



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: OCTOBER 24, 2019

*Record No.:* 2018-010555CUA  
*Project Address:* 2412 Clay Street  
*Zoning:* RM-1 (RESIDENTIAL- MIXED, LOW DENSITY) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 0612 / 008  
*Project Sponsor:* Misako Hill  
1075 45th Street  
Emeryville, CA 94608  
*Property Owner:* Concad Holdings, LLC  
2400 Clay Street  
San Francisco, CA 94115  
*Staff Contact:* David Weissglass – 415-575-9177  
*David.Weissglass@sfgov.org*  
*Recommendation:* **Approval with Conditions**

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

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**415.558.6378**

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### PROJECT DESCRIPTION

The Project includes installation of a new AT&T Mobility macro wireless telecommunications facility consisting of ten (10) panel antennas screened behind FRP enclosures; installation of twenty (20) remote radio heads, six (6) DC-6 surge suppressors, and one (1) GPS antenna; and ancillary equipment on the roof top of the existing building.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.2 and 303 to allow operation of a wireless telecommunication facility within the RM-1 (Residential – Mixed, Low Density) Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Project Sponsor held a Pre-Application Meeting at the Calvary Presbyterian Church – 2515 Fillmore Street on April 30, 2018 at 6:00 p.m. Four community members attended, two of whom did not stay for the formal presentation. The topics of discussion included the massing of the antennas, noise concerns, site selection, technology, RF exposure and levels, and permitting requirements. The Project Sponsor also spoke via phone to two community members who were unable to attend the meeting. The Department has received one email expressing concerns about health impacts from the Project.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Wireless Telecommunications Services Facilities Siting Guidelines, and the Objectives and Policies of the General Plan. The proposed facility would be screened from view by virtue of proposed enclosures, and their placement on the rooftop of the Project site. The proposal would not significantly detract from the architectural quality of the Subject building, nor would it detract from adjacent streetscapes and vistas. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

- Draft Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Maps and Context Photos
- Exhibit F – Radio Frequency Report
- Exhibit G – Department of Public Health Approval
- Exhibit H – Coverage Maps
- Exhibit I – Independent Evaluation
- Exhibit J – Alternatives Site Analysis
- Exhibit K – Public Correspondence



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion HEARING DATE: OCTOBER 24, 2019

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**ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 303 AND 209.2, TO INSTALL A NEW ROOFTOP AT&T MOBILITY MACRO WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF TEN (10) PANEL ANTENNAS SCREENED BEHIND FRP ENCLOSURES; INSTALLATION OF TWENTY (20) REMOTE RADIO HEADS, SIX (6) DC-6 SURGE SUPPRESSORS, AND ONE (1) GPS ANTENNA; AND ANCILLARY EQUIPMENT. THE SUBJECT PROPERTY IS LOCATED AT 2412 CLAY STREET, LOT 008 IN ASSESSOR'S BLOCK 0612, WITHIN THE RM-1 (RESIDENTIAL - MIXED, LOW DENSITY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### **PREAMBLE**

On August 13, 2018, Misako Hill of J5 Infrastructure Partners (hereinafter "Project Sponsor") filed Application No. 2018-010555CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new telecommunications facility (hereinafter "Project") at 2412 Clay Street, Block 0612, Lot 008 (hereinafter "Project Site").

On October 24, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-010555CUA.

On October 9, 2019, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-010555CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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 Authorization as requested in Application No. 2018-010555CUA, 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. **Project Description.** The Project includes installation of a new AT&T Mobility macro wireless telecommunications facility consisting of ten (10) panel antennas screened behind FRP enclosures; installation of twenty (20) remote radio heads and one (1) GPS antenna; and ancillary equipment on the roof top of the existing subject building.
3. **Site Description and Present Use.** The Project is located on one lot that has approximately 33 feet of frontage along Webster Street and 90 feet of frontage along Clay Street. The Project Site contains both residential and commercial uses.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RM-1 Zoning District. The immediate context is mixed in character with residential, office, medical service, automotive, and commercial uses. The immediate neighborhood includes two-to-four story residential buildings to the north, the Sutter Health CPMC Pacific Campus to the east, the Sutter Health CPMC parking garage to the south, and two-to-four story mixed-use buildings of the Upper Fillmore NCD (Neighborhood Commercial) Zoning District approximately one block to the west.
5. **Public Outreach and Comments.** The Project Sponsor held a Pre-Application Meeting at the Calvary Presbyterian Church – 2515 Fillmore Street on April 30, 2018 at 6:00 p.m. Four community members attended, two of whom did not stay for the formal presentation. The topics of discussion included the massing of the antennas, noise concerns, site selection, technology, RF exposure and levels, and permitting requirements. The Project Sponsor also spoke via phone to two community members who were unable to attend the meeting. The Department has received one email expressing concerns about health impacts from the Project.
6. **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.

7. **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 7 Site (Disfavored Site) according to the *WTS Facilities Siting Guidelines*. The Project Sponsor has submitted an analysis

of alternative sites, detailing why efforts to locate at such sites were unsuccessful and demonstrating that the Project Site is essential to meet demands in the geographic service area and the Applicant's citywide network.

8. **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 WCS, AWS, PCS, Cellular, and 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.
9. **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.
10. **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 AT&T transmitters at any nearby publicly accessible buildings or areas would be 79% of the FCC public exposure limit.

There are no antennas existing on the roof top of the building at 2412 Clay St. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T proposes to install ten (10) new antennas. The height to the top of the antennas is approximately 46 feet above the ground. The estimated RF field from the proposed AT&T transmitters at ground level is calculated to be 0.25 mW/sq cm., which is 48% of the FCC public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit extends 115 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 51 feet of the front of the antennas while they are in operation. "Worker Notification Areas" shall be marked with yellow paint stripes "Prohibited Access Areas" shall be marked with red paint stripes on the roof of the building, as shown in Figure 1 of the RF report, to identify areas within which exposure levels are calculated to exceed the FCC public and occupational limits.

11. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by AT&T to demonstrate the need for outdoor and indoor coverage and capacity have been determined by Hammett and Edison, Inc, an engineering consultant and independent third party, to accurately represent the carrier's present and post-installation conclusions.
12. **Maintenance Schedule.** The facility would operate without on-site staff but with a maintenance crew visiting the property to service and monitor the facility.

13. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Use.** Per Planning Code Section 209.2, a Conditional Use Authorization is required for a macro WTS facility (Utility and Infrastructure Use).

14. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. 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.

*The Project at 2412 Clay 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.*

*The Project is necessary in order to achieve sufficient 4G LTE mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide that the Project Site is a desirable 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:

(1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project height and bulk of the existing building will remain the same and will not significantly alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.*

(2) 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;

*The Planning Code does not require parking or loading for a telecommunications wireless facility. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

- (3) 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.*

- (4) 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.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The proposed project is consistent with the stated purposes of the RM-1 District in that the facility will be consistent with the existing scale and character of the area.*

15. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **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 AT&T Mobility's coverage and capacity within the Pacific Heights 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 AT&T Mobility 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.*

16. **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.

*The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

- 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.*

17. 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.
18. 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 Authorization Application No. 2015-010555CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 28, 2019, 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. 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 Planning Commission ADOPTED the foregoing Motion on October 24, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

**Draft Motion  
October 24, 2019**

**RECORD NO. 2018-010555CUA  
2412 CLAY ST**

ADOPTED: October 24, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a wireless telecommunications facility (d.b.a. **AT&T Mobility**) located at 2412 Clay Street, Block 0612, Lot 008 pursuant to Planning Code Section(s) **303 and 209.2** within the **RM-1** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **February 28, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-010555CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 24, 2019** under Motion No. **XXXXXX**. 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 **October 24, 2019** under Motion No. **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

8. **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 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

9. **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:
- F. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual effects;
- G. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
- H. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
- I. 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 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
- For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
- For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

12. **Implementation Costs - WTS.** The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related

to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.

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

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

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

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

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

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

- F. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

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

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

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9079, [www.sf-planning.org](http://www.sf-planning.org).*

16. **Notification prior to Project Implementation Report - WTS.** The Project Sponsor shall undertake to inform and perform appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antenna at the time of testing for the Project Implementation Report.

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

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

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

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

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

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

## OPERATION

19. **Community Liaison.** Prior to issuance of a building permit 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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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

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

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

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

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

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

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

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

24. **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>*



**SITE NUMBER:** CCL05455  
**SITE NAME:** RSFR NSB CNU5455 - FILLMORE / BROADWAY - CN5455\_CNU5455  
**SITE TYPE:** ROOFTOP / OUTDOOR CABINETS  
**ADDRESS:** 2412 CLAY ST  
 SAN FRANCISCO, CA 94115

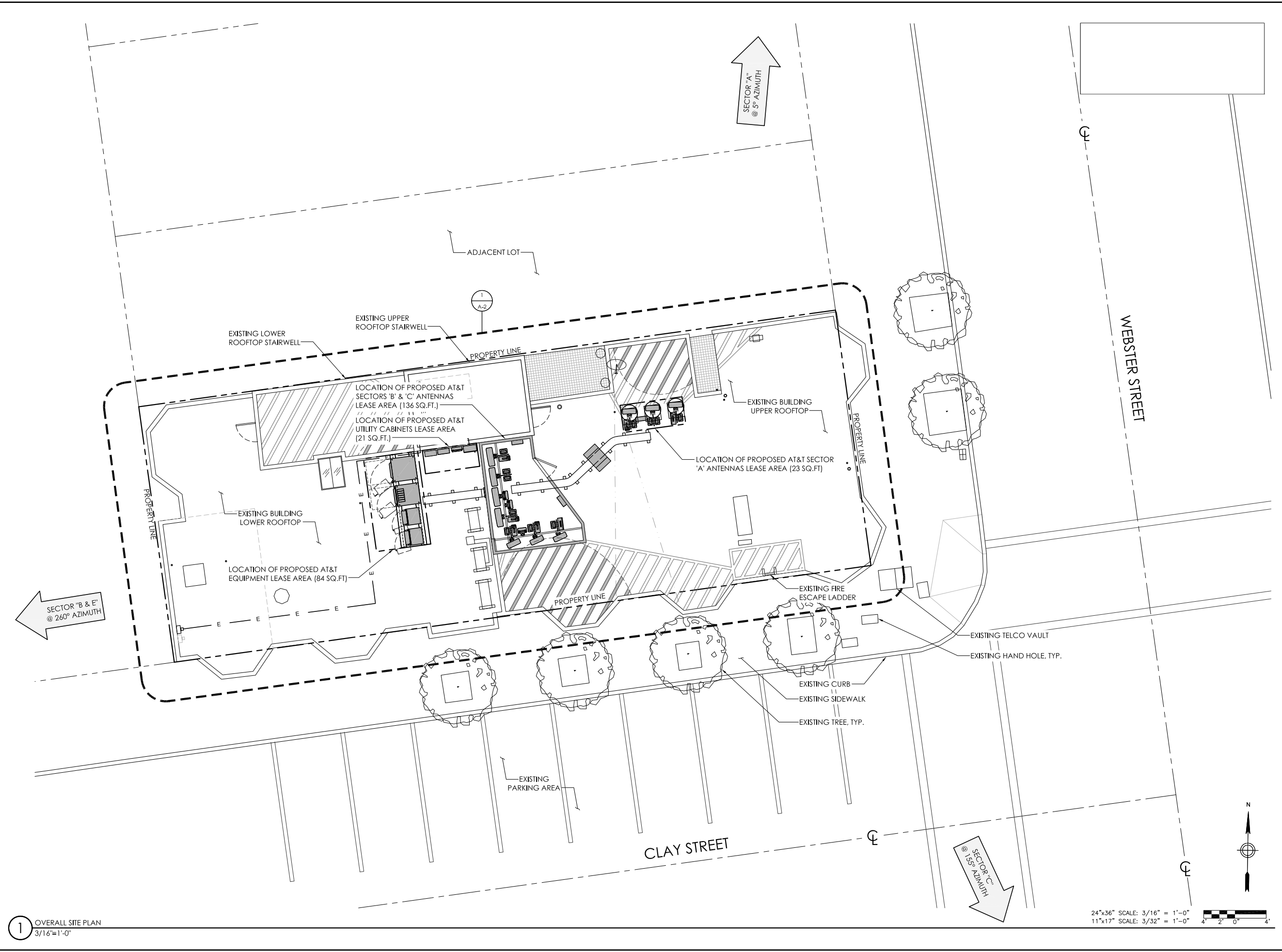
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 PACE: MRSFR012677  
 PTN: 3701AODMA5  
 USID: 199014



