



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: MARCH 2, 2017

Date: February 23, 2017
Case No.: **2016-010356CUA**
Project Address: **611 2nd Street**
Current Zoning: MUO (Mixed Use-Office)
65-X Height and Bulk District
Block/Lot: 3789/008
Project Sponsor: T-Mobile, represented by
Kevin Bowyer, Modus, Inc.
240 Stockton Street, 3rd Floor
San Francisco, CA 94108
Staff Contact: Stephanie Skangos – (415) 575-8731
Stephanie.Skangos@sfgov.org
Recommendation: Approval with Conditions

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

Reception:
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PROJECT DESCRIPTION

The proposal is to allow the development of a T-Mobile macro Wireless Telecommunications Services (“WTS”) facility. The macro WTS facility would feature three (3) rooftop-mounted panel antennas screened within three (3) radomes, one (1) GPS antenna, and an equipment area located inside the subject building. The three (3) antennas will be divided into three (3) sectors, Sectors A, B, and C, of one (1) antenna each. Sector A will be located on the northeastern portion of the subject building, adjacent to an existing parapet that splits the roof into two areas. Sector B will be located in the eastern corner of the subject building, and Sector C will be located in the western corner of the subject building, fronting Brannan Street.

All antennas will be located onto roof-mounted antenna frames and screened from view within three (3) new radomes. The radomes will be composed of fiber-reinforced plastic (“FRP”) which allows radio signals to pass through, but can be textured and painted to mimic the elements of a vent pipe. The radomes will be 28 inches in diameter and extend approximately 8’-3” above the existing building parapet, for a total height of 82’-8” above grade to match the height of an existing penthouse on the subject building.

The equipment area will be located inside the subject building on the sixth floor. Additional ancillary equipment will be installed at each sector, within the radomes, and within the equipment area, not visible from the public right-of-way.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on Assessor’s Block 3789, Lot 008. The lot is located at the east corner of the intersection of Brannan and 2nd Streets. The Project Site features an industrial building developed in 1909 and is used for a public storage company.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is situated within the South of Market neighborhood and South End historic landmark district. Surrounding uses include a mix of commercial and office 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	February 10, 2017	February 8, 2017	22 days
Posted Notice	20 days	February 10, 2017	February 10, 2017	20 days
Mailed Notice	20 days	February 10, 2017	February 10, 2017	20 days

PUBLIC COMMENT/COMMUNITY OUTREACH

The Project Sponsor held a community meeting on May 18, 2016 from 5:30pm to 6:30pm at the San Francisco Public Library at 100 Larkin Street. No members of the community attended the meeting.

As of February 16, 2017, the Department has received an email from a member of the community requesting additional information on the proposal. Plans and photo simulations, along with an explanation of the project were sent in response. The Department has not received any calls or testimony in opposition or support of the Project.

ISSUES AND OTHER CONSIDERATIONS

- The subject building is located in an Article 10 Historic District. The proposed WTS facility has been found to be consistent with the intent and requirements outlined in Historic Preservation Commission Motion No. 0289 and Resolution No. 764, and an Administrative Certificate of Appropriateness (ACOA) was issued on December 13, 2016. A copy of the issued ACOA can be found in "Exhibit C"
- Based on the zoning and land use, the proposed WTS facility is considered a Location Preference 4 Site (Industrial or Commercial Structures), which is considered a "preferred location" according to the WTS Facilities Siting Guidelines, as the Project Site is a wholly commercial structure within the MUO District.
- Given the directional nature of the panel antennas, their specific orientation, and their placement on the roof, the RF emissions created by the proposed panel antennas would not result in exposure levels that approach or exceed the public exposure limits set by the Federal Communications Commission (FCC). As noted on Radio-Frequency (RF) emissions report, the

combined maximum RF exposure would be less than 0.27% 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.
- T-Mobile has an updated Five Year Plan on file with the Department that includes the approximate longitudinal and latitudinal coordinates of proposed locations, including the Project Site.
- All required public notifications were conducted in compliance with the Planning Code and adopted WTS policies.

REQUIRED COMMISSION ACTION

Pursuant to Sections 303 and 842.99 of the Planning Code, a Conditional Use Authorization is required for a macro WTS facility (Utility and Infrastructure Use) in the MUO Zoning District.

BASIS FOR RECOMMENDATION

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

- The proposed facility would be screened from view by virtue of proposed enclosures and their placement on the rooftop of the Subject Site. The proposal would not significantly detract from views of the Subject Building or from the view of other surrounding buildings, nor would it detract from adjacent streetscapes and vistas within the South of Market neighborhood and South End Historic Landmark District.
- The Project is on balance, consistent with the Objectives and Policies of the General Plan, as outlined in the draft Motion.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182, 16539, and 18523 supplementing the 1996 WTS Guidelines.
- The expected RF emissions fall well within the limits established by the Federal Communications Commission (FCC).
- According to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the Project Site is a preferred location, as a Location Preference 4 (Industrial or Commercial Structures) Site.
- Based on propagation maps provided by T-Mobile, the Project would provide enhanced coverage in an area that currently experiences gaps in coverage and capacity.
- Based on the analysis provided by T-Mobile, 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 T-Mobile are accurate.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Conditional Use Authorization Motion
Block Book Map
Sanborn Map
Zoning Map
Aerial Map
Administrative Certificate of Appropriateness
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\611 2nd Street (T-Mobile)\PC Materials\611 2nd 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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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303 AND 842.99 TO DEVELOP A T-MOBILE MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF THREE (3) SCREENED ROOFTOP MOUNTED PANEL ANTENNAS, THREE (3) ROOFTOP MOUNTED RADOMES, ONE (1) GPS ANTENNA AND AN ASSOCIATED EQUIPMENT AREA AS PART OF THE T-MOBILE TELECOMMUNICATIONS NETWORK WITHIN THE MUO (MIXED USE-OFFICE) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 10, 2016, T-Mobile (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for a Conditional Use Authorization on the property at 611 2nd Street, Block 3789, Lot 008 (hereinafter "Project Site") to develop a T-Mobile Macro Wireless Telecommunications Services Facility consisting of three (3) screened rooftop mounted panel antennas, three (3) radomes, one (1) GPS antenna and an associated equipment area as part of the T-Mobile Telecommunications Network telecommunications network, within a MUO (Mixed Use-Office) Zoning District and a 65-X Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act). The Planning Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department

(hereinafter "Department"), as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco.

On March 2, 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. 2016-010356CUA, 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 3789, Lot 008. The lot is located at the east corner of the intersection of Brannan and 2nd Streets. The Project Site features an industrial building developed in 1909 and is used for a public storage company.
3. **Surrounding Properties and Neighborhood.** The Project Site is situated within the South of Market neighborhood and South End historic landmark district. Surrounding uses include a mix of commercial and office uses.
4. **Project Description.** The proposal is to allow the development of a T-Mobile macro Wireless Telecommunications Services ("WTS") facility. The macro WTS facility would feature three (3) rooftop-mounted panel antennas screened within three (3) radomes, one (1) GPS antenna, and an equipment area located inside the subject building. The three (3) antennas will be divided into three (3) sectors, Sectors A, B, and C, of one (1) antenna each. Sector A will be located on the northeastern portion of the subject building, adjacent to an existing parapet that splits the roof into two areas. Sector B will be located in the eastern corner of the subject building, and Sector C will be located in the western corner of the subject building, fronting Brannan Street.

All antennas will be located onto roof-mounted antenna frames and screened from view within three (3) new radomes. The radomes will be composed of fiber-reinforced plastic ("FRP") which allows radio signals to pass through, but can be textured and painted to mimic the elements of a vent pipe. The radomes will be 28 inches in diameter and extend

approximately 8'-3" above the existing building parapet, for a total height of 82'-8" above grade to match the height of an existing penthouse on the subject building.

The equipment area will be located inside the subject building on the sixth floor. Additional ancillary equipment will be installed at each sector, within the radomes, and within the equipment area, not visible from the public right-of-way.

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

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

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

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

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

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

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Based on the zoning and land use, the proposed WTS facility is at a Location Preference 4 Site (Industrial or Commercial Structures) according to the *WTS Facilities Siting Guidelines*, making it a desired location.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network is designed to address coverage and capacity needs in the area. The network will operate in the 700 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the Guidelines, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.
9. **Department of Public Health Review and Approval.** The Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Radio-Frequency (RF) levels from the proposed T-Mobile transmitters at ground level would be less than 0.27% of the FCC public exposure limit.

There are no existing antennas operated by T-Mobile installed on the roof top of the building at 611 2nd Street. Existing RF levels at ground were approximately 0.14% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. T-Mobile proposes to install three (3) new antennas. The antennas are mounted at a height of 79.5 feet above the ground. The estimated RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.0019 mW/sq cm., which is 0.27% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 51 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 13 feet of the front of the antennas while they are in operation.

10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by T-Mobile 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 100 Larkin Street, to discuss the Project at 5:30 p.m. on May 18, 2016. No members of the community attended the meeting.
13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted an updated five-year plan, as required, in October 2016.
14. **Public Comment.** As of February 16, 2017, the Department has received an email from a member of the community requesting additional information on the proposal. Plans and photo simulations, along with an explanation of the project were sent in response. 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 842.99, a Conditional Use Authorization is required for a macro WTS facility (Utility and Infrastructure Use).
16. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project complies with said criteria in that:
 - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.
 - i. *Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the City to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

The Project at 611 2nd Street is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding neighborhood. The overall location, setback from public streets, height and design of the proposed facility, including visible screening elements is situated so as to avoid intrusion into public vistas, and to insure harmony with the existing neighborhood character and promote public safety.
 - ii. *Necessary: In the case of wireless installations, there are two criteria that the Commission reviews: coverage and capacity.*

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

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

The Project at 611 2nd 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 T-Mobile 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 T-Mobile's coverage and capacity within the South of Market neighborhood.

COMMERCE AND INDUSTRY ELEMENT
Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

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

OBJECTIVE 2:

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

Policy 2.1:

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

Policy 2.3:

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

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

OBJECTIVE 4:

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

Policy 4.1:

Maintain and enhance a favorable business climate in the City.

Policy 4.2:

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

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

VISITOR TRADE

OBJECTIVE 8:

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

Policy 8.3:

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

The Project will ensure that residents and visitors have adequate public service in the form of T-Mobile 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 radomes are minimally visible from surrounding public rights-of-way (e.g. sidewalks along surrounding streets), the size, height, and setback of the screening structures will not significantly detract from views of the subject building.

Furthermore, the proposed WTS facility has been found to be consistent with the intent and requirements outlined in Historic Preservation Commission Motion No. 0289 and Resolution No. 764, and an Administrative Certificate of Appropriateness was issued on December 13, 2016.

- 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. **2016-010356CUA**, subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 17, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **March 2, 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 three (3) screened panel antennas (operated by T-Mobile) located at 611 2nd Street, Block 3789, Lot 008, pursuant to Planning Code Sections 303 and 842.99 within the MUO Zoning District and an 65-X Height and Bulk District; in general conformance with plans, dated November 17, 2016 and stamped "EXHIBIT B" included in the docket for Record No. 2016-010356CUA and subject to conditions of approval reviewed and approved by the Commission on March 2, 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 **March 2, 2017** under Motion No. XXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

4. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:

- a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
- b. **For the Project Site, regardless of the ownership of the existing facilities.** Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
- c. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

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

8. **Screening - WTS.** To the extent necessary to ensure compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:

- a. Modify the placement of the facilities;
- b. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
- c. Install multi-lingual signage, including the RF radiation hazard warning symbol identified in ANSI C95.2 1982, to notify persons that the facility could cause exposure to RF emissions;
- d. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
- e. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
 - a. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual effects;

- b. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
- c. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

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

MONITORING - AFTER ENTITLEMENT

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

11. **Implementation Costs - WTS.** The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.

The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with implementation of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Technology, Office of the City Attorney, or any other appropriate City Department or agency. The Planning Department shall collect such costs on behalf of the City.

The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.

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

12. **Implementation and Monitoring - WTS.** In the event that the Project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.

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

13. **Project Implementation Report - WTS.** The Project Sponsor shall prepare and submit to the Zoning Administrator a Project Implementation Report. The Project Implementation Report shall:

- a. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
- b. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
- c. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non-holiday weekday with the subject equipment measured while operating at maximum power.
- d. Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.
- e. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
- f. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

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

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

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

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

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

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

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

16. **Installation - WTS.** Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.

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

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

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

OPERATION

18. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

19. **Out of Service – WTS.** The Project Sponsor or Property Owner shall remove antennas and equipment that has been out of service or otherwise abandoned for a continuous period of six (6) months.

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

20. **Emissions Conditions – WTS.** It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.

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

21. **Noise and Heat – WTS.** The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Control Ordinance. The WTS facility, including power source and any heating/cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.

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

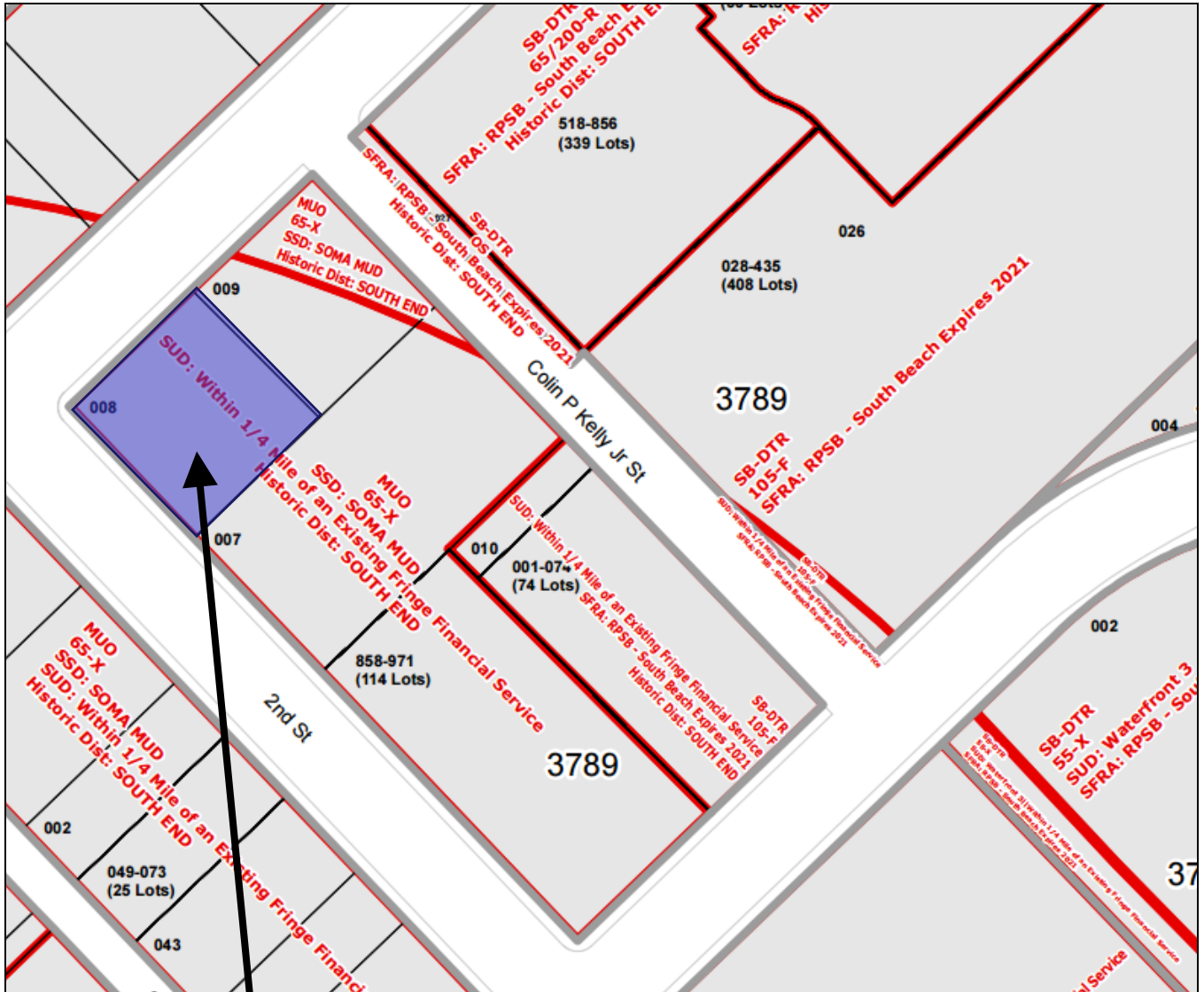
22. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.

