



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JUNE 18, 2020

Record No.: 2020-001942CUA
Project Address: 1699 VAN NESS AVE
Zoning: RC-4 (RESIDENTIAL- COMMERCIAL, HIGH DENSITY Zoning District)
Automotive SUD (Special Use District)
Van Ness SUD (Special Use District)
80-D Height and Bulk District
Block/Lot: 0642 / 001
Project Sponsor: Derek Turner
5000 Executive Parkway
San Ramon, CA 94568
Property Owner: Rothmann Family Trust
3408 Clay Street
San Francisco, CA 94118
Staff Contact: Ashley Lindsay – 415-575-9178
Ashley.Lindsay@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes installation of a new AT&T Mobility Macro Wireless Telecommunications Services Facility at rooftop consisting of installation of nine (9) panel antennas, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within FRP box.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.3 and 303 to allow a new macro wireless telecommunications facility (WTS facility) within the RC-4 Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The applicant held a Pre-Application meeting at 1751 Sacramento Street, San Francisco, CA 94109 on October 28, 2019 from 6:00 PM to – 7:30 PM. There were no attendees. The Department has received no correspondence regarding the proposed 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 (WTS) Facilities Siting Guidelines and the Objectives and Policies of the General Plan. 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. 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 – Land Use Data
- Exhibit E – 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 - Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 209.3 AND 303(c), TO INSTALL A NEW AT&T MOBILITY MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY AT ROOFTOP CONSISTING OF INSTALLATION OF NINE (9) PANEL ANTENNAS, AND ANCILLARY EQUIPMENT AS PART OF THE AT&T MOBILITY TELECOMMUNICATIONS NETWORK. ANTENNAS AND ANCILLARY EQUIPMENT WILL BE SCREENED WITHIN FRP BOX. THE SUBJECT PROPERTY IS LOCATED AT 1699 VAN NESS AVE, LOTS 001 IN ASSESSOR'S BLOCK 0642, WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT, AUTOMOTIVE SUD (SPECIAL USE DISTRICT), VAN NESS SUD (SPECIAL USE DISTRICT), AND THE 80-D DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On February 18, 2020, Derek Turner for AT&T Mobility (hereinafter "Project Sponsor") filed Application No. 2020-001942CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Authorization to construct a new macro wireless telecommunications facility (WTS Facility) (hereinafter "Project") at 1699 VAN NESS AVE, Block 0642 Lot 001 (hereinafter "Project Site").

On June 4, 2020 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.

On June 18, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-001942CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-001942CUA 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. 2020-001942CUA, 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 Services Facility at rooftop consisting of installation of nine (9) panel antennas, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within FRP box.
3. **Site Description and Present Use.** The Project is located on one corner lot which has approximately 100-ft of frontage along Sacramento Street and 100-ft of frontage along Van Ness Avenue. The project Site contains one existing 4-story, commercial building.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RC-4 Zoning District. The immediate context is mixed in character with residential, religious institutions, and neighborhood-serving commercial uses. The immediate neighborhood includes a mixture of high-density dwellings with ground floor commercial between 2 to 8 stories tall.
5. **Public Outreach and Comments.** The applicant held a Pre-Application meeting at 1751 Sacramento Street, San Francisco, CA 94109 on October 28, 2019 from 6:00 PM to – 7:30 PM. There were no attendees. The Department has received no correspondence regarding the proposed 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 5 Site (Mixed Use

Buildings in High Density Districts) according to the WTS Facilities Siting Guidelines, making it a desired location.

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 3,600 watts for WCS, 5,160 watts for AWS, 4,510 watts for PCS, 1,930 watts for cellular, and 4,430 watts for 700 MHz service, 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 Mobility transmitters at any nearby publicly accessible building or area would 83% of the FCC public exposure limit.

There are no antennas existing operated by AT&T Wireless installed on the roof top of the building at 1699 Van Ness Av. 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 9 new antennas. The antennas are mounted at a height of 63.5 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 0.098 mW/sq cm., which is 14 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 95 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 40 feet of the front of the antennas while they are in operation. It is recommended that the roof access door be kept locked, so that the AT&T antennas are not accessible to unauthorized persons. Measurements shall be conducted at the building to the north when the base station is ready to begin operation, in order to identify any areas where RF exposure levels exceed the FCC limits and to develop at that time any additional measures for achieving compliance with FCC guidelines. "Worker Notification Areas" shall be marked with yellow paint stripes and that "Prohibited Access Areas" shall be marked with red paint stripes on the roof of the building, as shown in Figure 3, 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 Mobility to demonstrate the need for outdoor and indoor coverage and capacity have been

determined by Hammett & Edison, Inc., an engineering consultant and independent third party, to accurately represent the carrier's present and post-installation conclusions.

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 209.3, 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 1699 Van Ness Ave is generally compatible with the surrounding neighborhood. The Project will not conflict with the existing use of the property and is designed to be compatible with the surrounding neighborhood. Screening elements are situated as to ensure harmony with the existing neighborhood character.

There is an existing coverage gap in the AT&T Mobility wireless telecommunications network. A new facility is necessary to close the service coverage gap in the network area bordered by Clay Street to the north, Polk Street to the east, California Street to the south, and Franklin Street to the west.

The proposed facility will enhance the area's public safety infrastructure by providing wireless telecommunication services to the surrounding neighborhood and local area at all times, and during natural disasters or other emergencies.

- 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 will not significantly alter the existing appearance or character of the building and project vicinity. The proposed work will not affect the building envelope or alter the use of the property.

- (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.

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 sustainable supported by the City's public infrastructure systems.

The Project will improve AT&T Mobility's coverage and capacity within Pacific Heights.

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.

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

Furthermore, the proposed WTS facility has been found to be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

- 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. 2020-001942CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 09, 2020, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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 June 18, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 18, 2020

SAN FRANCISCO
PLANNING DEPARTMENT

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a wireless telecommunications facility (d.b.a. **AT&T Mobility**) located at 1699 Van Ness Ave, Block 0642, and Lot 001 pursuant to Planning Code Section(s) **209.3 and 303** within the **RC-4** District, Automotive SUD, Van Ness SUD, and a **80-D** Height and Bulk District; in general conformance with plans, dated **April 09, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2020-001492CUA** and subject to conditions of approval reviewed and approved by the Commission on **June 18, 2020** 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 **June 18, 2020** 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
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **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
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
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

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

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

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

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 obstruction 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

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

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

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*

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

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

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.

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

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

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

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

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

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

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

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

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: CCL02106
SITE NAME: TEMP SITE CALIFORNIA AND POLK
SITE TYPE: ROOFTOP
ADDRESS: 1699 VAN NESS AVE
 SAN FRANCISCO, CA 94109

FA #: 14881316
 PACE #: MRSFR065259
 PTN #: 3701AOREOD
 USID #: 270804



CCL02106

TEMP SITE CALIFORNIA AND POLK

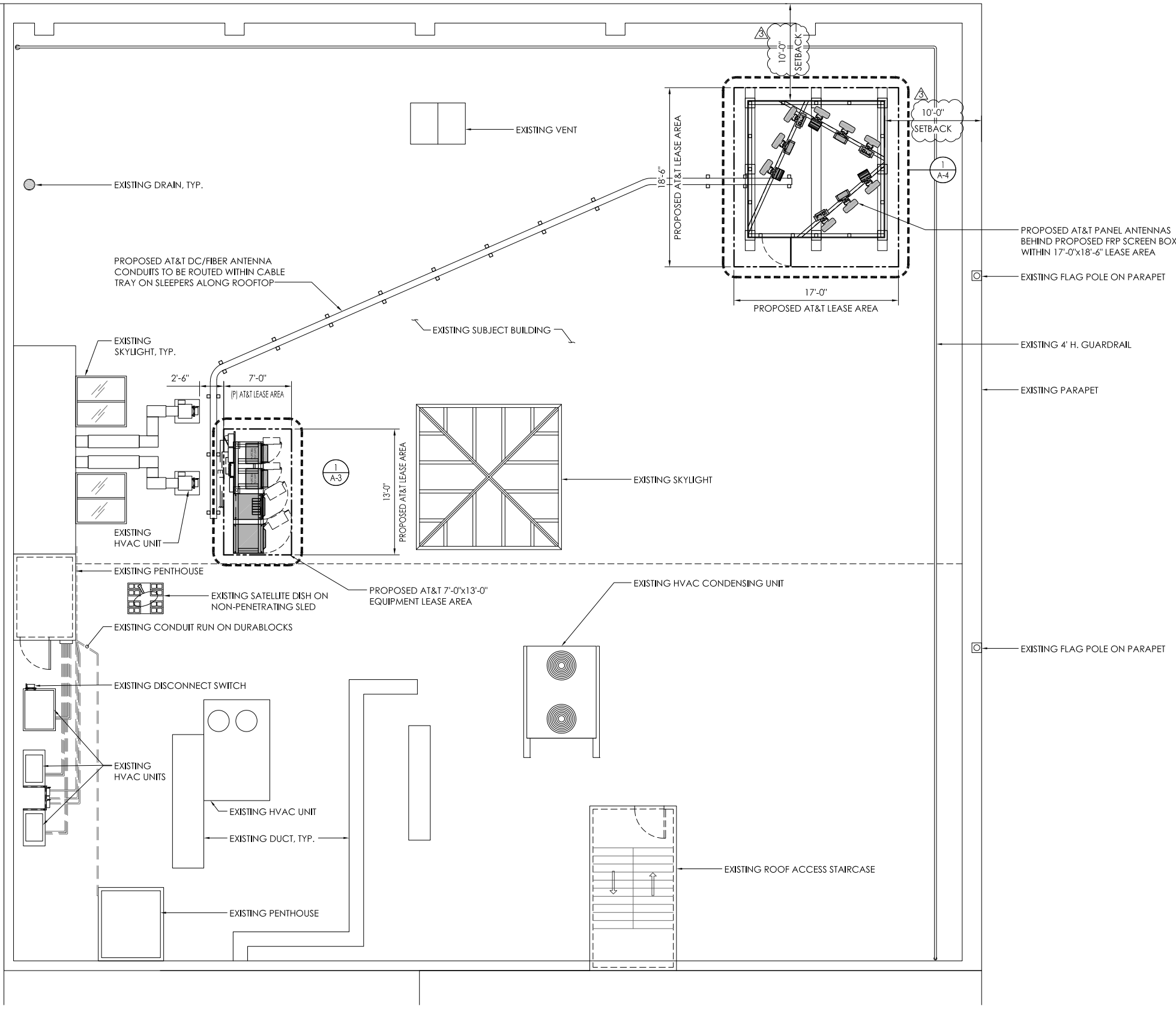
1699 VAN NESS AVE
 SAN FRANCISCO, CA 94109