**CCL05455**  
 RSFR NSB CNU5455 - FILLMORE / BROADWAY - CN5455\_CNU5455




2412 CLAY ST  
 SAN FRANCISCO, CA 94115  
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PROJECT TEAM	VICINITY MAP	CODE COMPLIANCE	SHEET INDEX																					
<p><b>APPLICANT / LESSEE:</b>            ALYSSA FERRIS            AT&amp;T            5001 EXECUTIVE PARKWAY, 4W5501            SAN RAMON, CA 94583            PHONE: (530) 966-2612            E-MAIL: ab724b@att.com</p> <p><b>CONSTRUCTION MANAGER:</b>            KEITH CONNER            CONSTRUCTION MANAGER            BECHTEL            PHONE: (480) 306-3801            E-MAIL: gkconner@bechtel.com</p> <p><b>ARCHITECT / ENGINEER:</b>            ALL STATES ENGINEERING &amp; SURVEYING            CONTACT: ROGER FLORES            EMAIL: roger@zclzcl.com            OFFICE: (949) 273-0996x109            PHONE: (562) 841-1264</p> <p><b>SITE ACQUISITION:</b>            J5 INFRASTRUCTURE PARTNERS            CONTACT: EVAN J. WYNNIS            EMAIL: ewynnis@j5ip.com            PHONE: (415) 518-1232</p> <p><b>PROJECT MANAGER:</b>            J5 INFRASTRUCTURE PARTNERS            CONTACT: MISA KO HILL            EMAIL: mhill@j5ip.com            CELL: (415) 533-2540</p>		<p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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.</p> <ol style="list-style-type: none"> <li>2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS</li> <li>2016 CALIFORNIA BUILDING CODE (CBC)</li> <li>2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5)</li> <li>2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)</li> <li>2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)</li> <li>2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4)</li> <li>2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5)</li> <li>2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3)</li> <li>2016 CALIFORNIA ENERGY CODE (CEC)-PART 6</li> <li>ANSI / EIA-TIA-222-G</li> <li>2016 NFPA 101, LIFE SAFETY CODE</li> <li>2016 NFPA 72, NATIONAL FIRE ALARM CODE</li> <li>2016 NFPA 13, FIRE SPRINKLER CODE</li> </ol>	<table border="1"> <tr><td>T-1</td><td>TITLE SHEET</td></tr> <tr><td>LS-1</td><td>SURVEY</td></tr> <tr><td>A-1</td><td>OVERALL SITE PLAN</td></tr> <tr><td>A-2</td><td>ENLARGED SITE PLAN</td></tr> <tr><td>A-3</td><td>EQUIPMENT LAYOUT PLAN</td></tr> <tr><td>A-4</td><td>ANTENNA PLAN, RF SCHEDULES &amp; DETAILS</td></tr> <tr><td>A-5</td><td>ELEVATIONS</td></tr> </table>	T-1	TITLE SHEET	LS-1	SURVEY	A-1	OVERALL SITE PLAN	A-2	ENLARGED SITE PLAN	A-3	EQUIPMENT LAYOUT PLAN	A-4	ANTENNA PLAN, RF SCHEDULES & DETAILS	A-5	ELEVATIONS							
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<p><b>PROPERTY OWNER:</b>            CONCAD HOLDINGS LLC            2400 CLAY ST            SAN FRANCISCO, CA 94115</p> <p><b>JURISDICTION:</b> CITY OF SAN FRANCISCO  <b>A.P.N.:</b> 0612-008  <b>CURRENT ZONING:</b> RESIDENTIAL MIXED ZONE  <b>EXISTING USE:</b> MULTITUSE  <b>PROPOSED USE:</b> MULTITUSE, COMMUNICATIONS FACILITY  <b>LATITUDE (NAD 83):</b> 37.791032  <b>LONGITUDE (NAD 83):</b> -122.432863  <b>ACCESSIBILITY REQUIREMENTS:</b> FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2016, SECTION 11B-203.4 (LIMITED ACCESS SPACE)</p> <p><b>POWER AGENCY:</b> TBD</p> <p><b>TELEPHONE AGENCY:</b> AT&amp;T</p> <p><b>RFDS VERSION:</b> 5.00  <b>DATE UPDATED:</b> 05/14/19</p>	<p><b>GENERAL CONTRACTOR NOTES</b></p> <p>DO NOT SCALE DRAWINGS</p> <p>THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p> <p><b>GENERAL NOTES</b></p> <p>THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.</p> <p><b>STATEMENTS</b></p> <p>STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.</p> <p>ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.</p>	<p><b>DRIVING DIRECTIONS</b></p> <p>5001 Executive Pkwy, San Ramon, CA 94583</p> <ol style="list-style-type: none"> <li>DEPART EXECUTIVE PKWY TOWARD CAMINO RAMON</li> <li>TURN RIGHT ONTO CAMINO RAMON</li> <li>TURN RIGHT ONTO BOLLINGER CANYON RD</li> <li>TAKE RAMP RIGHT FOR I-680 NORTH TOWARD SACRAMENTO</li> <li>TAKE RAMP RIGHT FOR CA-24 TOWARD LAFAYETTE / OAKLAND</li> <li>TAKE RAMP RIGHT FOR I-580 WEST TOWARD SACRAMENTO / SAN FRANCISCO</li> <li>TAKE RAMP LEFT FOR I-80 WEST TOWARD SAN FRANCISCO</li> <li>TAKE EXIT 2C TO MERGE ONTO FREMONT ST</li> <li>CONTINUE ONTO FRONT ST</li> <li>USE LEFT 2 LANES TO TURN LEFT ONTO PINE ST</li> <li>TURN RIGHT ONTO WEBSTER ST</li> <li>TURN LEFT AT THE 3RD CROSS STREET ONTO CLAY ST</li> <li>2412 CLAY ST, SAN FRANCISCO, CA 94115</li> </ol>	<p><b>PROJECT DESCRIPTION</b></p> <p>INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:</p> <p><b>ANTENNA SOW:</b></p> <ul style="list-style-type: none"> <li>INSTALLATION OF (4) AT&amp;T SECTORS WITHIN FRP ENCLOSURES ON ROOFTOP</li> <li>INSTALLATION OF (10) AT&amp;T PANEL ANTENNAS</li> <li>INSTALLATION OF (20) AT&amp;T REMOTE RADIO HEADS (RRH's)</li> <li>INSTALLATION OF (6) DC-6 SURGE SUPPRESSORS</li> <li>INSTALLATION OF (1) GPS ANTENNA</li> <li>PROPOSED AT&amp;T CABLE TRAYS FROM PROPOSED EQUIPMENT AREA TO PROPOSED ANTENNA SECTORS</li> </ul> <p><b>EQUIPMENT SOW:</b></p> <ul style="list-style-type: none"> <li>INSTALLATION (1) 200A AC POWER PANEL</li> <li>INSTALLATION OF (1) CIENA AND HOFFMAN BOX</li> <li>INSTALLATION OF (1) EMERSON DC POWER PLANT CABINET</li> <li>INSTALLATION OF (1) EMERSON BATTERY CABINET W/ (8) BATTERIES</li> <li>INSTALLATION OF (4) PURCELL CABINETS</li> <li>INSTALLATION OF (2) DC12 SURGE SUPPRESSORS</li> <li>INSTALLATION OF (3) FIBER TRUNKS</li> <li>INSTALLATION OF (6) DC POWER LINES</li> </ul>																					
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1 OVERALL SITE PLAN  
3/16"=1'-0"

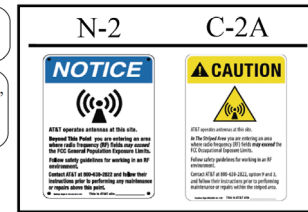
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11"x17" SCALE: 3/32" = 1'-0"  
4' 2' 0' 4'

APPLICANT:	 5001 EXECUTIVE PKWY SAN RAMON, CA 94583																					
VENDOR:	 AZ - CA - CO - ID - NM - NV - TX - UT 2030 MAIN STREET, SUITE 200 IRVINE, CALIFORNIA 92614																					
VENDOR:	 A TALZALI & ASSOCIATES COMPANY 23675 BRITCHER DRIVE LAKE FOREST, CA 92650 PHONE: (949) 273-0996																					
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SHEET NAME:	OVERALL SITE PLAN																					
SHEET TITLE:	A-1																					



N-2 sign at upper roof access door (one) and at edges of yellow striping (five)

C-2A sign at end antenna in each group (six), at antenna enclosure door (one), and at edges of red striping (three)



**at&t**  
mobility corp.  
5001 EXECUTIVE PKWY  
SAN RAMON, CA 94583

**INFRASTRUCTURE**  
AZ - CA - CO - ID - NM - NV - TX - UT  
2030 MAIN STREET, SUITE 200  
IRVINE, CALIFORNIA 92614

**ALL STATES**  
ENGINEERING & SURVEYING  
A ZALZALI & ASSOCIATES COMPANY  
23675 BIRCHER DRIVE  
LAKE FOREST, CA 92530  
PHONE: (949) 273-0996

**CCL05455**  
RSFR NSB\_CNU5455 - FILLMORE /  
BROADWAY - CN5455\_CNU5455  
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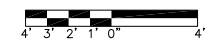
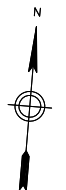
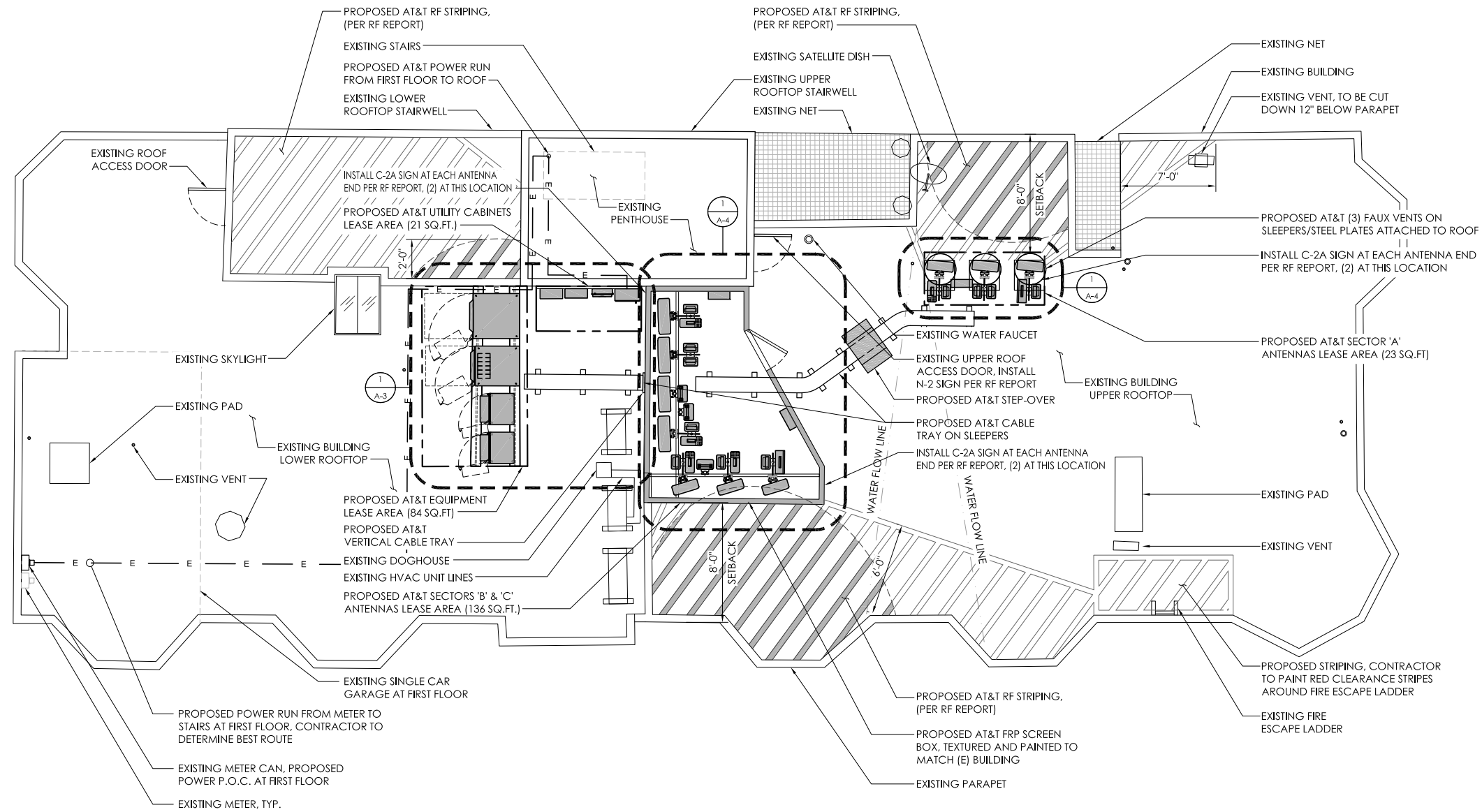
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**NOT TO BE USED FOR CONSTRUCTION**

