



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: APRIL 27, 2017

*Date:* April 17, 2017  
*Case No.:* **2016-007225CUA**  
*Project Address:* **1285 Sutter Street**  
*Current Zoning:* RC-4 (Residential- Commercial, High Density)  
130-V Height and Bulk District  
Van Ness and Van Ness Automotive Special Use Districts  
*Block/Lot:* 0691/021-024  
*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 twelve (12) rooftop-mounted panel antennas, one (1) GPS antenna, and a screened rooftop equipment area. The twelve (12) antennas will be divided into four (4) sectors, Sectors A, B, C and D, of three (3) antennas each.

Sector A will be located near the northeastern corner of the subject building with a setback of 10'-0" from the northern edge fronting Sutter Street and 10'-0" from the eastern edge. Sector B will be located near the southeastern corner of the subject building with a setback of 10'-0" from both the eastern edge and southern edge fronting Hemlock Street. Sector C will be located near the southwestern corner of the subject building with a setback of 10'-0" from both the southern edge fronting Hemlock Street and western edge fronting Van Ness Avenue. Sector D will be located at the northwestern corner of the subject building with a setback of 10'-0" from the western edge fronting Van Ness Avenue and 10'-0" from the northern edge fronting Sutter Street. The antennas will extend approximately 9'-0" above the existing building parapet for a total height of 145'-5" above grade.

Portions of existing metal railing that runs along the building edge at the rooftop will be replaced at each of the four (4) sectors with railing composed of fiber-reinforced plastic ("FRP"), which allows radio signals to pass through but can be textured and painted to mimic elements of the existing building railing.

The GPS antenna will be located behind the Sector A antennas at the northeastern corner of the subject building. The equipment area will be located within an existing mechanical penthouse located at the northern edge of the building and fronting Sutter Street. Additional ancillary equipment will be installed

at each sector behind the antennas and within the screened equipment area, not visible from the public right-of-way.

## **SITE DESCRIPTION AND PRESENT USE**

The Project Site is located on Assessor's Block 0691, Lots 021-024. The lot is located at the southeastern corner of the intersection of Sutter Street and Van Ness Avenue and spans the entire block to the intersection of Van Ness Avenue and Hemlock Street. The Project Site features a mixed-use building developed in 2013.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project Site is situated within the Downtown/Civic Center neighborhood and is immediately east of the Western Addition neighborhood and U.S. Route 101. 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	April 7, 2017	April 5, 2017	22 days
Posted Notice	20 days	April 7, 2017	April 7, 2017	20 days
Mailed Notice	10 days	April 17, 2017	April 17, 2017	10 days

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

The Project Sponsor held a community meeting on April 20, 2016 from 6:00pm to 7:00pm at the Community Room of the subject site at 1285 Sutter Street. Two (2) members of the community attended the meeting and had questions regarding the proposal and EMF emissions from the proposed facility.

As of April 17, 2017, the Department has not received any calls or testimony in opposition or support of the Project.

## **ISSUES AND OTHER CONSIDERATIONS**

- Based on the zoning and land use, the 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 RC-4 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 0.72% of the public exposure limit set by the FCC. The antennas are not accessible to any unauthorized persons due to their height and location on the roof. Health and safety aspects (e.g. engineering review for structural loads, and backup battery storage) of all wireless Projects are reviewed by the Department of Public Health, San Francisco Fire Department, and the Department of Building Inspection.
- The proposed macro WTS facility would not significantly impair commercial and residential activities within the Project Site.
- Verizon Wireless has an updated Five Year Plan on file with the Department that includes the approximate longitudinal and latitudinal coordinates of proposed locations, including the Project Site.
- All required public notifications were conducted in compliance with the Planning Code and adopted WTS policies.

## **REQUIRED COMMISSION ACTION**

Pursuant to Sections 303 and 209.3 of the Planning Code, a Conditional Use Authorization is required for a macro WTS facility (Utility and Infrastructure Use) in the RC-4 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 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 Downtown/Civic Center and Western Addition neighborhoods.
- 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\1285 Sutter Street (Verizon New Site Build)\PC\1285 Sutter 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

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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 209.3 TO DEVELOP A VERIZON WIRELESS MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF TWELVE (12) ROOFTOP MOUNTED PANEL ANTENNAS, ONE (1) GPS ANTENNA AND AN ASSOCIATED SCREENED ROOFTOP EQUIPMENT AREA AS PART OF THE VERIZON WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT, VAN NESS AND VAN NESS AUTOMOTIVE SPECIAL USE DISTRICTS AND A 130-V HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On June 1, 2016, Verizon Wireless (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for a Conditional Use Authorization on the property at 1285 Sutter Street, Block 0691, Lots 021-024 (hereinafter "Project Site") to develop a Verizon Wireless Macro Wireless Telecommunications Services Facility consisting of twelve (12) rooftop mounted panel antennas, one (1) GPS antenna and a screened rooftop equipment area as part of the Verizon Wireless Telecommunications Network telecommunications network, within a RC-4 (Residential-Commercial, High Density) Zoning District, Van Ness and Van Ness Automotive Special Use Districts, and 130-V Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act). The Planning Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco.

On April 27, 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. 2016-007225CUA, 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 0691, Lots 021-024. The lot is located at the southeastern corner of the intersection of Sutter Street and Van Ness Avenue and spans the entire block to the intersection of Van Ness Avenue and Hemlock Street. The Project Site features a mixed-use building developed in 2013.
3. **Surrounding Properties and Neighborhood.** The Project Site is situated within the Downtown/Civic Center neighborhood and is immediately east of the Western Addition neighborhood and U.S. Route 101. 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 twelve (12) rooftop-mounted panel antennas, one (1) GPS antenna, and a screened rooftop equipment area. The twelve (12) antennas will be divided into four (4) sectors, Sectors A, B, C and D, of three (3) antennas each.

Sector A will be located near the northeastern corner of the subject building with a setback of 10'-0" from the northern edge fronting Sutter Street and 10'-0" from the eastern edge. Sector B will be located near the southeastern corner of the subject building

with a setback of 10'-0" from both the eastern edge and southern edge fronting Hemlock Street. Sector C will be located near the southwestern corner of the subject building with a setback of 10'-0" from both the southern edge fronting Hemlock Street and western edge fronting Van Ness Avenue. Sector D will be located at the northwestern corner of the subject building with a setback of 10'-0" from the western edge fronting Van Ness Avenue and 10'-0" from the northern edge fronting Sutter Street. The antennas will extend approximately 9'-0" above the existing building parapet for a total height of 145'-5" above grade.

Portions of existing metal railing that runs along the building edge at the rooftop will be replaced at each of the four (4) sectors with railing composed of fiber-reinforced plastic ("FRP"), which allows radio signals to pass through but can be textured and painted to mimic elements of the existing building railing.

The GPS antenna will be located behind the Sector A antennas at the northeastern corner of the subject building. The equipment area will be located within an existing mechanical penthouse located at the northern edge of the building and fronting Sutter Street. Additional ancillary equipment will be installed at each sector behind the antennas and within the screened equipment area, not visible from the public right-of-way.

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

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

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

Section 8.1 of the WTS Siting Guidelines further stipulates that the Planning Commission will not approve WTS applications for Preference 5 or below Location Sites unless the application describes (a) what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) what good faith efforts and measures were taken to secure these more Preferred Locations, (c) explains why such efforts were unsuccessful; and (d) demonstrates that the location for the site is essential to meet demands in the geographic service area and the Applicant's citywide networks.

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

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

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Based on the zoning and land use, the proposed WTS facility is at a Location Preference 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 transmitters at ground level would be less than 0.72% of the FCC public exposure limit.

There are currently no antennas operated by Verizon Wireless installed on the rooftop of the building at 1285 Sutter 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 twelve (12) new antennas. The antennas

will be mounted at a height of 142 feet above the ground. The estimated ambient RF field from the proposed Verizon Wireless transmitters at ground level is calculated to be 0.0062 mW/sq cm., which is 0.72% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 71 feet and includes portions of the rooftop areas but does not reach any publicly accessible areas. Warning signs must be posted at the antennas, striped areas and roof access points in English, Spanish and Chinese. Workers should not have access to within 16 feet of the front of the antennas while they are in operation. Areas of the rooftop exceeding the FCC occupational limits should be painted with red striping and areas of the rooftop exceeding the FCC public standards should be marked with yellow striping.

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 1285 Sutter Street, to discuss the Project at 6:00 p.m. on April 20, 2016. Two (2) members of the community attended the meeting and had questions regarding the proposal and EMF emissions from the proposed facility.
13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted an updated five-year plan, as required, in April 2017.
14. **Public Comment.** As of April 17, 2017, the Department has not received any calls or testimony in opposition or support of the Project.
15. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Per Planning Code Section 209.3, 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 1285 Sutter 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 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 1285 Sutter 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 sustainably supported by the City's public infrastructure systems.

*The Project will improve Verizon Wireless's coverage and capacity within the Downtown/Civic Center and Western Addition neighborhoods.*

**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 facility is minimally visible from surrounding public rights-of-way (e.g. sidewalks along surrounding streets), the size, height, and setback of the 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. **2016-007225CUA**, subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 8, 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 **April 27, 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 twelve (12) panel antennas (operated by Verizon Wireless) located at 1285 Sutter Street, Block 0619, Lots 021-024, pursuant to Planning Code Sections 303 and 209.3 within the RC-4 Zoning District, Van Ness and Van Ness Automotive Special Use Districts and 130-V Height and Bulk District; in general conformance with plans, dated February 8, 2017 and stamped "EXHIBIT B" included in the docket for Record No. 2016-007225CUA and subject to conditions of approval reviewed and approved by the Commission on April 27, 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 **April 27, 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.

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

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

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).*

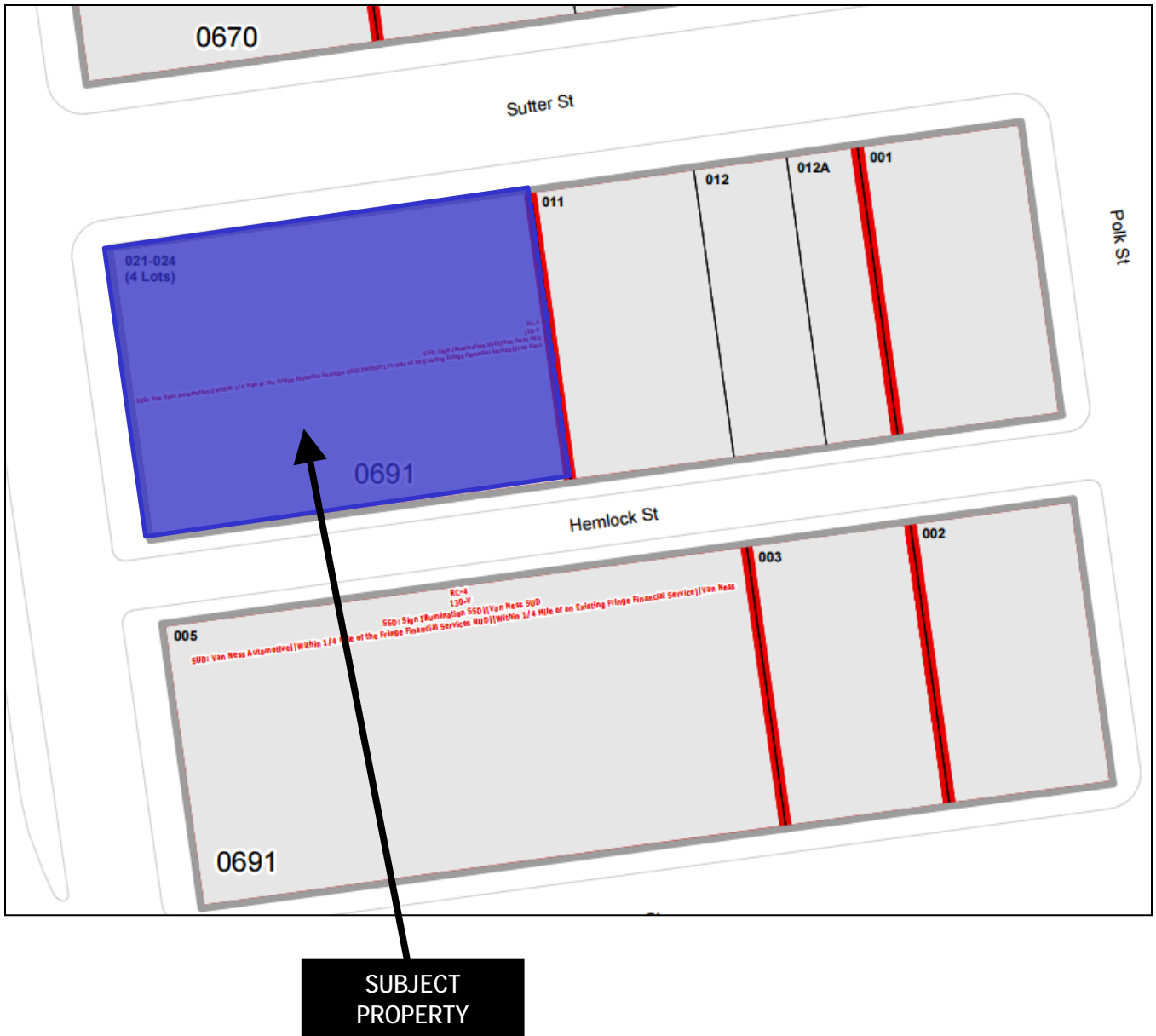
22. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