FA #: 14881316
 PACE #: MRSFR065259
 PTN #: 3701AOREOD
 USID #: 270804

PROJECT TEAM	VICINITY MAP	CODE COMPLIANCE	SHEET INDEX														
<p>APPLICANT / LESSEE: ALYSSA FERRIS, AT&T MOBILITY 5001 EXECUTIVE PARKWAY, 4W5501 SAN RAMON, CA 94583 EMAIL: ab724b@att.com PHONE: (530) 966-2612</p> <p>CONSTRUCTION MANAGER: DAN RICO, VINCULUMS EMAIL: drico@vinculum.com PHONE: (925) 876-6227</p> <p>RF ENGINEER: EDWIN AVILES AT&T MOBILITY EMAIL: eq5477@att.com CELL: (909) 997-9917</p> <p>ARCHITECT / ENGINEER: ALL STATES ENGINEERING & SURVEYING CONTACT: ROGER FLORES EMAIL: roger@zcal.com OFFICE: (949) 273-0996 x109 PHONE: (562) 841-1264</p> <p>PROJECT MANAGER: J5 INFRASTRUCTURE PARTNERS CONTACT: MSAKO HILL EMAIL: mhill@j5ip.com CELL: (415) 533-2540</p> <p>SITE ACQUISITION: J5 INFRASTRUCTURE PARTNERS CONTACT: MICHAEL GUIGLOTTO EMAIL: mguiglotto@j5ip.com PHONE: (415) 225-6667</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"> 2019 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5) 2019 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY) 2019 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9) 2019 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4) 2019 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5) 2019 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3) 2019 CALIFORNIA ENERGY CODE (CEC)-PART 6 ANSI / EIA-TIA-222-G 2019 NFPA 101, LIFE SAFETY CODE 2019 NFPA 72, NATIONAL FIRE ALARM CODE 2019 NFPA 13, FIRE SPRINKLER CODE 	<table border="1"> <tr><td>T-1</td><td>TITLE SHEET</td></tr> <tr><td>A-1</td><td>OVERALL SITE PLAN</td></tr> <tr><td>A-2</td><td>ROOF LAYOUT PLAN</td></tr> <tr><td>A-3</td><td>EQUIPMENT LAYOUT PLAN</td></tr> <tr><td>A-4</td><td>ANTENNA LAYOUT PLAN, RRH PLAN & RF SCHEDULE</td></tr> <tr><td>A-5</td><td>ELEVATIONS</td></tr> <tr><td>E-1</td><td>SINGLE-LINE DIAGRAM & PANEL SCHEDULE</td></tr> </table>	T-1	TITLE SHEET	A-1	OVERALL SITE PLAN	A-2	ROOF LAYOUT PLAN	A-3	EQUIPMENT LAYOUT PLAN	A-4	ANTENNA LAYOUT PLAN, RRH PLAN & RF SCHEDULE	A-5	ELEVATIONS	E-1	SINGLE-LINE DIAGRAM & PANEL SCHEDULE
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<p>PROPERTY OWNER: JOAN 1988 TRUST PROPERTY MANAGER: WEST COAST PROPERTY MANAGEMENT CONTACT: MARIANNE WONG PHONE: (415) 885-6970 x136 EMAIL: marianne@wcpm.com</p> <p>JURISDICTION: CITY OF SAN FRANCISCO A.P.N.: 0642-001 CURRENT ZONING: RC-4 - RESIDENTIAL -COMMERCIAL, HIGH DENSITY EXISTING USE: COMMERCIAL NEW USE: MULTITUSE, COMMUNICATIONS FACILITY LATITUDE (NAD 83): 37° 47' 27.67" N (37.791019) LONGITUDE (NAD 83): 122° 25' 22.30" W (-122.422861)</p> <p>ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2016, SECTION 11B-203.4 (LIMITED ACCESS SPACE)</p> <p>POWER AGENCY: PG&E</p> <p>TELEPHONE AGENCY: AT&T</p> <p>RFDS VERSION: 1.00 DATE UPDATED: 7/30/19</p>	<p>GENERAL CONTRACTOR NOTES</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>GENERAL NOTES</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 NEW.</p> <p>STATEMENTS</p> <p>STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR NEW 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 NEW COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.</p>	<p>DRIVING DIRECTIONS</p> <p>5001 Executive Pkwy, San Ramon, CA 94583</p> <ol style="list-style-type: none"> Get on I-680 N from Executive Pkwy, Camino Ramon and Crow Canyon Rd Turn left onto Camino Ramon turn left onto Crow Canyon Rd merge onto I-680 N via the ramp to Sacramento take exit 46A for State Route 24 toward Oakland/Lafayette Continue onto CA-24 W take exit 2B for Interstate 580 W merge onto I-580 W take exit 19A to merge onto I-80 W toward San Francisco take exit 2C to merge onto Fremont St Merge onto Fremont St Continue onto Front St turn left onto Pine St Turn right onto Larkin St Turn left onto Sacramento St Turn left onto Van Ness Ave <p>1699 Van Ness Ave San Francisco, CA 94109</p>	<p>PROJECT DESCRIPTION</p> <p>INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:</p> <p>ANTENNA SOW:</p> <ul style="list-style-type: none"> INSTALLATION OF (3) FRP SCREEN BOXS (BY OTHERS) INSTALLATION OF (9) AT&T PANEL ANTENNAS INSTALLATION OF (12) AT&T REMOTE RADIO HEADS (RRH's) INSTALLATION OF (3) DC-6 SURGE SUPPRESSORS INSTALLATION OF (1) GPS ANTENNA <p>EQUIPMENT SOW:</p> <ul style="list-style-type: none"> INSTALLATION OF (1) EMERSON DC POWER PLANT CABINET INSTALLATION OF (1) EMERSON BATTERY CABINET W/ 8 BATTERIES INSTALLATION OF (2) PURCELL FLX-WS16 STACKS, 4 TOTAL INSTALLATION OF (4) FIBER TRUNKS FROM EQUIPMENT AREA TO PROPOSED ANTENNAS INSTALLATION OF (1) 200A AC POWER PANEL INSTALLATION OF (1) CIENA AND HOFFMAN BOX 														
<p>NOT TO BE USED FOR CONSTRUCTION</p>																	
<p>TITLE SHEET</p>																	
<p>T-1</p>																	

APPLICANT: at&t mobility corp.
 VENDOR: J5 INFRASTRUCTURE
 VENDOR: ALLSTATES ENGINEERING & SURVEYING
 SITE INFORMATION: CCL02106
 DESIGN RECORD:
 PROFESSIONAL STAMP:
 SHEET NAME:
 SHEET TITLE:

REV	DATE	DESCRIPTION
Δ	04/09/20	PLANNING COMMENTS
2	04/03/20	SINGLE-LINE DIAGRAM
1	03/24/20	PLANNING COMMENTS
0	09/13/19	ZDs FOR ZAP
C	08/20/19	REV PER RFDS
B	07/17/19	100%ZDs
A	06/20/19	90%ZDs



5001 EXECUTIVE PKWY.
SAN RAMON, CA 94583



2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614



23675 BIRCHER DRIVE
LAKE FOREST, CA 92630

CCL02106

TEMP SITE CALIFORNIA AND POLK

1699 VAN NESS AVE
SAN FRANCISCO, CA 94109

FA #: 14881316
PACE #: MRSFR065259
PTN #: 3701A0RE0D
USID #: 270804

REV	DATE	DESCRIPTION
A	06/20/19	90%ZDs
B	07/17/19	100%ZDs
C	08/20/19	REV PER RFDS
O	09/13/19	ZDs FOR ZAP
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Δ	04/09/20	PLANNING COMMENTS