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**ENLARGED SITE PLAN**

**A-2**



24"x36" SCALE: 1/4" = 1'-0"  
11"x17" SCALE: 1/8" = 1'-0"

**1** ENLARGED SITE PLAN  
1/4" = 1'-0"

DESIGN RECORD:

PROFESSIONAL STAMP:

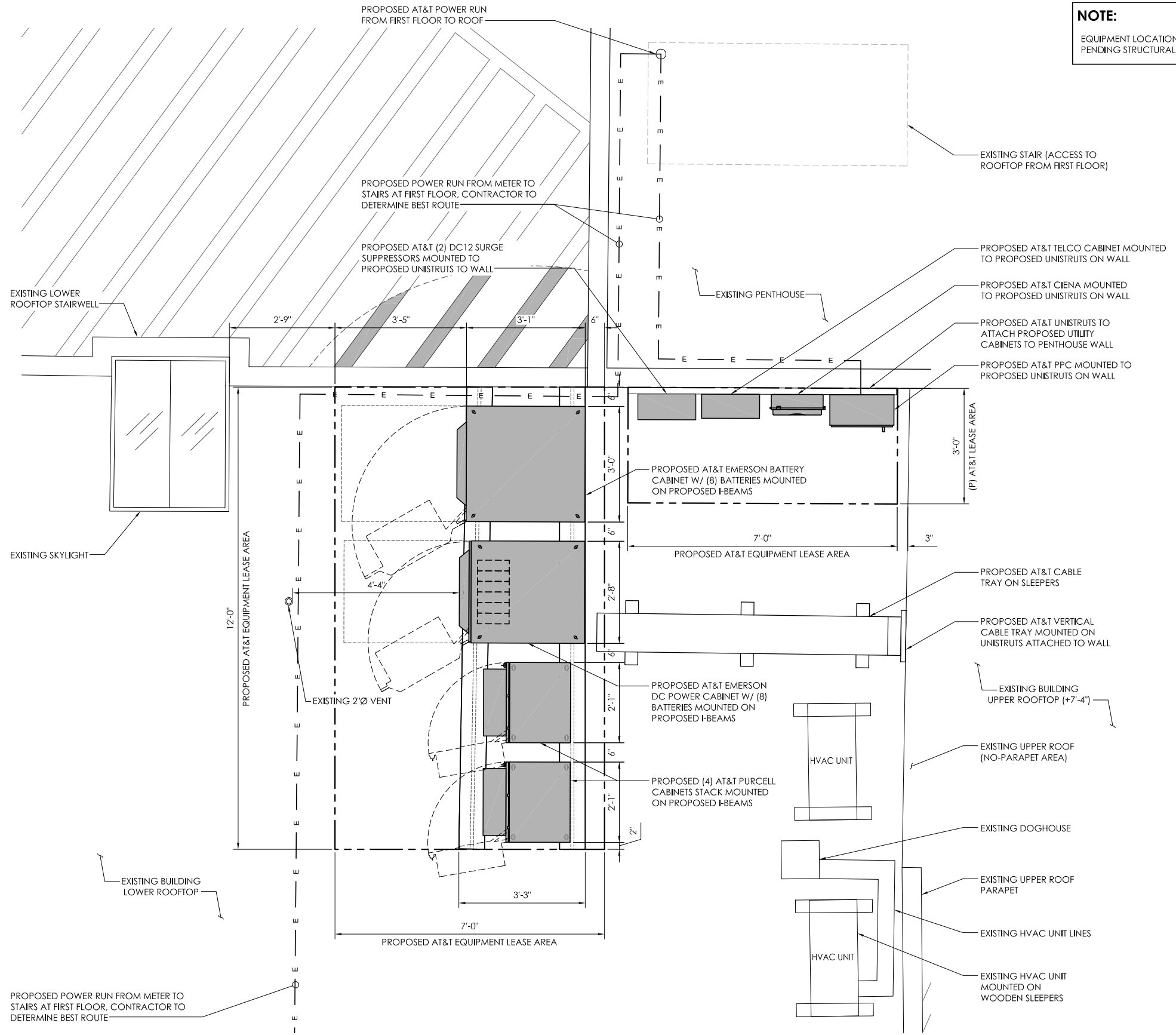
SHEET NAME:

SHEET TITLE:

APPLICANT:

VENDOR:

SITE INFORMATION:



**NOTE:**  
EQUIPMENT LOCATION IS PRELIMINARY,  
PENDING STRUCTURAL ANALYSIS.

APPLICANT:  
  
 5001 EXECUTIVE PKWY  
 SAN RAMON, CA 94583

VENDOR:  
  
 AZ - CA - CO - ID - NM - NV - TX - UT  
 2030 MAIN STREET, SUITE 200  
 IRVINE, CALIFORNIA 92614

VENDOR:  
  
 A ZALZALI & ASSOCIATES COMPANY  
 23675 BRITCHER DRIVE  
 LAKE FOREST, CA 92530  
 PHONE: (949) 273-0998

SITE INFORMATION:  
**CCL05455**  
 RFR NSB\_CNU5455 - FILLMORE /  
 BROADWAY - CN5455\_CNU5455  
 2412 CLAY ST  
 SAN FRANCISCO, CA 94115

FA: 10140522  
 PACE: MRSFR012677  
 PTN: 3701AODMA5  
 USID: 199014

DESIGN RECORD:

REV	DATE	DESCRIPTION
F	02/28/19	EME REPORT
E	02/28/19	REV ANT. SIZE
D	02/12/19	REV PER REDLINES
C	07/19/18	100% ZDs
B	06/28/18	95% ZDs
A	04/18/18	90% ZDs

PROFESSIONAL STAMP:  
**NOT TO BE USED FOR CONSTRUCTION**  
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SHEET NAME:  
**EQUIPMENT LAYOUT PLAN**

SHEET TITLE:  
**A-3**

SECTOR	RRU TYPE PROPOSED	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			
			ABOVE	BELOW	SIDES	
ALPHA	A1	4449 B5 / B12	UP ±10'-0"	16"	12"	8"
	A1	8843 B25 / B66 (SHARED W/ A2)	UP ±10'-0"	16"	12"	8"
	A2	4478 B14	UP ±10'-0"	16"	12"	8"
	A3	RRUS-E2 B29	UP ±10'-0"	16"	12"	8"
BETA & EPSILON	B/E1	4449 B5 / B12	UP ±10'-0"	16"	12"	8"
	B/E1	8843 B25 / B66 (SHARED W/ B/E2)	UP ±10'-0"	16"	12"	8"
	B/E2	8843 B25 / B66	UP ±10'-0"	16"	12"	8"
	B/E3	(2) RRUS-E2 B29	UP ±10'-0"	16"	12"	8"
GAMMA	C1	4449 B5 / B12	UP ±10'-0"	16"	12"	8"
	C1	8843 B25 / B66 (SHARED W/ C2)	UP ±10'-0"	16"	12"	8"
	C2	4478 B14	UP ±10'-0"	16"	12"	8"
	C3	RRUS-E2 B29	UP ±10'-0"	16"	12"	8"

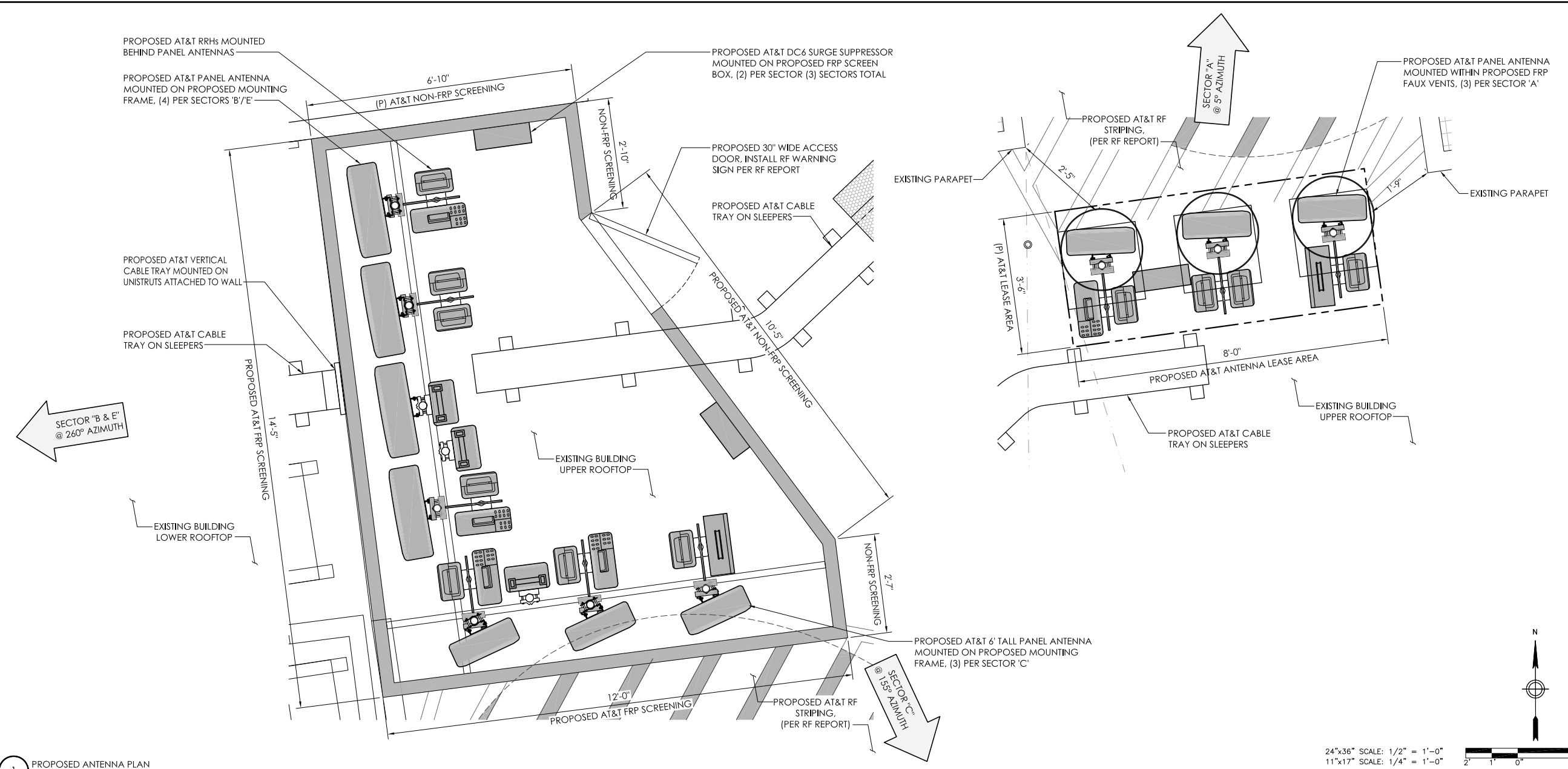
FINAL ANTENNA AND TRANSMISSION CABLE REQUIREMENTS								
SECTOR	TECHNOLOGY	ANTENNA MFR./MODEL #	SIZE	AZIMUTH	TRANSMISSION LINES (LENGTH FT. +/-)			
					LENGTH	COAX. JUMPER SIZE	NO.	
SECTOR 'A'	A1	700/850/PCS	OPA45R-BU5C	4'-7"	5°	45'	1/2"	8 FIBER
	A2	B14/AWS	OPA45R-BU5C	4'-7"	5°	45'	1/2"	8 FIBER
	A3	B29/WCS	OPA45R-BU5C	4'-7"	5°	45'	1/2"	6 FIBER
SECTOR 'B' & 'E'	B1	700/850/PCS	BSA-M65R-BUU-H4	4'-2"	260°	35'	1/2"	6 FIBER
	B2	AWS	BSA-M65R-BUU-H4	4'-2"	260°	35'	1/2"	4 FIBER
	B3	B29/WCS	BSA-M65R-BUU-H4	4'-2"	260°	35'	1/2"	6 FIBER
	B4	B14	BSA-M65R-BUU-H4	4'-2"	260°	35'	1/2"	2 FIBER
SECTOR 'C'	C1	700/850/PCS	OPA45R-BU5C	4'-7"	155°	35'	1/2"	8 FIBER
	C2	B14/AWS	OPA45R-BU5C	4'-7"	155°	35'	1/2"	8 FIBER
	C3	B29/WCS	OPA45R-BU5C	4'-7"	155°	35'	1/2"	6 FIBER

**NOTES TO CONTRACTOR:**

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION. CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.