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

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

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

Block Book Map

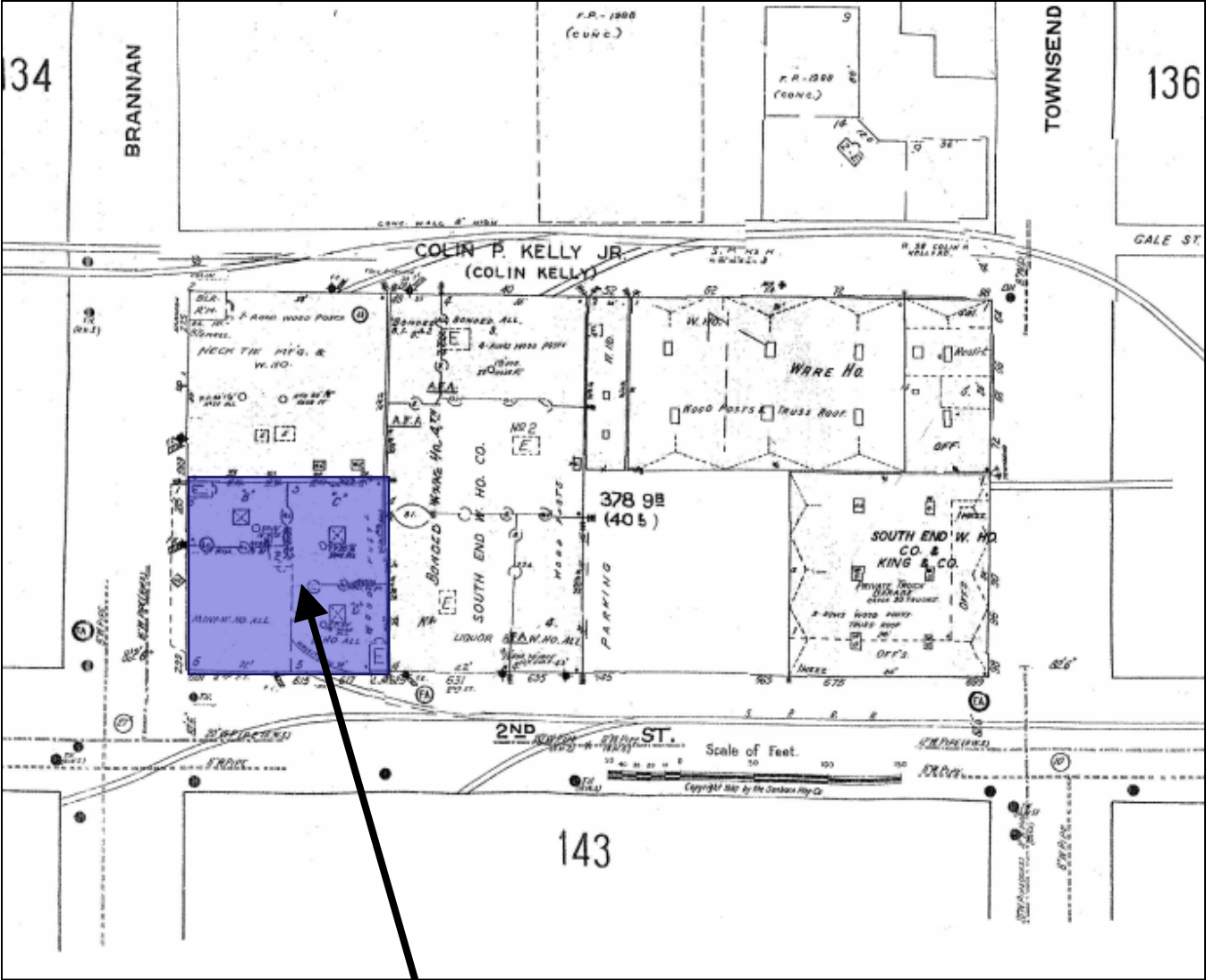


**SUBJECT
PROPERTY**



Case Number 2016-010356CUA
T-Mobile
Macro WTS Facility
611 2nd Street

Sanborn Map*

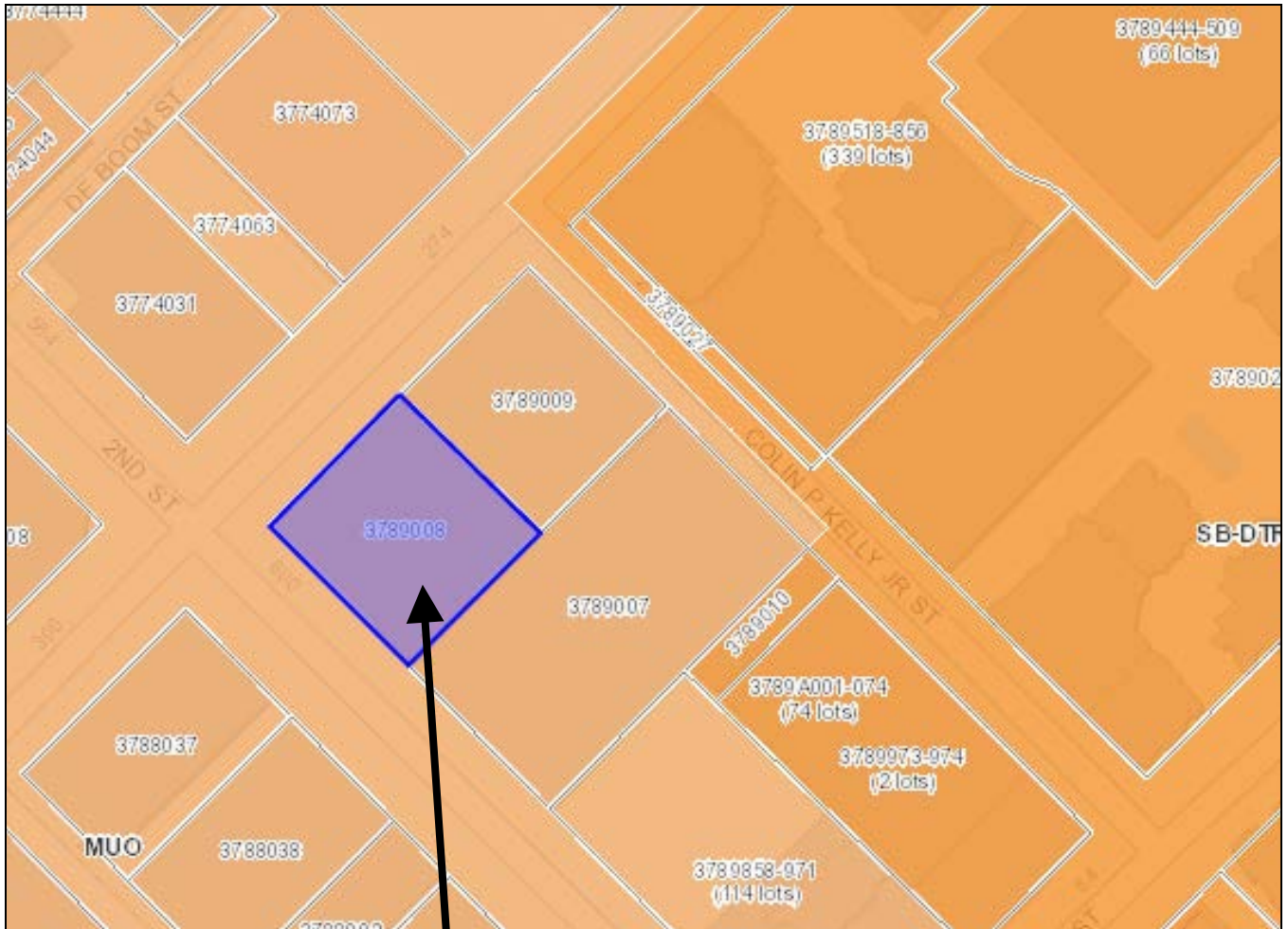


SUBJECT
PROPERTY

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



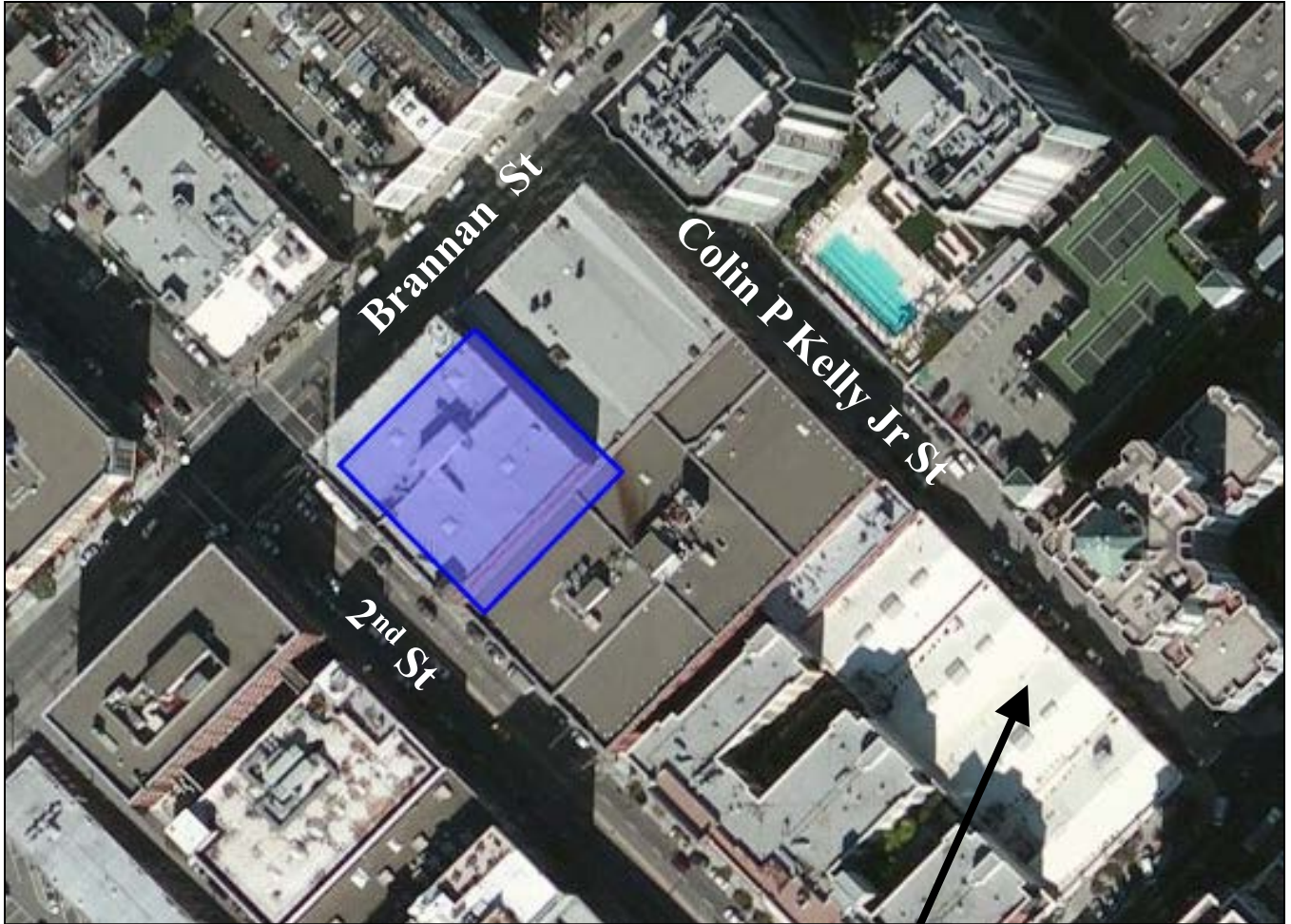
Zoning Map



SUBJECT
PROPERTY



Aerial Photo



SUBJECT
PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness ADMINISTRATIVE ACOA16.0246

Date: December 13, 2016
Case No. 2016-010356COA
Permit Application No.: NA
Project Address: 611 2nd STREET
Landmark/District: South End Landmark District
Zoning: MUO - (Mixed Use-Office)
65-X Height and Bulk District
Block/Lot: 3789/008
Applicant: Kevin Bowyer
Modus, Inc. for T-Mobile
240 Stockton Street, 3rd Floor
San Francisco, CA 94108
Staff Contact Ashley Woods
415/575-9178
Ashley.Woods@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

1650 Mission St.
Suite 400
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CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

This is to notify you that pursuant to the process and procedures adopted by the Historic Preservation Commission ("HPC") in Motion No. 0289 and authorized by Section 1006.2 of the Planning Code, the scope of work identified in this Administrative Certificate of Appropriateness for **611 2nd Street** has been delegated to the Department. The Department grants **APPROVAL** in conformance with the architectural plans dated November 17, 2016 and photo simulations dated November 8, 2016, and labeled Exhibit A on file in the docket for Case No. **2016-010356COA**.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review pursuant to CEQA Guideline Section 15301 (Class 1 - Minor alteration of existing facilities with negligible or no expansion of use) because the project is an alteration of an existing structure and meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

PROJECT DESCRIPTION

The proposed work is for the modification of an existing T-Mobile (WTS) facility. The proposed scope of work includes:

- Installation of three (3) new antennas on rooftop within three (3) new 28" radomes: (1) radome near the northwest wall, (1) radome near the northeast wall, and (1) radome by the southeast wall.
- Installation of six (6) new TMAs within new radomes on rooftop.
- Installation of three (3) radio relay units (RRUs) on a new H-frame at equipment level on 6th floor of existing building.
- Installation of one (1) new GPS antenna on rooftop by northeast wall; GPS antenna will not be visible from public right-of-way views.

T-Mobile's proposed project is identified as a minor alteration pursuant to Historic Preservation Commission Motion No. 0289. The proposed work most closely relates to Scope No. 4 (Rooftop equipment). Equipment associated with the new wireless telecommunications facility installation will be minimally visible from the surrounding public rights-of-way and will not attach directly to any historic material. Rooftop equipment can be easily removed in the future without disturbing historic fabric and will be installed in a manner that avoids harming any historic fabric of the building. All of the work described above is consistent with the architectural character of the building, district, and the *Secretary Standards*.