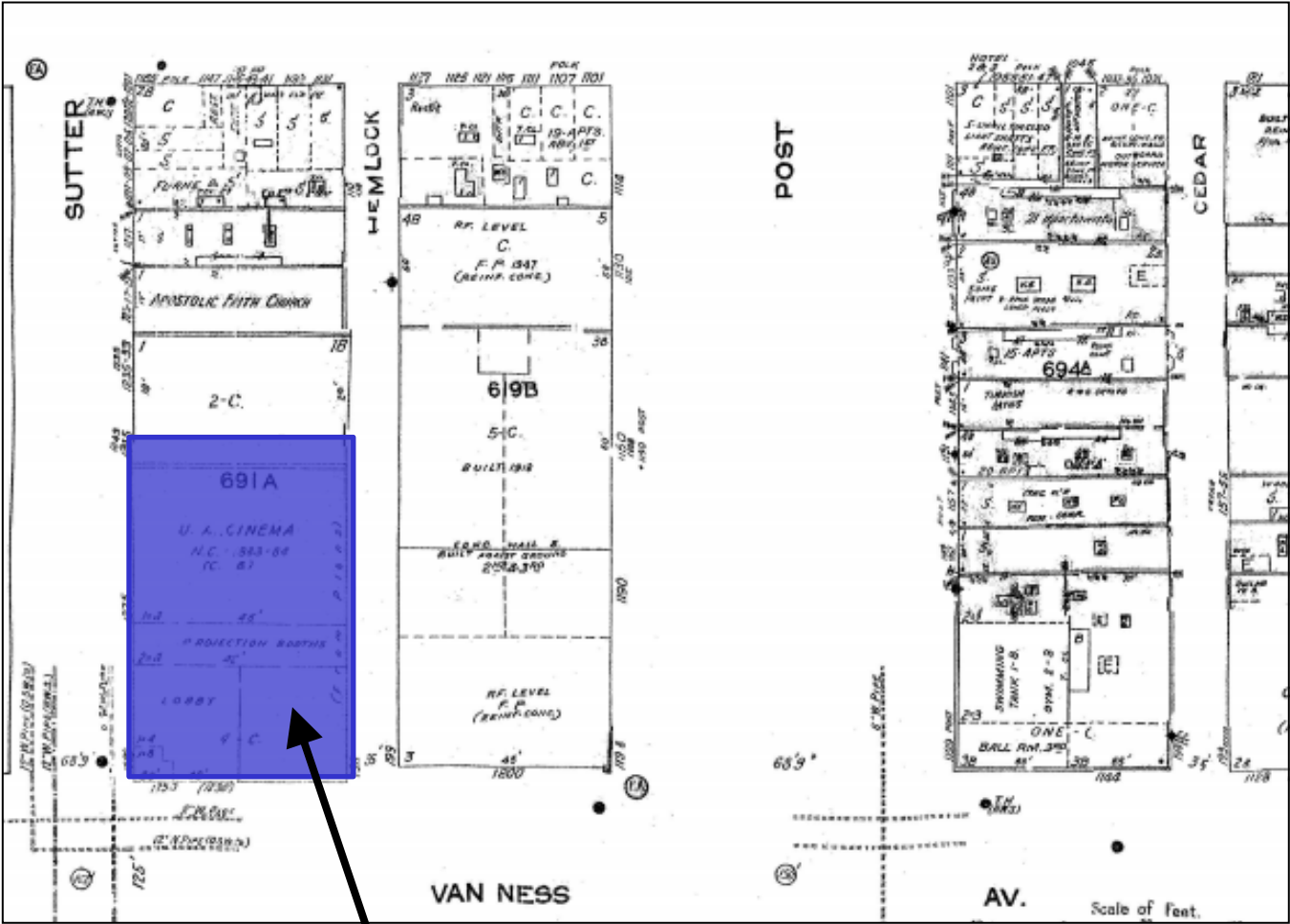
23. **Compatibility with City Emergency Services – WTS.** The facility shall not be operated or caused to transmit on or adjacent to any radio frequencies licensed to the City for emergency telecommunication services such that the City's emergency telecommunications system experiences interference, unless 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



# Sanborn Map\*



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



# Zoning Map

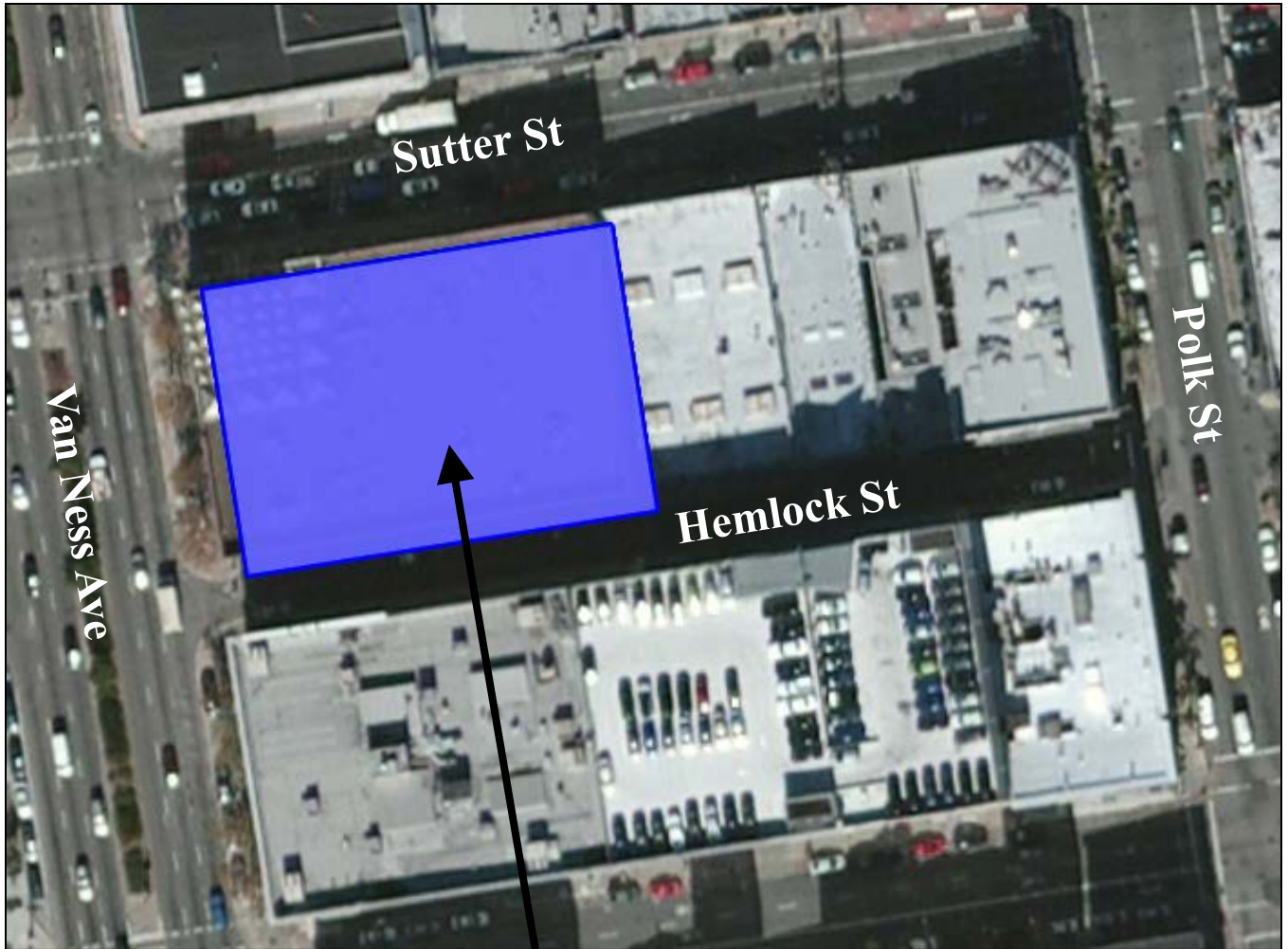


SUBJECT  
PROPERTY





# Aerial Photo



SUBJECT  
PROPERTY







Existing



Proposed







**Verizon Wireless • Proposed Base Station (Site No. 273821 “Bush and Van Ness”)  
1285 Sutter 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. 273821 “Bush and Van Ness”) proposed to be located at 1285 Sutter 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 14, 2016. It should be noted that the calculations 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 tall residential building located at 1285 Sutter Street in San Francisco.

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

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

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

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



**Verizon Wireless • Proposed Base Station (Site No. 273821 “Bush and Van Ness”)  
1285 Sutter Street • San Francisco, California**

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. It is proposed to install twelve Andrew Model SBNHH-1D45B directional panel antennas in groups of three above the corners of the roof. The antennas would be mounted at an effective height of about 142½ feet above ground, 9 feet above the roof, employing up to 12° downtilt, and would be oriented toward 45°T, 135°T, 225°T, and 315°T, to provide service in all directions.

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 existing base stations at the site or nearby, the maximum existing RF level for a person at ground or on the nearest access area to the antennas is presumed to be much less than the applicable public exposure limit.

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

The maximum effective radiated power proposed by Verizon is 15,190 watts, representing simultaneous operation at 6,910 watts for AWS, 6,350 watts for PCS, and 1,930 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 calculated RF exposure level at any nearby building is 12% of the public exposure limit; this occurs at the tall residential building located at the corner of Post Street and Van Ness Avenue.

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 0.0062 mW/cm<sup>2</sup>, which is 0.72% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be well below the 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 71 and 16 feet out from the antenna faces, respectively, and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building does not reach any publicly accessible areas.



**Verizon Wireless • Proposed Base Station (Site No. 273821 “Bush and Van Ness”)  
1285 Sutter Street • San Francisco, California**

*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. At a minimum, signs should be provided in English, Spanish and Chinese.*

It is recommended that the roof access door continue to be kept locked, so that the Verizon antennas are not accessible to unauthorized persons. 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 16 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 “Worker Notification Areas” be marked with stripes of yellow paint on the roof of the building in front of the antennas, as shown in Figure 1 attached, to indicate the possible presence of RF exposure levels exceeding the public limit. It is recommended that explanatory signs\* be posted at the roof access door and at the edges of the striped areas, readily visible from any angle of approach to persons who might need to work within that distance.