\* TWIN BEAM ANTENNAS ONE PHYSICAL SECTOR

2 PROPOSED RF SCHEDULE  
NTS



1 PROPOSED ANTENNA PLAN  
1/2" = 1'-0"

**at&t**  
mobility corp.  
5001 EXECUTIVE PKWY  
SAN RAMON, CA 94583

**INFRASTRUCTURE**  
AZ - CA - CO - ID - NM - NV - TX - UT  
2030 MAIN STREET, SUITE 200  
IRVINE, CALIFORNIA 92614

**ALL STATES**  
ENGINEERING & SURVEYING  
A ZALZALI & ASSOCIATES COMPANY  
23675 BRITCHER DRIVE  
LAKE FOREST, CA 92550  
PHONE: (949) 273-0996

**CCL05455**  
RSFR NSR\_CNU5455 - FILLMORE /  
BROADWAY - CN5455\_CNU5455  
2412 CLAY ST  
SAN FRANCISCO, CA 94115  
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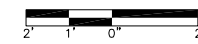
**NOT TO BE USED FOR CONSTRUCTION**

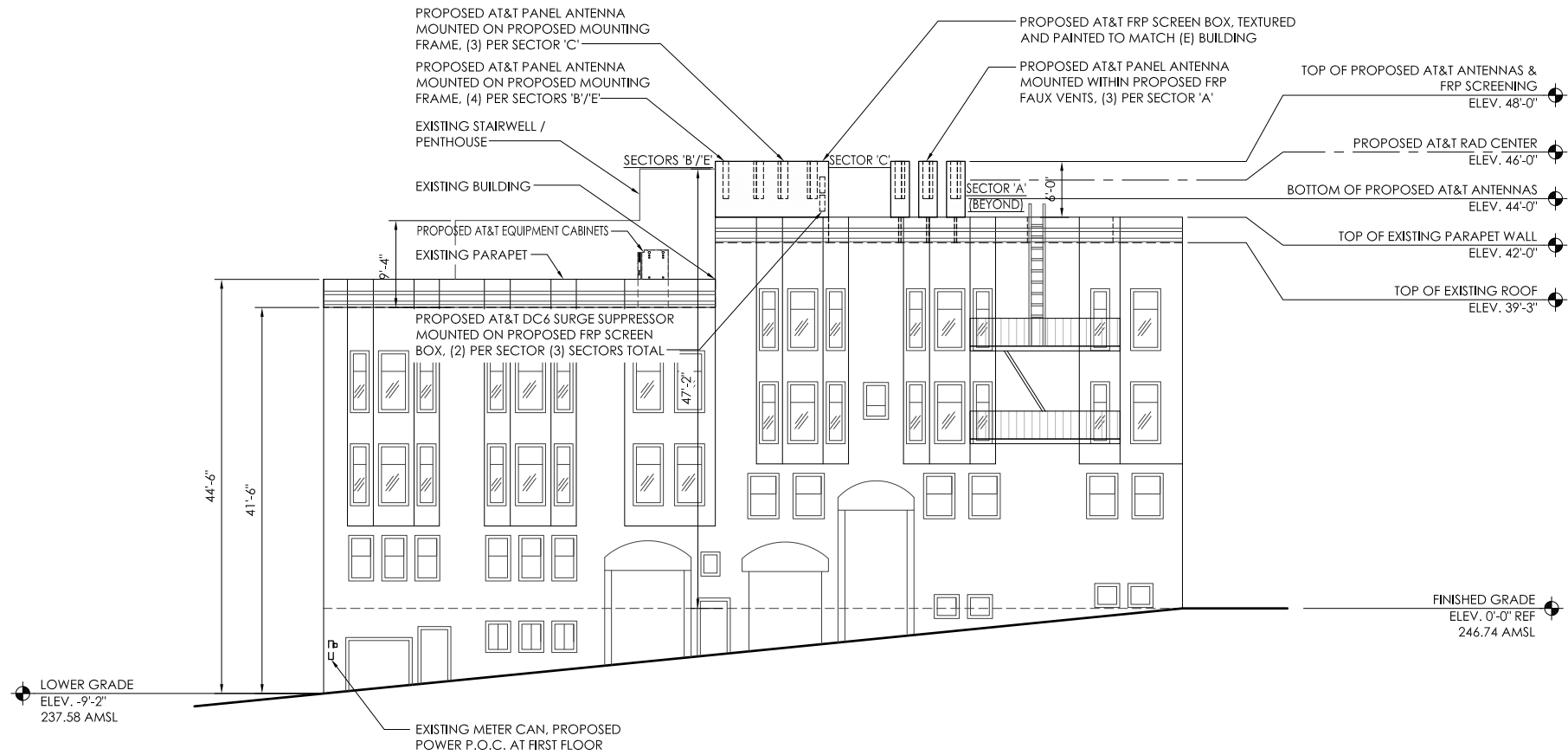
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**ANTENNA PLAN, RF SCHEDULE, & DETAILS**

**A-4**

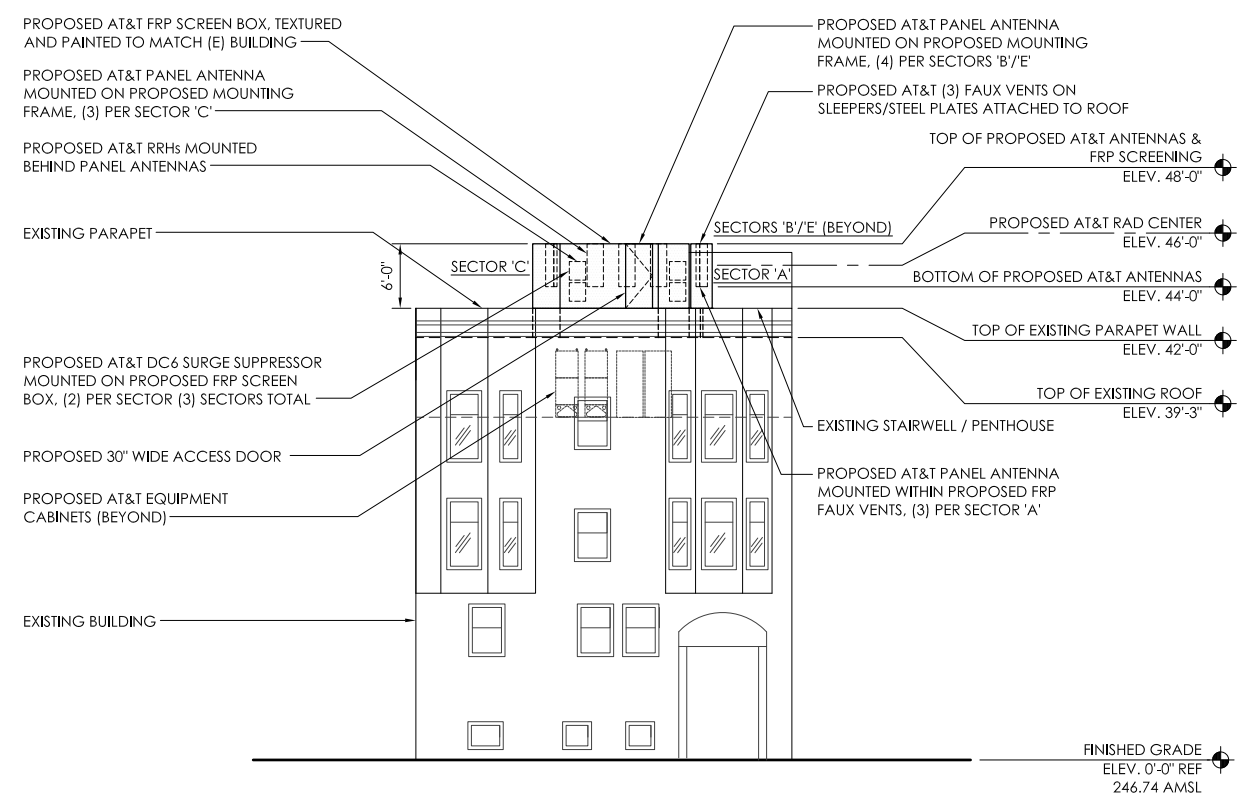
24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"





2 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"  
8' 6' 4' 2' 0' 8'



1 PROPOSED EAST ELEVATION  
1/8" = 1'-0"

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"  
8' 6' 4' 2' 0' 8'

**at&t**  
mobility corp.  
5001 EXECUTIVE PKWY  
SAN RAMON, CA 94583

**INFRASTRUCTURE**  
AZ - CA - CO - ID - NM - NV - TX - UT  
2030 MAIN STREET, SUITE 200  
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**ELEVATIONS**

**A-5**

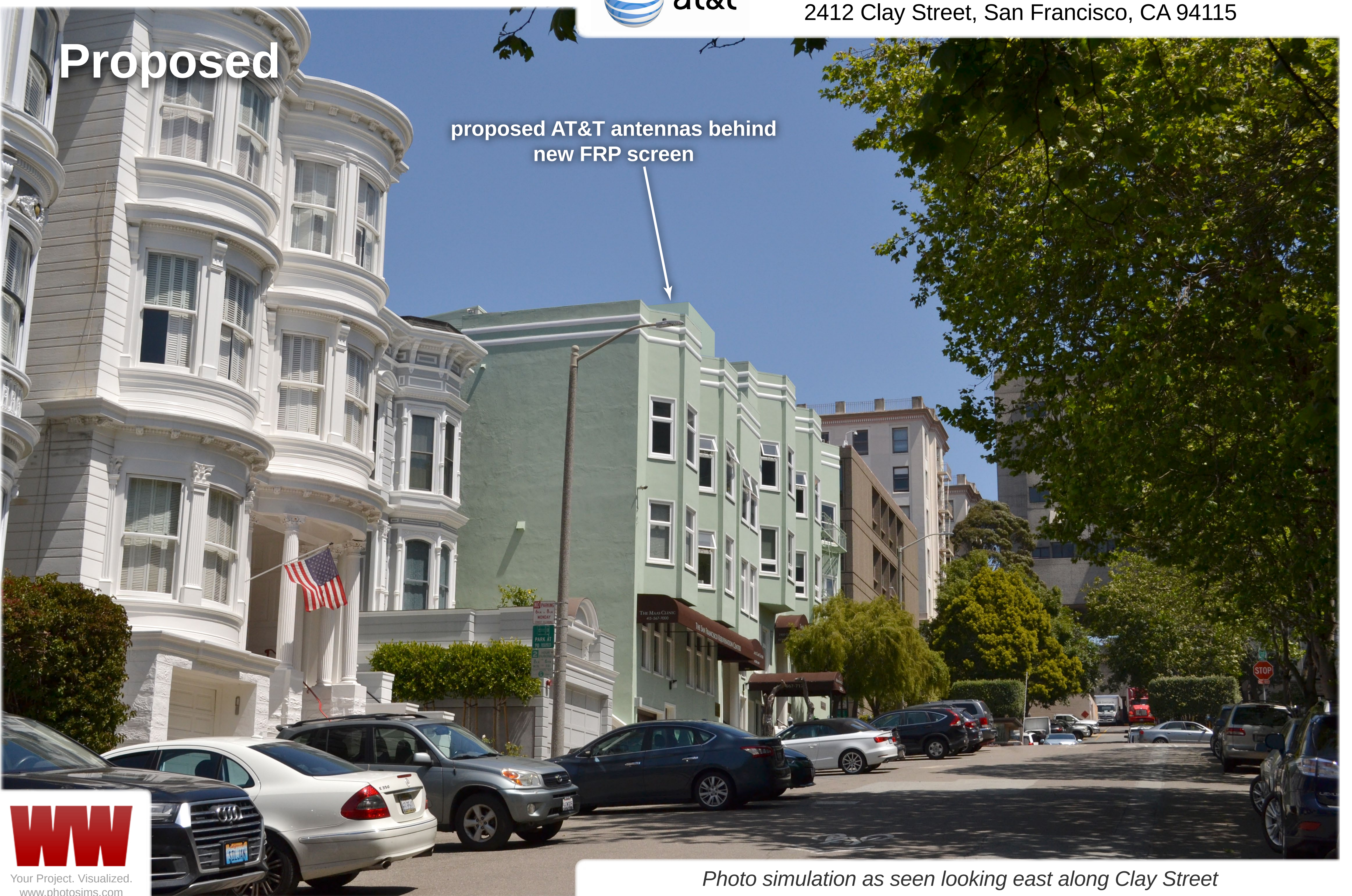
# Existing



**CCL05455 Laurel Street Apartments**  
 2412 Clay Street, San Francisco, CA 94115

# Proposed

proposed AT&T antennas behind  
 new FRP screen



# Existing

02.05.2019



**CCL05455 Laurel Street Apartments**  
2412 Clay Street, San Francisco, CA 94115

# Proposed

proposed AT&T antennas within  
new 20" diameter radomes

proposed AT&T antennas behind  
new FRP screen



*Photo simulation as seen looking south along Webster Street*

# Existing

02.05.2019



**CCL05455 Laurel Street Apartments**  
2412 Clay Street, San Francisco, CA 94115

# Proposed

proposed AT&T antennas behind  
new FRP screen



*Photo simulation as seen looking northwest across Webster Street*



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2412 CLAY ST		0612008
<b>Case No.</b>		<b>Permit No.</b>
2018-010555PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          2412 Clay Street - AT&amp;T Mobility WTS Facility Modification: Install (4) antenna sectors within FRP enclosures, (10) panel antennas; (20) remote radio heads (RRHs); (1) GPS antenna; coax cable trays; equipment cabinets.</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>



## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> David Weissglass</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Property Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input checked="" type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input checked="" type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> minimally visible enclosures for mechanical equipment	
<b>Preservation Planner Signature:</b> Natalia Kwiatkowska	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> David Weissglass
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/09/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
2412 CLAY ST		0612/008
Case No.	Previous Building Permit No.	New Building Permit No.
2018-010555PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

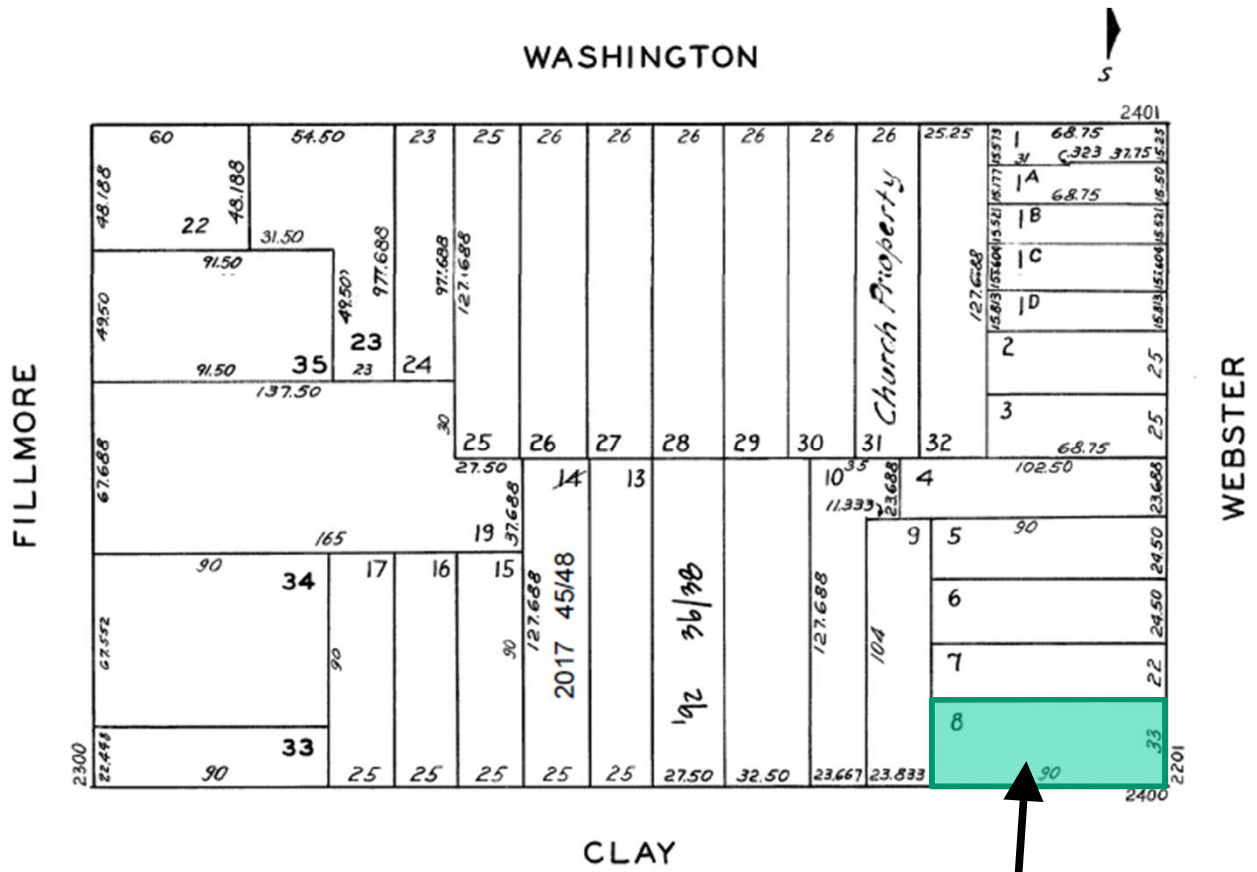
### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

# Block Book Map

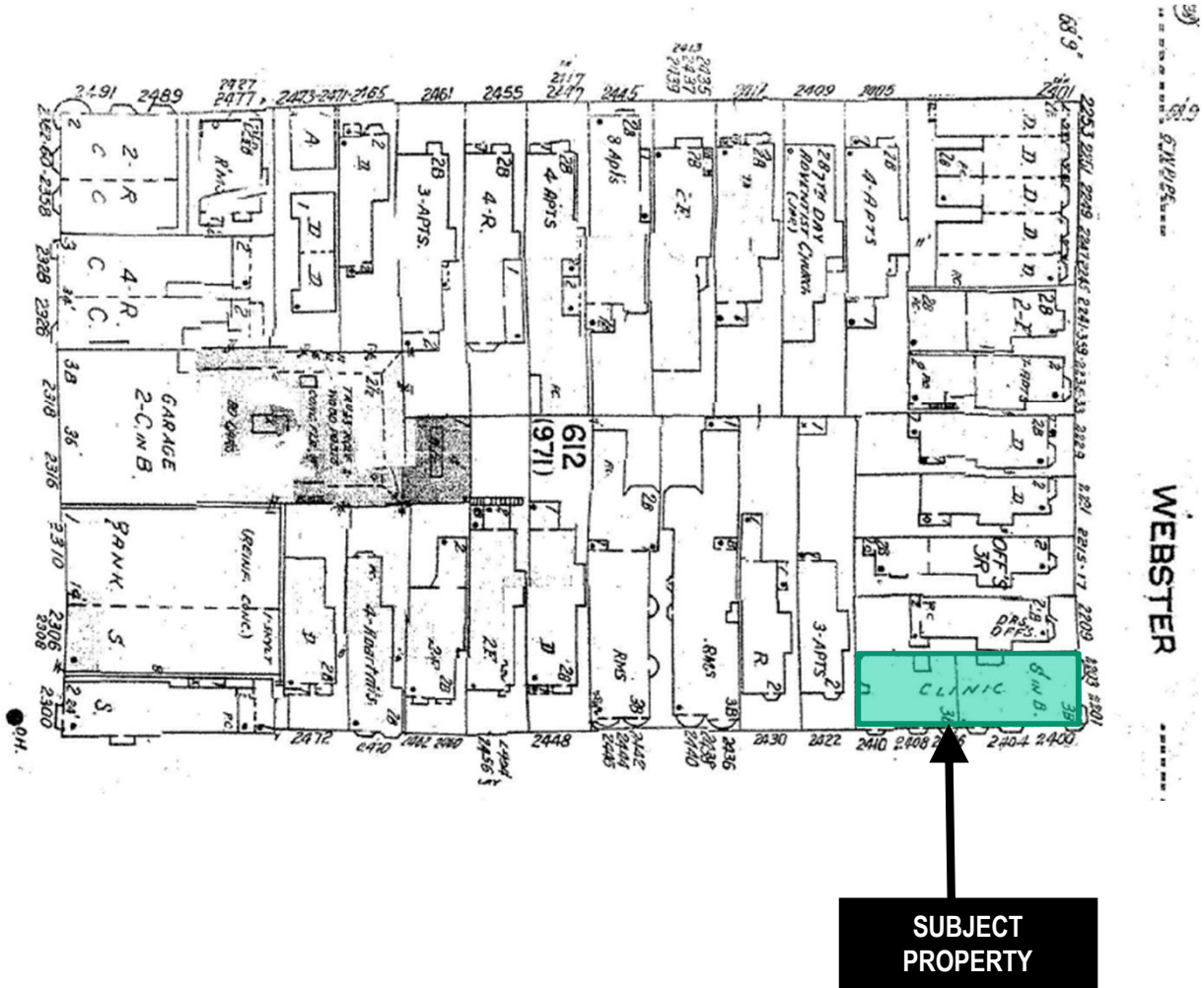


**SUBJECT PROPERTY**

Case Number 2018-010555CUA  
 AT&T Mobility Macro WTS Facility  
 2412 Clay Street



# Sanborn Map\*

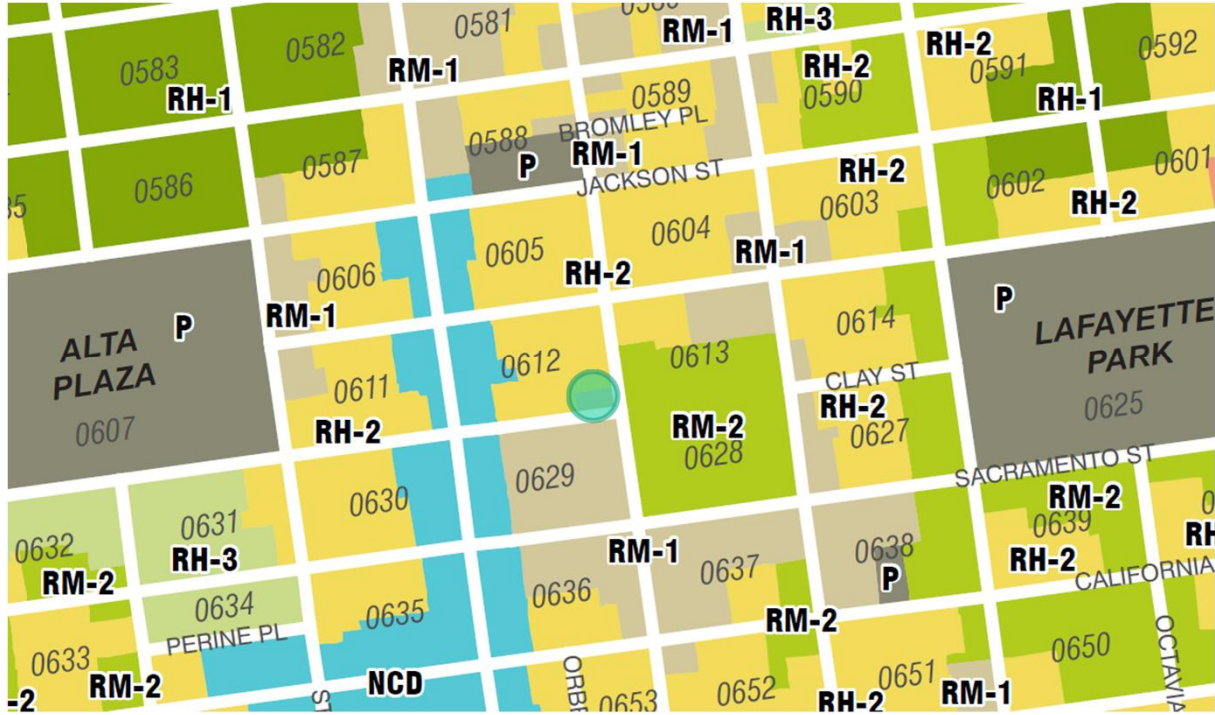


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

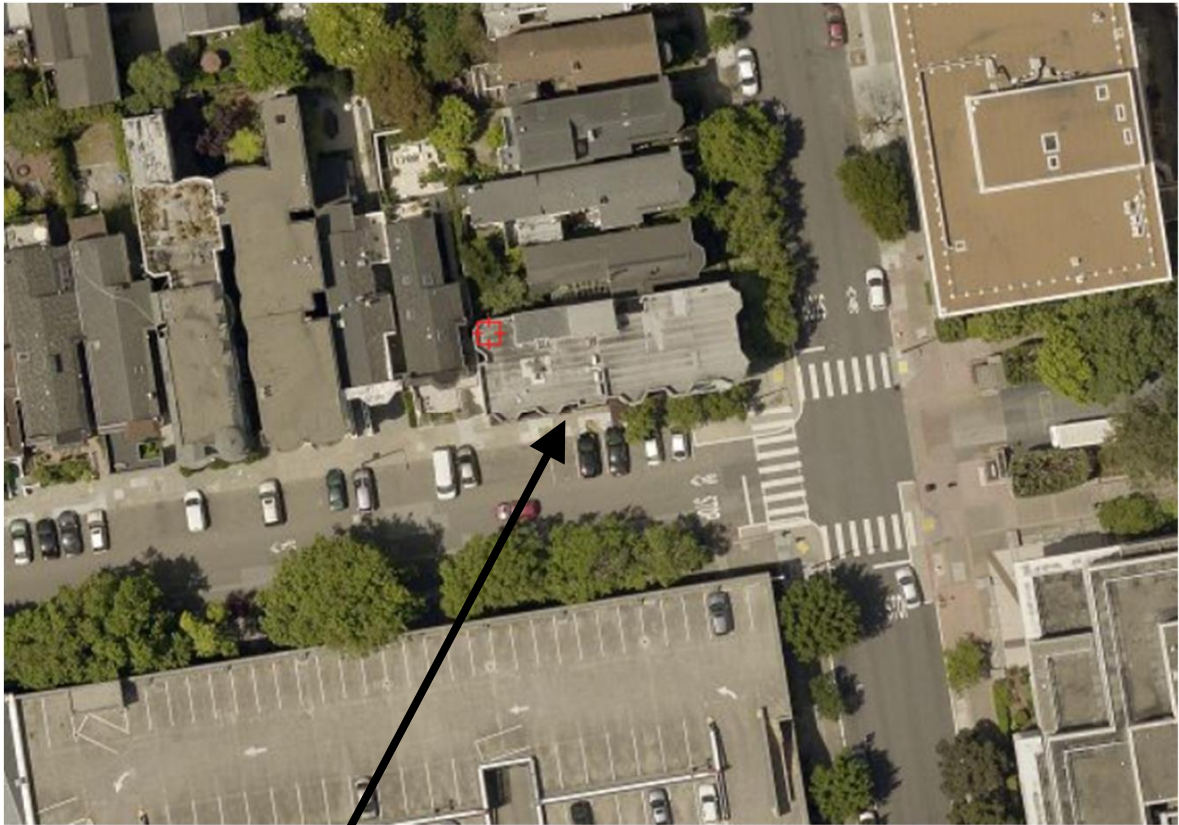
**Case Number 2018-010555CUA**  
AT&T Mobility Macro WTS Facility  
2412 Clay Street