NOT TO BE USED FOR CONSTRUCTION

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ROOF LAYOUT PLAN

A-2





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SAN RAMON, CA 94583



2030 MAIN STREET, SUITE 200
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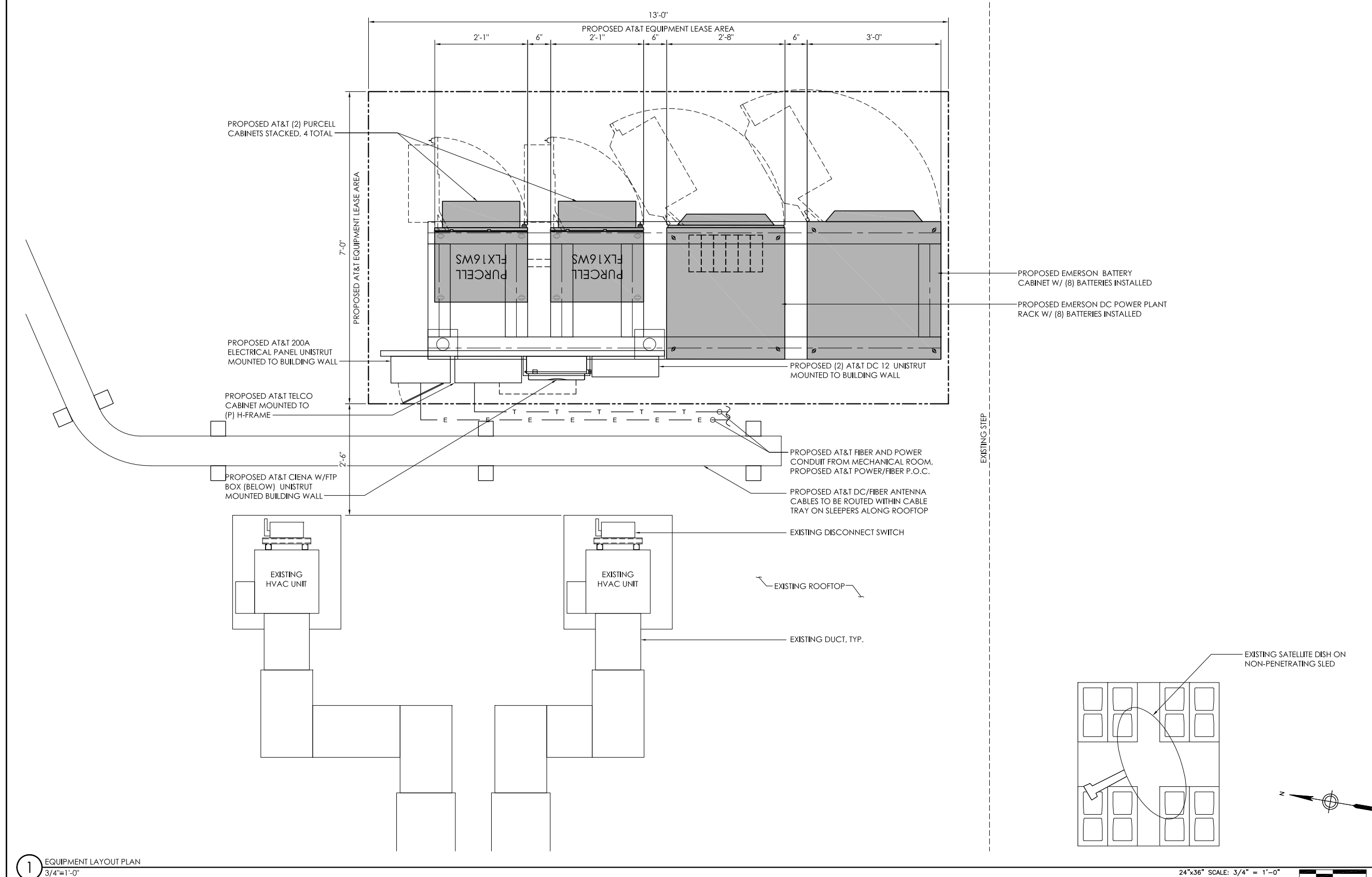
REV	DATE	DESCRIPTION
A	06/20/19	90%ZDs
B	07/17/19	100%ZDs
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EQUIPMENT LAYOUT PLAN

A-3



SECTOR	RRH TYPE	RRH LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
			ABOVE	BELOW	SIDES
ALPHA	NEW				
	A1	4449 B5/B12	UP 5'-0"	16"	12" 8"
	A1	8843 B25/B66 (SHARED W/ A2)	UP 5'-0"	16"	12" 8"
	A2	4478 B14	UP 5'-0"	16"	12" 8"
BETA	NEW				
	B1	4449 B5/B12	UP 5'-0"	16"	12" 8"
	B1	8843 B25/B66 (SHARED W/ A2)	UP 5'-0"	16"	12" 8"
	B2	4478 B14	UP 5'-0"	16"	12" 8"
GAMMA	NEW				
	C1	4449 B5/B12	UP 5'-0"	16"	12" 8"
	C1	8843 B25/B66 (SHARED W/ A2)	UP 5'-0"	16"	12" 8"
	C2	4478 B14	UP 5'-0"	16"	12" 8"
GAMMA					
	C3	RRUS E2 B29	UP 5'-0"	16"	12" 8"
	C3	4415 B30	UP 5'-0"	16"	12" 8"

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.

FINAL ANTENNA AND TRANSMISSION CABLE REQUIREMENTS								
SECTOR	TECHNOLOGY	ANTENNA MFR./MODEL #	SIZE	AZIMUTH	TRANSMISSION LINES (LENGTH FT. +/-)			
					LENGTH	COAX SIZE	CABLE TYPE	
SECTOR "A"	A1	LTE 700/850/PCS	NNHH-65A-R4	4'-7"	20°	±95'	1/2" JUMPER	FIBER
	A2	B14/AWS	NNHH-65A-R4	4'-7"	20°	±95'	1/2" JUMPER	FIBER
	A3	B29/WCS	NNHH-65A-R4	4'-7"	20°	±95'	1/2" JUMPER	FIBER
SECTOR "B"	B1	LTE 700/850/PCS	NNHH-65A-R4	4'-7"	295°	±95'	1/2" JUMPER	FIBER
	B2	B14/AWS	NNHH-65A-R4	4'-7"	295°	±95'	1/2" JUMPER	FIBER
	B3	B29/WCS	NNHH-65A-R4	4'-7"	295°	±95'	1/2" JUMPER	FIBER
SECTOR "C"	C1	LTE 700/850/PCS	NNHH-65A-R4	4'-7"	130°	±95'	1/2" JUMPER	FIBER
	C2	B14/AWS	NNHH-65A-R4	4'-7"	130°	±95'	1/2" JUMPER	FIBER
	C3	B29/WCS	NNHH-65A-R4	4'-7"	130°	±95'	1/2" JUMPER	FIBER

2 RF SCHEDULE
NTS



5001 EXECUTIVE PKWY.
SAN RAMON, CA 94583



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



23675 BIRCHER DRIVE
LAKE FOREST, CA 92630

CCL02106

TEMP SITE CALIFORNIA AND FOLK

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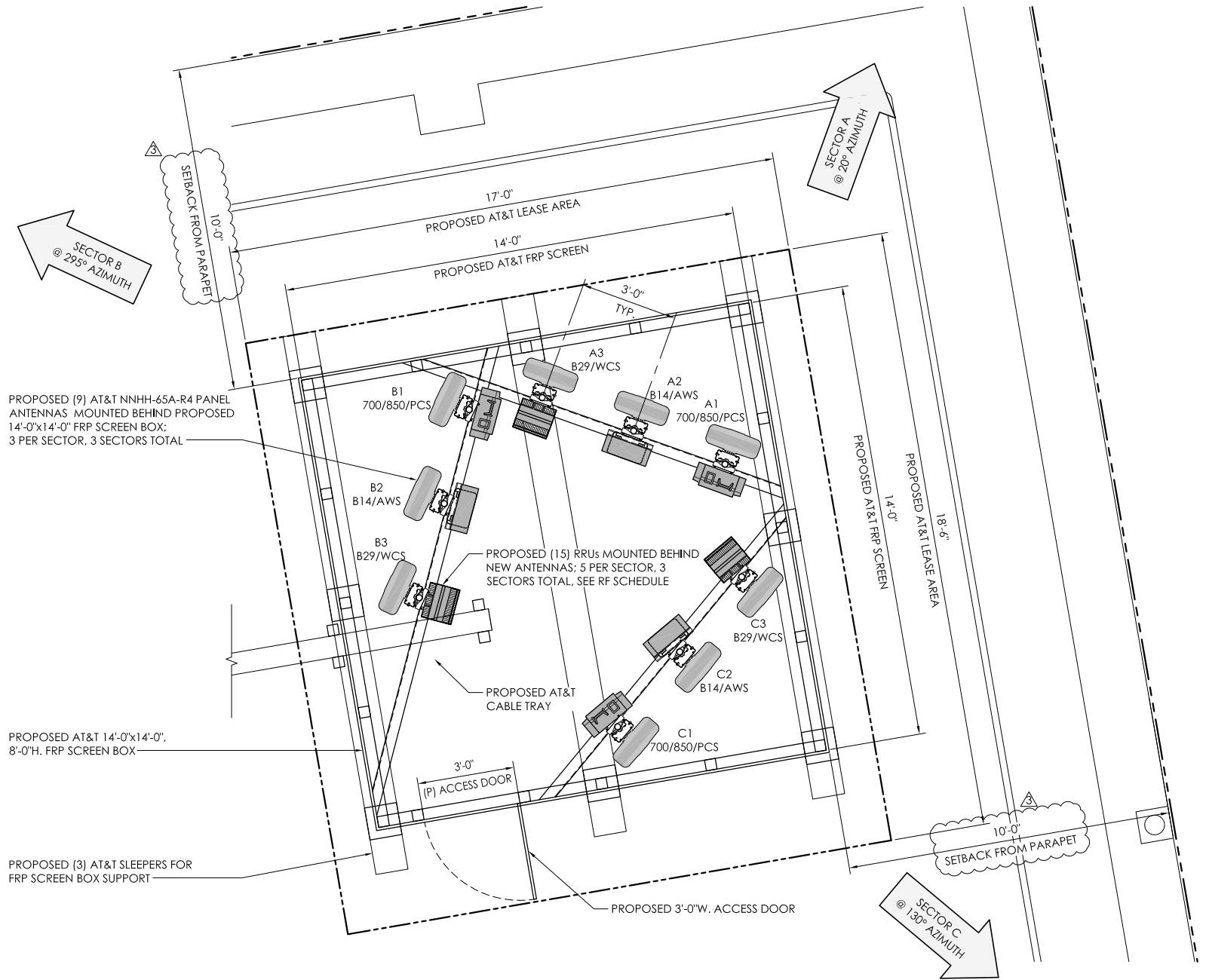
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A	06/20/19	90%ZDs

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ANTENNA LAYOUT PLAN, RRH LAYOUT PLAN & RF SCHEDULE

A-4



PROPOSED (9) AT&T NNHH-65A-R4 PANEL ANTENNAS MOUNTED BEHIND PROPOSED 14'-0"x14'-0" FRP SCREEN BOX; 3 PER SECTOR, 3 SECTORS TOTAL