*11. Statement of authorship and qualification.*

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

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\* 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. 273821 “Bush and Van Ness”)  
1285 Sutter Street • San Francisco, California**

**Conclusion**

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 1285 Sutter 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

April 8, 2016

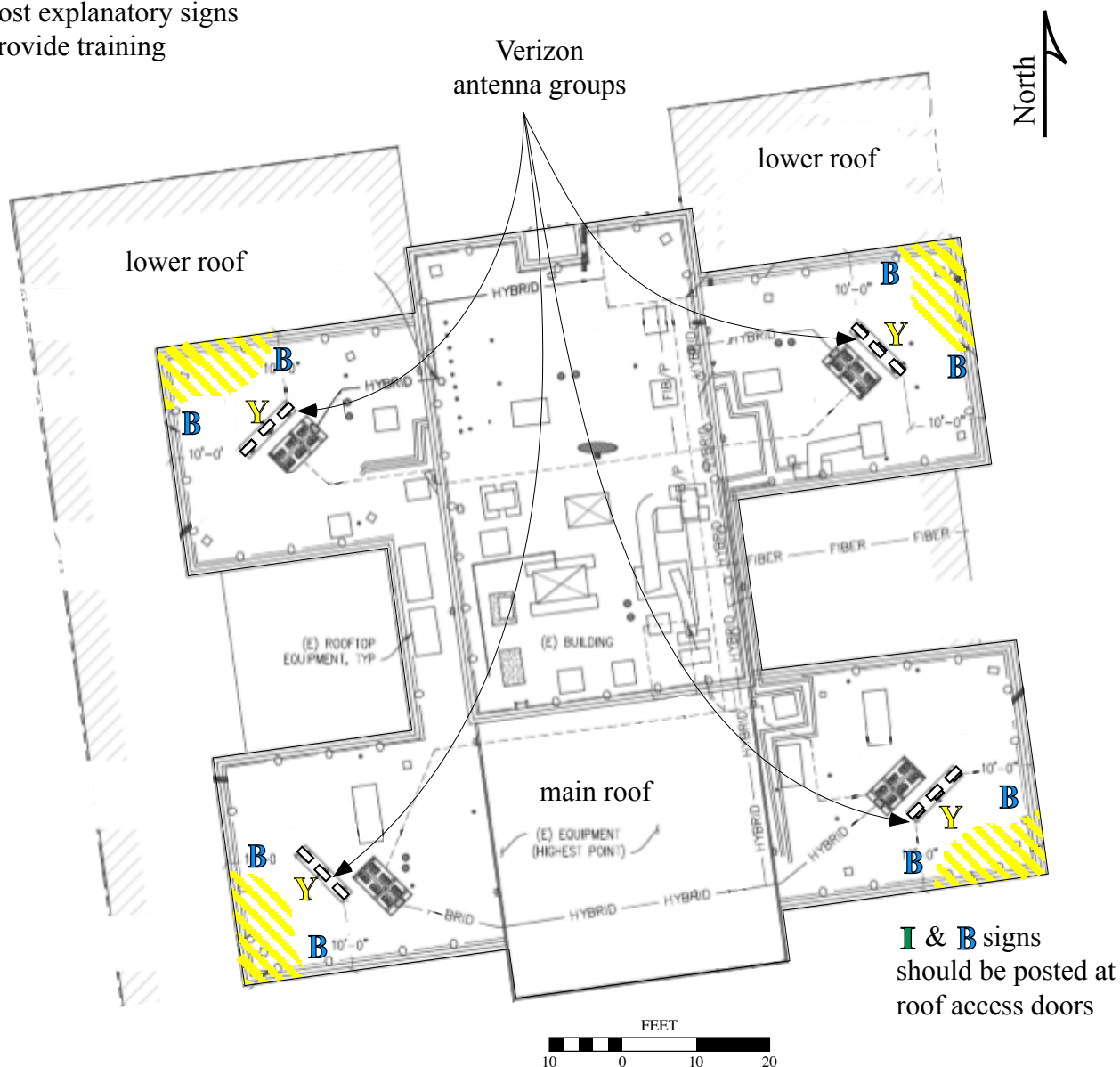


**Verizon Wireless • Proposed Base Station Site No. 273821 "Bush and Van Ness")  
1285 Sutter Street • San Francisco, California**

**Calculated RF Exposure Levels on Roof**

**Recommended Mitigation Measures**

- Lock roof access doors
- Stripe roof areas as shown
- Post explanatory signs
- Provide training



Notes: See text.

Base drawing from Streamline Engineering and Design, Inc., dated January 14, 2016.

Calculations performed according to OET Bulletin 65, August 1997.

<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



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

B2SY.2  
Figure 1



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

Edwin M. Lee, *Mayor*  
Barbara Garcia, *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:** 1285 Sutter St  
**Site ID:** 2343 **SiteNo.:** 273821

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 Sitting 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: 15190 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: 12 %  
Distance to this nearby building or structure: 130 feet
- ☒ 8. The estimated maximum cumulative radio frequency fields for the proposed site at ground level. (WTS-FSG, Section 10.5)  
Maximum RF Exposure: 0.0062 mW/cm<sup>2</sup> Maximum RF Exposure Percent: 0.72 %



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

☒ Public Exclusion Area

Public Exclusion In Feet: 71

☒ Occupational Exclusion Area

Occupational Exclusion In Feet: 16

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

☒ Yes

☐ No

- X 11. Statement regarding the engineer who produced the report and their qualifications was provided. The engineer is licensed in the State of California. (WTS-FSG, Section 11,8)

☒ Yes

☐ No

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 1285 Sutter 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 12 new antennas. The antennas will be mounted at a height of 142 feet above the ground. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.0062 mW/sq cm., which is 0.72% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 71 feet and includes portions of the rooftop areas but does not reach any publicly accessible areas. Warning signs must be posted at the antennas, striped areas and roof access points in English, Spanish and Chinese. Workers should not have access to within 16 feet of the front of the antennas while they are in operation. Areas of the rooftop exceeding the FCC occupational limits should be painted with red striping and areas of the rooftop exceeding the FCC public standards should be marked with yellow striping.

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: 2/2/2016

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**

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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 1,611 owner/occupants within 500 feet of the proposed installation, and 38 neighborhood groups for a total of 1,649 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, April 20, 2016, at the subject site, 1285 Sutter Street, in the Community Room. In attendance to present the project and answer questions were Kelly Pepper, agent for Verizon Wireless; and Neil Olij of Hammett & Edison, Inc., consulting engineers. Two members of the public attended the meeting (one did not wish to sign the sign-in sheet). Both were residents of the building. One attendee had general questions about the proposal and the other member 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  
1285 Sutter Street

<b>Meeting Information</b> Date: Wednesday, April 20, 2016 Time: 6:00 PM – 7:00 PM Where: <b>1285 Sutter Street Community Room, located on the 1st Floor, adjacent to Lobby</b>	Verizon Wireless is proposing to install a wireless communication facility at 1285 Sutter 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 twelve (12) panel antennas, roof-mounted on the building. The associated equipment will also be located on the roof of the existing building inside the existing mechanical penthouse. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at 1285 Sutter Street in the Community Room, located on the 1 <sup>st</sup> floor, adjacent to the lobby on Wednesday, April 20, 2016 at 6:00 p.m. to learn more about the project.
<b>Project Site Information</b> Address: 1285 Sutter Street Block/Lot: 0691/ 021 – 024 Zoning: RC-4 (Residential-Commercial, High Density)	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.
<b>Applicant</b> Verizon Wireless	<b>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, April 14, 2016 and we will make every effort to provide you with an interpreter.</b>
<b>Contact Information</b> Kelly Pepper (415) 307-5082	

NOTIFICACIÓN DE REUNIÓN DE VECINDARIO  
Para: Grupos del vecindario y vecinos y propietarios dentro de un radio de 500’ de  
1285 Sutter Street

<b>Información de la asamblea</b> Fecha: Miércoles, 20 de abril de 2016 Hora: 6:00 PM – 7:00 PM Dónde: <b>1285 Sutter Street Salón Comunitario, ubicado en el 1.º piso , junto al vestíbulo</b>	Verizon Wireless propone montar una instalación de comunicación inalámbrica en 1285 Sutter Street, 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 doce (12) antenas panel, montadas en el techo del edificio. Los gabinetes del equipamiento asociado también se ubicarán en el techo del edificio existente dentro de una estructura mecánica en la azotea. 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 1285 Sutter Street en el Salón Comunitario, ubicado en el 1.º piso, junto al vestíbulo, el miércoles 20 de abril de 2016 a las 6:00 p.m. para tener más información sobre el proyecto.
<b>Información del lugar del proyecto</b> Dirección: 1285 Sutter Street Cuadra/Lote: 0691/ 021 – 024 Zonificación: RC-4 (Residential-Commercial, High Density)	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.
<b>Solicitante</b> Verizon Wireless	<b>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, 14 de abril de 2016 y haremos todo lo posible para proporcionarle un intérprete.</b>
<b>Información de contacto</b> Kelly Pepper (415) 307-5082	

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：  
1285 Sutter Street

<b>会议信息</b> 日期: 2016 年 4 月 20 日星期三 时间: 晚上 6: 00 – 7: 00 地点: <b>1285 Sutter Street 社区会议室（Community Room） ，位于一楼，靠近大堂</b>	Verizon 无线提出要在 1285 Sutter 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 无线网点是一个无人驻地的设施，包括安装十二个（12）面板天线，安装在建筑物的屋顶。相关的设备也将设在现有的机械顶层之内的现有建筑屋顶上。在会议中将有计划和照片模拟供您审查。邀请您出席一个信息性社区会议，地点位于 1285 Sutter Street 的 Community Room，该会议室位于1楼，靠近大堂，时间为2016年4月20日星期三下午6时，以了解关于该项目的有关更多内容。
<b>项目站点信息</b> 地址: 1285 Sutter Street 街区/ 地号: 0691/ 021 – 024 分区: RC-4（住宅- 商业、高密度）	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。
<b>申请人</b> Verizon 无线	<b>注：如果您在本次会议中需要口译员，请在不迟于2016年4月14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。</b>
<b>联系人信息</b> Kelly Pepper (415) 307-5082	

ABISO NG PULONG NG KAPITBAHAYAN	
Para sa: Mga Pangkat ng Kapitbahayan, Mga Magkakapitbahay at Mga May-ari sa loob ng 500’ radius ng 1285 Sutter Street	
<b>Impormasyon sa Pulong</b> Petsa: Miyerkules, Abril 20, 2016 Oras: 6:00 PM – 7:00 PM Saan: <b>1285 Sutter Street Community Room, nasa 1st Floor, katabi ng Lobby</b>	Pinapanukala ng Verizon Wireless na mag-install ng wireless na pasilidad na pangkomunikasyon sa 1285 Sutter Street, kailangan ng Verizon Wireless bilang bahagi ng wireless network nito sa San Francisco. Ang panukalang site ng Verizon Wireless ay isang pasilidad na walang tao, na binubuo ng instalasyon ng labingdalawang (12) panel na antenna, naka-mount sa bubong ng gusali. Ang mga kaugnay na kagamitan ay ilalagay sa din sa bubong ng kasalukuyang gusali sa loob ng kasalukuyang mekanikal na penthouse. Ang mga plano at simulasyong litrato ay maaari niyong repasuhin sa pulong. Iniimbitahan kayong dumalo sa impormal na pulong ng komunidad sa 1285 Sutter Street sa Community Room, nasa 1 <sup>st</sup> floor, katabi ng lobby, sa Miyerkules, Abril 20, 2016 ng 6:00 p.m. para matuto pa tungkol sa proyekto.
<b>Aplikante</b> Verizon Wireless	Kung mayroon kayong anumang mga tanong tungkol sa panukala at hindi kayo makakadali sa pulong, mangyaring makipag-ugnayan kay Kelly Pepper sa (415) 307-5082. Mangyaring makipag-ugnayan sa San Francisco Planning Department, sa (415) 558-6377 kung may anumang mga tanong kayo patungkol sa proseso ng Pagpaplano.
<b>Impormasyon sa Pakikipag-ugnayan</b> Kelly Pepper (415) 307-5082	<b>TANDAAN: Kung kailangan niyong mayroong tagapagsaling-wika sa pulong, mangyaring makipag-ugnayan sa amin sa (415) 307-5082 nang hindi lalagpas sa 5:00 pm sa Huwebes, Abril 14, 2016 at gagawin namin lahat ng aming makakaya para bigyan kayo ng tagapagsaling-wika.</b>

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

Community Meeting  
Notice

\*\*\*\*\* AUTO\*\*3-DIGIT 941 T7 P8  
LIN CHIEN  
601 VAN NESS AVE STE P  
SAN FRANCISCO CA 94102-6315



NIXIE 957 DE 1260 0003/01/16  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 94118242000 \*2772-08075-01-25

9411802420



PRSR FIRST-CLASS MAIL  
U. S. POSTAGE PAID  
SAN FRANCISCO, CA  
PERMIT NO. 83



## **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 Van Ness Corridor and in the surrounding greater Civic Center and Western Addition neighborhoods. The primary service area extends approximately from Pine Street to the north to O'Farrell Street to the south, and from Gough Street to the west to Hyde Street to the east. In order to provide and improve coverage to this area, Verizon requires a wireless telecommunications facility in the vicinity of 1285 Sutter 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 Van Ness Avenue Corridor 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 1285 Sutter 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 900 Hyde Street, 1881 Post Street, and 601 Van Ness Avenue. Those sites, however, do not provide adequate coverage to the geographic service area. The proposed site will be a four-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 1285 Sutter 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.