# Zoning Map



# Aerial Photo



**SUBJECT  
PROPERTY**





## H. Contextual Photographs

See attached photographs of the surrounding buildings within 100 feet of the subject property showing the facades and heights of nearby buildings.



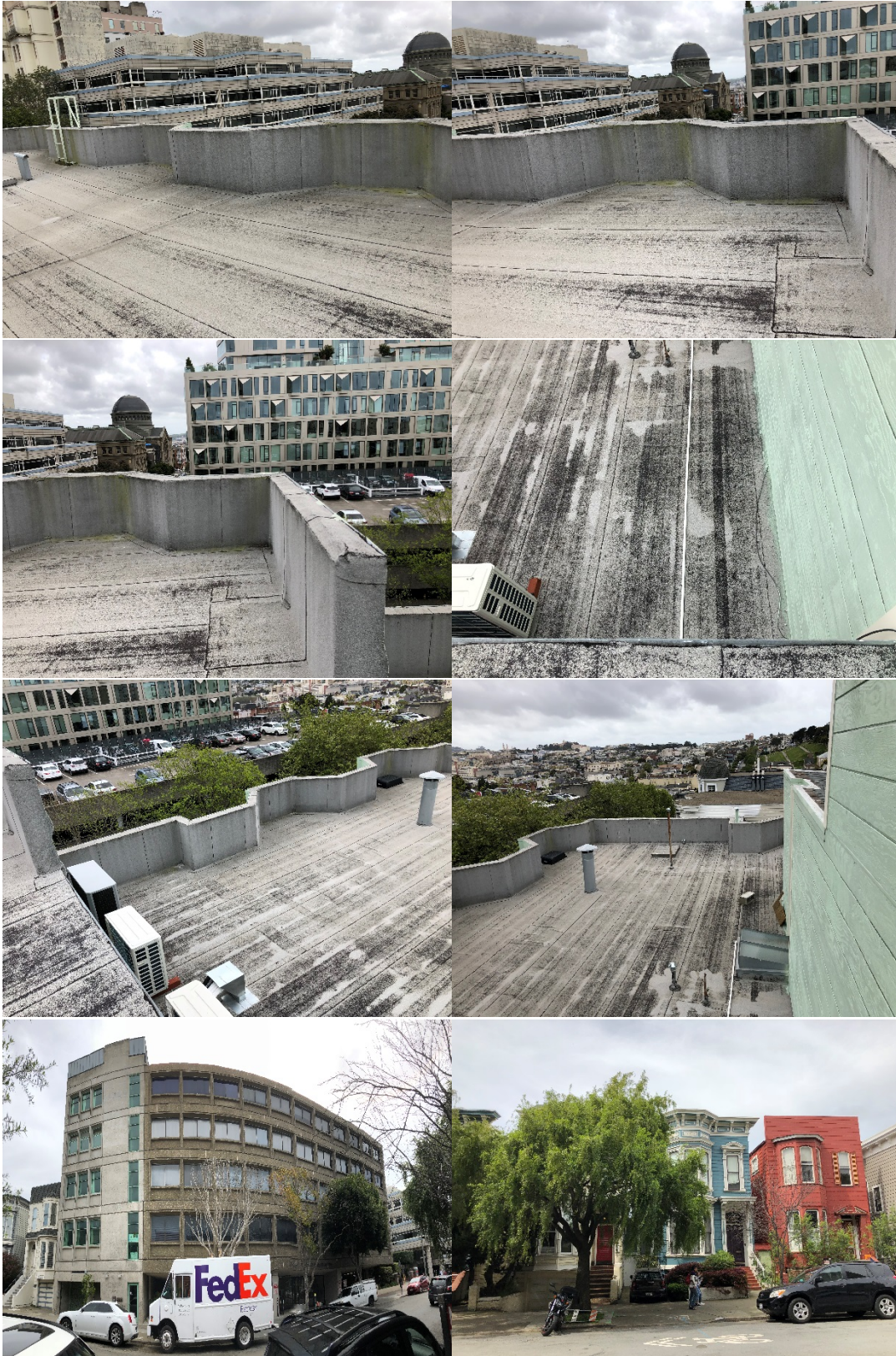
**H. Contextual Photographs**

See attached photographs of the surrounding buildings within 100 feet of the subject property  
Showing the facades and heights of nearby buildings.



## H. Contextual Photographs

See attached photographs of the surrounding buildings within 100 feet of the subject property showing the facades and heights of nearby buildings.



**H. Contextual Photographs**

See attached photographs of the surrounding buildings within 100 feet of the subject property showing the facades and heights of nearby buildings.



**AT&T Mobility • Proposed Base Station (Site No. CCL05455)  
2412 Clay Street • San Francisco, California  
FA No. 10140522, USID No. 199014, PA No. 3701A0DMA5**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CCL05455) proposed to be located at 2412 Clay 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 Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm <sup>2</sup>	5.0 mW/cm <sup>2</sup>
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
BRS (Broadband Radio)	2,490 MHz	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
[most restrictive frequency range]	30–300	0.20	1.0

**Checklist**

Reference has been made to information provided by AT&T, including zoning drawings by All States Engineering & Surveying, dated February 28, 2019. 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, the four-story residential building located at 2412 Clay Street in San Francisco.

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

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



**AT&T Mobility • Proposed Base Station (Site No. CCL05455)  
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FA No. 10140522, USID No. 199014, PA No. 3701A0DMA5**

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

AT&T proposes to install ten antennas. This is consistent with the scope of work described in the drawings for transmitting elements.

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

AT&T proposes to install ten CCI directional panel antennas – six Model OPA45R-BU5C and four Model BSA-M65R-BUU-H4 – above the upper roof of the building. The ten antennas would be mounted at an effective height of about 46 feet above ground, 7 feet above the upper roof. Three OPA antennas would be mounted inside individual cylindrical enclosures near the north face of the building, would employ up to 4° downtilt, and would be oriented toward 5°T. The remaining six antennas would be mounted inside a view screen enclosure to be constructed near the center of the roof: three OPA antennas would employ up to 16° downtilt and would be oriented toward 155°T, and the four BSA antennas would employ up to 6° downtilt and would be oriented toward 260°T.

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

Because there are no antennas at the site presently, existing RF levels for a person on the roof near the proposed antenna locations and at ground near the site are presumed to be well below the applicable public exposure limit.

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

The maximum effective radiated power proposed from each antenna group is shown in the table below:

Band	Maximum Effective Radiated Power		
	5°T	155°T	260°T
WCS	1,450	4,130	1,100 watts
AWS	2,490	7,120	1,800
PCS	2,290	6,530	1,570
Cellular	880	2,520	810
700 MHz	<u>2,430</u>	<u>6,930</u>	<u>1,600</u>
	9,540	27,230	6,880 watts

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 79% of the public exposure limit; this occurs at the parking garage across Clay Street to the south, located about 70 feet away.



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**FA No. 10140522, USID No. 199014, PA No. 3701A0DMA5**

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 AT&T operation is calculated to be 0.25 mW/cm<sup>2</sup>, which is 48% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be well below 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 115 and 51 feet out from the antenna faces, respectively, and to much lesser distances above, below, and to the sides; this includes areas of the upper roof of the building, and on the roof of the penthouse on the lower roof, but does not reach any publicly accessible areas.

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

It is recommended that the upper roof access door be kept locked, so that the AT&T antennas are not accessible to unauthorized persons. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the structure, including employees and contractors of AT&T and of the property owner. No access within 51 feet directly in front of the AT&T antennas themselves, such as might occur during certain maintenance activities, should be allowed while the pertinent antennas are in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that “Worker Notification Areas” be marked with yellow paint stripes and that “Prohibited Access Areas” be marked with red paint stripes on the roof of the building, as shown in Figure 1, to identify areas within which exposure levels are calculated to exceed the FCC public and occupational limits, respectively. It is recommended that explanatory signs\* be posted at the upper roof access door, at edges of the paint stripes, and on the enclosure in front of the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

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

**AT&T Mobility • Proposed Base Station (Site No. CCL05455)  
2412 Clay Street • San Francisco, California  
FA No. 10140522, USID No. 199014, PA No. 3701A0DMA5**

*11. Statement of authorship and qualification.*

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2021. 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.

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 2412 Clay Street in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Locking the upper roof access door is recommended to establish compliance with public exposure limits; training authorized personnel, marking roof areas, and posting explanatory signs are recommended to establish compliance with occupational exposure limits.



*William F. Hammett*  
William F. Hammett, P.E.

707/996-5200

July 26, 2019



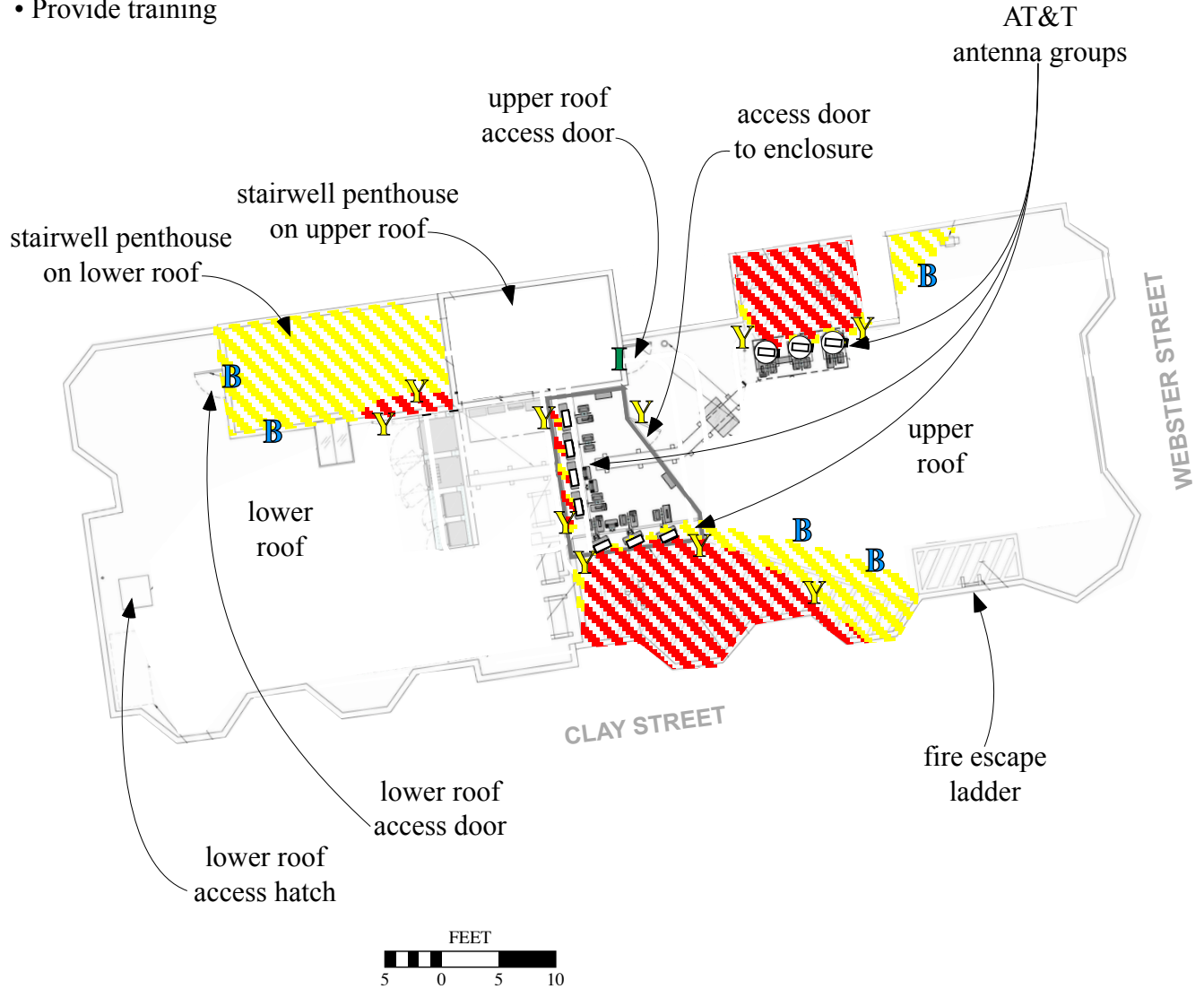


**AT&T Mobility • Proposed Base Station (Site No. CCL05455)  
 2412 Clay Street • San Francisco, California  
 FA No. 10140522, USID No. 199014, PA No. 3701A0DMA5**

**Calculated RF Exposure Levels on Roof**

**Recommended Compliance Measures**

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



Notes: See text.  
 Maintain 4-foot clearance to fire escape ladder.  
 Base drawing from All States Engineering & Surveying, dated February 28, 2019.  
 Calculations performed according to OET Bulletin 65, August 1997.