PROPOSED (15) RRUS MOUNTED BEHIND NEW ANTENNAS; 5 PER SECTOR, 3 SECTORS TOTAL, SEE RF SCHEDULE

PROPOSED AT&T 14'-0"x14'-0", 8'-0"H. FRP SCREEN BOX

PROPOSED (3) AT&T SLEEPERS FOR FRP SCREEN BOX SUPPORT

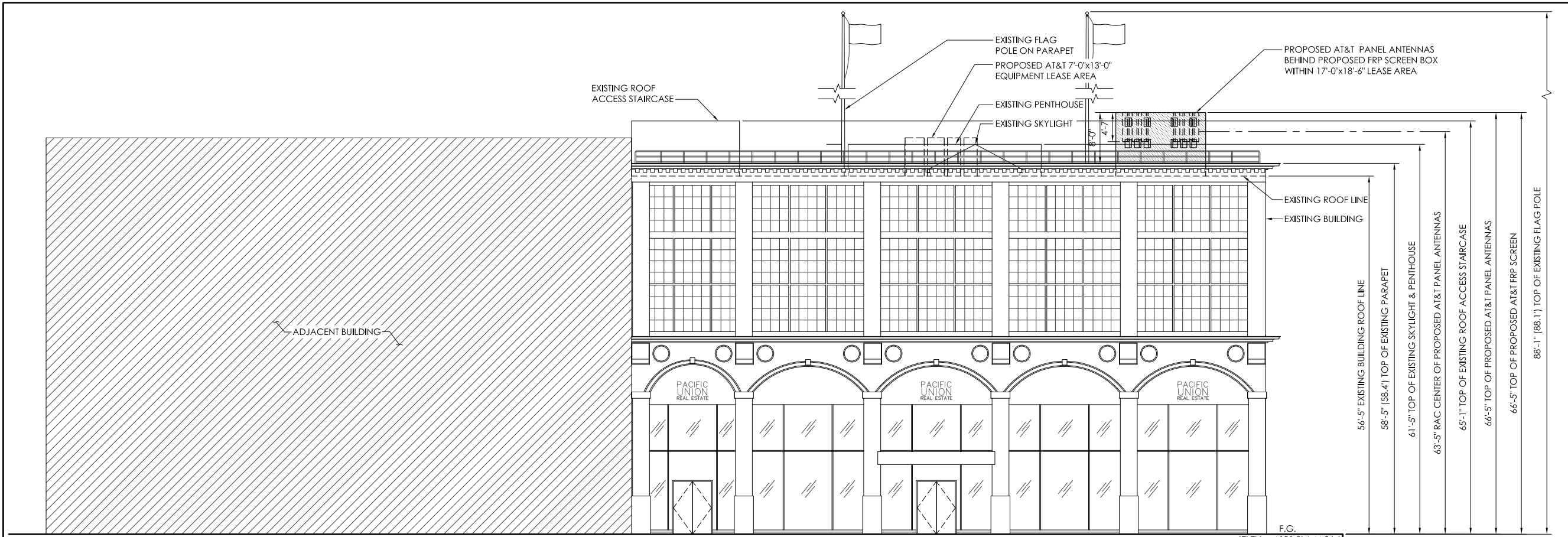
3'-0" (P) ACCESS DOOR

PROPOSED 3'-0"W. ACCESS DOOR

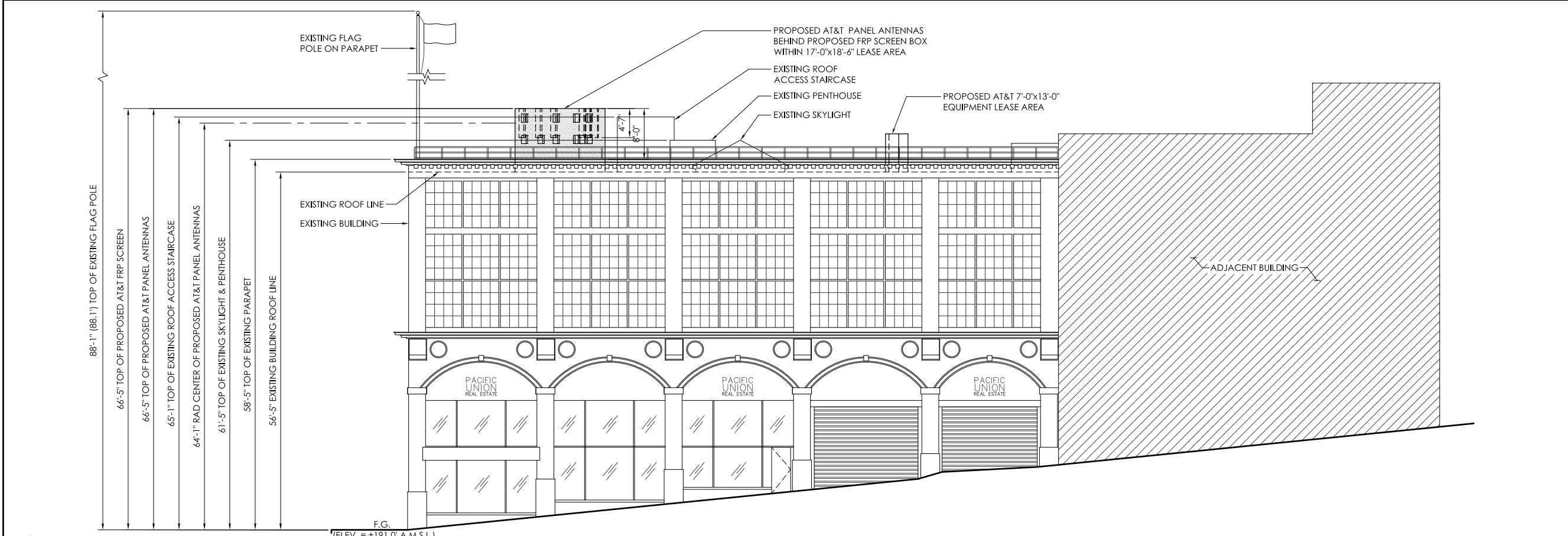
1 ANTENNA LAYOUT PLAN
1" = 1'-0"

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





2 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'



1 PROPOSED NORTH 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'

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:

23675 BIRCHER DRIVE
 LAKE FOREST, CA 92630

SITE INFORMATION:

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DESIGN RECORD:

REV	DATE	DESCRIPTION
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B	07/17/19	100%ZDs
A	06/20/19	90%ZDs

PROFESSIONAL STAMP:

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It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

SHEET NAME:
ELEVATIONS

SHEET TITLE:
A-5

- NOTES:**
- ALL WORK TO CONFORM TO N.E.C. LATEST STATE ADOPTED EDITION.
 - LABEL SERVICE DISCONNECT WITH A RED TAG.
 - SWITCH LEG CONDUCTORS SHALL BE THE SAME COLOR AS CIRCUIT CONDUCTORS.
 - PULL ONE GROUND CONDUCTOR PER FLEXIBLE NONMETALLIC CONDUIT. FOR ALL OTHER CIRCUITS PULL A SEPARATE CONDUCTOR.
 - ALL GFCI RECEPTACLES TO HAVE A DEDICATED GROUND WIRE.
 - EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75°C.
 - CONDUIT REQUIREMENTS
 - UNDERGROUND PVC (SCH 40 OR 80)
 - INDOOR: EMT (RGS IN TRAFFIC AREAS)
 - Outdoor (ABOVE GRADE): RGS
 - LIGHTING IS DESIGNED AND INSTALLED BY SHELTER MANUFACTURER.

NOTE:
ALL BREAKERS AND PANELS SHOWN ARE EXISTING UNLESS NOTED AS (N) NEW.
SEE SPECIFICATION FOR CONDUIT TYPE.

LEGEND:
MI = MECHANICAL INTERLOCK
RU = RELAY TO MONITOR UTILITY POWER
RG = RELAY TO MONITOR GENERATOR POWER

ABBREVIATIONS:

BCW	BARE COPPER WIRE
BTS	BASE TRANSCIVER STATION
C	CONDUIT
(E)	EXISTING
EG	EQUIPMENT GROUND
(F)	FUTURE
FACP	FIRE ALARM CONTROL PANEL
GEN	GENERATOR
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
MCM	MILLION CIRCULAR MILLS
MI	MECHANICAL INTERLOCK
MP&S	SEE MECHANICAL PLANS & SPECIFICATIONS
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NL	NIGHT LIGHT - FIXTURE TO BE UNSWITCHED
PFB	PROVISION FOR FUTURE BREAKER
PVC	POLYVINYL CHLORIDE CONDUIT
(R)	RELOCATE
RG	RELAY TO MONITOR GENERATOR POWER
RU	RELAY TO MONITOR UTILITY POWER
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF
GFCI	GROUND FAULT CIRCUIT INTERRUPTER

NOTE: SYMBOLS INDICATED ABOVE MAY NOT NECESSARILY APPEAR AS PART OF THESE DRAWINGS IF NOT REQUIRED.

3 ELECTRICAL NOTES

24"x36" SCALE: NTS
11"x17" SCALE: NTS

PANEL 'A'