## **MAP LEGEND**

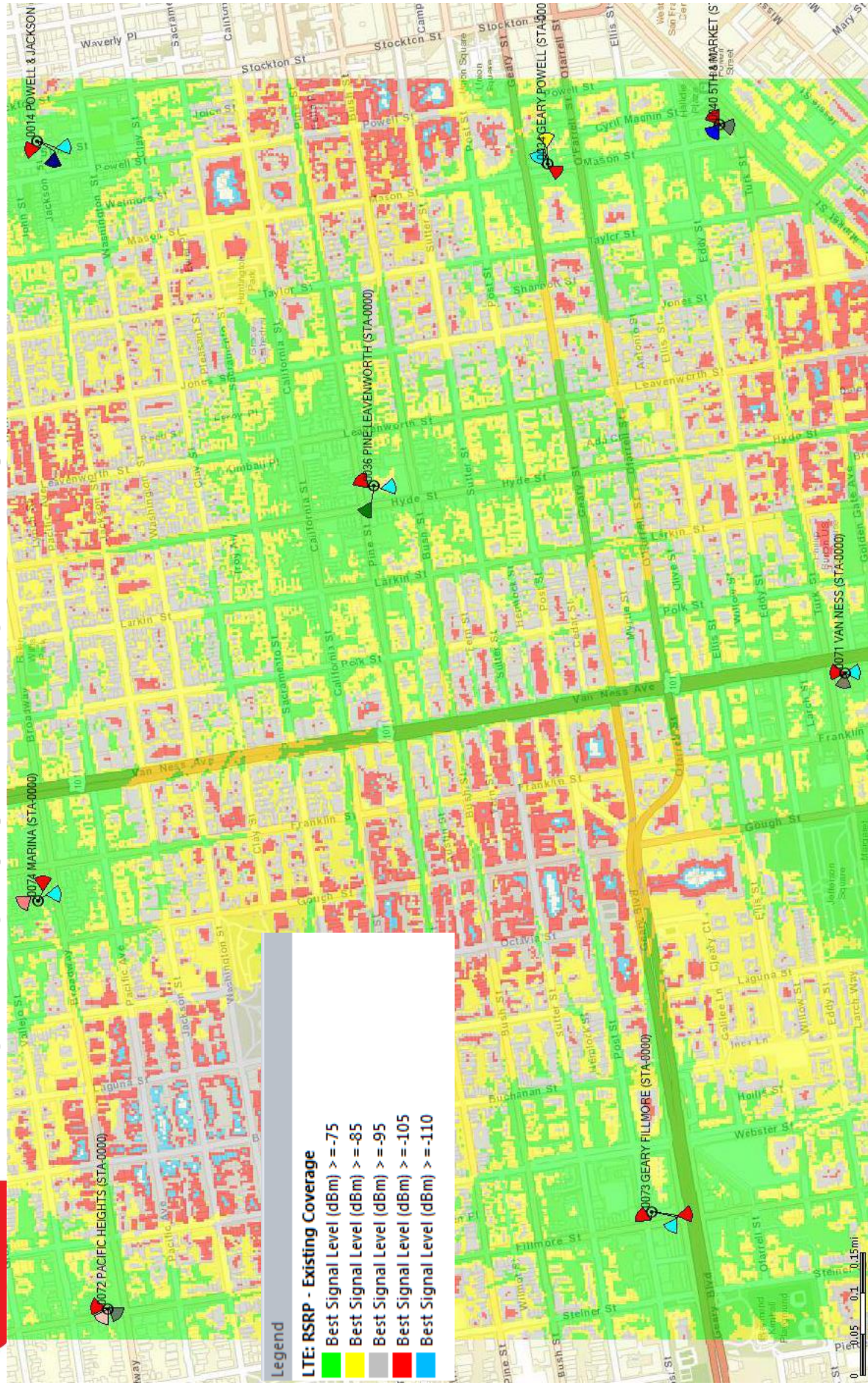
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- Green:           Indicates Indoor Coverage.  
Calls can be made and received from within a building.
- Yellow:          Indicates In Car Coverage.  
Calls can be made and received from within a car.
- Grey:            Indicates On-street Coverage.  
Call can be made and received from a person outdoors on the street.
- Red:             Indicates Edge of Coverage.  
Where signal exists, it is weak and may carry onto the street but not into a car or a building. Service is unreliable.
- Blue:            Indicates Minimal to No Coverage.  
Service in these areas is minimal and is likely not enough to make or hold a call.





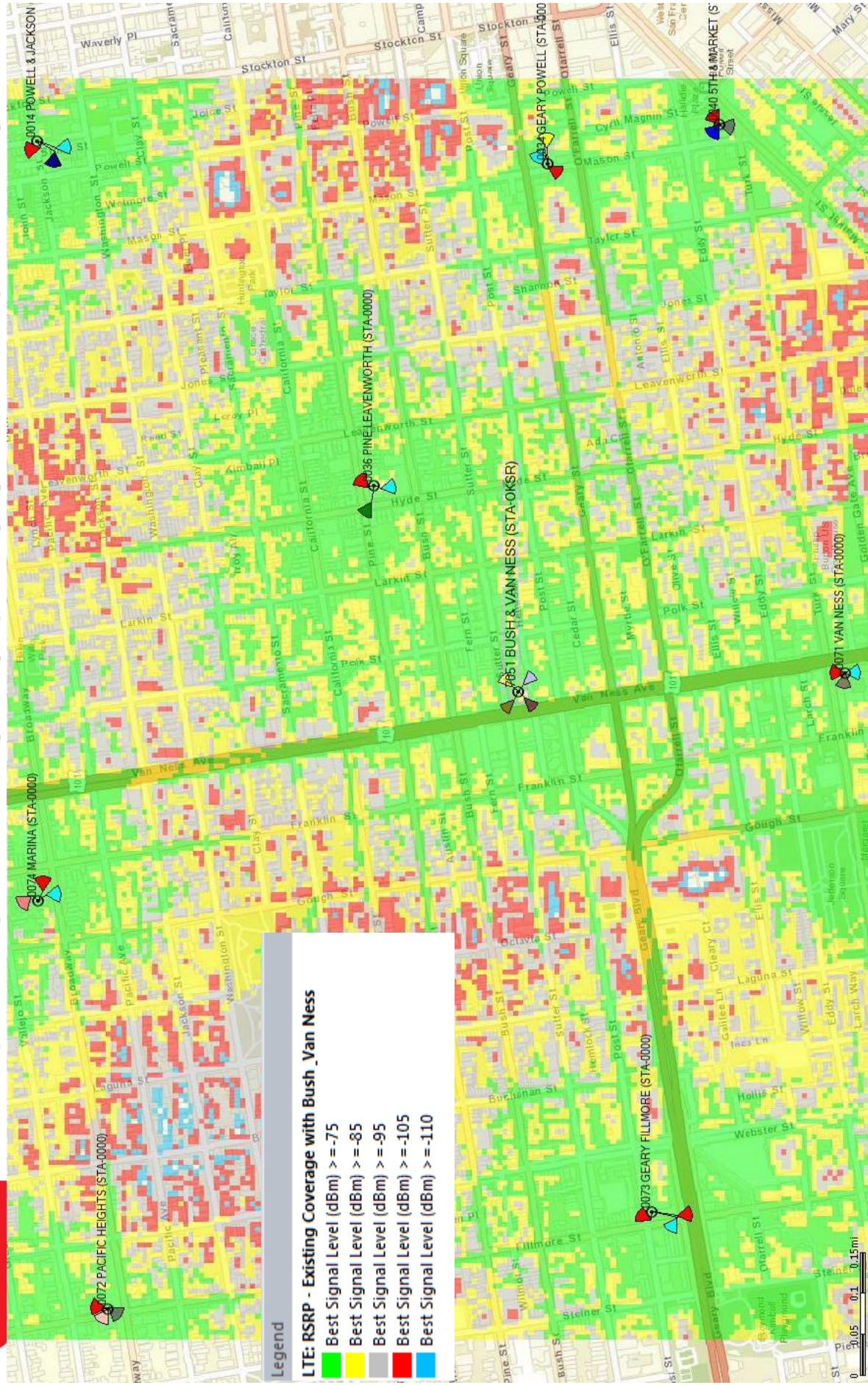
# EXISTING COVERAGE PLOT







# EXISTING + PROPOSE COVERAGE PLOT





**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. OLIV, 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 1285 Sutter Street in San Francisco (Site No. 273821 "Bush and Van Ness").

**Executive Summary**

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

Verizon proposes to install twelve Andrew Model SBNHH-1D45B directional panel antennas above the roof of the tall residential building located at 1285 Sutter Street in San Francisco, mounted at an effective height of 142½ feet above ground and oriented in groups of three toward 45°T, 135°T, 225°T, and 315°T. The maximum effective radiated power in any direction would be 15,190 watts, representing simultaneous operation at 6,910 watts for AWS, 6,350 watts for PCS, and 1,930 watts for 700 MHz service.

Verizon provided for review two coverage maps, attached for reference. The maps show Verizon's 4G LTE coverage in the area before and after the site is operational. Both the before and after LTE maps show five 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.