FINDINGS

This work complies with the following requirements:

1. Compliance with the *Secretary of the Interior's Standards for Rehabilitation* and consistent with the architectural character of the landmark district, as set forth in the designation report:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposal would not affect the current uses within building. Installation of the new WTS facility will be screened from view within new radomes. Installation of antennas on the roof and of equipment area on the 6th floor will require no change to distinctive materials, features, or spaces of the building or district.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposal would not include the removal or alteration of historic materials or features of the building or surrounding district.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposal will not damage any distinctive features of the building.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic

materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

All installations are concealed and minimally visible from the public right-of-way and protect the integrity of both the property and its environment.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The essential form and integrity of the building would be unimpaired if the proposed WTS installation were removed at a future date.

2. **General Plan Compliance.** The proposed Administrative Certificate of Appropriateness, on balance, is consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for an Administrative Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject building and/or the surrounding historic district for the future enjoyment and education of San Francisco residents and visitors.

3. **Prop M Findings.** The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- a. The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project does not affect neighborhood-serving retail uses.

- b. The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building and district in conformance with the requirements set forth in HPC Motion No. 0289 and the Secretary of the Interior's Standards.

- c. The City's supply of affordable housing will be preserved and enhanced:

The proposed project will have no effect on the City's supply of affordable housing.

- d. The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- e. A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not affect the City's diverse economic base and will not displace any business sectors due to commercial office development.

- f. The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed alterations. Any construction or alteration would be executed in compliance with all applicable construction and safety measures.

- g. That landmark and historic buildings will be preserved.

The proposed project respects the character-defining features of the subject building and the surrounding historic district, and is in conformance with the requirements set forth in HPC Motion No. 0289 and the Secretary of the Interior's Standards

- h. Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed Administrative Certificate of Appropriateness will not impact the City's parks and open space.

For these reasons, the above-cited work is consistent with the intent and requirements outlined in HPC Motion No. 0289 and will not be detrimental to the subject building and/or the historic district.

Duration of this Administrative Certificate of Appropriateness: This Administrative Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Planning Department, as delegated by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

REQUEST FOR HEARING: If you have substantial reason to believe that there was an error in the issuance of this Administrative Certificate of Appropriateness, or abuse of discretion on the part of the Planning Department, you may file for a Request for Hearing with the Historic Preservation Commission within 20 days of the date of this letter. Should you have any questions about the contents of this letter, please contact the Planning Department at 1650 Mission Street, 4th Floor or call 415-575-9121.

cc: Historic Preservation Commission, 1650 Mission Street, San Francisco, CA 94103
San Francisco Architectural Heritage, 2007 Franklin Street, San Francisco, CA 94109
Nancy Shanahan, Planning & Zoning Committee, Telegraph Hill Dwellers, 224 Filbert Street, San Francisco, CA 94133
T-Mobile c/o Kevin Bowyer, 240 Stockton Street, 3rd Floor, San Francisco, CA 94108
Public Storage, Attn: Lori Kind, 611 2nd Street, San Francisco, CA 94107

Finance Division, Planning Department, 1650 Mission Street, San Francisco, CA 94103

Existing



Proposed



view from 2nd Street looking southeast at site

Existing



Proposed



Proposed T-Mobile
Installation (Sector C)

view from 2nd Street looking southeast at site

Existing



Proposed



view from 2nd Street looking northwest at site

**T-Mobile West LLC • Proposed Base Station (Site No. SF90341E)
611 Second Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by T-Mobile West LLC, a personal wireless telecommunications carrier, to evaluate the base station (Site No. SF90341E) proposed to be located at 611 Second Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted an 11-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm ²	1.00 mW/cm ²
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

Checklist

Reference has been made to information provided by T-Mobile, including zoning drawings by Precision Design & Drafting, Inc., dated June 21, 2016. It should be noted that the calculation results in this Statement include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operations.

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

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

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

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

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

T-Mobile proposes to install three antennas. This is consistent with the scope of work described in the drawings for transmitting elements.



**T-Mobile West LLC • Proposed Base Station (Site No. SF90341E)
611 Second Street • San Francisco, California**

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

T-Mobile proposes to install three RFS Model APXVFWW18X-C-NA20 antennas. The antennas would employ 3° downtilt, would be mounted on short poles within individual cylindrical view screens at an effective height of about 79½ feet above ground, 8½ feet above the roof, and would be oriented toward 20°T, 165°T, and 290°T. There are reported no other wireless telecommunications base stations at the site or nearby.

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.

The maximum existing RF level for a person on the roof is expected to be less than the applicable public exposure limit. The maximum existing RF level for a person at ground near the site was measured* to be 0.0028 mW/cm², which is 0.14% of the most restrictive public limit.

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

The maximum effective radiated power proposed by T-Mobile in any direction would be 6,010 watts, representing simultaneous operation at 2,480 watts for AWS, 2,460 watts for PCS, and 1,070 watts for 700 MHz service.

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

The maximum calculated level at any nearby building is 7.3% of the public exposure limit; this occurs at the six-story commercial building located at 598 Second Street, about 150 feet away to the west.

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 T-Mobile operation is calculated to be 0.0019 mW/cm², which is 0.27% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be less than 0.41% of the applicable public limit.

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

The three-dimensional perimeters of RF levels equal to the public and occupational exposure limits are calculated to extend up to 51 and 13 feet out from the antenna faces, respectively, and to much lesser distances above, below, and to the sides; this does not reach any publicly accessible areas.

* December 1, 2015, using calibrated Narda Type NBM-520 Broadband Field Meter with Type EF-0391 Isotropic Broadband Electric Field Probe (Serial No. D-0454).



**T-Mobile West LLC • Proposed Base Station (Site No. SF90341E)
611 Second 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.

Due to their mounting locations and height, the T-Mobile antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the antennas, including employees and contractors of T-Mobile and of the property owner. No access within 13 feet directly in front of the T-Mobile antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs[†] be posted at the roof access door and at the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

11. Statement of authorship and qualification.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-21306, which expires on September 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

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



**T-Mobile West LLC • Proposed Base Station (Site No. SF90341E)
611 Second 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 T-Mobile West LLC at 611 Second Street in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.



July 11, 2016





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

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

Review of Cellular Antenna Site Proposals

Project Sponsor : T-Mobile **Planner:** Seema Adina
RF Engineer Consultant: Hammett & Edison, Inc **Phone Number:** (707) 996-5200
Project Address/Location: 611 2nd St
Site ID: 2325 **SiteNo.:** SF90341E **Report Dated:** 7/11/2016

The following information is required to be provided before approval of this project can be made. These information requirements are established in the San Francisco Planning Department Wireless Telecommunications Services Facility 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.

- X 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
- X 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
- X 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
- X 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
- X 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
- X 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: 6010 Watts
- X 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: 7.3 %
Distance to this nearby building or structure: 150 feet
- X 8. The estimated maximum cumulative radio frequency fields for the proposed site at ground level. (WTS-FSG, Section 10.5)
Maximum RF Exposure: 0.0019 mW/cm² Maximum RF Exposure Percent: 0.27 %

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: 51

☒ Occupational Exclusion Area

Occupational Exclusion In Feet: 13

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

☒ Yes

☐ No

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

☒ Yes

☐ No

X **Approved.** Based on the information provided the following staff believes that the project proposal will comply with the current Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC standard CFR47 1.1310 **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

Comments:

There are no antennas existing operated by T-Mobile installed on the roof top of the building at 611 2nd St. Existing RF levels at ground level were around .14% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. T-Mobile proposes to install 3 new antennas. The antennas are mounted at a height of 79.5 feet above the ground. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.0019 mW/sq cm., which is 0.27 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 51 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 13 feet of the front of the antennas while they are in operation.

 Not Approved, additional information required.

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

 1 Hours spent reviewing

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

Dated: 7/21/2016

Signed:



Larry Kessler

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

Community Meeting Summary

Attendees on T-Mobile's Behalf:

- Laurel Ferguson – Modus Inc – Project Manager
- Bill Hammett – Hammett & Edison – Third Party RF Engineer

Attendees from Community

- No one showed up in person to the Community Meeting

Public Responses via Email

- Marc Dragun (resident near subject property) emailed and called us regarding the proposed project. He had a couple clarifying questions regarding the project
- Attached is a copy of the email chain along with our formal responses to his questions
- Through this correspondence, we believe we mitigated any concerns regarding the project, as he did not voice any further questions or concerns after a few emails back and forth

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

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

I, Norah Jaffan, do hereby declare as follows:

1. I am a Project Manager of NotificationMaps.com. I am over 18 years of age and I am a resident of the County of Orange, State of California.
2. On April 29, 2016 I caused to be mailed and/or distributed a copy of "COMMUNITY OUTREACH MEETING ON A WIRELESS COMMUNICATION FACILITY PROPOSED IN YOUR NEIGHBORHOOD" to the following location(s) within 500 foot boundaries of site:

- | | |
|----------------------------------|----------------------|
| a. <u>See Attached Map</u> | b. <u>611 2nd St</u> |
| <u>See Attached Mailing List</u> | <u></u> |
| <u>See Attached Notice</u> | <u></u> |
| c. <u></u> | d. <u></u> |
| <u></u> | <u></u> |
| <u></u> | <u></u> |

3. The attached list was prepared using the latest available data per the County Assessor's Office.

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

Executed 04/29/2016 at County of Orange, California.

By:



Norah Jaffan

[Please Print Name]

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

To: Neighbors within 500 feet of 611 2nd Street, San Francisco, CA

<p>Meeting Information</p> <p>Date: Wednesday, May 18, 2016 Time: 5:30 p.m. Where: San Francisco Public Library Latino Room (located in the Library's lower level) 100 Larkin St., (at Grove) San Francisco, CA 94112</p> <p>Applicant</p> <p>T-Mobile c/o Modus Inc. 240 Stockton Street, 3rd floor San Francisco, CA 94108</p> <p>T-Mobile Site Information</p> <p>Address: 611 2nd Street San Francisco, CA 94107 APN: 3798-008 Zoning: MUO</p> <p>Contact Information</p> <p>Laurel Ferguson 240 Stockton St., 3rd floor San Francisco, CA 94108 (916) 342-0298 lferguson@modus-corp.com</p> <p><i>*This is not a Library Sponsored Program</i></p>	<p>T-Mobile has applied for zoning approval to install a new wireless facility located at 611 2nd Street in San Francisco. The proposed project will enhance T-Mobile's network by adding more coverage and spectrum, resulting in faster and more reliable data streaming. This project will improve service for T-Mobile customers with significantly faster data rates for both uploading and downloading.</p> <p>You are invited to attend an informational community meeting on Wednesday, May 18th at 5:30 p.m. at the 100 Larkin Street Library in San Francisco. This project will be scheduled for a Planning Commission public hearing after the neighborhood meeting. Architectural plans and photo simulations will be available for your review at the meeting.</p> <p>If you are unable to attend the meeting and would like to request information, please contact Laurel Ferguson at (916) 342-0298 or lferguson@modus-corp.com</p> <p>If you have any questions about the zoning process, you may contact Seema Adina, the project planner with the San Francisco Planning Department at (415) 575-8734 or seema.adina@sfgov.org.</p> <p>NOTE: If you require an interpreter to be present at the meeting, please contact our office at 916-342-0298 or lferguson@modus-corp.com no later than May12th and we will make every effort to provide you with an interpreter.</p>
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Sign-In Sheet

T-Mobile Wireless Facility – 611 2nd St

5/18/16

5:30PM

Meeting Location: 100 Larkin St (Latino Meeting Room A)

Name – Print	Address	Email and/or Phone#



240 stockton street
3rd floor
san francisco, ca 94108
t. 415.778.6471
f. 415.944.3805
www.modus-corp.com

Formal response to
Marc Dragun's (nearby
resident) inquiry

May 4, 2016

Marc Dragun

Subject: **611 2nd Street – T-Mobile Wireless Facility (T-Mobile Site ID SF90341E)
Response to Community Member Questions**

Hello Mr. Dragun,

Thank you for calling me in regards to T-Mobile's proposed project at 611 2nd Street. T-Mobile proposes a wireless facility on the roof of the building located at 611 2nd St. New residential and office development has increased in the SOMA area in the last few years, meaning more and more people inhabit this area. T-Mobile's nearby sites are struggling to provide adequate in-building coverage to T-Mobile customers in the area. Because of this, the proposed site is needed to improve the in-building coverage in the industrial, commercial, and residential areas surrounding the Townsend/Brannan St and 2nd St junctions. I have included a response to the questions you posed during our phone call May 4th, as well as attaching T-Mobile's proposed photo simulations and plans.

1. Request for proposed site photos.

Please see the attached site photos and plans for T-Mobile's proposed project at 611 2nd Street.

2. Request for justification why the SOMA library was not used for the community meeting

The Mission Bay Public Library at 960 4th Street does not have a meeting room that T-Mobile could reserve for use for a community meeting. On behalf of T-Mobile, Laurel Ferguson called the branch Librarian to see why other Community Meetings could be, and have been held at the Library, and our community meeting could not. The Librarian was able to provide a response. The Mission Bay Library hosts Library programs that are available to members of the public. These meetings may have speakers that are affiliated with other companies, for example a speaker from UCSF to talk about earthquake preparedness. Nonetheless, the only community meetings that can be hosted at the Mission Bay Library are those that are library programs. The Mission Bay Library does allow walk in use of study rooms, that are intended for a maximum of 2 people, and T-Mobile did not consider this an adequate space for a community meeting, and did not pursue this option. If you have further questions regarding reserving rooms at 960 4th street, please call the public library at (415) 355-2838.

Additionally, because the Mission Bay Library was unavailable, T-Mobile believed the Main Branch Library would be an adequate alternative location. The San Francisco Public Library at 100 Larkin Street, is approximately 2 miles away from the subject site. Community members could walk .2 miles from the subject site to take public transportation from the 2nd and King (N or KT) muni lines to the Civic Center Station and walk .2 miles to the Library. Alternatively, community members could take the 10 bus to market street and catch muni lines L or N to the civic center and walk .2 miles to the Library.

3. Request for language clarification in the community meeting notice

The language in question was the first sentence in the community meeting notice letter: "T-Mobile has applied for zoning approval to install a new wireless facility located at 611 2nd Street in San Francisco."

In order to make the language clearer T-Mobile has revised this sentence to be the following: "T-Mobile has applied for a Conditional Use Authorization Permit with the San Francisco Planning Department to install a new wireless facility located at 611 2nd Street in San Francisco."

This new sentence will be relayed to all people that attend the community meeting held on May 18th.

4. Request for Conditional Use Application Materials

Please see the attached link's to the San Francisco Planning Department's Conditional Use Authorization Permit requirements, as well as supplemental Wireless Facility Conditional Use Application Materials.

<http://sf-planning.org/sites/default/files/FileCenter/Documents/481-CU%20Application.pdf>

<https://sf-planning.org/sites/default/files/FileCenter/Documents/8284-WTS%20Checklist%20-%20Conditional%20Use%20-%20121815.pdf>

5. Request for alternate site information

301 Brannan: T-Mobile evaluated this building as an option and began working with the Landlord to come up with a design at this site. This site is a permitted use district and would allow Wireless Facility's and T-Mobile went to apply for a new site at this location. Ultimately, the landlord at this site did not want to continue with this project and T-Mobile did not continue with this proposed project.