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





**Review of Cellular Antenna Site Proposals**

**Project Sponsor :** AT&T Wireless **Planner:** Ashley Lindsay

**RF Engineer Consultant:** Hammett & Edison **Phone Number:** (707) 996-5200

**Project Address/Location:** 2412 Clay St

**Site ID:** 3076 **SiteNo.:** CCL05455 **Report Dated:** 7/26/2019

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: 27230 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: 79 %

Distance to this nearby building or structure: 70 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: 0.25 mW/cm<sup>2</sup> Maximum RF Exposure Percent: 48 %

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
- Occupational Exclusion Area

Public Exclusion In Feet: 115  
Occupational Exclusion In Feet: 51

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 on the roof top of the building at 2412 Clay St. Existing RF levels at ground level were around 1% of the FCC public exposure limit. No other antennas were observed within 100 feet of this site. AT&T Wireless proposes to install 10 new antennas. The antennas are mounted at a height of 46 feet above the ground and 7 feet above the roof. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.25 mW/sq cm., which is 48 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 115 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 51 feet of the front of the antennas while they are in operation. "Worker Notification Areas" shall be marked with yellow paint stripes "Prohibited Access Areas" shall be marked with red paint stripes on the roof of the building, as shown in Figure 1 of the RF report, to identify areas within which exposure levels are calculated to exceed the FCC public and occupational limits

     **Not Approved**, additional information required.

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

     1 Hours spent reviewing

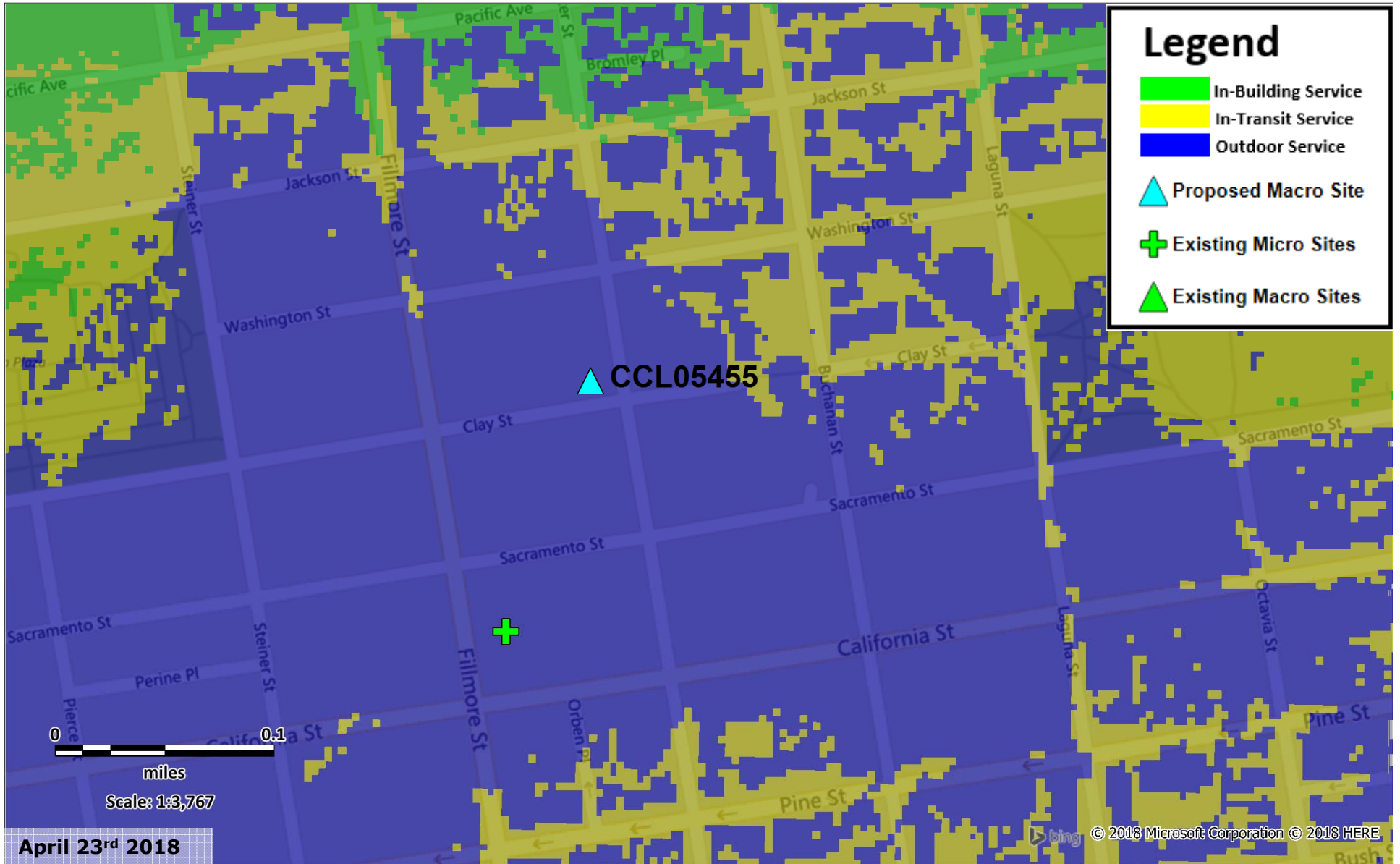
Charges to Project Sponsor (in addition to previous charges, to be received at time of receipt by Sponsor)

Dated:     8/16/2019    

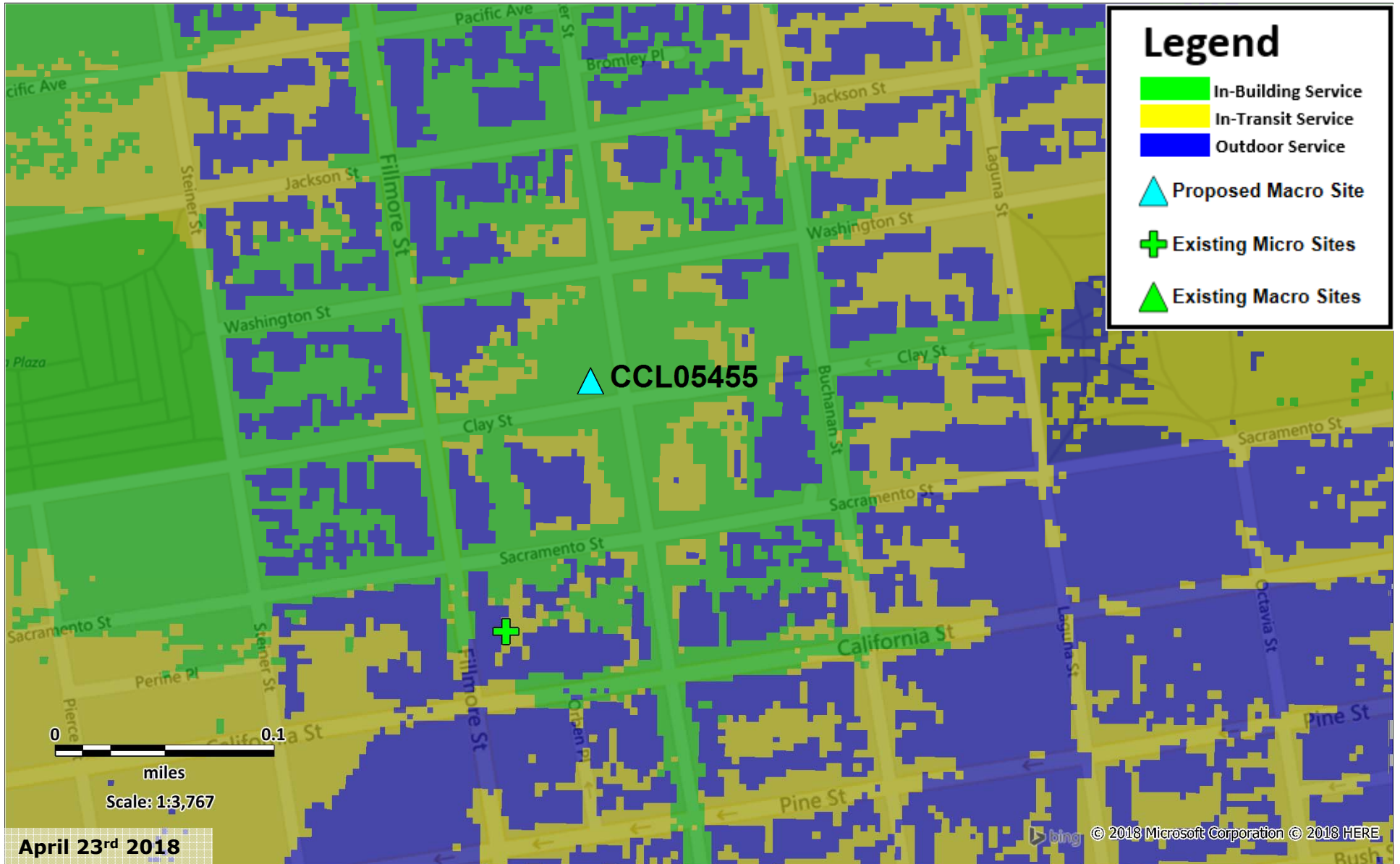
Signed:     ,    

**Arthur Duque**  
Environmental Health Management Section  
San Francisco Dept. of Public Health  
1390 Market St., Suite 210,  
San Francisco, CA. 94102  
(415) 252-3966

## Exhibit 2 - CCL05455 Service Area BEFORE site is constructed



## Exhibit 3 - CCL05455 Service Area AFTER site is constructed





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

WILLIAM F. HAMMETT, P.E.  
RAJAT MATHUR, P.E.  
ROBERT P. SMITH, JR.  
ANDREA L. BRIGHT, P.E.  
NEIL J. OLIJ, P.E.  
BRIAN F. PALMER  
AMELIA NGAI  
MANAS REDDY  
M. DANIEL RO

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

DANE E. ERICKSEN, P.E.  
CONSULTANT

**BY E-MAIL MHILL@J5IP.COM**

July 20, 2018

Ms. Misako Hill  
J5 Infrastructure Partners, LLC  
2030 Main Street, Suite 200  
Irvine, CA 92614-8223

Dear Misako:

As requested, we have conducted the review required by the City of San Francisco of the coverage maps that AT&T Mobility will submit as part of its application package for its base station proposed to be located at 2412 Clay Street (Site No. CCL05455). This is to fulfill the submittal requirements for Planning Department review.

### **Executive Summary**

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

AT&T proposes to install three Quintel Model QS66512-6 antennas and eight CCI directional panel antennas – four Model HPA-65R-BUU-H6 and four Model BSA-M65R-BUU-H6 – within three view screen enclosures to be constructed above the upper roof of the four-story mixed-use building located at 2412 Clay Street in San Francisco. The eleven antennas would be mounted at an effective height\* of about 49 feet above ground, 9½ feet above the upper roof. Four CCI antennas (Model HPA-65R-BUU-H6) would be mounted near the northeast corner of the upper roof, would employ no more than 5° downtilt, and would be oriented toward 5°T. The three Quintel antennas would be mounted near the southeast corner of the upper roof, would employ no more than 10° downtilt, and would be oriented toward 130°T. The other four CCI antennas (Model BSA-M65R-BUU-H6) would be mounted at the west edge of the upper roof, would employ no more than 9° downtilt, and would be oriented toward 260°T. The maximum effective radiated power in any direction would be 25,580 watts, which represents 3,400 watts for WCS, 5,920 watts for AWS, 5,420 watts for PCS, 3,560 watts for cellular, and 7,280 watts for 700 MHz service.