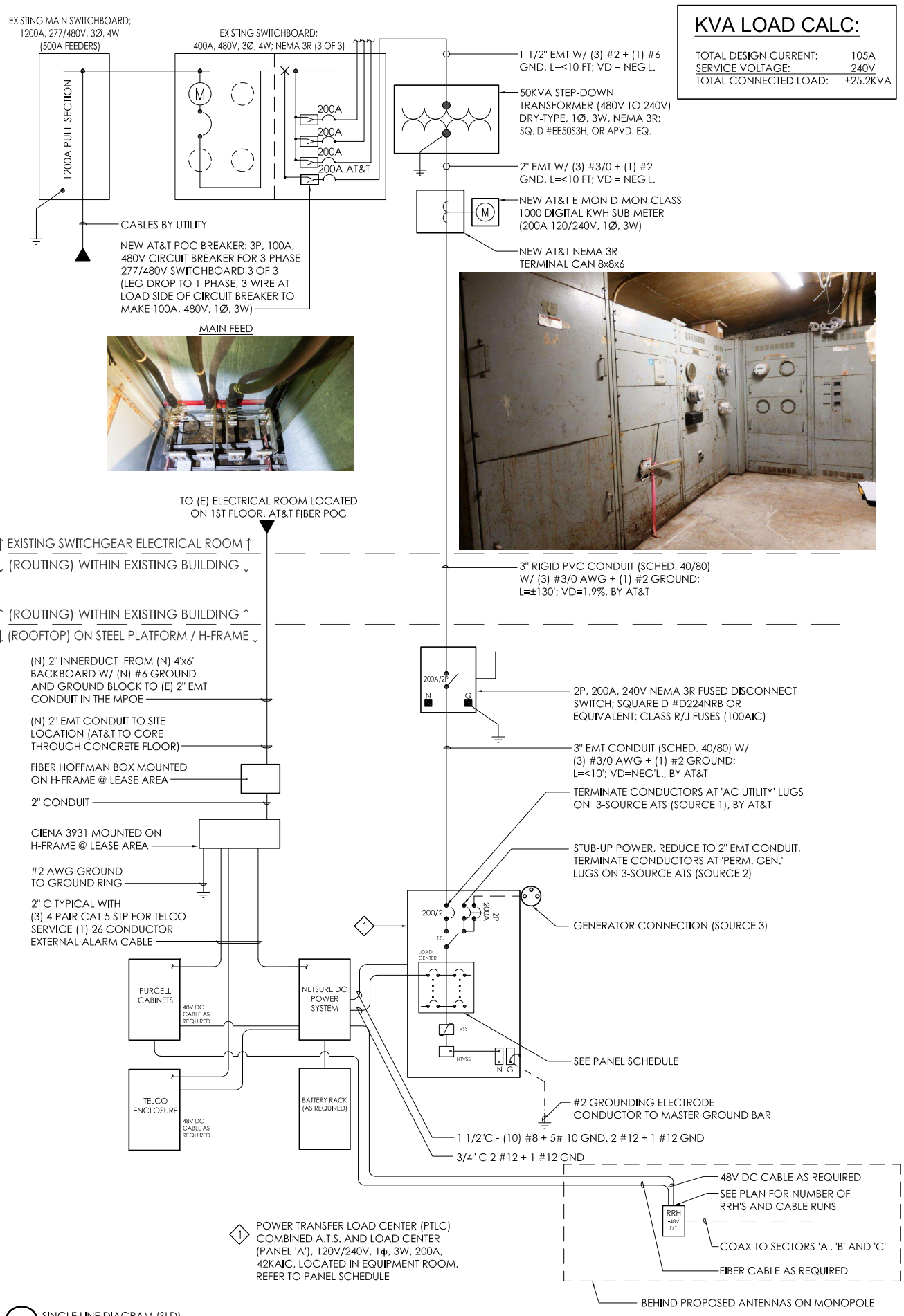
SITE NAME: CCL02106 - TEMP SITE CALIFORNIA AND POLK
VOLTAGE: 120/240 V
PHASE: 1
WIRE: 3
PANEL DESIGNATION: PANEL 'A'
MAIN BREAKER: 200 AMP
BUSS RATING: 225 AMP
LOCATION: SURFACE-EXTERIOR

CKT	LOAD DESCRIPTION	BREAKER AMPS	BREAKER POLES	BREAKER STATUS	SERVICE LOAD VA	USAGE FACTOR	PHASE A VA	PHASE B VA	PHASE C VA	USAGE FACTOR	SERVICE LOAD VA	BREAKER STATUS	BREAKER POLES	BREAKER AMPS	LOAD DESCRIPTION	CKT	
1	EMERSON POWER CABINET	100	2	ON	9600	1.25	12000	0	0		9600	1.25	2	30	SURGE SUPPRESSOR	2	
3					9600	1.25	12000	0	0		9600	1.25	2	30		4	
5	SPACE						0	750	0	1.25	600	ON	1	20	RECEPTACLE	6	
7	SPACE						0	450	0	1.25	360	ON	1	20	LIGHTING	8	
9	SPACE						0	0	0						SPACE	10	
11	SPACE						0	0	0						SPACE	12	
13	SPACE						0	0	0						SPACE	14	
15	SPACE						0	0	0						SPACE	16	
17	SPACE						0	0	0						SPACE	18	
19	SPACE						0	0	0						SPACE	20	
21	SPACE						0	0	0						SPACE	22	
23	SPACE						0	0	0						SPACE	24	
25	SPACE						0	0	0						SPACE	26	
27	SPACE						0	0	0						SPACE	28	
29	SPACE						0	0	0						SPACE	30	
							PHASE A TOTAL VA	12750									
							PHASE B TOTAL VA	12450									
							TOTAL KVA	25.20									
							TOTAL AMPS	105.00									

NOTES:
1. BREAKER POSITIONS 5, 7, & 9-30 ARE ALL 'SPACE'
2. ALL LOADS ARE COUNTED AS LCL/MCL (DESIGN TO 100% CAPACITY-OK)
3. UNUSED BREAKERS SHALL BE MARKED 'SPARE' & SWITCHED 'OFF'

2 AC PANEL SCHEDULE

24"x36" SCALE: NTS
11"x17" SCALE: NTS



1 SINGLE LINE DIAGRAM (SLD)

24"x36" SCALE: NTS
11"x17" SCALE: NTS

KVA LOAD CALC:
 TOTAL DESIGN CURRENT: 105A
 SERVICE VOLTAGE: 240V
 TOTAL CONNECTED LOAD: ±25.2KVA



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

ALLSTATES
 ENGINEERING & SURVEYING
 23675 BIRCHER DRIVE
 LAKE FOREST, CA 92630

CCL02106
TEMP SITE CALIFORNIA AND POLK
 1699 VAN NESS AVE
 SAN FRANCISCO, CA 94109
 FA #: 14881316
 PAGE #: MRSFR065259
 PTN #: 3701AOREOD
 USID #: 270804

DESIGN RECORD:

REV	DATE	DESCRIPTION
Δ	04/09/20	PLANNING COMMENTS
2	04/03/20	SINGLE-LINE DIAGRAM
1	03/24/20	PLANNING COMMENTS
0	09/13/19	ZDs FOR ZAP
C	08/20/19	REV PER RFDS
B	07/17/19	100%ZDs
A	06/20/19	90%ZDs

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SINGLE-LINE DIAGRAM & PANEL SCHEDULE

E-1

EXISTING



PROPOSED



PROPOSED
FRP SCREEN



PHOTOSIMULATION

INSTALLATION OF (9) PANEL ANTENNAS INSIDE PROPOSED FRP SCREEN BOX

SET 1 - 4/8/20 VIEW 1

CCL02106

1699 VAN NESS AVE SAN FRANCISCO CA 94109



at&t

EXISTING



PROPOSED



PROPOSED
FRP SCREEN



PHOTOSIMULATION

INSTALLATION OF (9) PANEL ANTENNAS INSIDE PROPOSED FRP SCREEN BOX

SET 1 - 04/08/20

CCL02106

1699 VAN NESS AVE SAN FRANCISCO CA 94109

VIEW



at&t



EXISTING



PROPOSED
FRP SCREEN

PROPOSED



PHOTOSIMULATION

INSTALLATION OF (9) PANEL ANTENNAS INSIDE PROPOSED FRP SCREEN BOX

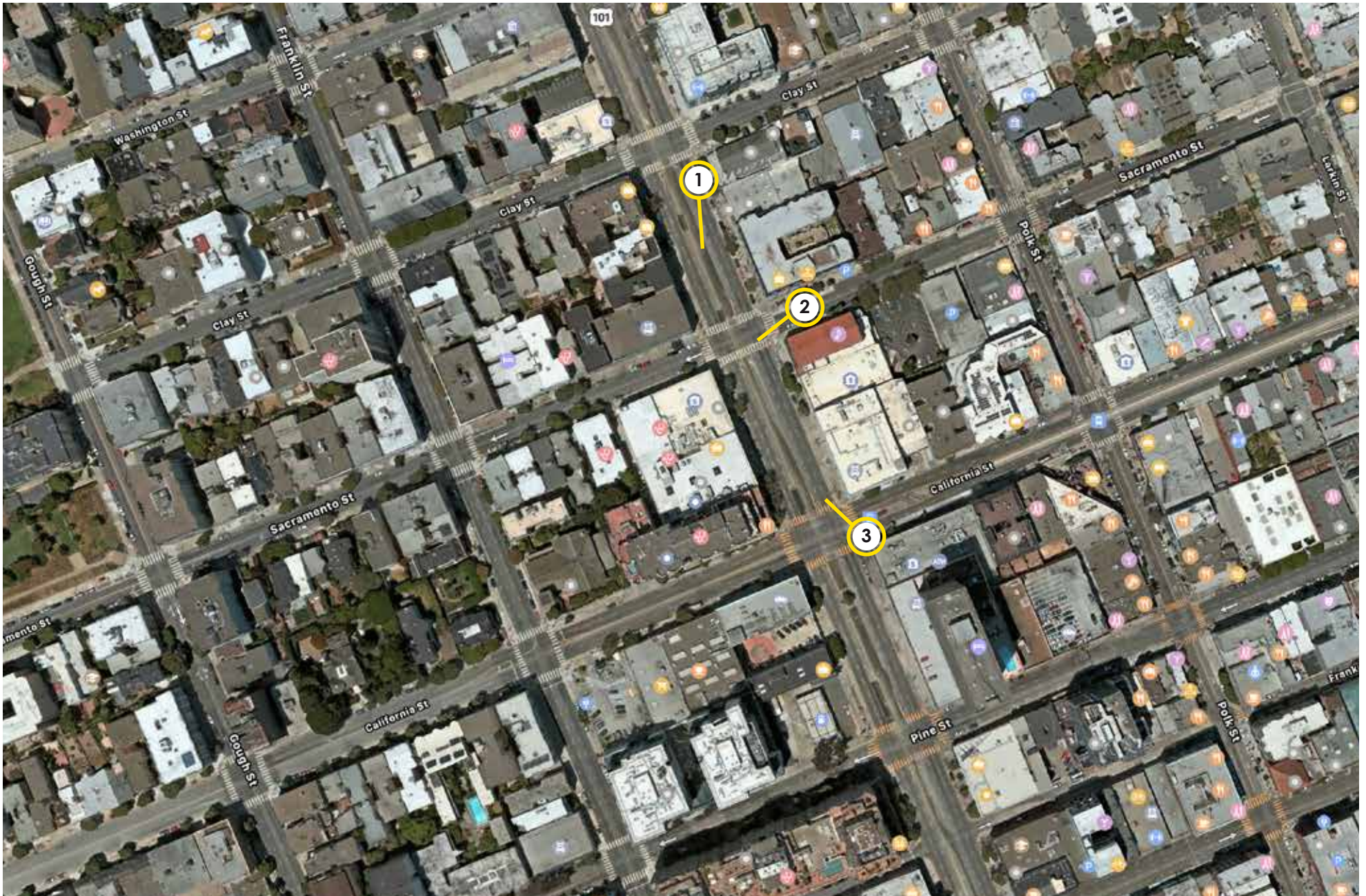
SET 1 - 4/08/20

CCL02106

1699 VAN NESS AVE SAN FRANCISCO CA 94109

VIEW 3







SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1699 VAN NESS AVE		0642001
Case No.		Permit No.
2020-001942PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. The Project includes installation of a new AT&T Mobility Macro Wireless Telecommunications Services Facility at rooftop consisting of installation of nine (9) panel antennas, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within FRP box.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. 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>Class 32 - In-Fill Development. 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>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: 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 > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: 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>Note that a categorical exemption shall not be issued for a project located on the Cortese List 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 > Maher layer).</p>
<input type="checkbox"/>	<p>Transportation: 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>Archeological Resources: 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 > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: 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 > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: 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 > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: 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 > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: 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 > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Ashley Lindsay</p>	

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) 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.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration 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. Addition(s) , 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. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (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):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): minimally visible enclosure at roof level	
Preservation Planner Signature: Natalia Kwiatkowska	

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

<input checked="" type="checkbox"/>	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.	
	Project Approval Action: Planning Commission Hearing	Signature: Ashley Lindsay
		06/04/2020
<p>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.</p>		

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.