580 2nd Street: T-Mobile evaluated this building as an option and began to work with the Landlord to come up with a design at this site. Ultimately, the landlord at this site did not want to continue with the project.

345 Brannan Street: T-Mobile evaluated working with the landlord at this site to find a design that would blend with the 345 Brannan Project to bring more office space to SoMa. Ultimately the landlord at this facility wanted to move forward with their existing design of adding new office space without T-Mobile's proposed project.

Other Buildings in the area were evaluated. Other buildings were dismissed because they were either too far away from the T-Mobile's preferred location or the buildings were not tall enough to obtain T-Mobile's coverage objective.

Thank you,

Laurel Ferguson
Modus, Inc.
(916) 342-0298
lferguson@modus-corp.com

Area Coverage
without SF90341E

12/15/2015

The Embarcadero

SF90341E

1st St

2nd St

3rd St

4th St

5th St

Market St

Howard St

Folsom St

Brannan St

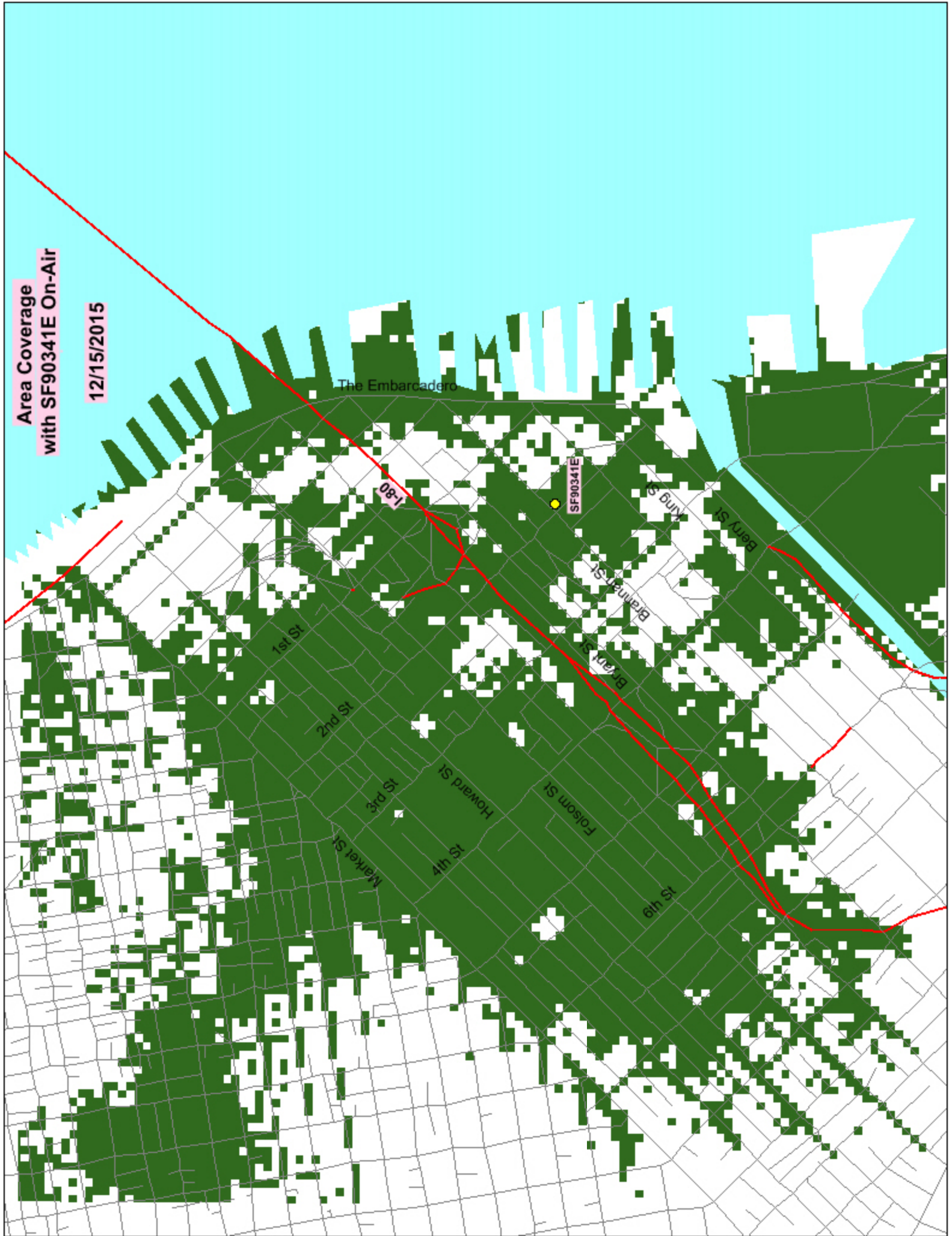
King St

Berry St



Area Coverage
with SF90341E On-Air

12/15/2015





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.

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

DANE E. ERICKSEN, P.E.
CONSULTANT

BY E-MAIL KBOWYER@MODUS-CORP.COM

October 12, 2016

Mr. Kevin Bowyer
Modus, Inc.
149 Natoma Street, 3rd Floor
San Francisco, California 94105

Dear Kevin:

As you requested, we have conducted a review of the coverage maps provided by T-Mobile, regarding its proposal for a new base station to be located at 611 2nd Street in San Francisco (Site No. SF90341E). This is to fulfill the submittal requirements for Planning Department review.

Executive Summary

We concur with the maps and data provided by T-Mobile. The maps provided to show the before and after conditions accurately represent the carrier's present and post-installation coverage.

T-Mobile proposes to install three RFS Model APXVFWW18X-C-NA20 directional panel antennas. The antennas would employ 3° downtilt, would be mounted on short poles within individual cylindrical enclosures at an effective height of about 79½ feet above ground, 8½ feet above the roof, and would be oriented toward 20°T, 165°T, and 290°T. The maximum effective radiated power proposed by T-Mobile in any direction would be 6,010 watts, representing simultaneous operation at 2,480 watts for AWS, 2,460 watts for PCS, and 1,070 watts for 700 MHz service.

T-Mobile provided for review two coverage maps,* attached for reference. The maps show that carrier's 4G LTE (2100 MHz) coverage in the area before and after the site is operational. T-Mobile considers the areas shown in green as above an acceptable service threshold and the white areas near the site as below that threshold. The service threshold used by T-Mobile is in line with industry standards, similar to the thresholds used by other wireless service providers.

* The maps were originally provided for a nine-antenna configuration at this site; T-Mobile indicates that the maps are identical for the presently proposed three-antenna configuration, as would be expected in the absence of any other changes.


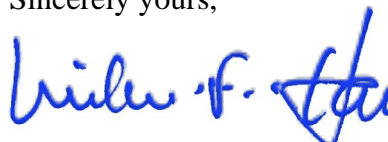
Mr. Kevin Bowyer, page 2
October 12, 2016

We conducted our own drive test to measure the actual T-Mobile 4G LTE (2100 MHz) signal strength in the vicinity of the proposed site. Our fieldwork was conducted on June 7, 2016, between 10:00 AM and 1:00 PM. The field measurements were conducted using an Ascom TEMS Pocket network diagnostic tool with built-in GPS along a measurement route selected to cover all the streets within the map area that T-Mobile had indicated would receive improved service.

Based on the measurement data, we conclude that the T-Mobile 4G LTE coverage map showing the service area without the proposed installation includes areas of relatively weak 2100 MHz 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

dm

Enclosures

cc: Mr. Aris Antons (w/encls) – BY E-MAIL ARIS.ANTONS@T-MOBILE.COM

T-Mobile®

WEST REGION
1855 GATEWAY BLVD, SUITE 900
CONCORD, CA 94520

SF90341E - 2ND STREET PUBLIC STORAGE

NSB PROJECT

611 2ND STREET
SAN FRANCISCO, CA 94107

PROJECT DESCRIPTION

INSTALLATION OF A (N) T-MOBILE UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF:

1. INSTALL (3) (N) 28" RADOMES
2. INSTALL (3) (N) ANTENNAS
3. INSTALL (6) (N) TMAS
4. INSTALL (3) (N) RRU-11 B-12 & (3) (N) DIPLEXER ON (N) H-FRAME AT EQUIPMENT LEVEL
5. INSTALL (N) GPS ANTENNA
6. INSTALL (N) CIENA
7. INSTALL (N) H-FRAME
8. INSTALL (N) RBS 6201 CABINET
9. INSTALL (N) PBC 6200 CABINET
10. PAINT ALL (N) EQUIPMENT TO MATCH AT POINT OF ATTACHMENT
11. INSTALL (N) CABLE TRAY AT (E) ROOF

PROJECT INFORMATION

SITE NAME:	2ND STREET PUBLIC STORAGE	SITE #:	SF90341E
SITE TYPE:	BUILDING	JURISDICTION:	CITY OF SAN FRANCISCO
COUNTY:	SAN FRANCISCO	POWER:	PG#E
APN:	3789-008	TELEPHONE:	AT#T
SITE ADDRESS:	611 2ND STREET SAN FRANCISCO, CA 94107		
CURRENT ZONING:	MUO		
CONSTRUCTION TYPE:	V		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	PUBLIC STORAGE ATTN: LORI KIND 611 2ND STREET SAN FRANCISCO, CA 94107		
APPLICANT:	T-MOBILE 1855 GATEWAY BLVD , SUITE 900 CONCORD, CA 94520		
LEASING CONTACT:	ATTN: NICOLE SAPUTO MODUS INC (925) 360-4960		
ZONING CONTACT:	ATTN: KEVIN BOWYER MODUS INC (408) 219-5442 KBOWYER@MODUS-CORP.COM		
CONSTRUCTION CONTACT:	ATTN: HOLLY KIRKPATRICK (415) 716-8361 HOLLY.KIRKPATRICK1@TMOBILE.COM		
LATITUDE:	37° 46' 54.624" N (37.78184) NAD 83		
LONGITUDE:	122° 23' 29.5872" W (-122.391552) NAD 83		
AMSL:	±32'		

VICINITY MAP



DRIVING DIRECTIONS

FROM:	1855 GATEWAY BLVD, SUITE 900, CONCORD, CA 94520	
TO:	611 2ND STREET, SAN FRANCISCO, CA 94107	
1.	HEAD SOUTHEAST ON GATEWAY BLVD	1.61 MI
2.	TURN RIGHT ONTO CLAYTON RD	0.2 MI
3.	TAKE THE RAMP ONTO CA-242 S	0.3 MI
4.	MERGE ONTO CA-242 S	0.9 MI
5.	MERGE ONTO I-680 S	3.3 MI
6.	TAKE EXIT 46 FOR CALIFORNIA 24 TOWARD LAFAYETTE/OAKLAND	1.2 MI
7.	CONTINUE ONTO CA-24 W	8.1 MI
8.	KEEP LEFT AT THE FORK TO STAY ON CA-24 W	4.3 MI
9.	TAKE EXIT 2B FOR INTERSTATE 580 W	1.0 MI
10.	MERGE ONTO I-580 W	0.6 MI
11.	TAKE EXIT 19A ON THE LEFT TO MERGE ONTO I-80 W TOWARD SAN FRANCISCO	6.8 MI
12.	TAKE EXIT 2B ON THE LEFT FOR HARRISON ST TOWARD EMBARCADERO	0.4 MI
13.	TURN LEFT ONTO HARRISON ST	0.2 MI
14.	TURN LEFT ONTO 2ND ST	0.3 MI
END AT:	611 2ND STREET, SAN FRANCISCO, CA 94107	
ESTIMATED TIME:	36 MINS	ESTIMATED DISTANCE: 27.7 MI

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:

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
2. 2013 CALIFORNIA BUILDING CODE
3. 2013 CALIFORNIA ELECTRICAL CODE
4. 2013 CALIFORNIA MECHANICAL CODE
5. 2013 CALIFORNIA PLUMBING CODE
6. 2013 CALIFORNIA FIRE CODE
7. LOCAL BUILDING CODES
8. CITY/COUNTY ORDINANCES
9. ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

HANDICAP REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, TITLE 24 PART 2, SECTION 1105B.3.4.2, EXCEPTION 1

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
T-2	FIRE DEPARTMENT CHECKLIST	-
T-3	RF EXPOSURE	-
T-4	RF SIGNAGE	-
T-5	PHOTO SIMULATION	-
A-1	OVERALL SITE PLAN	-
A-2	ENLARGED SITE PLAN	-
A-3	EQUIPMENT PLANS	-
A-4	ANTENNA PLANS	-
A-5	ELEVATIONS	-
A-6	ELEVATIONS	-
A-7	ELEVATIONS	-
A-8	ELEVATIONS	-
A-9	DETAILS	-

APPROVAL

RF

LEASING

ZONING

CONSTRUCTION

T-MOBILE

PG#E



WEST REGION
1855 GATEWAY BLVD, SUITE 900
CONCORD, CA 94520



149 NATOMA ST, 3RD FLOOR
SAN FRANCISCO, CA 94105

PRECISION DESIGN
& Drafting, INC.
Phone: (530) 823-6546 www.pdrid.com
11788 Atwood Rd, Suite 20 Auburn, CA 95603

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2ND STREET PUBLIC STORAGE

SF90341E
611 2ND STREET
SAN FRANCISCO, CA 94107

ISSUE STATUS

△	DATE	DESCRIPTION	
	11/13/15	2D 90%	
	12/10/15	2D 100%	
▲	11/17/16	2D 100%	

DRAWN BY:	T.D. / B.L.
CHECKED BY:	F. CASTILLO
APPROVED BY:	B. McCOMB
DATE:	11/17/16
SHEET TITLE:	

TITLE SHEET

SHEET NUMBER

T-1

FIRE DEPARTMENT CHECKLIST

2.06 Submittal Requirements for Cellular Antenna Sites

REFERENCE: 2013 SFBC, 2013 SFFC, 2013 SFMC and FCC OET Bulletin 65 (97-01)		
<div>PROVIDED: SEE SHEET T-1</div> <div>✓</div>	1. Provide a description of work on the plans.	<div>NOT APPLICABLE</div> <div>✓</div>
<div>PROVIDED: SEE SHEETS A-1-9</div> <div>✓</div>	2. Plans shall include plan views and elevations showing all equipment locations and cable runs.	<div>NOT APPLICABLE</div> <div>✓</div>
<div>PROVIDED: SEE SHEET A-3, A-9</div> <div>✓</div>	3. Plans shall include antenna cut-sheets and equipment list on a drawing sheet.	
<div>PROVIDED: SEE SHEET T-3</div> <div>✓</div>	4. Include a copy of the signed and stamped RF report on a drawing sheet as a reference to identify the exclusion area required to prevent occupational exposures in excess of the FCC guidelines (47CFR1.1310 and FCC OET Bulletin 65 edition 97-01).	<div>PROVIDED: SEE SHEET T-4</div> <div>✓</div>
<div>PROVIDED: SEE SHEET T-3</div> <div>✓</div>	5. The RF report shall indicate whether or not the site under review is a part of a multiple transmitter site and shall show compliance with FCC 47CFR1.1307(b)(3), as amended - all transmitters shall not exceed 5% of the power density exposure limit.	
<div>NOT APPLICABLE</div> <div>✓</div>	6. Drawings shall reflect the striped/exclusion areas for workers per the above RF Report with a minimum radius of 1 foot.	
<div>NOT APPLICABLE</div> <div>✓</div>	7. Plans shall include a quantitative three-dimensional image of the RF levels from each antenna located near an egress point (e.g. penthouse stair; fire escape, roof walking paths; skylights, etc.).	
<div>PROVIDED: SEE SHEET T-4</div> <div>✓</div>	8. "Notice to Workers" warning signage, as applicable per the above RF Report, shall be permanently mounted at the stairwell side of the roof-access door (ANSI C95.2-1982 (Reference [3]) - yellow or more durable color for outdoor longevity)	
<div>PROVIDED: SEE SHEET T-4</div> <div>✓</div>	9. Camouflaged antennas shall have 4inch x 4inch signage permanently mounted to the exterior of the RF screen as provided below. The sign shall be weatherproof with contrasting background color and shall contain the yellow triangle around the antenna symbol (ANSI C95.2-1982 (Reference [3]) - yellow or more durable color for outdoor longevity). Signage location(s) and detail of the sign shall be included on the plans.	
		10. Cables/wiring shall not be allowed in exit enclosures, smoke-proof towers, elevator shafts, or in front of dry standpipes. 2013 CFC 1022.4 and 509.2
		11. Antennas shall not be mounted closer than the exclusion zone plus 4 feet for installations near fire escapes, stair penthouse doors, exterior standpipe outlets, skylights, or other fire department operations consideration.
		12. There is no guarantee that the fire department will not shut down the power to the site in an emergency situation although in order to reduce the site operator's possible loss of service the following information may be provided at the equipment room entrance: <ul style="list-style-type: none">Provide emergency shutdown procedure signage. The sign shall include the following:<ol style="list-style-type: none">Emergency 24 hour/7 day a week NOC / field technician telephone number for RF shut-downCell site identification numberMap to location of electrical main - electrical main shall be clearly identified with a permanent red label and white lettering.Map to location of battery cabinets and breakers - cabinets and breakers shall be clearly identified with a permanent red label and white lettering.Any other relevant information or procedures as required for the individual cellular site.The sign shall be clearly labeled in a phenolic label with a white background and black lettering. The title block shall be a red background and 1" high white lettering. Multiple signs may need to be installed based upon the cellular site configuration.A copy of the signage shall be included on a drawing sheet. See attached sample.