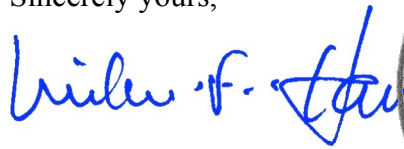
Mr. Mark Jones, page 2  
March 8, 2016

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 9:00 AM and 12:50 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

jp

Enclosures



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





BUSH AND VAN NESS  
1285 SUTTER ST, SAN FRANCISCO, CA 94109  
LOCATION NUMBER: 273821

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

PROJECT DESCRIPTION

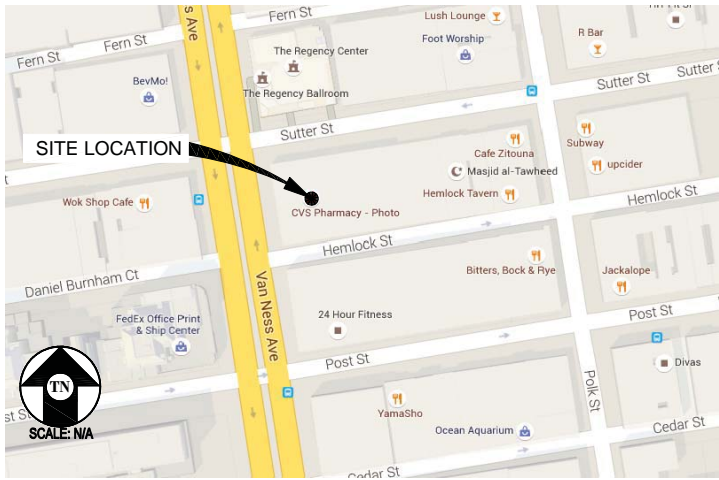
A (P) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF:

- INSTALLING (12) (P) VERIZON WIRELESS ANTENNAS
- INSTALLING (24) (P) RRUS-12 UNITS W/ (24) (P) A2 MODULES
- INSTALLING (8) (P) RAYCAP 3315 SURGE SUPPRESSORS, (4) @ EQUIPMENT & (1) PER SECTOR
- INSTALLING A (P) VERIZON WIRELESS 12'-3"x11'-3" (137 SQ FT) EQUIPMENT LEASE AREA
- INSTALLING A (P) VERIZON WIRELESS 144 SQ FT TOTAL ANTENNA LEASE AREA
- INSTALLING (4) (P) #3" CONDUITS W/ (1) (P) HYBRID CABLE PER CONDUIT
- INSTALLING (1) (P) GPS ANTENNA
- REMOVING & REPLACING SECTIONS OF (E) METAL RAILING W/ (P) FRP RAILING

PROJECT INFORMATION

SITE NAME:	BUSH AND VAN NESS	SITE #:	273821
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY & COUNTY OF SAN FRANCISCO
APN:	0691-(021-024) (4 LOTS)	POWER:	PG&E
HEIGHT/BULK:	130-V	TELEPHONE:	AT&T
SITE ADDRESS:	1285 SUTTER ST SAN FRANCISCO, CA 94109		
CURRENT ZONING:	RC-4 – RESIDENTIAL – COMMERCIAL, HIGH DENSITY		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	1285 SUTTER LLC 1477 NW EVERETT ST PORTLAND, OR 97209 ATTN: JULIA RAZONABLE (415) 345-1969		
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:	RIDGE COMMUNICATIONS ATTN: CHASE OTIS (805) 680-5453 CHASE.OTIS@RIDGECOMMUNICATE.COM		
ZONING CONTACT:	RIDGE COMMUNICATIONS ATTN: CHASE OTIS (805) 680-5453 CHASE.OTIS@RIDGECOMMUNICATE.COM		
CONSTRUCTION CONTACT:	RIDGE COMMUNICATIONS ATTN: KEITH SCHMID (408) 679-1141 KIETH.SCHMID@RIDGECOMMUNICATE.COM		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9, WALNUT CREEK, CA 94598  
TO: 1285 SUTTER ST, SAN FRANCISCO, CA 94109

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 SLIGHT LEFT ONTO HARRISON ST 0.2 MI
11. TAKE THE 1ST RIGHT ONTO 6TH ST 0.5 MI
12. 6TH ST BECOMES TAYLOR ST 0.5 MI
13. TURN LEFT ONTO SUTTER ST 0.5 MI
14. 1285 SUTTER ST IS ON THE LEFT

END AT: 1285 SUTTER ST, SAN FRANCISCO, CA 94109

ESTIMATED TIME: 39 MINUTES ESTIMATED DISTANCE: 27.93 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:

- 2016 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUMES 1&2, TITLE 24 C.C.R. (2015 INTERNATIONAL BUILDING CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2014 NATIONAL ELECTRICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2015 UNIFORM MECHANICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2015 UNIFORM PLUMBING CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2016 CITY OF SAN FRANCISCO FIRE CODE (2015 INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2016 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	PHOTOSIMS	—
T-3	PHOTOSIMS	—
C-1	TOPOGRAPHIC SURVEY	—
A-1	SITE PLAN	—
A-2	EQUIPMENT PLAN & DETAILS	—
A-3	ANTENNA PLANS & DETAILS	—
A-4	ANTENNA PLANS	—
A-5	ELEVATION	—
A-6	ELEVATION	—
A-7	ELEVATION	—
A-8	ELEVATION	—

BUSH AND  
VAN NESS

273821  
1285 SUTTER ST  
SAN FRANCISCO, CA 94109



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598



8445 Sierra College Blvd, Suite E Granite Bay, CA 95661  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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S4469

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	11/20/15	ZD 80%	M.D.
	01/14/16	ZD 100%	C.C.
	12/21/16	CLIENT REV	C.C.
	01/16/17	CLIENT REV	C.C.
	02/08/17	CLIENT REV	M.D.
	—	—	—

DRAWN BY:	M. DI DIO
CHECKED BY:	J. GRAY
APPROVED BY:	—
DATE:	02/08/17

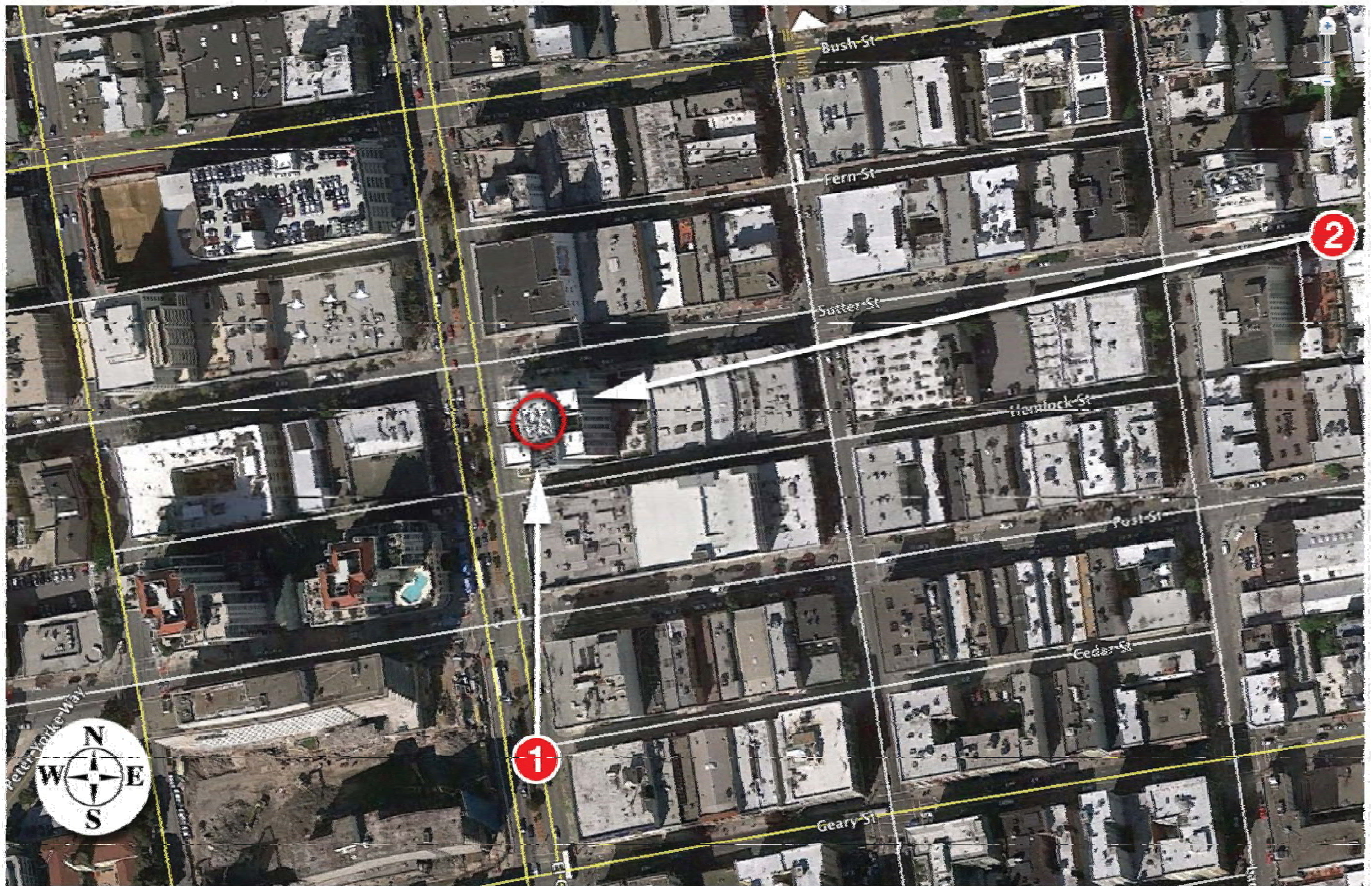
SHEET TITLE:

TITLE

SHEET NUMBER:

T-1





Bush and Van Ness

Site # 273821

Aerial Map

1/11/17

1285 Sutter Street  
San Francisco, CA

Applied Imagination 510.914.0500

BUSH AND  
VAN NESS

273821  
1285 SUTTER ST  
SAN FRANCISCO, CA 94109



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598



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	02/08/17	CLIENT REV	M.D.
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DRAWN BY: M. DI DIO

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 02/08/17

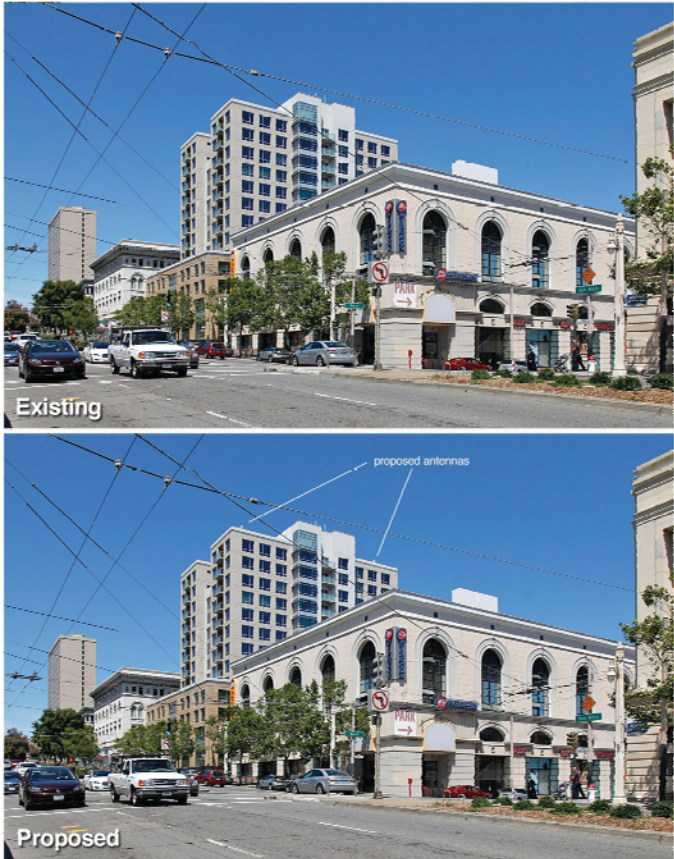
SHEET TITLE:

PHOTOSIMS

SHEET NUMBER:

T-2





**verizon** Bush and Van Ness Site # 273821 Looking North from Van Ness Street  
1285 Sutter Street View #1  
San Francisco, CA  
1/11/17 Applied Imagination 510.914.0200



**verizon** Bush and Van Ness Site # 273821 Looking West from Sutter Street  
1285 Sutter Street View #2  
San Francisco, CA  
1/11/17 Applied Imagination 510.914.0200

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	02/08/17	CLIENT REV	M.D.
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APPROVED BY: -