MODIFIED PROJECT DESCRIPTION

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?
If at least one of the above boxes is checked, further environmental review is required.	

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:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information*

PROJECT ADDRESS: 1699 VAN NESS AVENUE
RECORD NO.: 2020-001942CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	10,268	0	10,268
Office GSF			
Industrial/PDR GSF <small>Production, Distribution, & Repair</small>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF	10,268	0	10,268
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings			
Number of Stories			
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units			
One Bedroom Units			
Two Bedroom Units			
Three Bedroom (or +) Units			
Group Housing - Rooms			
Group Housing - Beds			
SRO Units			
Micro Units			
Accessory Dwelling Units			

*This Land Use Table includes only information related to the installation of a wireless telecommunications facility use. This table does not include information about the entire building.









Sacramento

COMPASS

COMPASS

FINE FURNITURE

FINE FURNITURE

FINE FURNITURE

Van Ness

SAN 6552









1870
SACRAMENTO



1870

SACRAMENTO



THE
NEW YORK
BUILDING

223





OLD FIRST CHURCH



WALK & DRIVE





MAR WEST

TOYOTA

TOYOTA

VAN NESS

TOYOTA

WEST





COMPASS

COMPASS

FIRST REPUBLIC

FIRST REPUBLIC

TOYOTA







NO PARKING
7 AM TO 9 AM
MONDAY
STREET CLEANING*



**AT&T Mobility • Proposed Base Station (Site No. CCL02106)
 1699 Van Ness Avenue • San Francisco, California
 FA No. 14881316, USID No. 270804, PA No. 3701A0RE0D**

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. CCL02106) proposed to be located at 1699 Van Ness Avenue 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 are shown in Figure 1. The most restrictive limit for exposures of unlimited duration at several wireless service bands are as follows:

<u>Wireless Service Band</u>	<u>Transmit Frequency</u>	<u>“Uncontrolled” Public Limit</u>	<u>Occupational Limit (5 times Public)</u>
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
CBRS (Citizens Broadband Radio)	3,550 MHz	1.0	5.0
BRS (Broadband Radio)	2,490	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
600 MHz	617	0.41	2.05
[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 September 13, 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. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”).



AT&T Mobility • Proposed Base Station (Site No. CCL02106)
1699 Van Ness Avenue • San Francisco, California
FA No. 14881316, USID No. 270804, PA No. 3701A0RE0D

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 roof of the two-story commercial building located at 1699 Van Ness Avenue.

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, although ExteNet had installed a cylindrical antenna on top of the SFMTA pole located in the public right-of-way on the south side of Sacramento Street, about 150 feet west of the intersection with Van Ness Avenue, 120 feet from AT&T's proposed antennas.

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

AT&T proposes to install nine antennas within a view screen enclosure to be constructed near the northeast corner of the roof. 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 nine CommScope Model NNHH-65A directional panel antennas. The antennas would employ up to 16° downtilt, would be mounted at an effective height of about 63½ feet above ground, 7 feet above the roof, and would be oriented in groups of three toward 20°T, 130°T, and 295°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 on the roof 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 by AT&T in any direction would be 19,630 watts, representing simultaneous operation at 3,600 watts for WCS, 5,160 watts for AWS, 4,510 watts for PCS, 1,930 watts for cellular, and 4,430 watts for 700 MHz service.



AT&T Mobility • Proposed Base Station (Site No. CCL02106)
1699 Van Ness Avenue • San Francisco, California
FA No. 14881316, USID No. 270804, PA No. 3701A0RE0D

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 83% of the public exposure limit. This occurs at the top floor of the commercial building located to the north across Sacramento Street at 1701 Van Ness Avenue, about 65 feet away.

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 0.098 mW/cm², which is 14% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be less than 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 95 and 40 feet out from the antenna faces, respectively, and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building but does not reach any publicly accessible areas.

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

It is recommended that the roof access door be kept locked, so that the AT&T antennas are not accessible to unauthorized persons. It is recommended that measurements be conducted at the building to the north when the base station is ready to begin operation, in order to identify any areas where RF exposure levels exceed the FCC limits and to develop at that time any additional measures for achieving compliance with FCC guidelines.

To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the structure, including employees and contractors of AT&T and of the property owner. No access within 40 feet directly in front of the AT&T antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that “Worker



**AT&T Mobility • Proposed Base Station (Site No. CCL02106)
1699 Van Ness Avenue • San Francisco, California
FA No. 14881316, USID No. 270804, PA No. 3701A0RE0D**

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 3, to identify areas within which exposure levels are calculated to exceed the FCC public and occupational limits, respectively. It is further recommended that explanatory signs* be posted at the roof access door, at the paint stripes, and on the screens in front of the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

11. Statement of authorship and qualification.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 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 1699 Van Ness Avenue in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Locking the roof access door and measuring exposure levels on a nearby building are 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, P.E.
707/996-5200

October 9, 2019

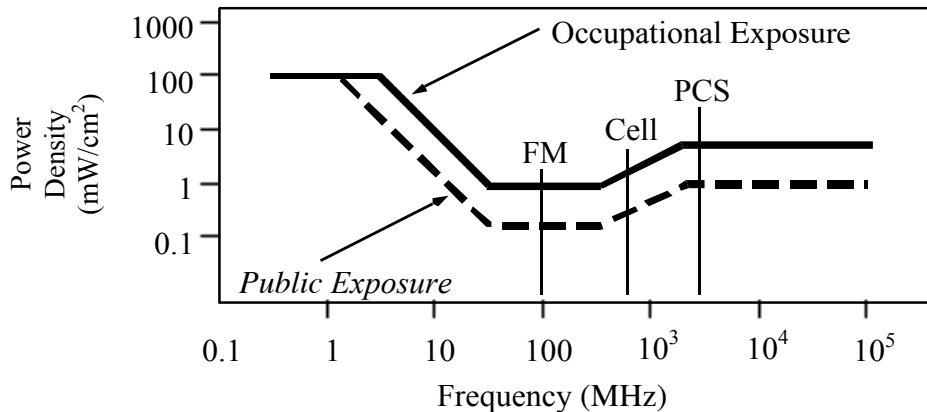
* Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter; the San Francisco Department of Public Health recommends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

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of antenna, in degrees,
 P_{net} = net power input to antenna, in watts,
 D = distance from antenna, in meters,
 h = aperture height of antenna, in meters, and
 η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,
 RFF = three-dimensional relative field factor toward point of calculation, and
 D = distance from antenna effective height to point of calculation, in meters.

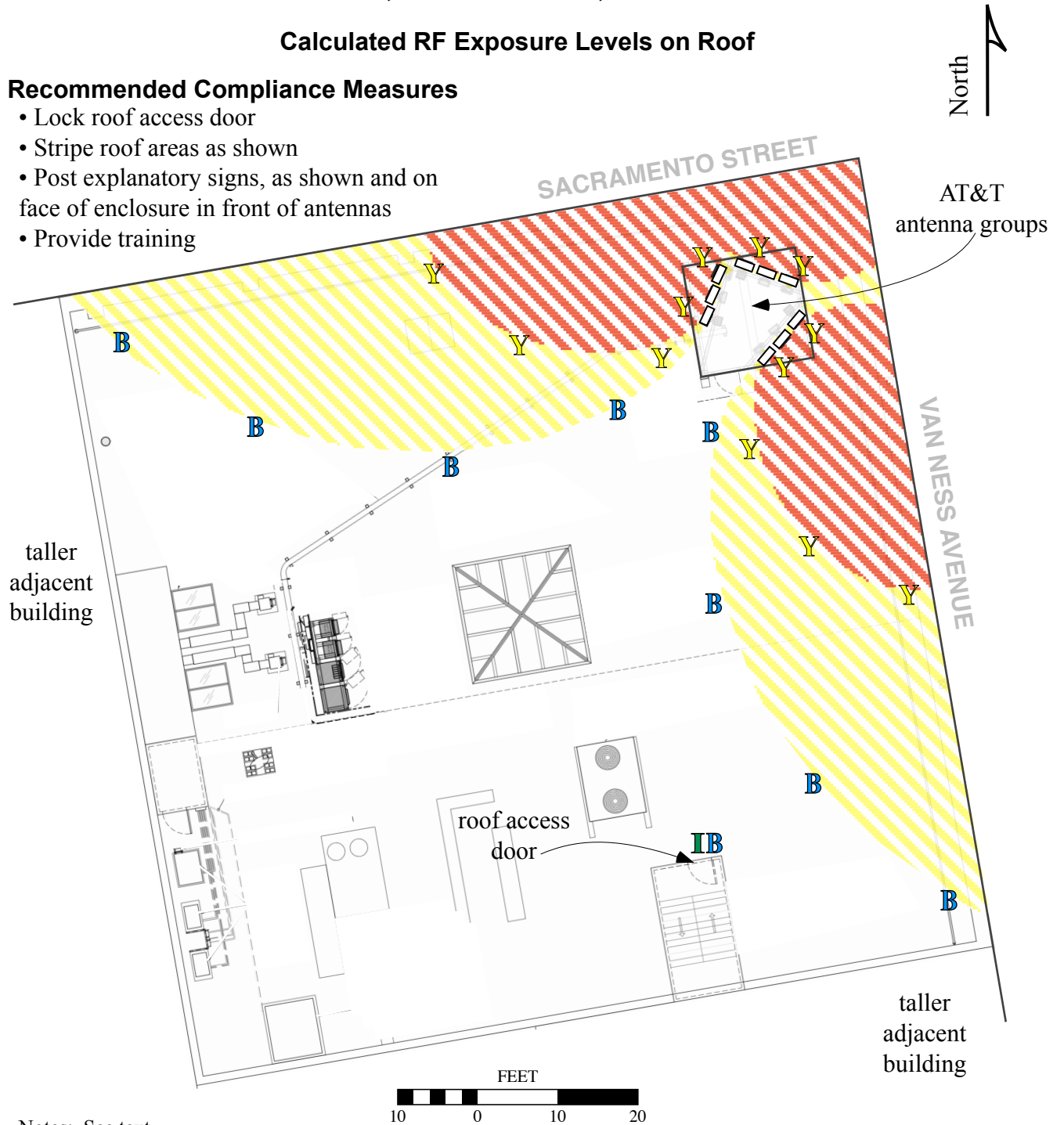
The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula is used in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program also allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings, to obtain more accurate projections.