WEST REGION
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2ND STREET
PUBLIC STORAGE

SF90341E
611 2ND STREET
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ISSUE STATUS

△	DATE	DESCRIPTION	
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	12/10/15	2D 100%	
▲	11/17/16	2D 100%	

DRAWN BY: T.D. / B.L.

CHECKED BY: F. CASTILLO

APPROVED BY: B. McCOMB

DATE: 11/17/16

SHEET TITLE:

FIRE DEPARTMENT
CHECKLIST

SHEET NUMBER

T-2

T-Mobile West LLC • Proposed Base Station (Site No. SF90341E)
611 Second Street • San Francisco, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by T-Mobile West LLC, a personal wireless telecommunications carrier, to evaluate the base station (Site No. SF90341E) proposed to be located at 611 Second Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted an 11-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm ²	1.00 mW/cm ²
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

Checklist

Reference has been made to information provided by T-Mobile, including zoning drawings by Precision Design & Drafting, Inc., dated June 21, 2016. It should be noted that the calculation results in this Statement include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operations.

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

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

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

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

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

T-Mobile proposes to install three antennas. This is consistent with the scope of work described in the drawings for transmitting elements.

T-Mobile West LLC • Proposed Base Station (Site No. SF90341E)
611 Second 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.*

Due to their mounting locations and height, the T-Mobile antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the antennas, including employees and contractors of T-Mobile and of the property owner. No access within 13 feet directly in front of the T-Mobile antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs[†] be posted at the roof access door and at the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

11. *Statement of authorship and qualification.*

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-21306, which expires on September 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

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

T-Mobile West LLC • Proposed Base Station (Site No. SF90341E)
611 Second Street • San Francisco, California

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

T-Mobile proposes to install three RFS Model APXVFW18X-C-NA20 antennas. The antennas would employ 3° downtilt, would be mounted on short poles within individual cylindrical view screens at an effective height of about 79½ feet above ground, 8½ feet above the roof, and would be oriented toward 20°T, 165°T, and 290°T. There are reported no other wireless telecommunications base stations at the site or nearby.

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.*

The maximum existing RF level for a person on the roof is expected to be less than the applicable public exposure limit. The maximum existing RF level for a person at ground near the site was measured^{*} to be 0.0028 mW/cm², which is 0.14% of the most restrictive public limit.

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

The maximum effective radiated power proposed by T-Mobile in any direction would be 6,010 watts, representing simultaneous operation at 2,480 watts for AWS, 2,460 watts for PCS, and 1,070 watts for 700 MHz service.

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

The maximum calculated level at any nearby building is 7.3% of the public exposure limit; this occurs at the six-story commercial building located at 598 Second Street, about 150 feet away to the west.

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 T-Mobile operation is calculated to be 0.0019 mW/cm², which is 0.27% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be less than 0.41% of the applicable public limit.

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

The three-dimensional perimeters of RF levels equal to the public and occupational exposure limits are calculated to extend up to 51 and 13 feet out from the antenna faces, respectively, and to much lesser distances above, below, and to the sides; this does not reach any publicly accessible areas.

^{*} December 1, 2015, using calibrated Narda Type NBM-520 Broadband Field Meter with Type EF-0391 Isotropic Broadband Electric Field Probe (Serial No. D-0454).

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by T-Mobile West LLC at 611 Second Street in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.



July 11, 2016

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ISSUE STATUS

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▲	11/17/16	ZD 100%

DRAWN BY: T.D. / B.L.

CHECKED BY: F. CASTILLO

APPROVED BY: B. McCOMB

DATE: 11/17/16

SHEET TITLE:

RF EXPOSURE

SHEET NUMBER

T-3

2.06 Submittal Requirements for Cellular Antenna Sites

REFERENCE: 2010 SFBC, 2010 SFFC, 2010 SFMC and FCC OET Bulletin 65 (97-01)

- Provide a description of work on the plans.
- Plans shall include plan views and elevations showing all equipment locations and cable runs.
- Plans shall include antenna cut-sheets and equipment list on a drawing sheet.
- Include a copy of the signed and stamped RF report on a drawing sheet as a reference to identify the exclusion area required to prevent occupational exposures in excess of the FCC guidelines (47CFR1.1310 and FCC OET Bulletin 65 edition 97-01).
- The RF report shall indicate whether or not the site under review is a part of a multiple transmitter site and shall show compliance with FCC 47CFR1.1307(b)(3), as amended - all transmitters shall not exceed 5% of the power density exposure limit.
- Drawings shall reflect the striped/exclusion areas for workers per the above RF Report with a minimum radius of 1 foot.
- Plans shall include a quantitative three-dimensional image of the RF levels from each antenna located near an egress point (e.g. penthouse stair; fire escape, roof walking paths; skylights, etc.).
- "Notice to Workers" warning signage, as applicable per the above RF Report, shall be permanently mounted at the stairwell side of the roof-access door (ANSI C95.2-1982 (Reference [3]) – yellow or more durable color for outdoor longevity)
- Camouflaged antennas shall have 4inch x 4inch signage permanently mounted to the exterior of the RF screen as provided below. The sign shall be weatherproof with contrasting background color and shall contain the yellow triangle around the antenna symbol (ANSI C95.2-1982 (Reference [3]) – yellow or more durable color for outdoor longevity). Signage location(s) and detail of the sign shall be included on the plans.
- Cables/wiring shall not be allowed in exit enclosures, smoke-proof towers, elevator shafts, or in front of dry standpipes. 2010 CFC 1022.4 and 509.2
- Antennas shall not be mounted closer than the exclusion zone plus 4 feet for installations near fire escapes, stair penthouse doors, exterior standpipe outlets, skylights, or other fire department operations consideration.
- There is no guarantee that the fire department will not shut down the power to the site in an emergency situation although in order to reduce the site operator's possible loss of service the following information may be provided at the equipment room entrance:
 - Provide emergency shutdown procedure signage. The sign shall include the following:

- Emergency 24 hour/7 day a week NOC / field technician telephone number for RF shut-down
 - Cell site identification number
 - Map to location of electrical main – electrical main shall be clearly identified with a permanent red label and white lettering.
 - Map to location of battery cabinets and breakers – cabinets and breakers shall be clearly identified with a permanent red label and white lettering.
 - Any other relevant information or procedures as required for the individual cellular site.
- The sign shall be clearly labeled in a phenolic label with a white background and black lettering. The title block shall be a red background and 1" high white lettering. Multiple signs may need to be installed based upon the cellular site configuration.
 - A copy of the signage shall be included on a drawing sheet. See attached sample.

For further Information see the FCC website: <http://www.fcc.gov/oet/rfsafety>

EMERGENCY
SHUT DOWN

FOR IMMEDIATE SHUT DOWN OF ALL RADIO
FREQUENCY EMISSIONS OF THIS SITE,

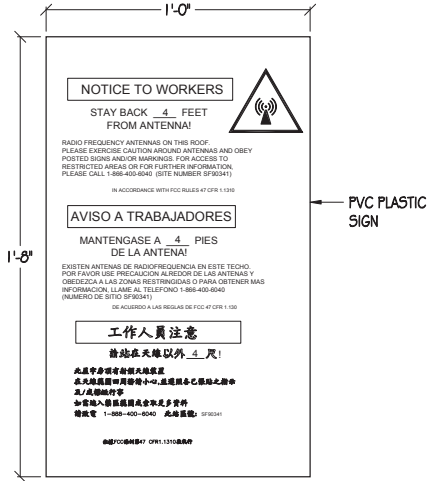
- CALL CONTACT NUMBER AND GIVE SITE IDENTIFICATION NO.
CONTACT PHONE NUMBER: 1-877-611-5868, PRESS #4, THEN PRESS #2
SITE IDENTIFICATION NUMBER: 5F90341
- DISCONNECT POWER AT MAIN SERVICE DISCONNECT:
Map and/or verbiage
- DISCONNECT BACK-UP POWER AT BATTERY DISCONNECT:
Map and/or verbiage

Drawing notes:

- Sign shall be a phenolic label with white background and black lettering. The title block shall be a red background and 1" high white lettering.
- Contractor to place signs in following locations:
 - Cell site equipment room door
 - Battery location within proximity of battery disconnect
 - FCC room within proximity of the fire alarm panel
 - Building's main electrical room within proximity of the main shutoff and/or at the cell site main electrical disconnect

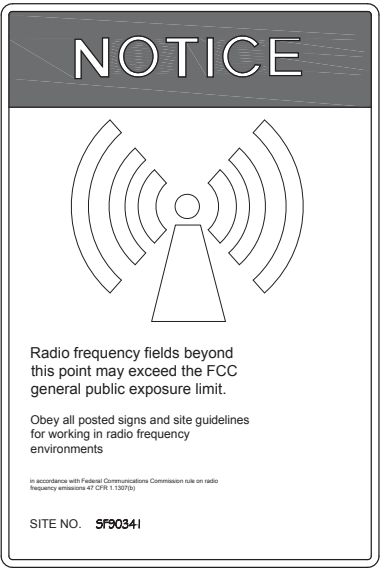
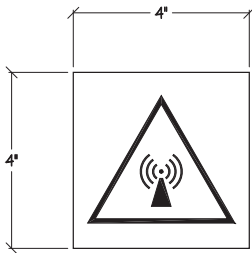
NOTES

- WARNING SIGN TO BE PERMANENTLY MOUNTED AT ANTENNA LOCATIONS, STAIRWELL SIDE OF THE ROOF ACCESS STAIRWELL, ROOF ACCESS DOOR, IN THE FIRE CONTROL ROOM WITHIN PROXIMITY OF THE SHUT-DOWN SIGNAGE AND AS NOTED IN THE PLANS.
- SIGN SHALL COMPLY WITH ANSI C95.2 COLOR, SYMBOL AND CONTENT CONVENTIONS.
- SIGNAGE SHALL BE CLEARLY LABELED IN A PHENOLIC LABEL WITH WHITE BACKGROUND AND BLACK LETTERING AND SHALL BE READABLE FROM AT LEAST (15) FEET FROM SIGN.
- CONTRACTOR TO VERIFY WITH THE CARRIER THE CORRECT CONTACT PHONE NUMBER PRIOR TO SIGN FABRICATION AND INSTALLATION.



4"x4" SIGNAGE NOTE

- 4"x4" WARNING SIGN SHALL BE PERMANENTLY MOUNTED TO EXTERIOR OF CAMOUFLAGED ANTENNAS RF SCREENS.



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ISSUE STATUS

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	12/10/15	ZD 100%	
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CHECKED BY: F. CASTILLO

APPROVED BY: B. McCOMB

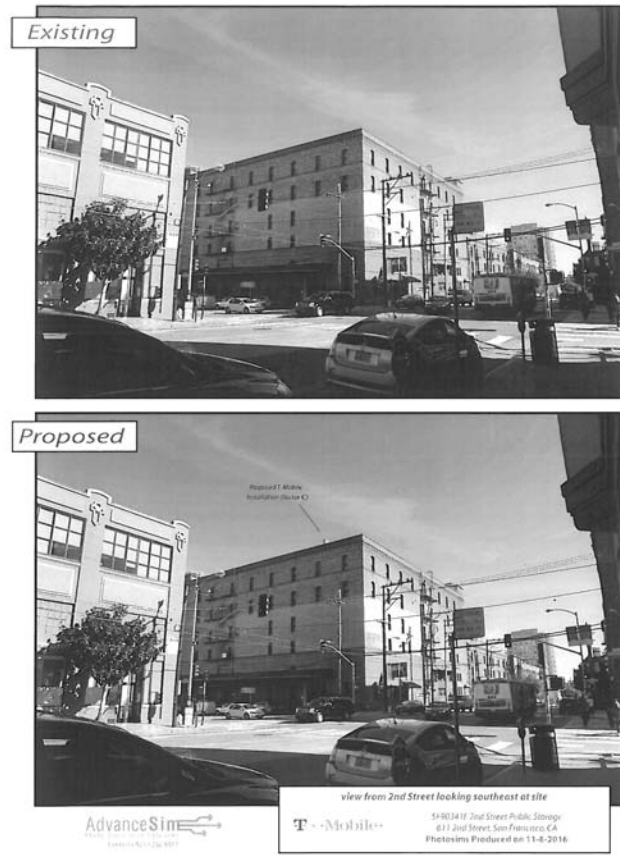
DATE: 11/17/16

SHEET TITLE:

RF SIGNAGE

SHEET NUMBER

T-4



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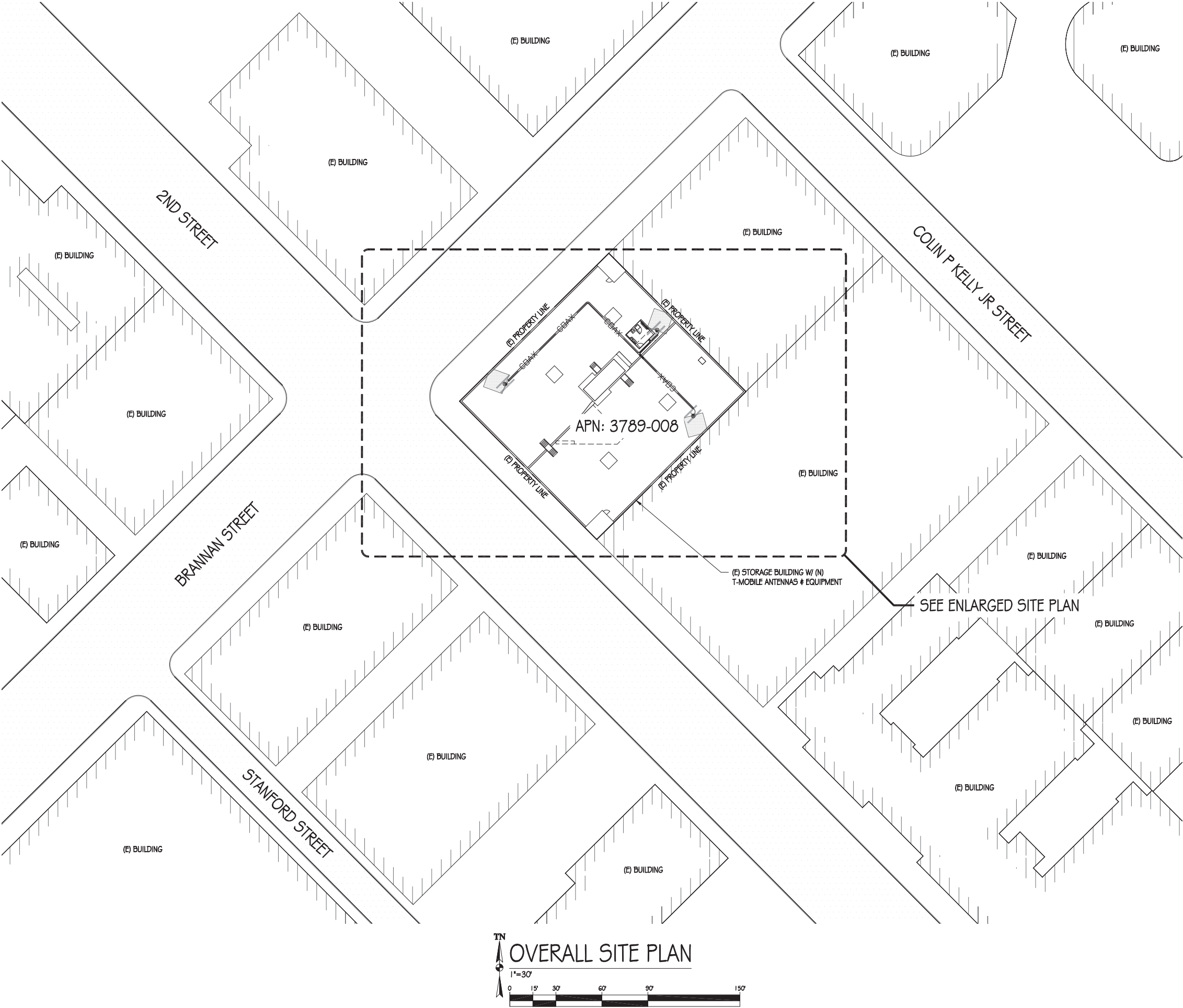
PHOTO SIMULATION

SHEET NUMBER

T-5

PROJECT GENERAL NOTES

1. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS NOTED OTHERWISE.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
6. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
8. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
9. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
11. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY, LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
14. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
15. CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
16. SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
17. CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.



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CHECKED BY: F. CASTILLO

APPROVED BY: B. McCOMB

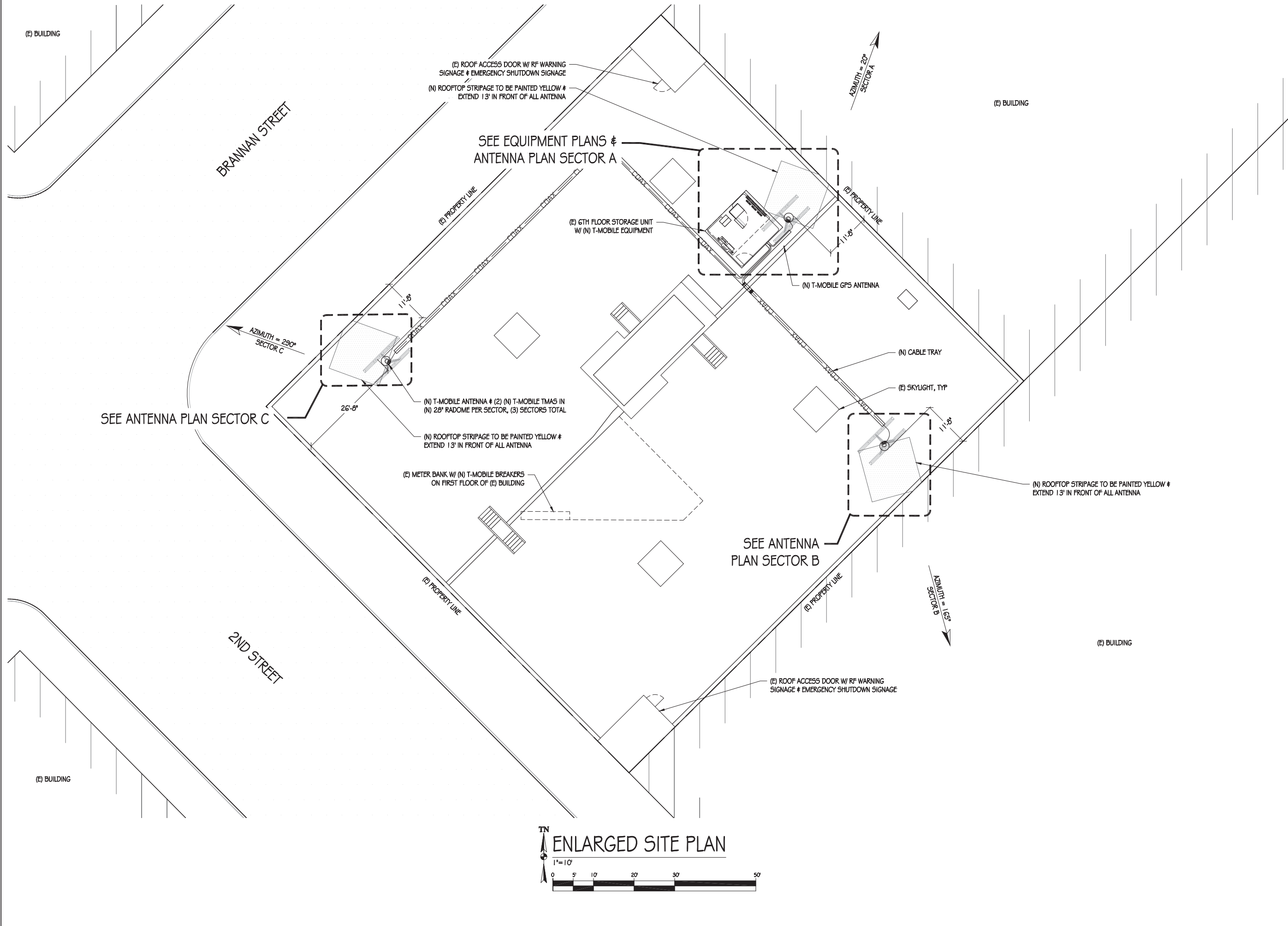
DATE: 11/17/16

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER

A-1



WEST REGION
1855 GATEWAY BLVD, SUITE 800
CONCORD, CA 94520



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SAN FRANCISCO, CA 94105

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SF90341E
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	11/13/15	ZD 90%
	12/10/15	ZD 100%
▲	11/17/16	ZD 100%

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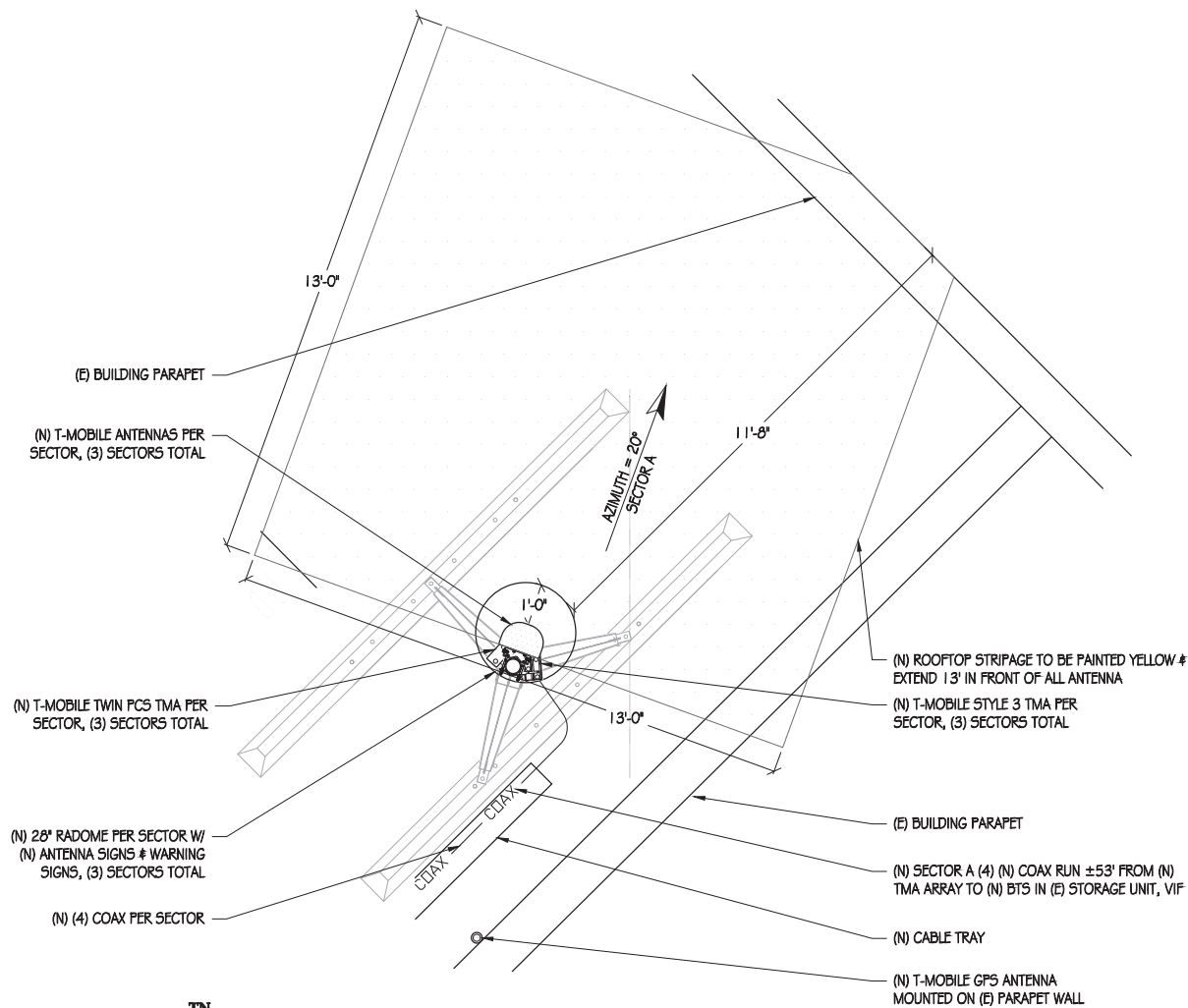
DATE: 11/17/16

