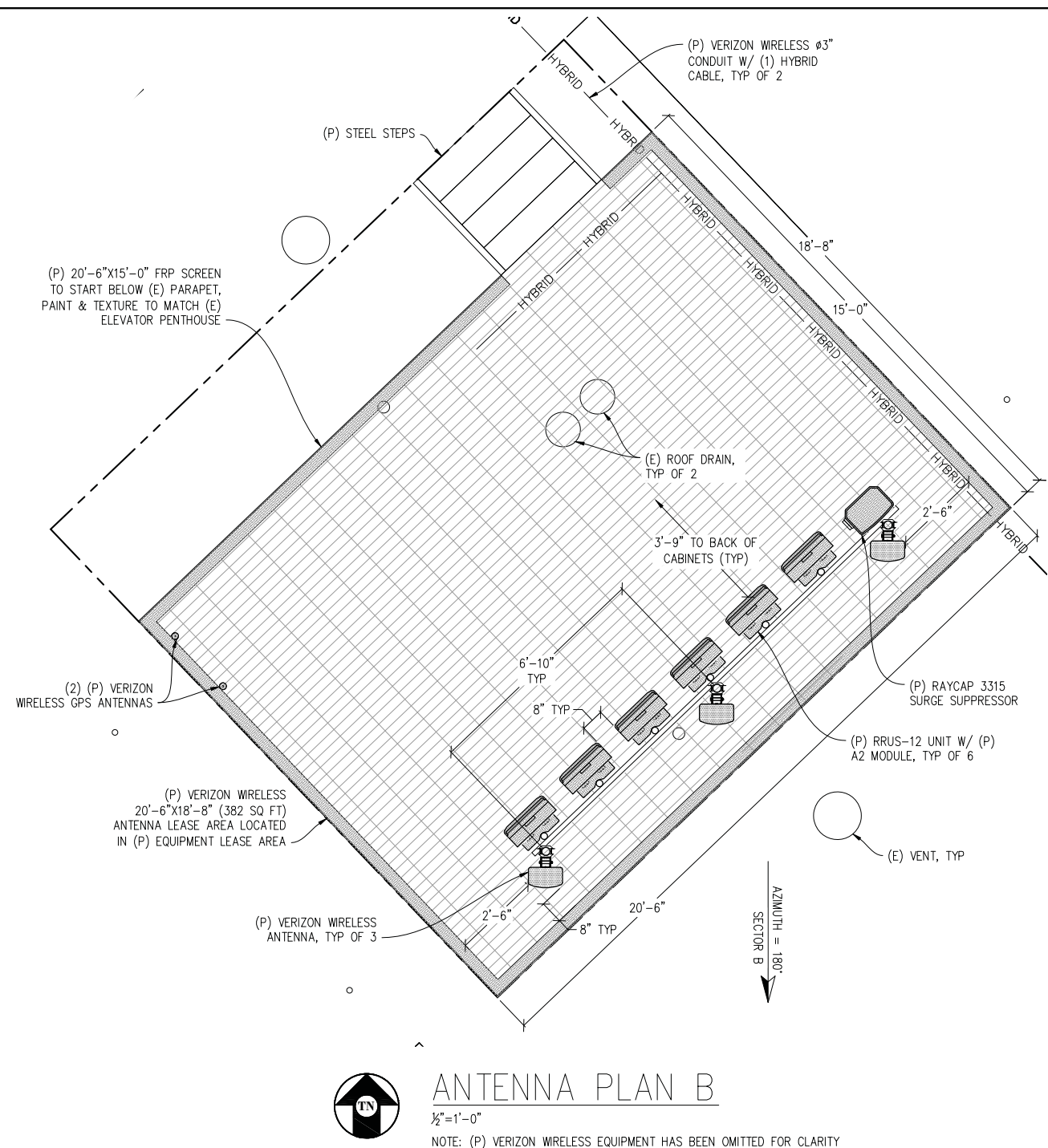
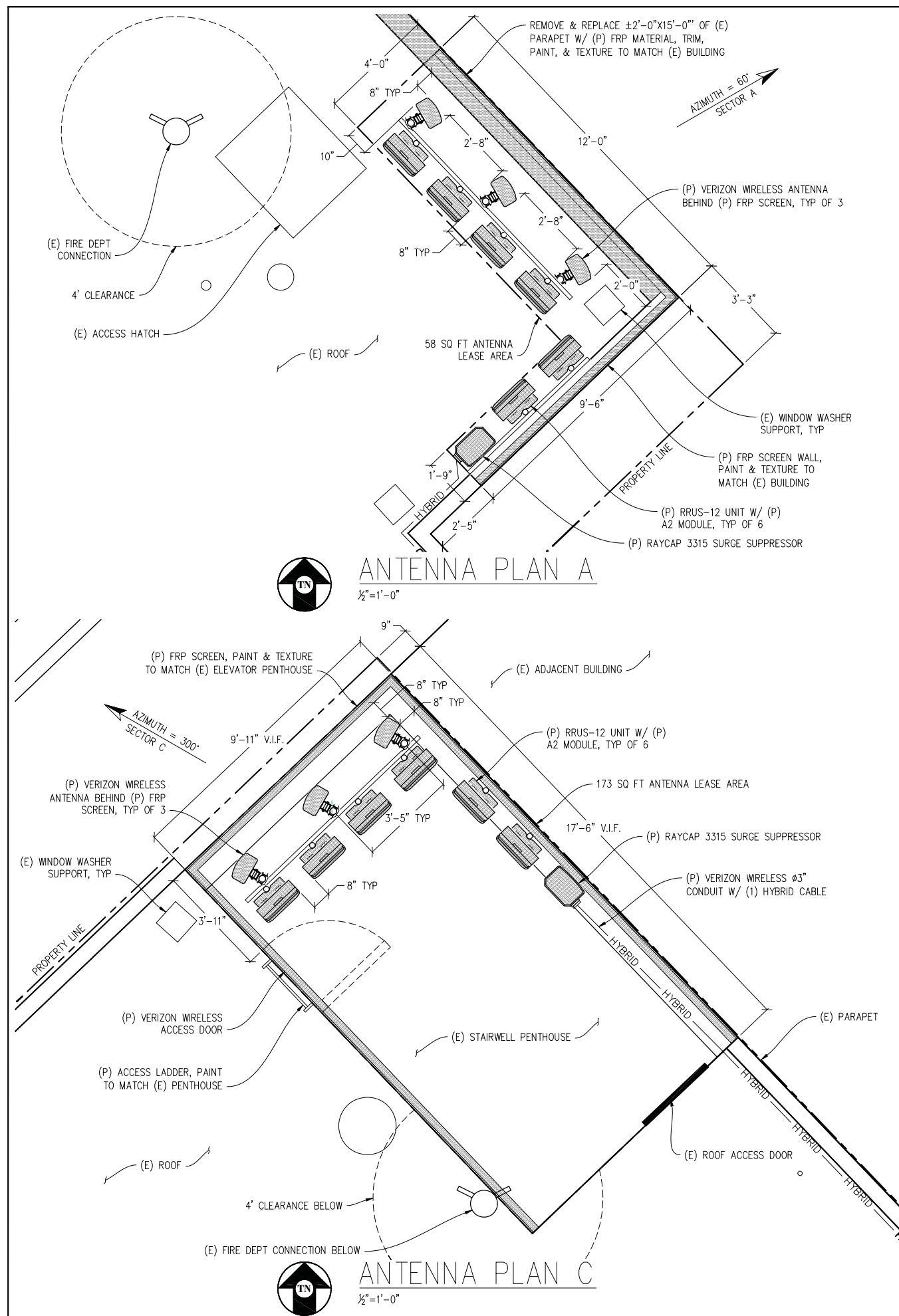
2 BATTERY CABINET DETAIL  
 $\frac{3}{8}"=1'-0"$  WEIGHT: 2,439 LBS (USE SAFT BATTERIES)