DATE: 02/08/17

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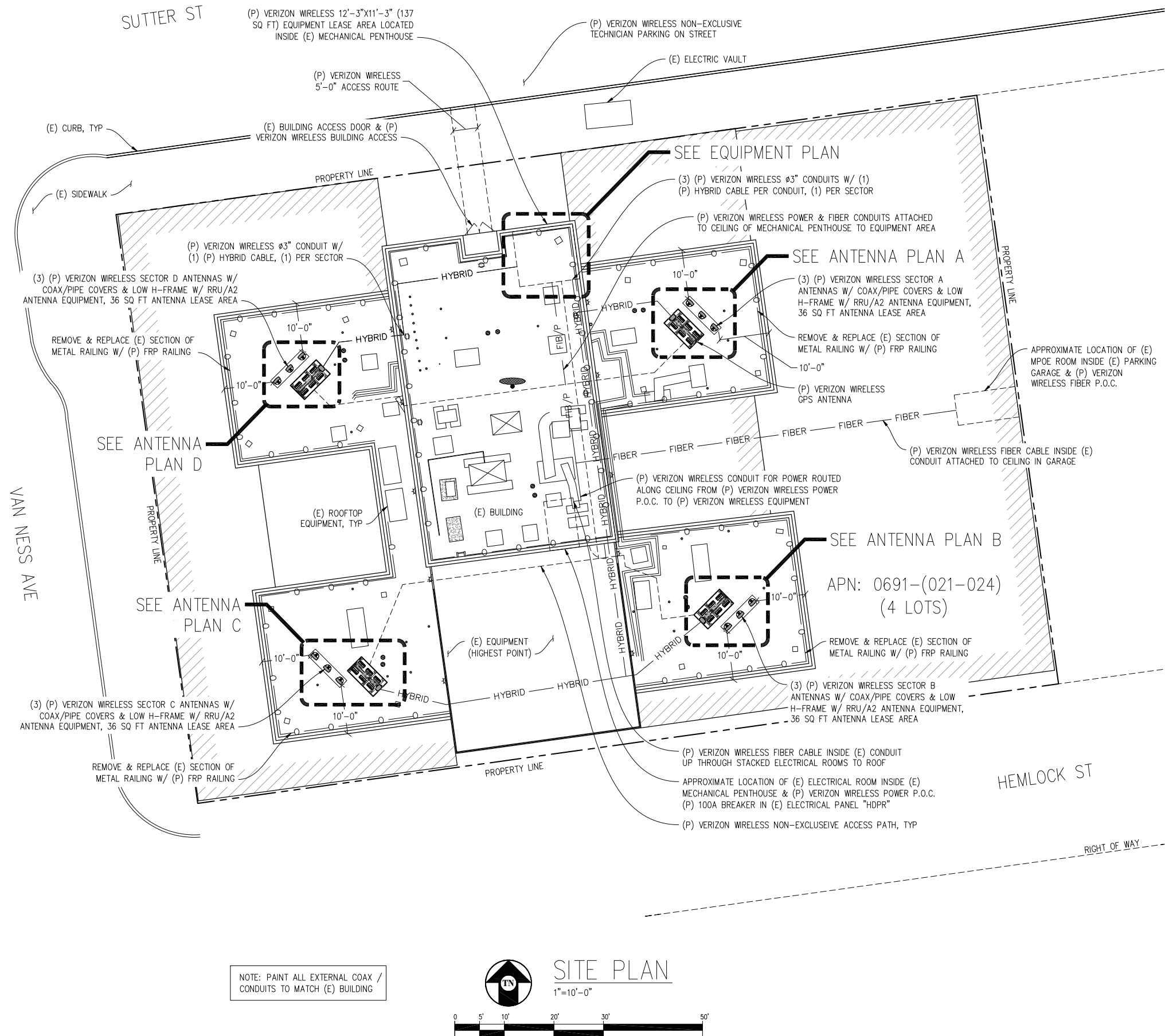
PHOTOSIMS

SHEET NUMBER:

T-3







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	02/08/17	CLIENT REV	M.D.
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DRAWN BY: M. DI DIO

CHECKED BY: J. GRAY

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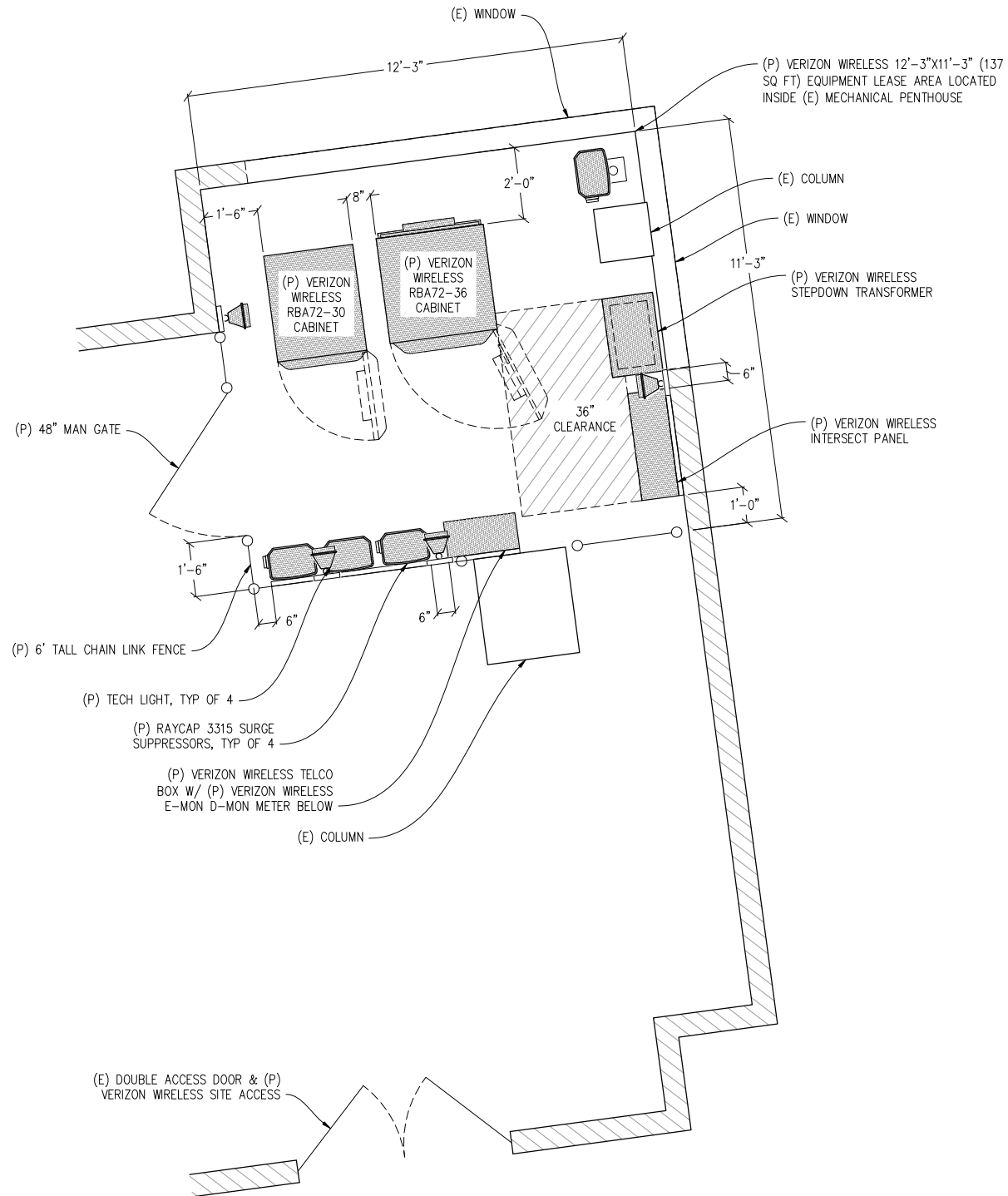
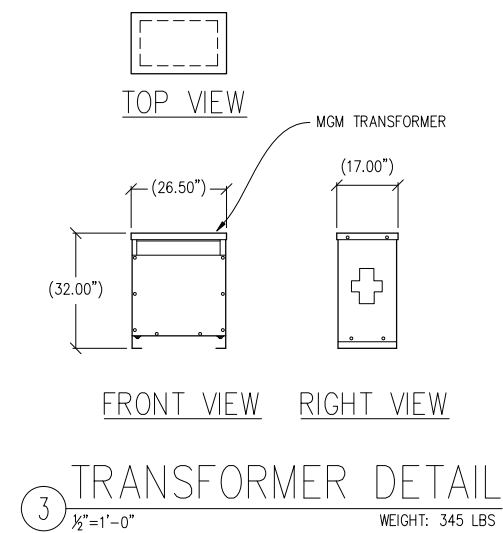
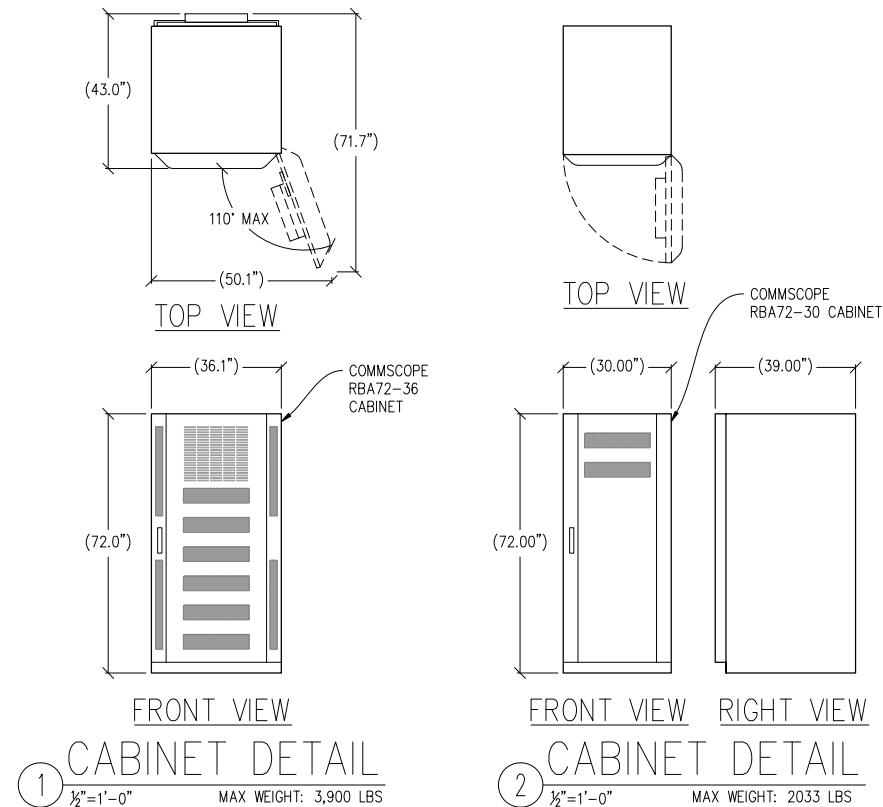
DATE: 02/08/17

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SITE PLAN

SHEET NUMBER:

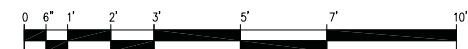
A-1



NOTE: PAINT ALL EXTERNAL COAX / CONDUITS TO MATCH (E) BUILDING



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



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	02/08/17	CLIENT REV	M.D.
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DRAWN BY: M. DI DIO  
CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 02/08/17

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


$$y_2'' = 1' - 0''$$

NOTE:  
ALL (E) UNUSED SOLAR PANEL ANCHORS IN FRONT OF (P)  
ANTENNAS ARE TO BE CUT DOWN TO 6" ABOVE (E) ROOFING  
MATERIAL, CAPPED, & PAINTED W/ RF ABSORBING PAINT


$$\frac{1}{2}'' = 1' - 0''$$

NOTE:  
ALL (E) UNUSED SOLAR PANEL ANCHORS IN FRONT OF (P)  
ANTENNAS ARE TO BE CUT DOWN TO 6" ABOVE (E) ROOFING  
MATERIAL, CAPPED, & PAINTED W/ RF ABSORBING PAINT