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER

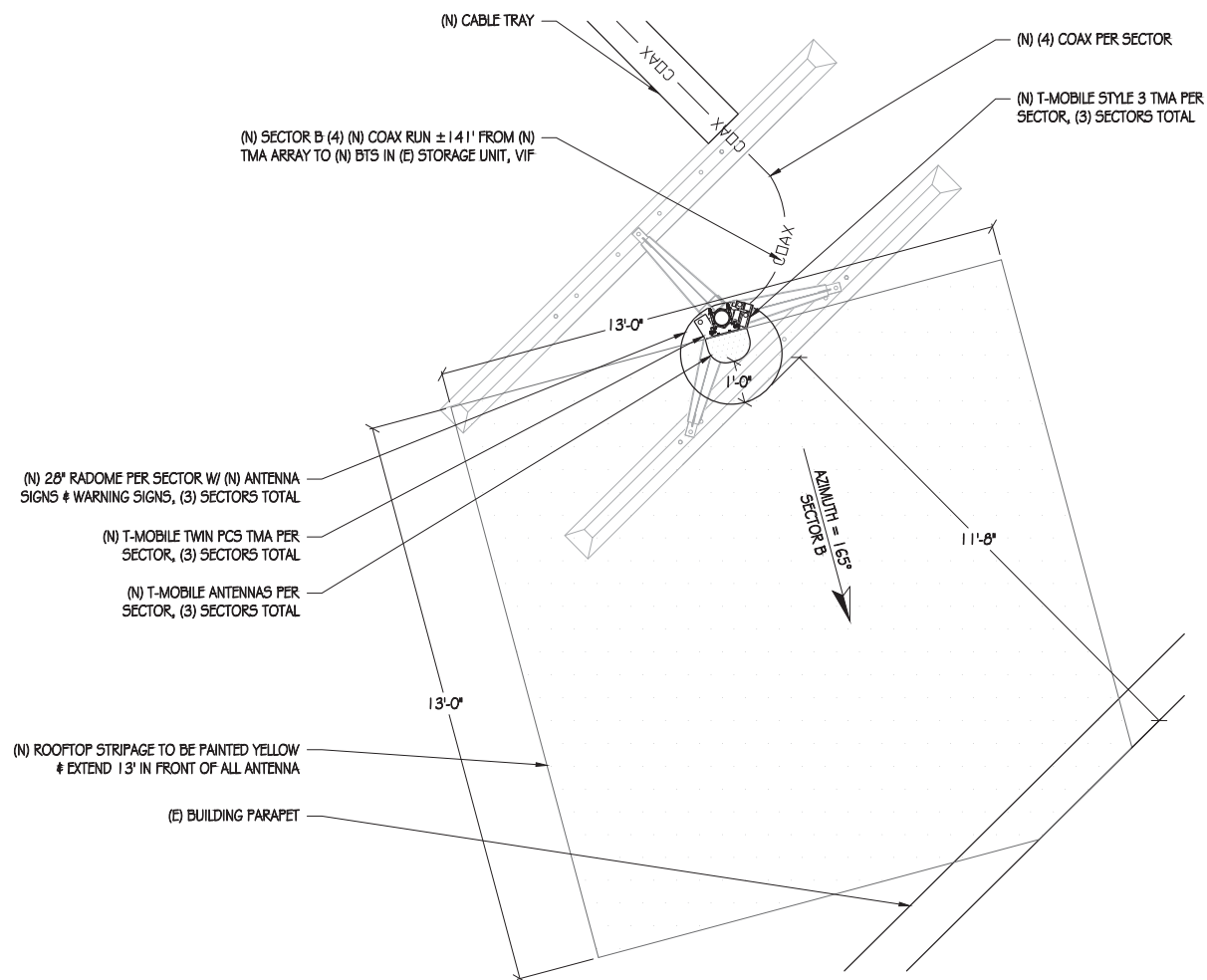
A-2



NEW ANTENNA PLAN SECTOR A

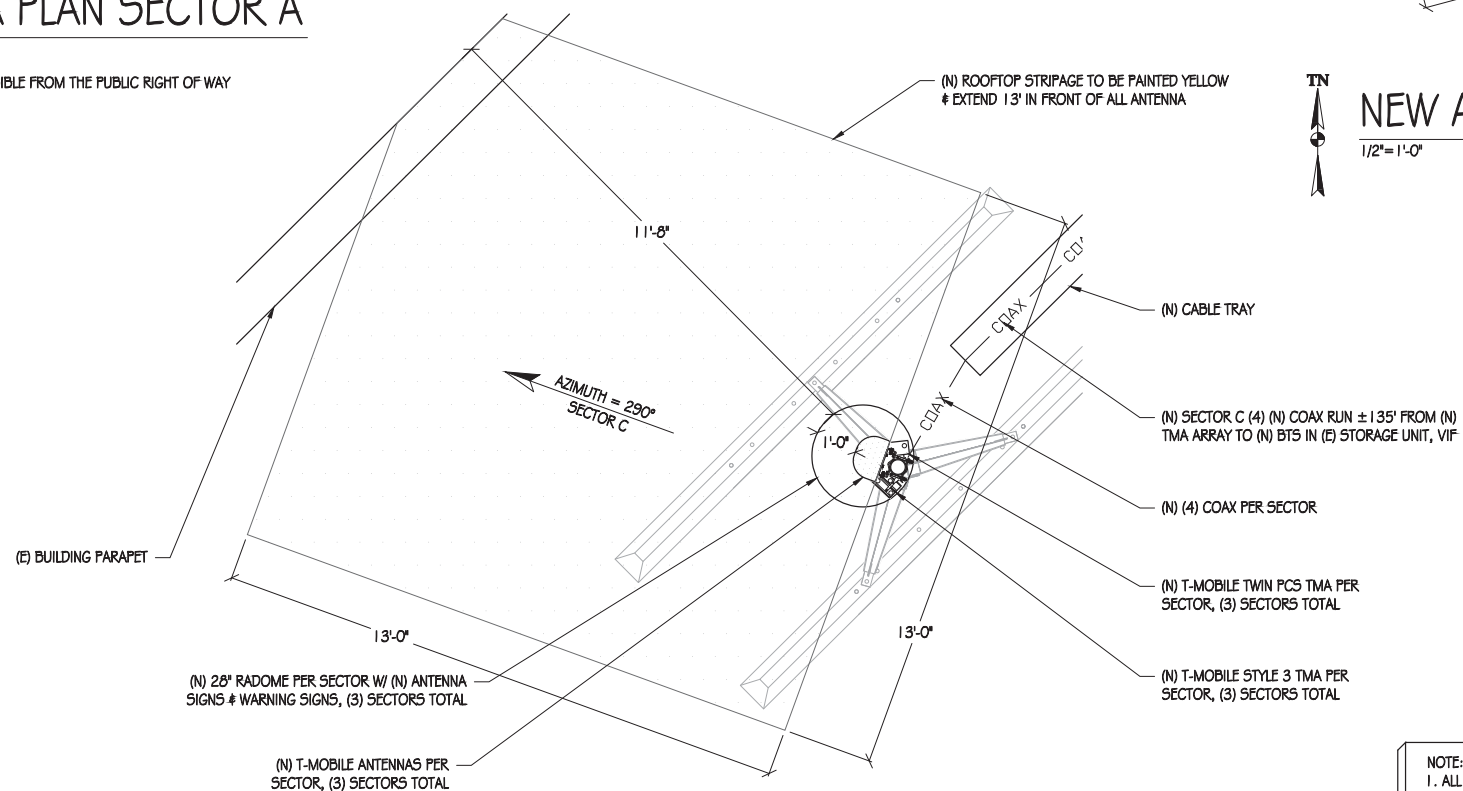
1/2" = 1'-0"

NOTE: (N) GPS ANTENNA WILL NOT BE VISIBLE FROM THE PUBLIC RIGHT OF WAY



NEW ANTENNA PLAN SECTOR B

1/2" = 1'-0"



NEW ANTENNA PLAN SECTOR C

1/2" = 1'-0"

NOTE:
1. ALL (N) EQUIPMENT TO BE PAINTED TO MATCH (E) BUILDING AT POINT OF ATTACHMENT
2. NEED AN ALLOWANCE OF 1 FT IN FRONT OF ANTENNA, BETWEEN ANTENNA FACE AND FRP RADOME

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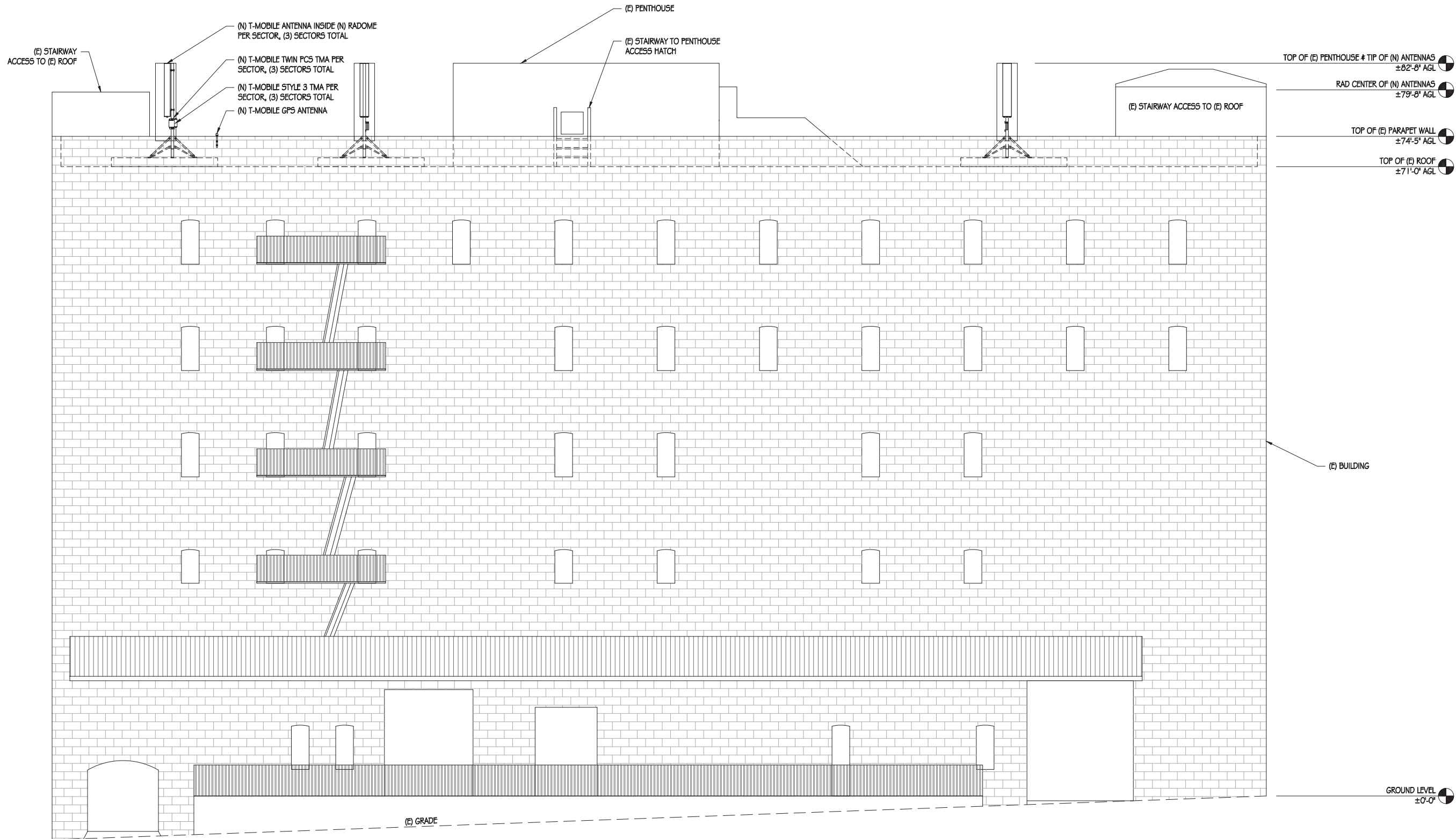
DATE: 11/17/16

SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER

A-4



NEW NORTHWEST ELEVATION

3/16" = 1'-0"

- NOTE:
1. ALL (N) EQUIPMENT & FRP PANELING TO BE PAINTED TO MATCH (E) BUILDING AT POINT OF ATTACHMENT
 2. (N) GPS ANTENNA WILL NOT BE VISIBLE FROM THE PUBLIC RIGHT OF WAY

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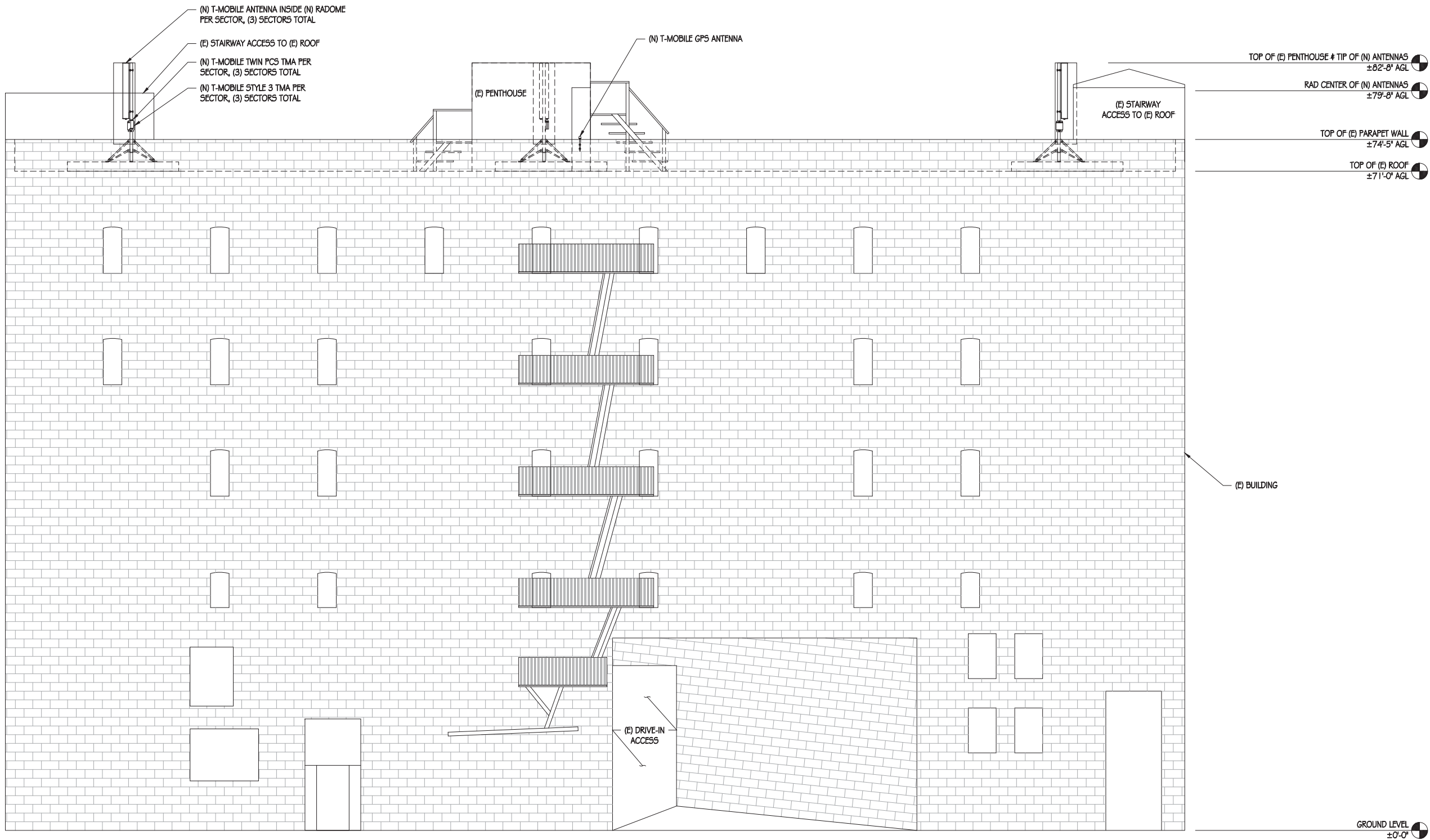
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▲	11/17/16	2D 100%

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CHECKED BY: F. CASTILLO
APPROVED BY: B. McCOMB
DATE: 11/17/16
SHEET TITLE:

ELEVATIONS

SHEET NUMBER

A-5



NEW SOUTHWEST ELEVATION

3/16"=1'-0"

- NOTE:
- ALL (N) EQUIPMENT & FRP PANELING TO BE PAINTED TO MATCH (E) BUILDING AT POINT OF ATTACHMENT
 - (N) GPS ANTENNA WILL NOT BE VISIBLE FROM THE PUBLIC RIGHT OF WAY

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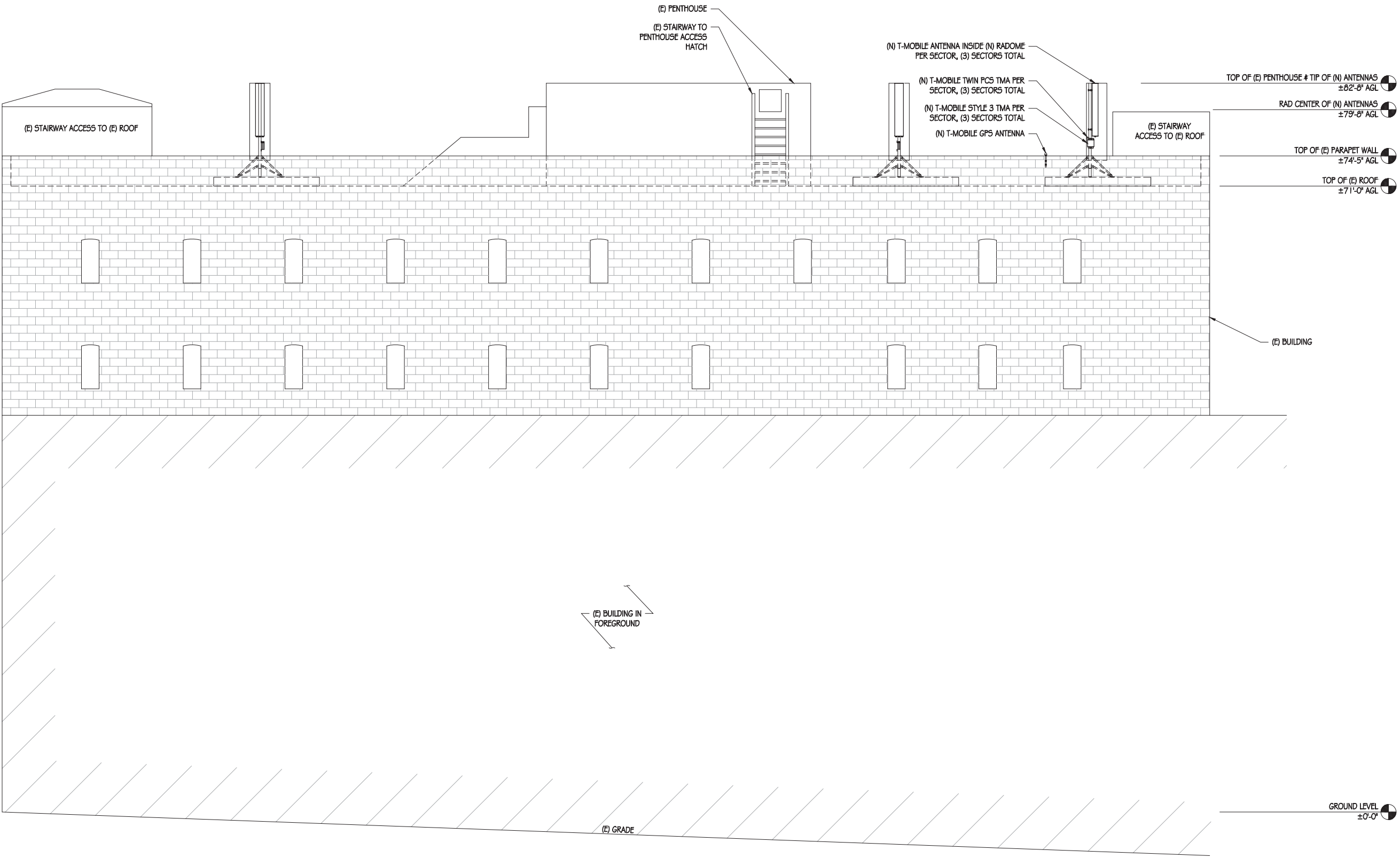
DATE: 11/17/16