4 6101 CABINET DETAIL  
 $\frac{3}{8}"=1'-0"$  WEIGHT: 1,365 LBS







**SF BRYANT  
& ZOE**

291713  
401 3RD ST  
SAN FRANCISCO, CA 94107



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

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

8445 Sierra College Blvd, Suite E Granite Bay, CA 95861  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: [larry@streamlineeng.com](mailto:larry@streamlineeng.com) Fax: 916-860-1941

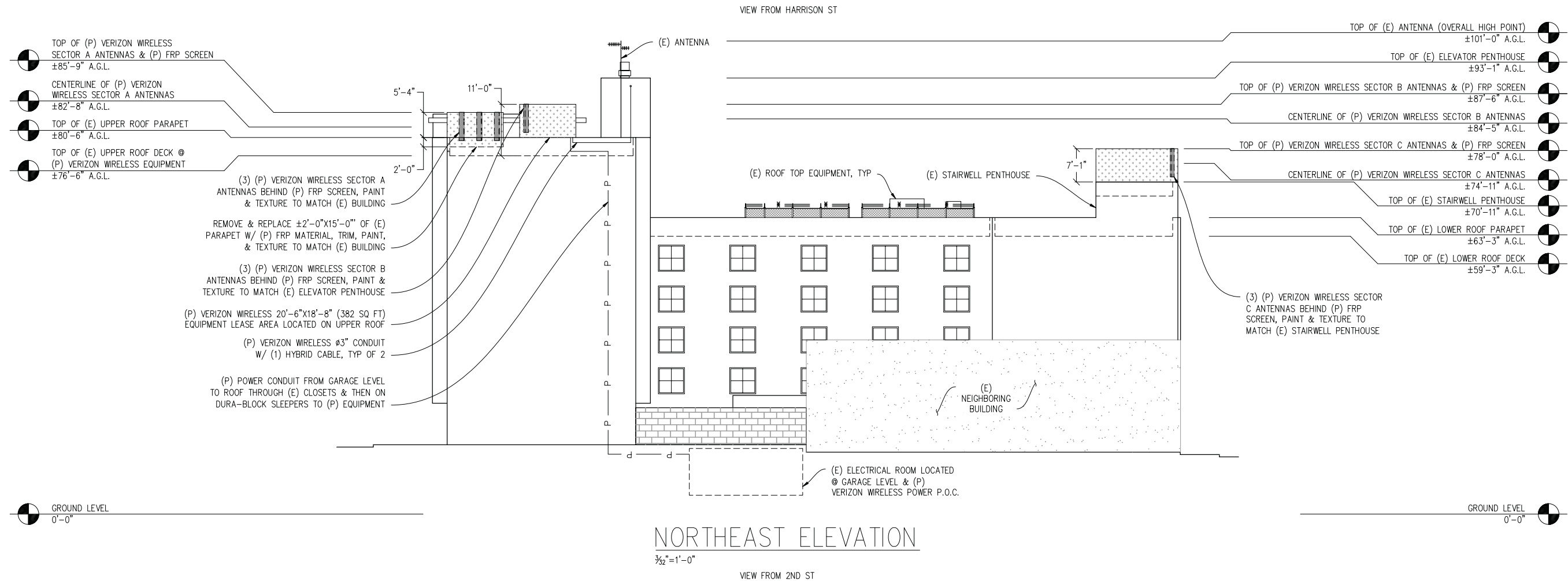
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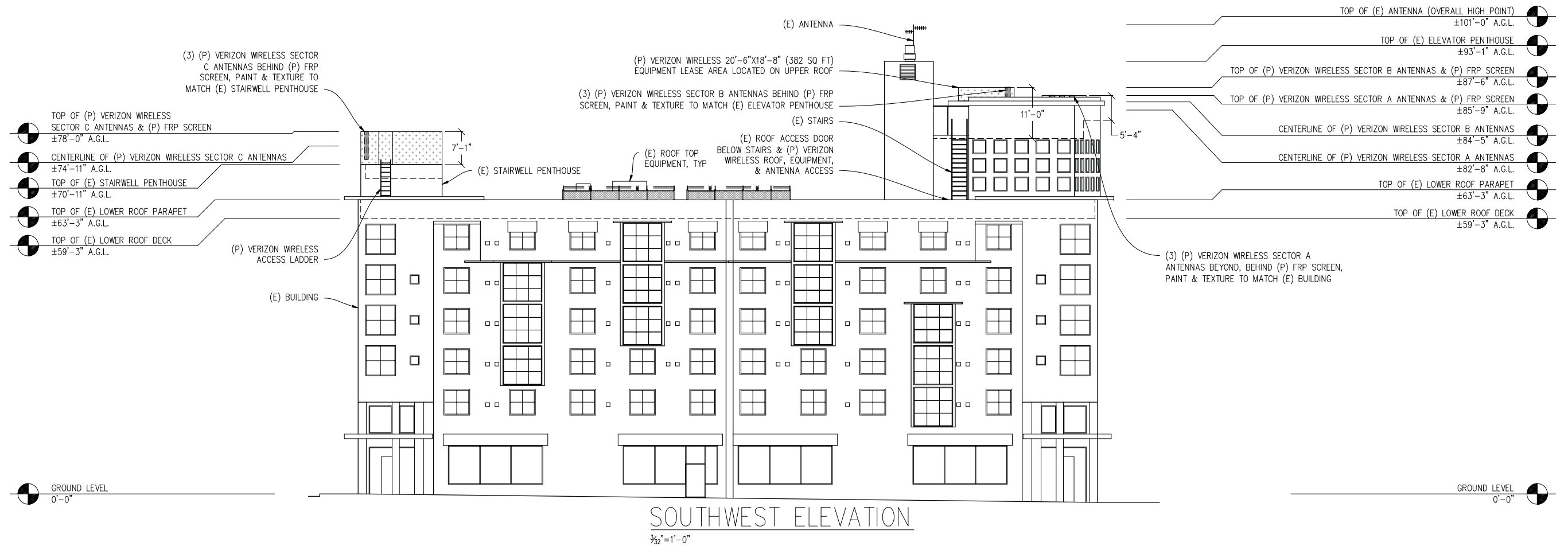
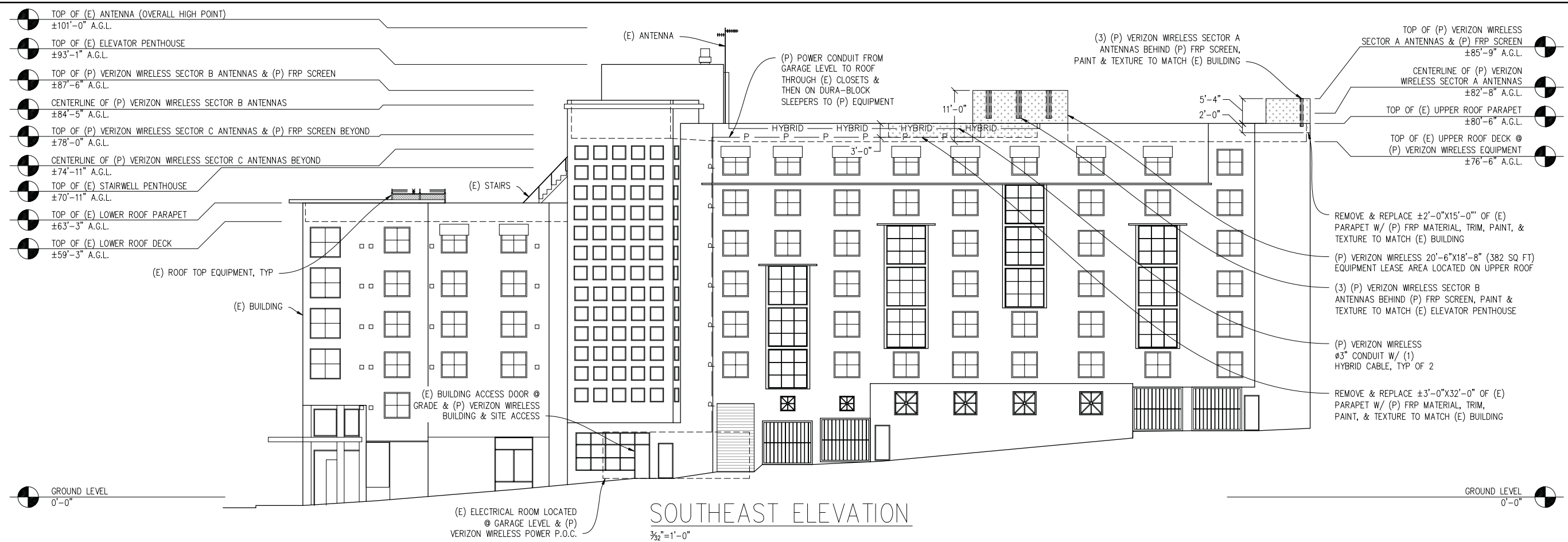
KEVIN R. SORENSEN  
S4469