\* Based on information from AT&T more recent than the date of the drawings.

Ms. Misako Hill, page 2  
July 20, 2018

AT&T provided for review two coverage maps, dated April 23, 2018, attached for reference. The maps show AT&T's LTE 4G coverage in the area before and after the site is operational. Both the before and after maps show three levels of coverage, which AT&T colors and defines as follows:

Green	In-building service
Yellow	In-transit service
Blue	Outdoor service

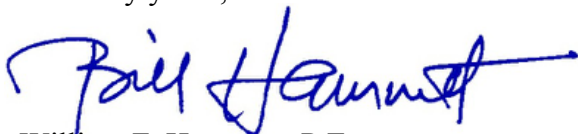
We undertook a two-step process in our review. As a first step, we obtained information from AT&T on the software and the service thresholds that were used to generate its coverage maps. This carrier uses commercially available software to produce the maps. The service thresholds that AT&T uses are in line with industry standards, similar to the thresholds used by other wireless service providers.

As a second step, we conducted our own drive test, using an Ascom TEMS Pocket network diagnostic tool with built-in GPS, to measure the actual AT&T LTE signal strength in the vicinity of the proposed site. Our fieldwork was conducted on May 11, 2018, between 10:40 AM and 11:50 AM, along a measurement route selected to cover all the streets within the map area that AT&T had indicated would receive improved service.

Based on the measurement data, we conclude that the AT&T LTE 4G coverage map showing the service area without the proposed installation includes areas of relatively weak signal levels in the carrier's present coverage. The map submitted to show the after coverage with the proposed base station in operation was reportedly prepared on the same basis as the map of the existing conditions and so is expected to accurately illustrate the improvements in coverage.

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

Sincerely yours,

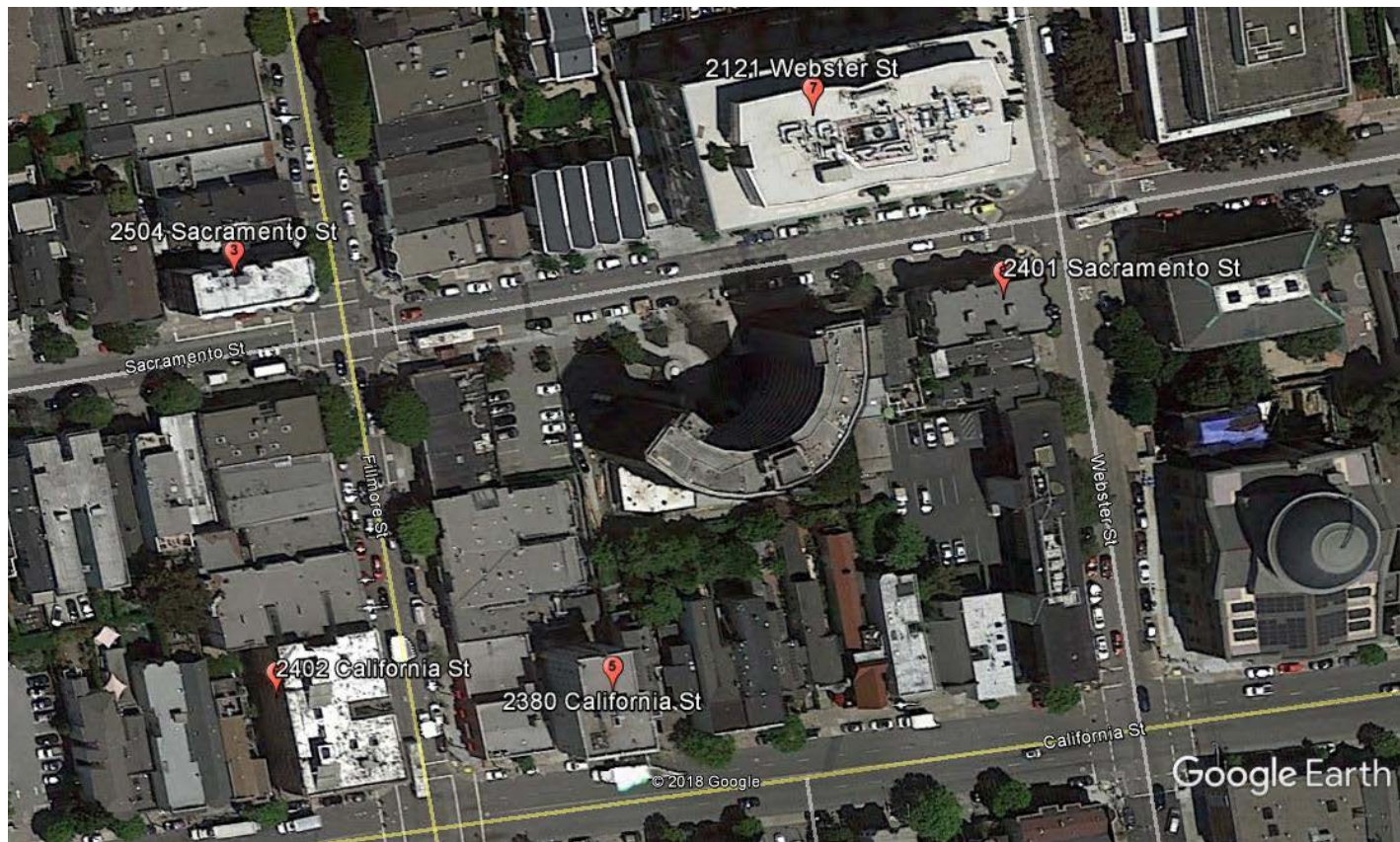
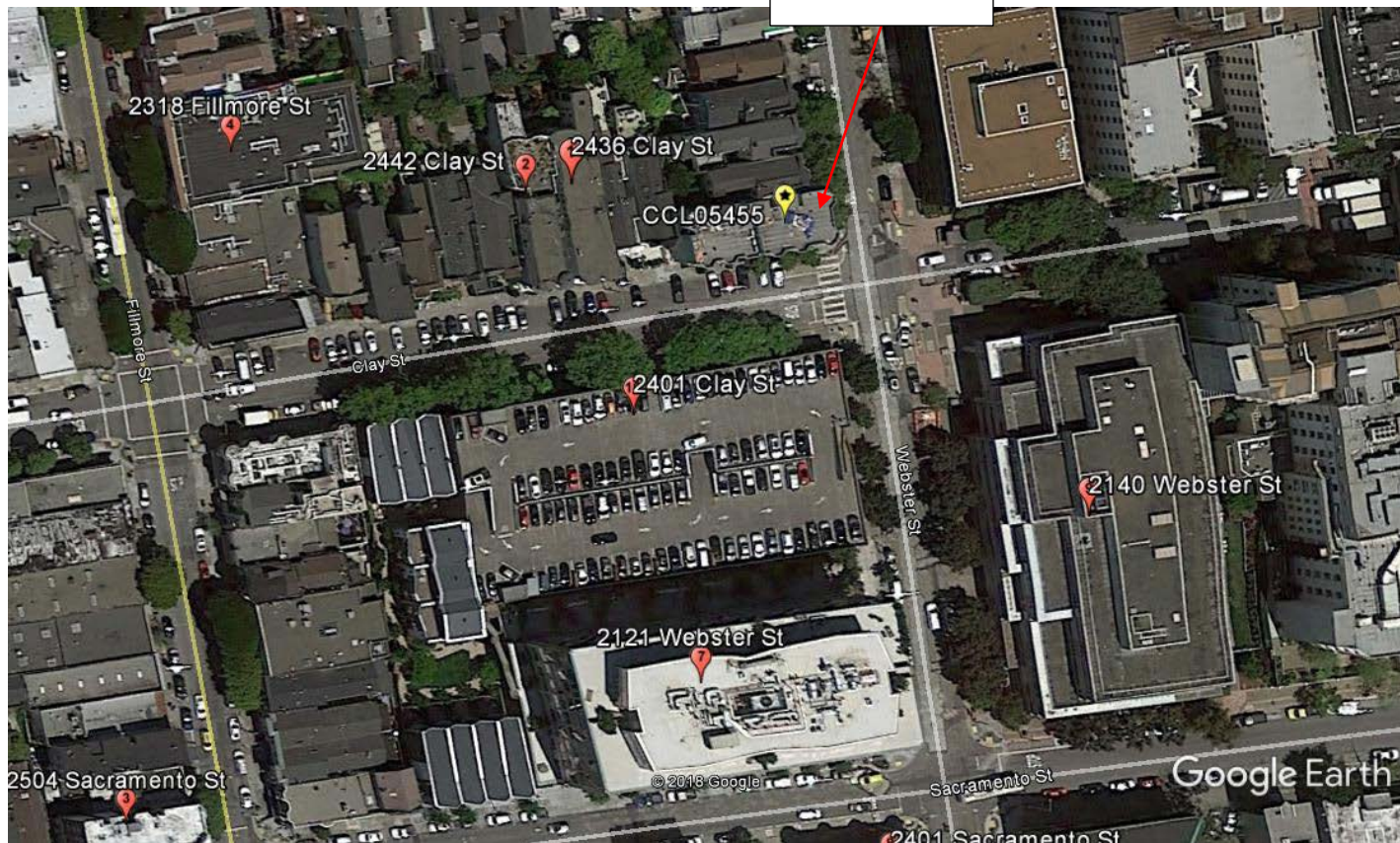


William F. Hammett, P.E.

lw

Enclosures

PROJECT SITE



Search Ring Area



Site Address:	Mailing address	
1. 2436 CLAY ST SAN FRANCISCO CA 94115 APN: 0612 -039	SURVIVORS TRUST-UNDER JAMES & JE 2438 CLAY ST SAN FRANCISCO CA 94115	No Lease Interest
2. 2442 CLAY ST SAN FRANCISCO CA 94115 APN: 0612 -036	BINRO H LEE TRUST 2515 MCGEE DR NORMAN OK 73072	No Lease Interest
3. 2504 SACRAMENTO ST # 2508 SAN FRANCISCO CA 94115 APN: 0630-009	GEE FAMILY TRUST 2310 SKYFARM DR HILLSBOROUGH CA 94010	No Lease Interest
4. 2318 FILLMORE ST SAN FRANCISCO CA 94115 APN: 0612 -019	SMITH-KETTLEWELL EYE RESEARCH 2318 FILLMORE ST SAN FRANCISCO CA 94115	No Lease Interest
5. 2380 CALIFORNIA ST SAN FRANCISCO CA 94115 APN: 0636 -018	2380 CALIFORNIA ST LLC 1145 MARKET ST # 1200 SAN FRANCISCO CA 94103	No Lease Interest
6. 2402 CALIFORNIA ST # 2404 SAN FRANCISCO CA 94115 APN: 0635 -004	VENTURES VIII 1717 POWELL ST STE 300 SAN FRANCISCO CA 94133	No Lease Interest
7. 2121 Webster St. Old building: School of Dentistry 2155 Webster St, SF	CO-OP 2121 WEBSTER ST SAN FRANCISCO CA 94115	AT&T RF Engineer determined the building is too tall.
8. 2401 SACRAMENTO ST SAN FRANCISCO CA 94115 0636-001	PHILIP & EMMY CHAN TRUST PO BOX 210388 SAN FRANCISCO, CA 94121	No Lease Interest
9. 2140 Webster St. 2401 Clay St. 2340 Clay St. 2333 BUCHANAN ST	SUTTER BAY HOSPITALS 2880 GATEWAY OAKS DR STE 220 SACRAMENTO CA 95833	Sutter is not building any new cell sites on their facilities.
10. Parking Structure 2401 CLAY ST 0629041	SUTTER BAY HOSPITALS 2880 GATEWAY OAKS DR STE 220 SACRAMENTO CA 95833	Sutter is not building any new cell sites on their facilities.

**From:** [Brett Dampier](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** Inquiry re Notice for project at 2412 Clay  
**Date:** Monday, October 07, 2019 3:19:35 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Mr Weissglass,

I'm writing regarding a public hearing notice I received today for the installation of cell phone towers at 2412 Clay St. Can you tell me more about the proposed use? Is this for 5G cell towers? If so, I am extremely concerned about the health effects & security of these towers. A number of cities have banned 5G installation & I would be extremely against this addition so close to my property. Please let me know the next steps in objecting to this proposed plan.

Sincerely,  
Brett Dampier