SHEET TITLE:

ELEVATIONS

SHEET NUMBER

A-6



NEW SOUTHEAST ELEVATION

3/16"=1'-0"

- NOTE:
1. ALL (N) EQUIPMENT & FRP PANELING TO BE PAINTED TO MATCH (E) BUILDING AT POINT OF ATTACHMENT
 2. (N) GPS ANTENNA WILL NOT BE VISIBLE FROM THE PUBLIC RIGHT OF WAY

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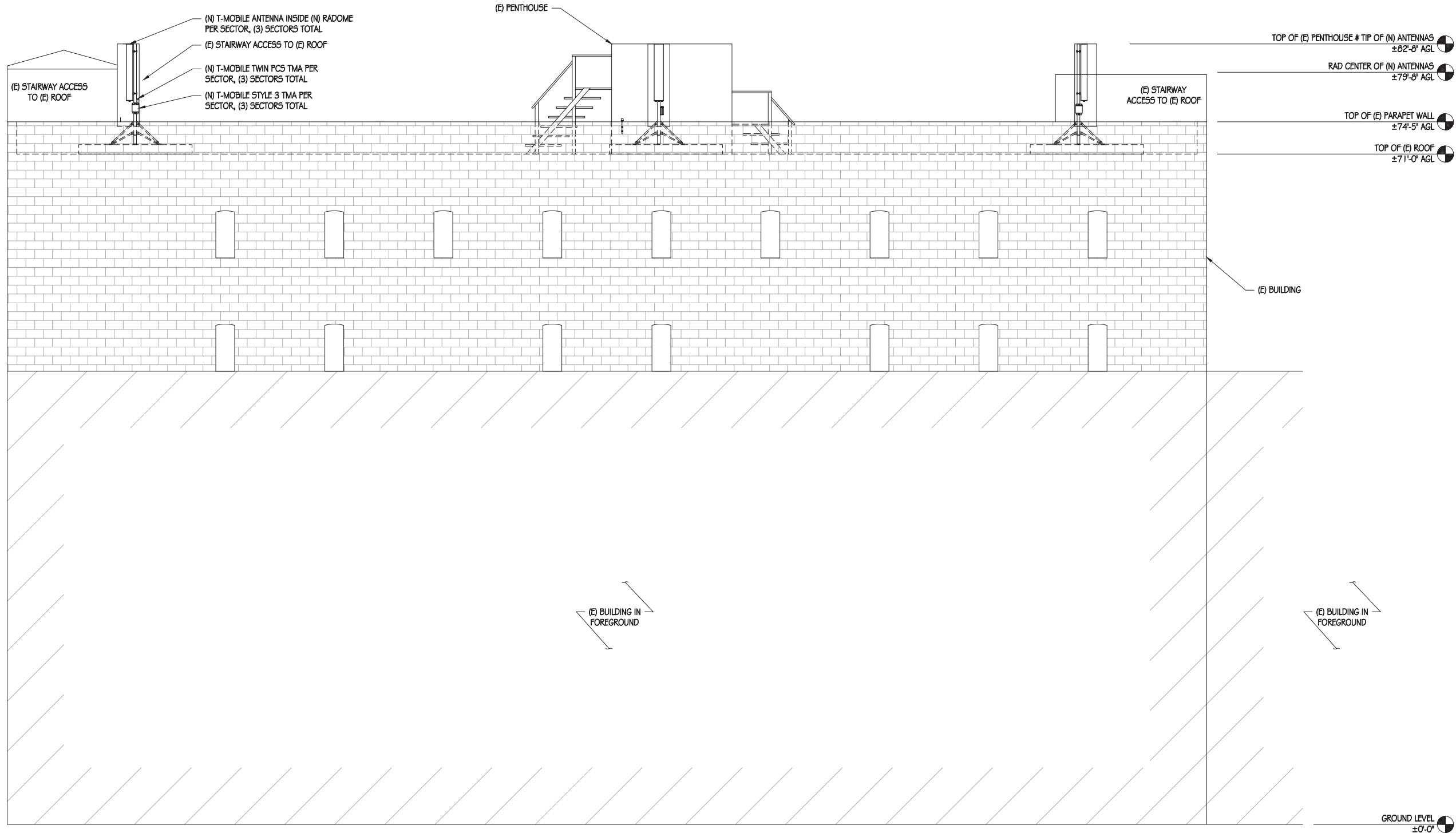
DATE: 11/17/16

SHEET TITLE:

ELEVATIONS

SHEET NUMBER

A-7



NEW NORTHEAST ELEVATION

3/16"=1'-0"

NOTE:

1. ALL (N) EQUIPMENT & FRP PANELING TO BE PAINTED TO MATCH (E) BUILDING AT POINT OF ATTACHMENT
2. (N) GPS ANTENNA WILL NOT BE VISIBLE FROM THE PUBLIC RIGHT OF WAY

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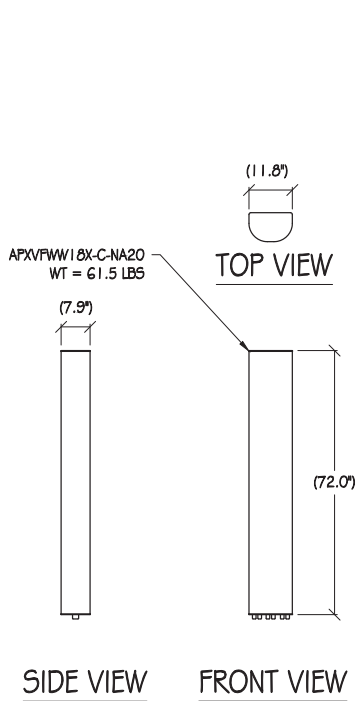
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SHEET NUMBER

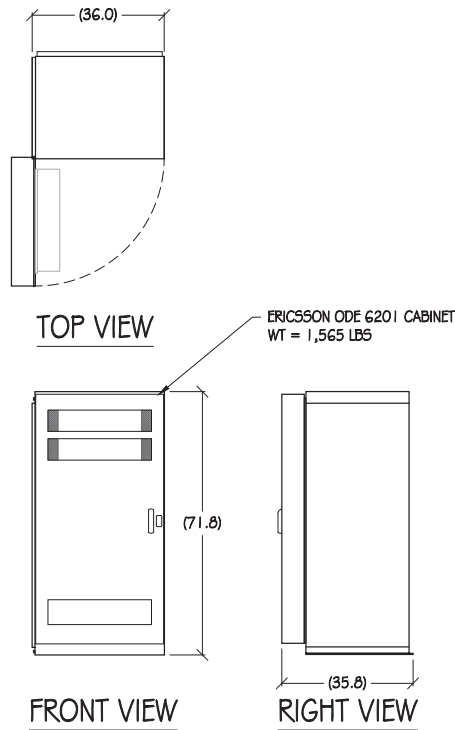
A-8

PROJECT GENERAL NOTES

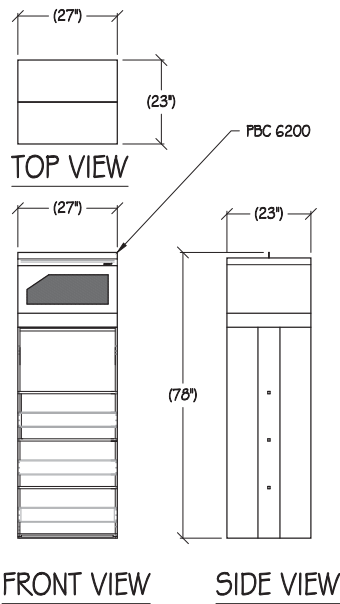
1. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS NOTED OTHERWISE.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
6. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
8. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
9. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
10. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY, LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
11. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
12. CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.



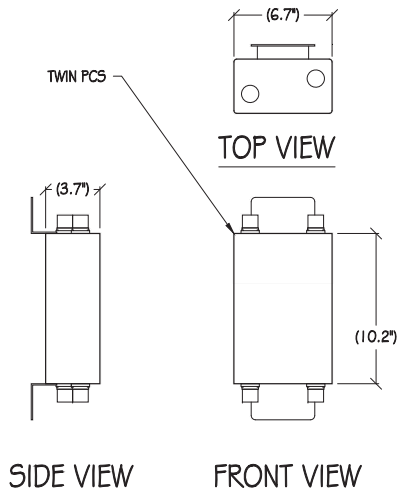
1 ANTENNA DETAIL
1/2"= 1'



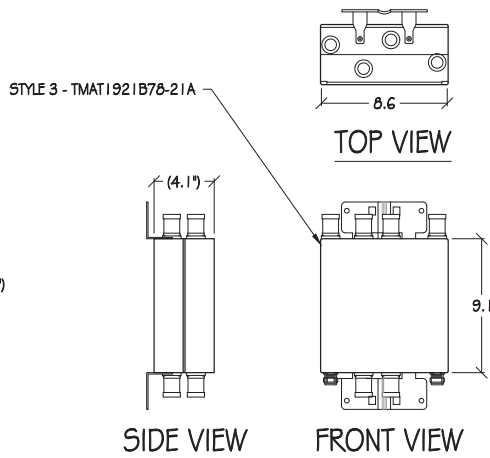
2 (N) CABINET DETAIL
1/2"= 1'



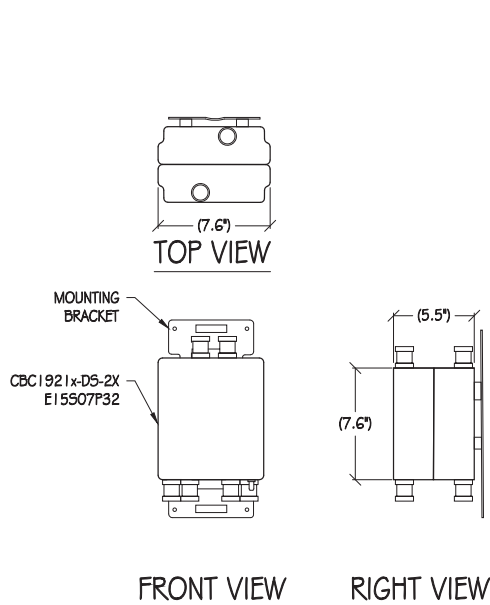
3 PBC 6200 DETAIL
1/2"= 1'



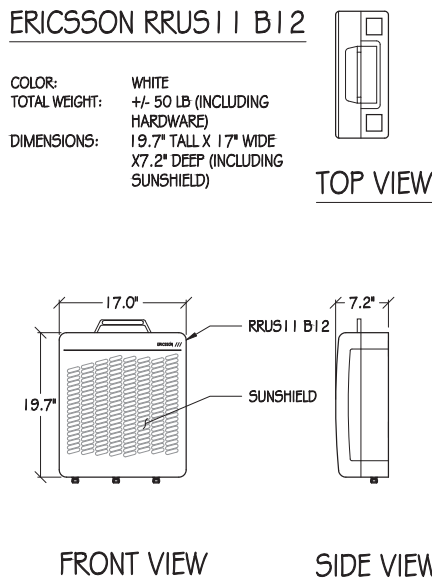
4 TMA DETAIL
1"= 6"



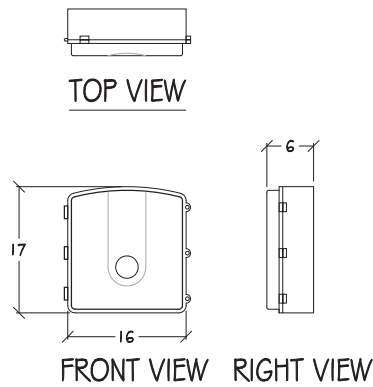
5 TMA DETAIL
1"= 6"



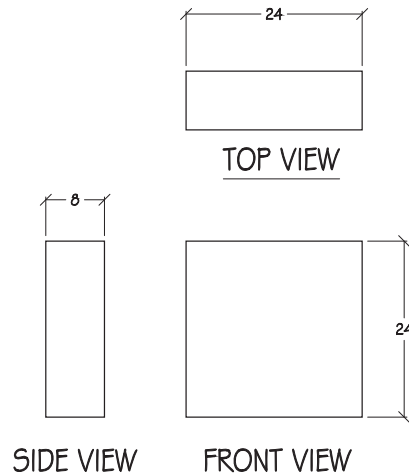
6 DIPLEXER DETAIL
1"= 6"



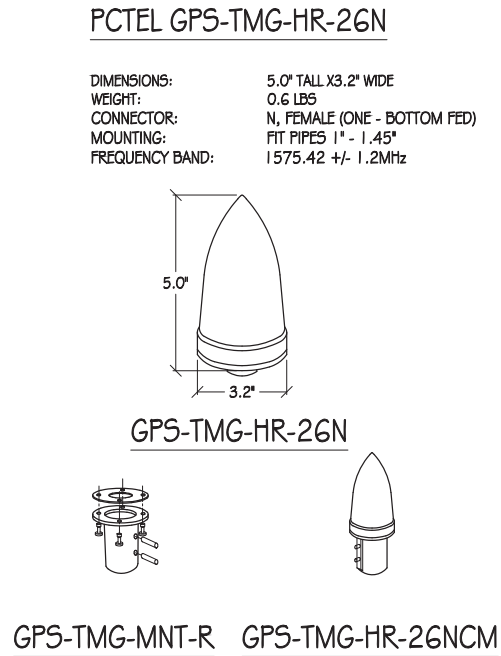
7 ERICSSON RRUS11 B12 DETAIL
1"= 1'



8 CIENA
1/2"= 1'



9 WEATHERPROOF BOX
1"= 1'



10 GPS ANTENNA DETAIL
NST

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▲	11/17/16	ZD 100%

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DATE: 11/17/16

SHEET TITLE:

DETAILS

SHEET NUMBER

A-9