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DRAWN BY: M. DI DIO

CHECKED BY: J. GRAY

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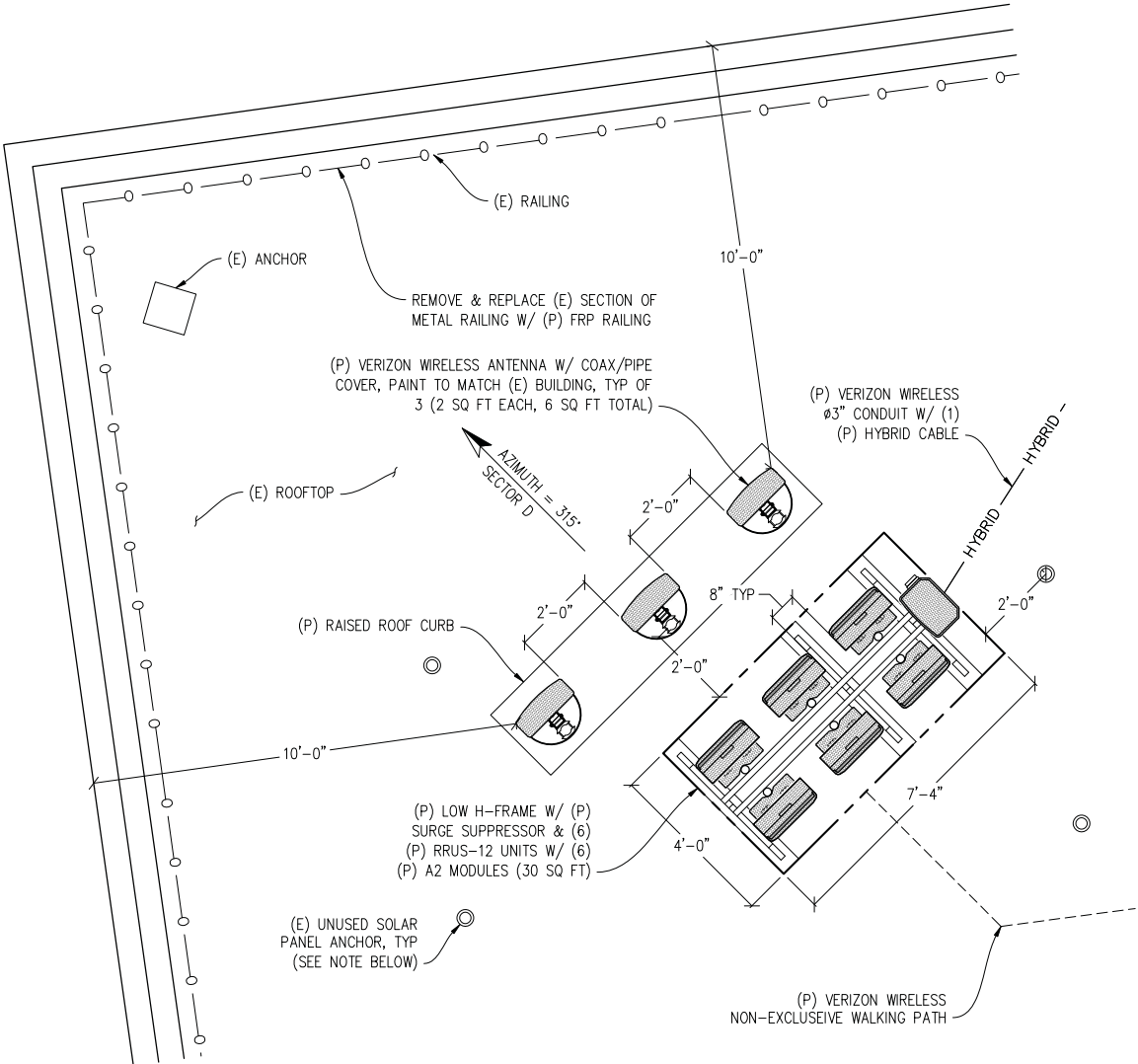
DATE: 02/08/17

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ANTENNA PLANS

SHEET NUMBER:

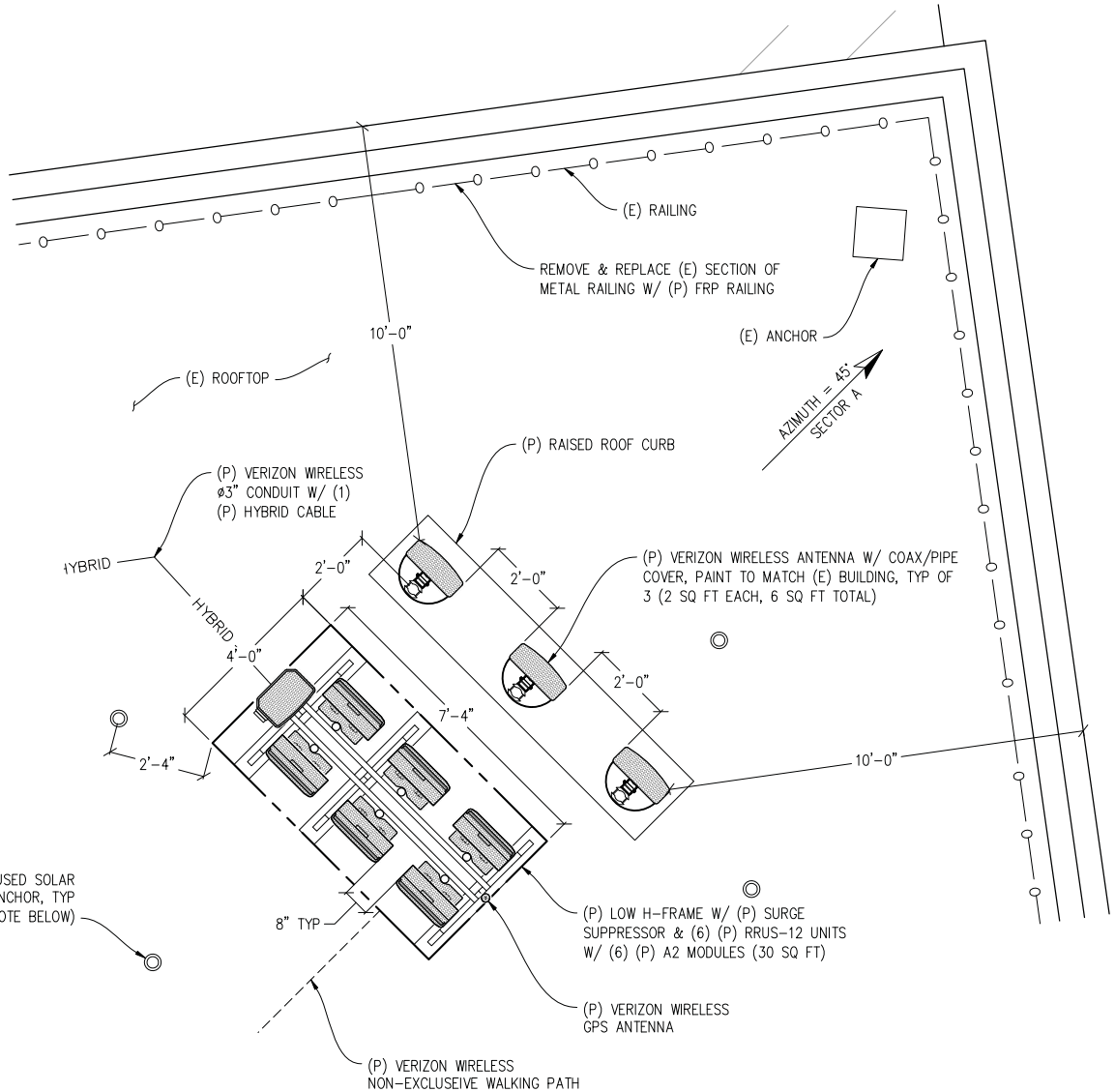
A-4



ANTENNA PLAN D

1/2"=1'-0"

NOTE:  
ALL (E) UNUSED SOLAR PANEL ANCHORS IN FRONT OF (P)  
ANTENNAS ARE TO BE CUT DOWN TO 6" ABOVE (E) ROOFING  
MATERIAL, CAPPED, & PAINTED W/ RF ABSORBING PAINT

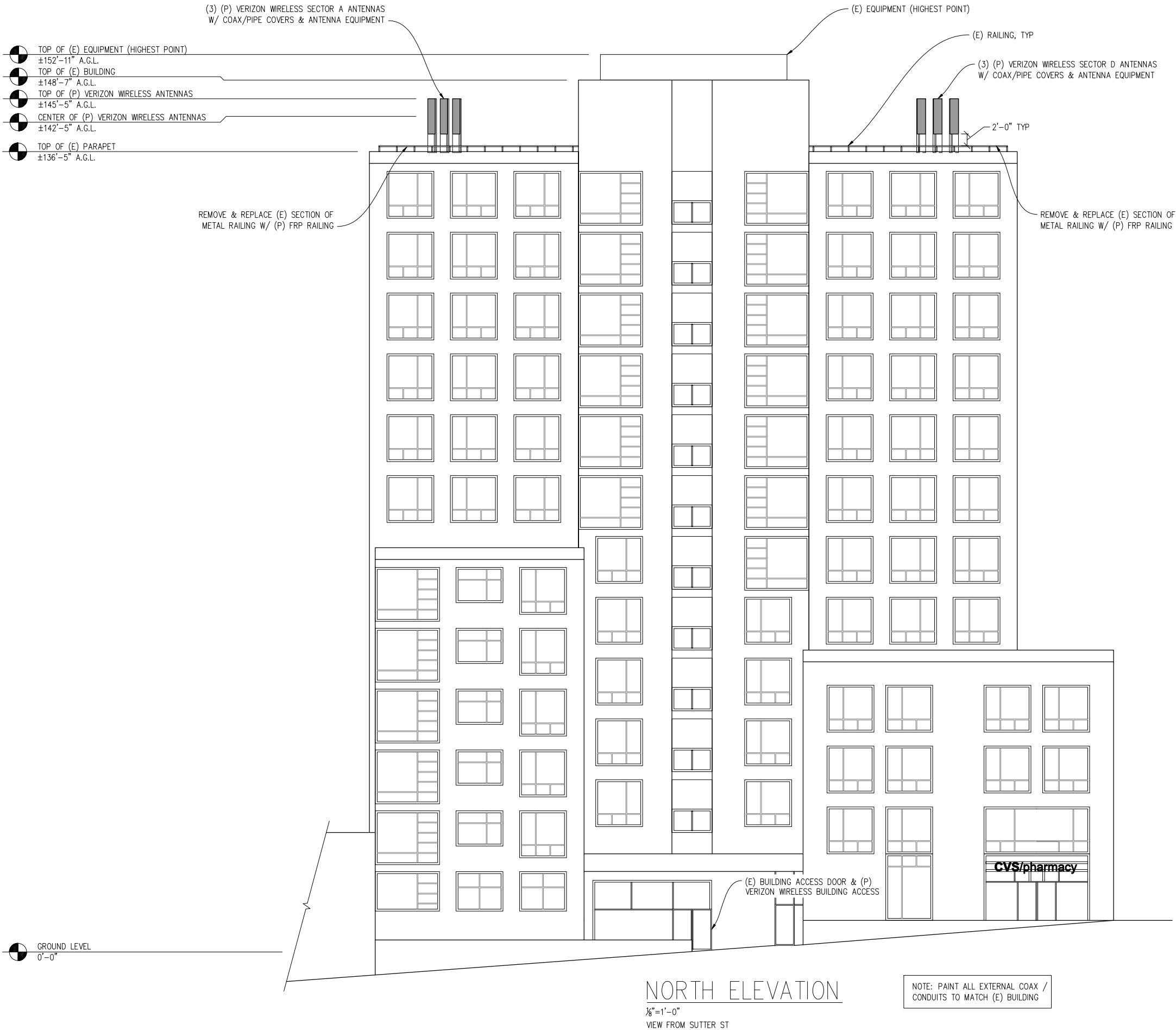


ANTENNA PLAN A

1/2"=1'-0"

NOTE:  
ALL (E) UNUSED SOLAR PANEL ANCHORS IN FRONT OF (P)  
ANTENNAS ARE TO BE CUT DOWN TO 6" ABOVE (E) ROOFING  
MATERIAL, CAPPED, & PAINTED W/ RF ABSORBING PAINT





BUSH AND  
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273821  
1285 SUTTER ST  
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	01/16/17	CLIENT REV	C.C.
	02/08/17	CLIENT REV	M.D.
	-	-	-