AT&T Mobility • Proposed Base Station (Site No. CCL02106)
1699 Van Ness Avenue • San Francisco, California
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Calculated RF Exposure Levels on Roof

Recommended Compliance Measures

- Lock roof access door
- Stripe roof areas as shown
- Post explanatory signs, as shown and on face of enclosure in front of antennas
- Provide training



Notes: See text.

Base drawing by All States Engineering & Surveying, dated September 13, 2019.
 Calculations performed according to OET Bulletin 65, August 1997.

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



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

Public Exclusion Area

Public Exclusion In Feet: 95

Occupational Exclusion Area

Occupational Exclusion In Feet: 40

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

Yes

No

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

Yes

No

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

Comments:

There are no antennas existing operated by AT&T Wireless installed on the roof top of the building at 1699 Van Ness Av. 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 9 new antennas. The antennas are mounted at a height of 63.5 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 0.098 mW/sq cm., which is 14 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 95 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 40 feet of the front of the antennas while they are in operation. It is recommended that the roof access door be kept locked, so that the AT&T antennas are not accessible to unauthorized persons. Measurements shall be conducted at the building to the north when the base station is ready to begin operation, in order to identify any areas where RF exposure levels exceed the FCC limits and to develop at that time any additional measures for achieving compliance with FCC guidelines. "Worker Notification Areas" shall be marked with yellow paint stripes and that "Prohibited Access Areas" shall be marked with red paint stripes on the roof of the building, as shown in Figure 3, 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: 11/5/2019

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

CCL02106 Service Maps

October 28, 2019



Service Improvement Objective

Legend

- Existing site
- Proposed site

The green shaded area shows the general area for wireless service improvements addressed by this application.

CCL02106

In order to achieve the service goals as defined, at&t network engineers considered site locations in the area defined by the red circle

October 28, 2019

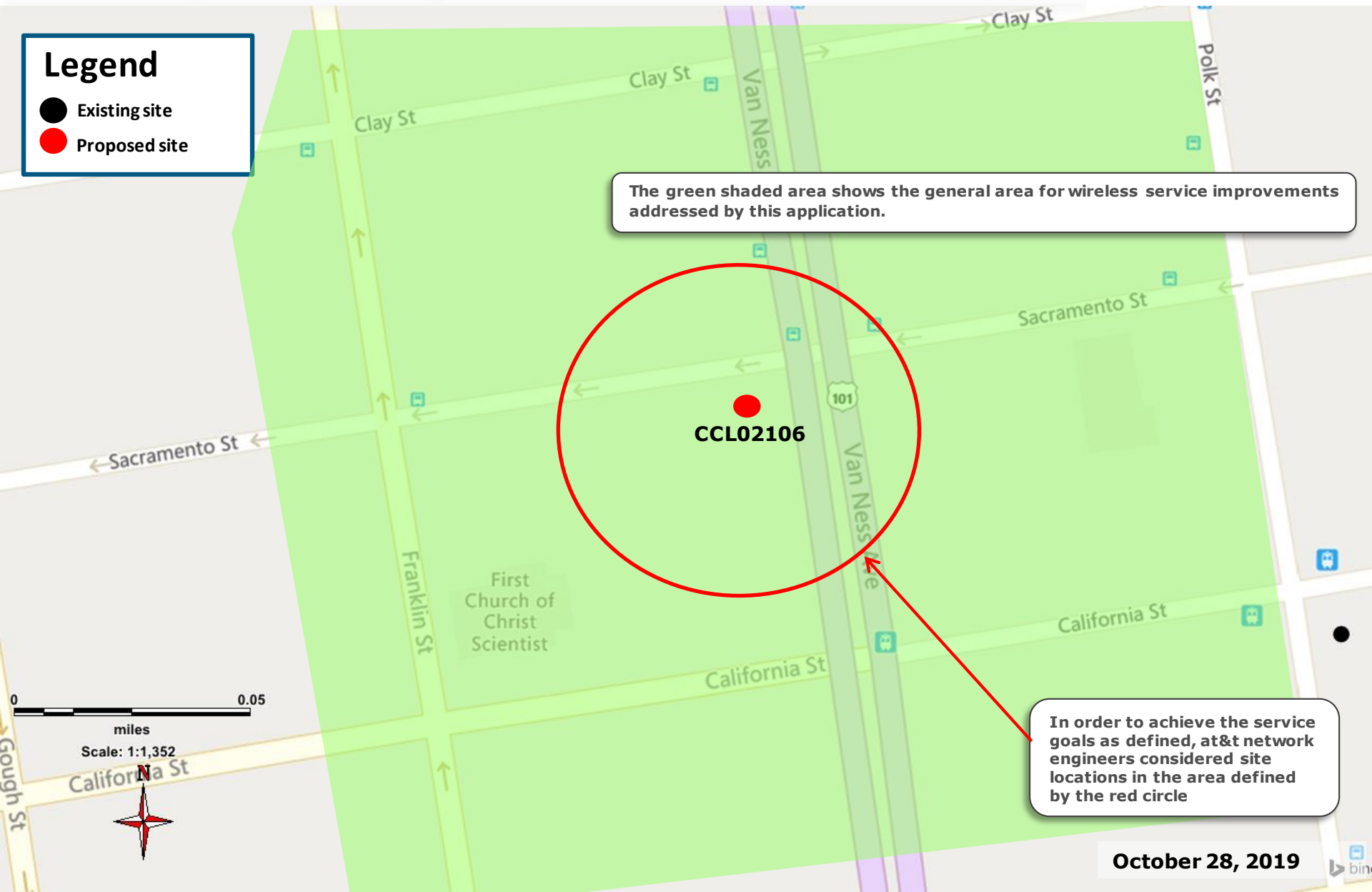





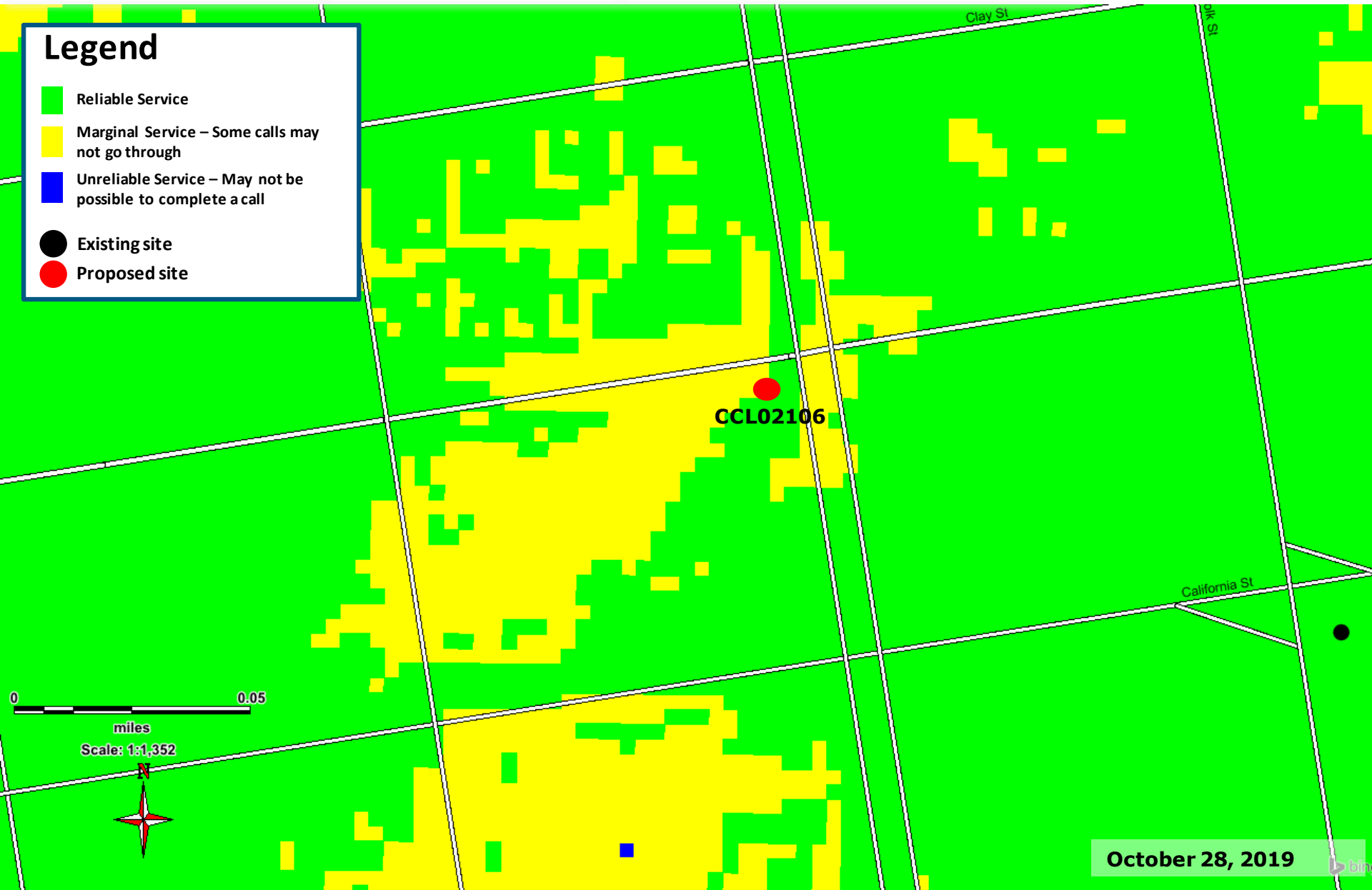


Exhibit 2 – Existing LTE 700 Coverage

Legend






-  Reliable Service
-  Marginal Service – Some calls may not go through
-  Unreliable Service – May not be possible to complete a call
-  Existing site
-  Proposed site