ISSUE STATUS			
Δ	DATE	DESCRIPTION	REV.
	07/02/15	ZD 80%	C.C.
	11/11/15	CLIENT REV	J.S.
	01/18/16	ZD 100%	C.C.
	01/21/16	CLIENT REV	C.C.
	05/23/16	CLIENT REV	M.D.
	02/17/17	CLIENT REV	C.C.
DRAWN BY:		C. CODY	
CHECKED BY:		J. GRAY	
APPROVED BY:		-	
DATE:		02/17/17	

<b>SHEET TITLE:</b>
ANTENNA PLANS
<b>SHEET NUMBER:</b>
A-4



A-5



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E-Mail: [larry@streamlineeng.com](mailto:larry@streamlineeng.com) Fax: 916-680-1941

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	02/17/17	CLIENT REV	C.C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: —

DATE: 02/17/17

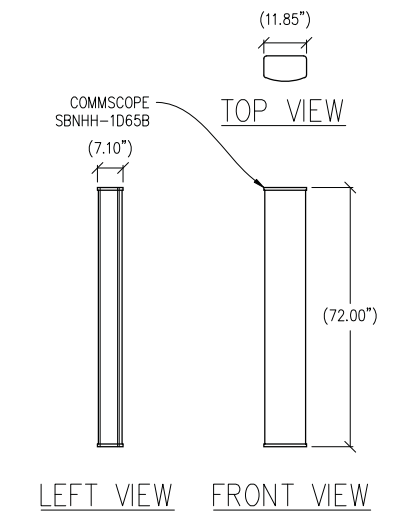
**SHEET TITLE:**

## ELEVATIONS

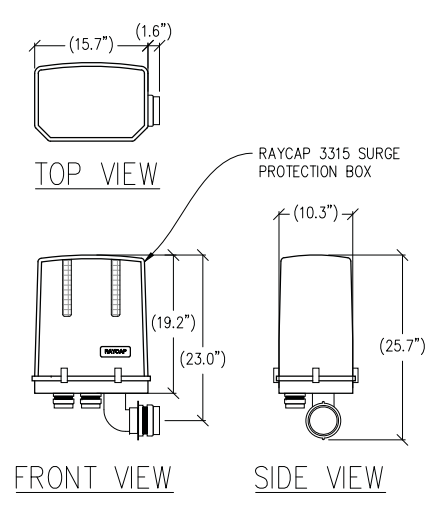
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A-6

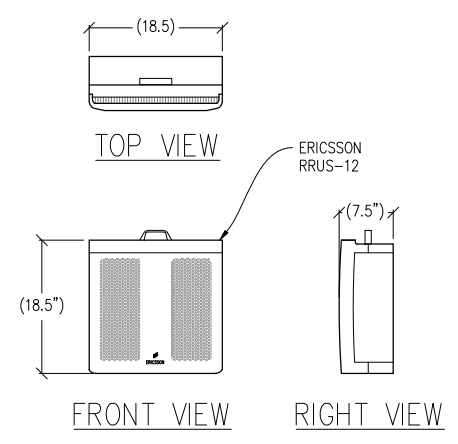




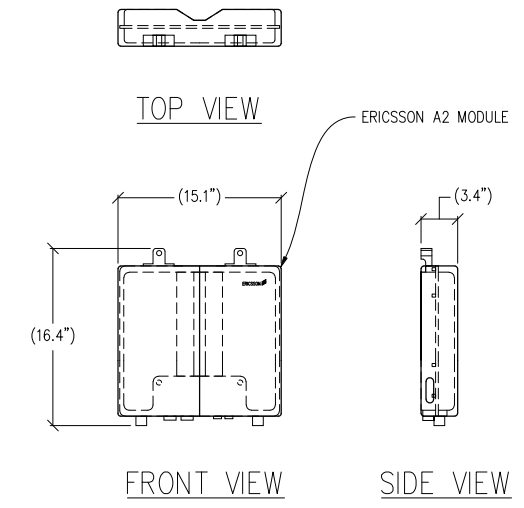
1 ANTENNA DETAIL  
1/2"=1'-0" MAX WEIGHT: 50.71 LBS



2 SURGE PROTECTION BOX  
1"=1'-0" MAX WEIGHT: 21.5 LBS



3 RRUS-12 DETAIL  
1"=1'-0" MAX WEIGHT: 57.5 LBS



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

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	02/17/17	CLIENT REV	C.C.
DRAWN BY: C. CODY			
CHECKED BY: J. GRAY			
APPROVED BY: -			
DATE: 02/17/17			

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-7