DRAWN BY: M. DI DIO

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 02/08/17

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-5

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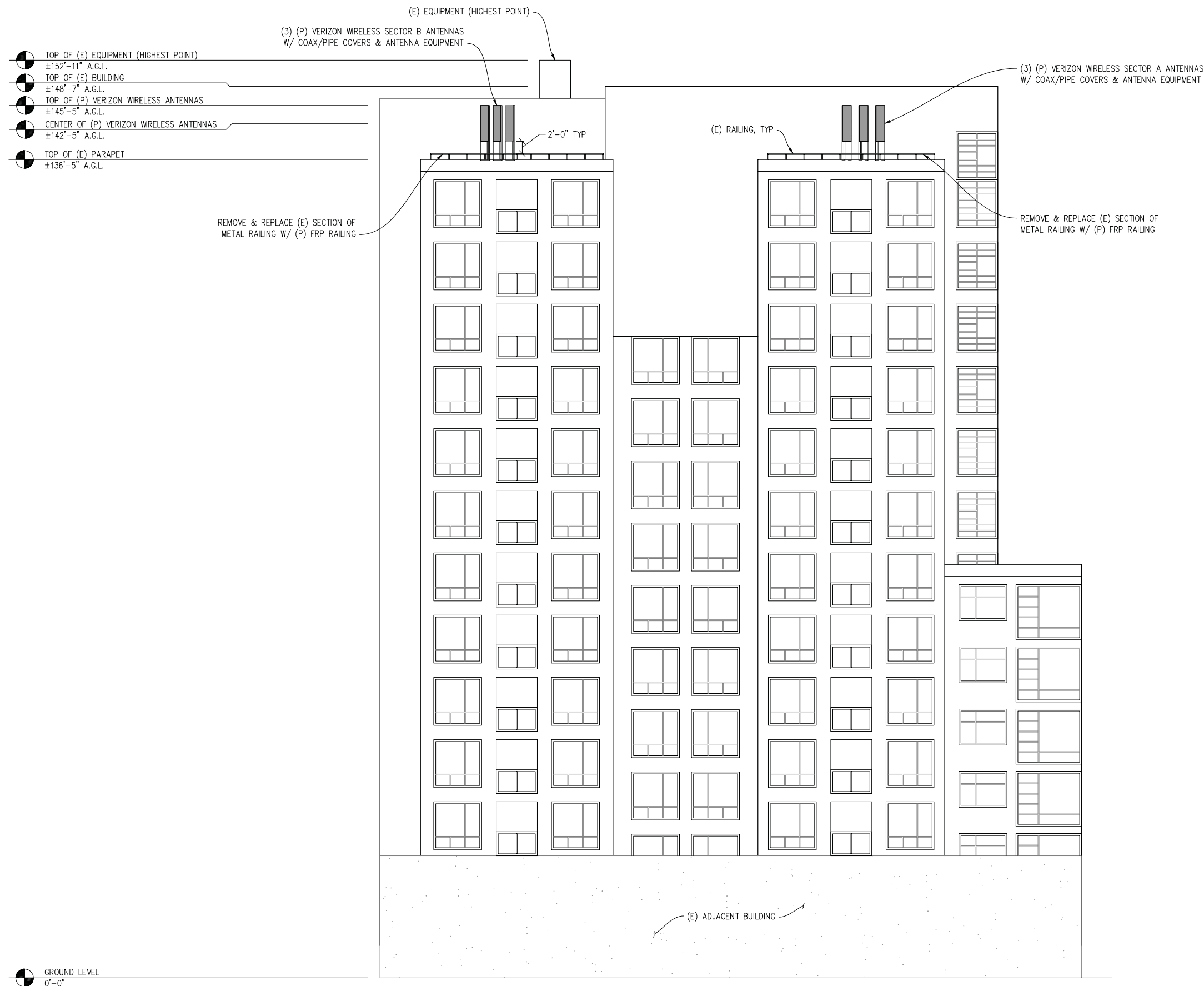
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S4469

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	12/21/16	CLIENT REV	C.
	01/16/17	CLIENT REV	C.
	02/08/17	CLIENT REV	M.

DATE: 02/08/17

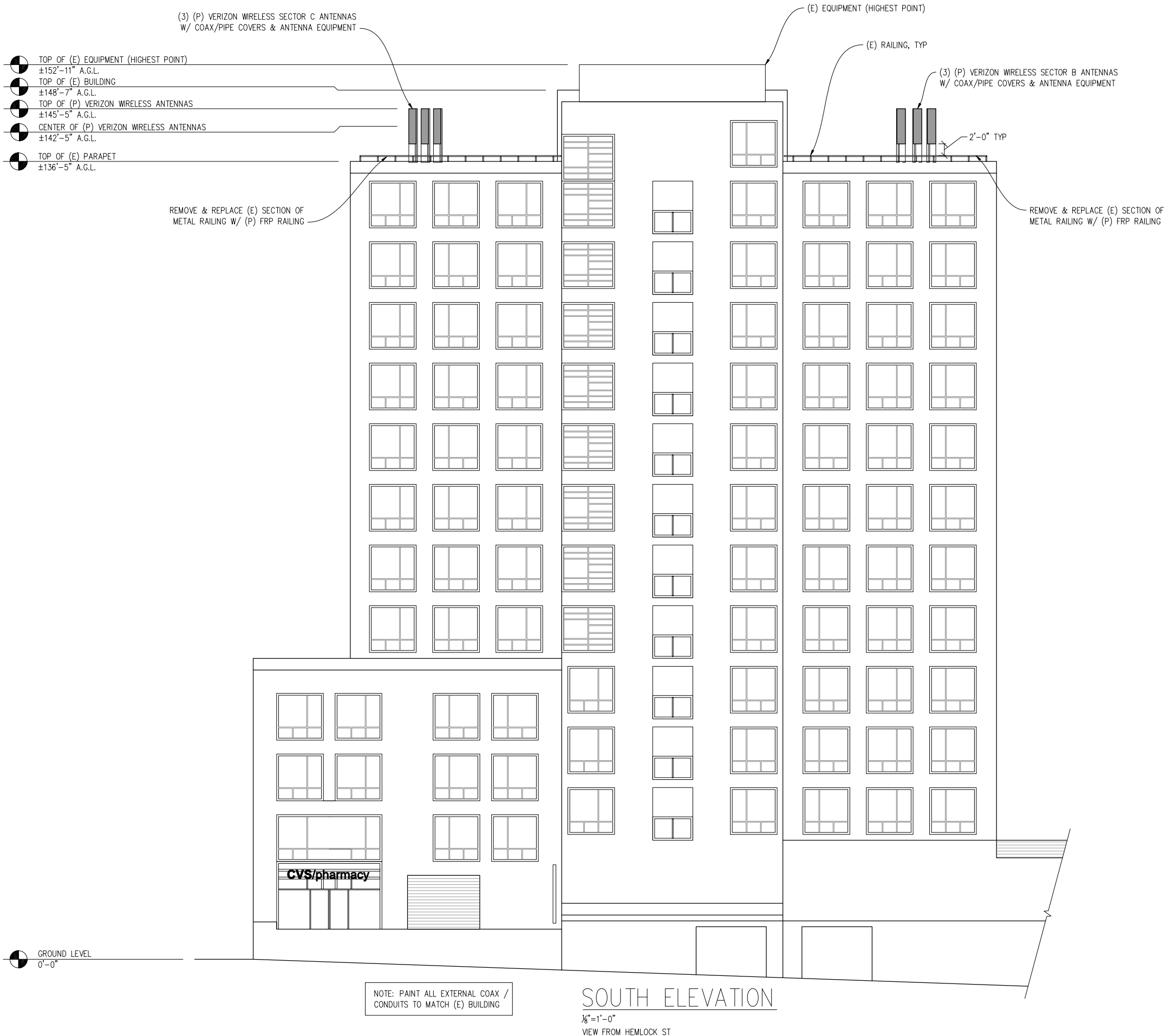
A-6



EAST ELEVATION

$\frac{1}{8}" = 1' - 0"$   
VIEW FROM POLK ST

NOTE: PAINT ALL EXTERNAL COAX /  
CONDUITS TO MATCH (E) BUILDING



BUSH AND  
VAN NESS

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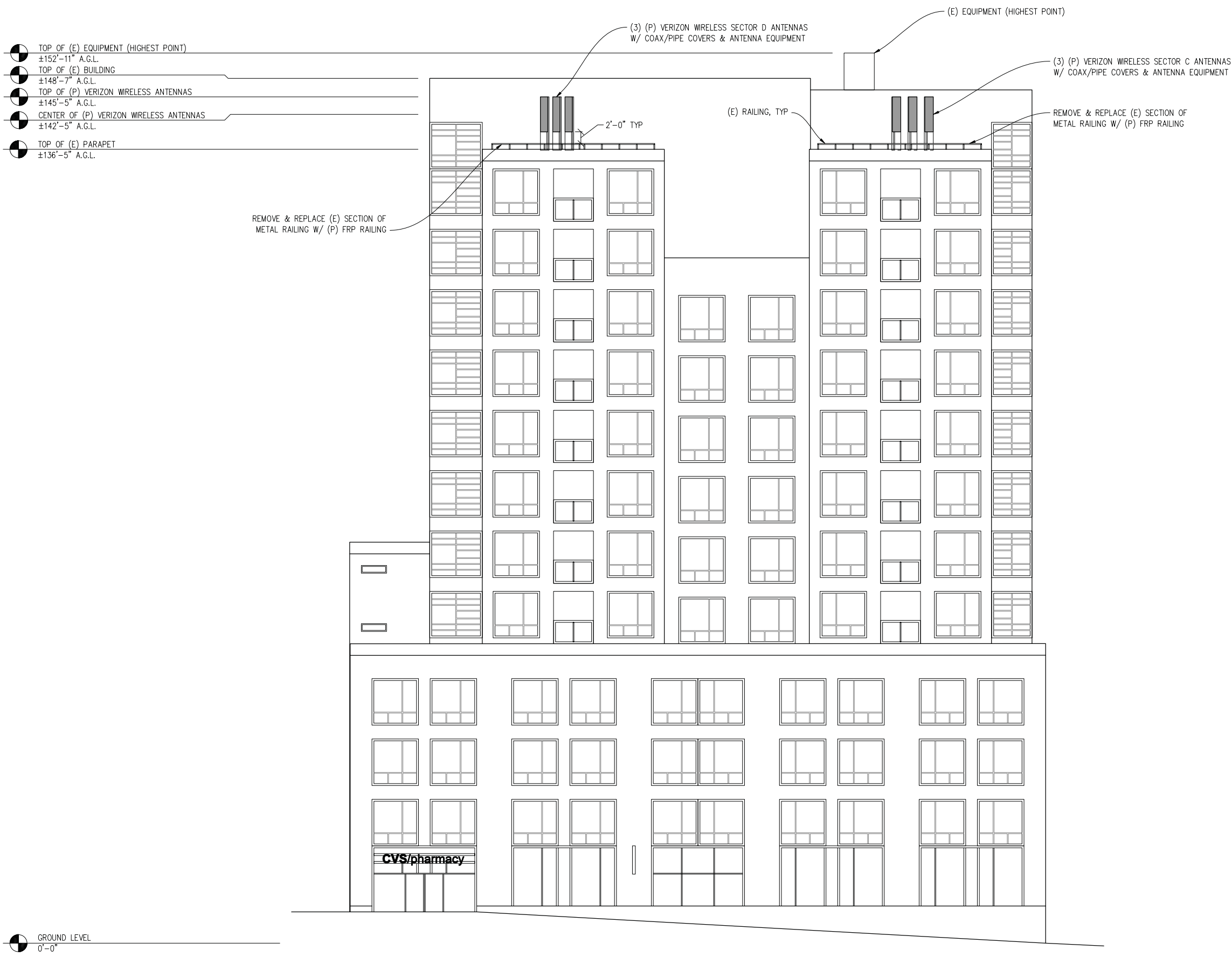
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	02/08/17	CLIENT REV	M.D.
	-	-	-
DRAWN BY: M. DI DIO			
CHECKED BY: J. GRAY			
APPROVED BY: -			
DATE: 02/08/17			

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-7



NOTE: PAINT ALL EXTERNAL COAX /  
CONDUITS TO MATCH (E) BUILDING

WEST ELEVATION  
1/8"=1'-0"  
VIEW FROM VAN NESS AVE

BUSH AND  
VAN NESS

273821  
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	02/08/17	CLIENT REV	M.D.
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CHECKED BY: J. GRAY

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SHEET TITLE:

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SHEET NUMBER:

A-8