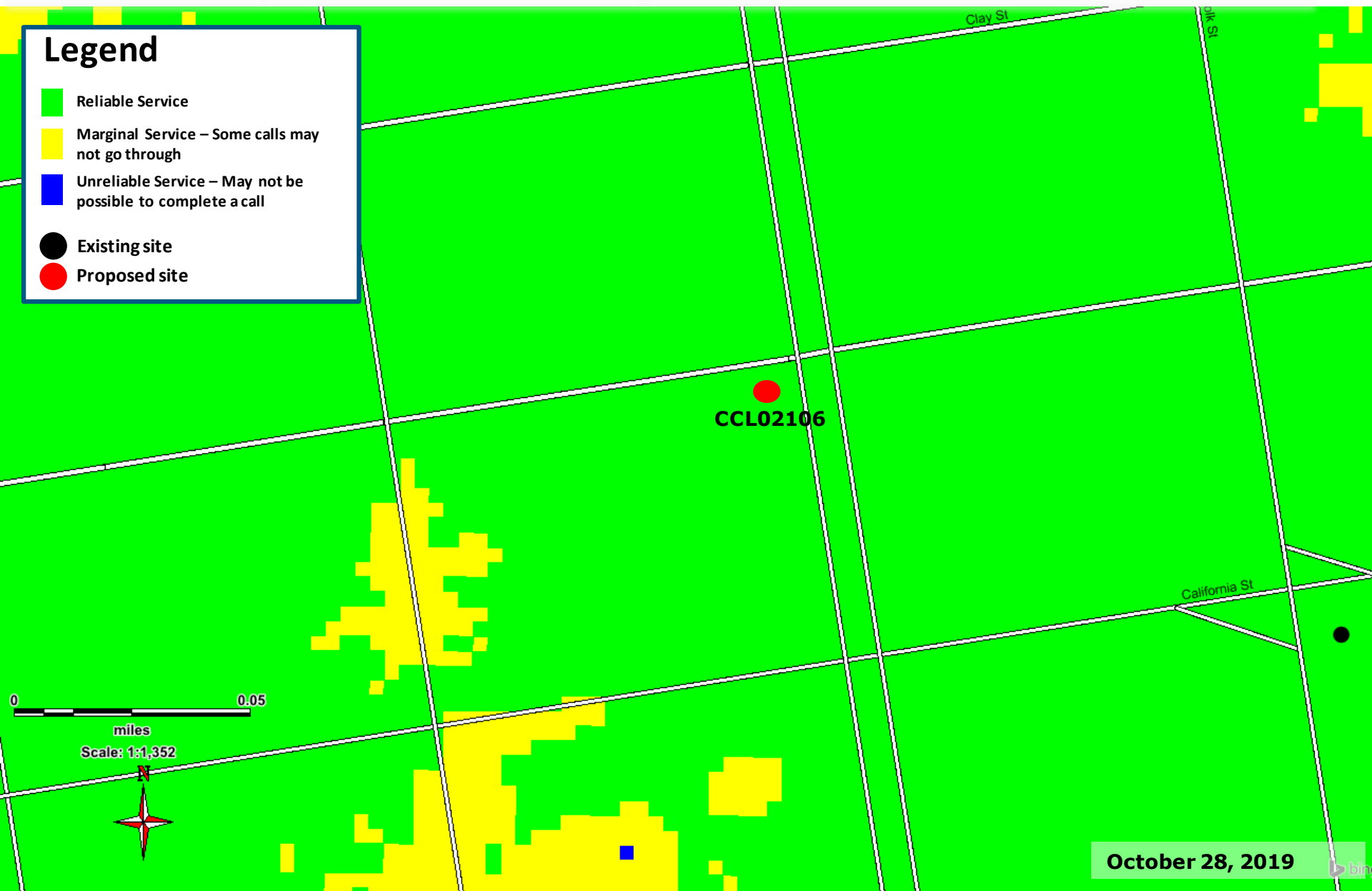


October 28, 2019

Exhibit 3 – Proposed LTE 700 Coverage – 1699 Van Ness Ave@ RC = 65 ft.

Legend

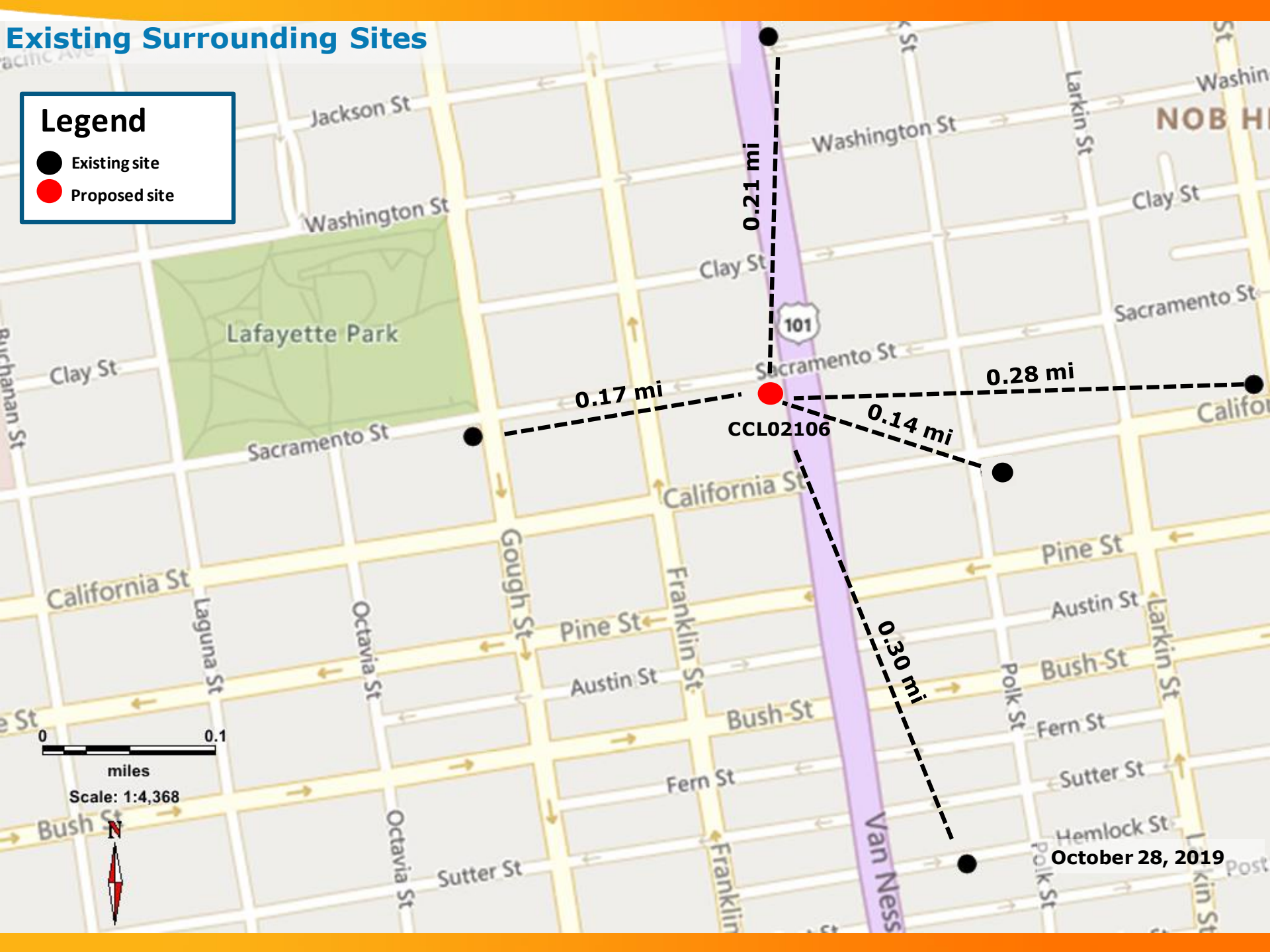
-  Reliable Service
-  Marginal Service – Some calls may not go through
-  Unreliable Service – May not be possible to complete a call
-  Existing site
-  Proposed site



Existing Surrounding Sites

Legend

- Existing site
- Proposed site



October 28, 2019



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.
 MANAS REDDY, P.E.
 BRIAN F. PALMER
 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

February 5, 2020

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

Dear Misako:

As you 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 1699 Van Ness Avenue (Site No. CCL02106). 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 are reasonable representations of the carrier's present and post-installation coverage.

AT&T presently has installed nine directional panel antennas behind view screens above the roof of the single-story commercial building at 1498 Polk Street. That building is scheduled to be demolished and replaced with an 8-story mixed-use building. During construction, AT&T proposes to install and operate a temporary base station from the roof of the two-story commercial building at 1699 Van Ness Avenue, located about 650 feet to the northeast. It is proposed to install nine CommScope Model NNHH-65A antennas within a view screen enclosure to be constructed near the northeast corner of the roof of that building. The antennas would employ up to 16° downtilt, would be mounted at an effective height of about 63½ feet above ground, 7 feet above the roof, and would be oriented in groups of three toward 20°T, 130°T, and 295°T. The maximum effective radiated power proposed by AT&T in any direction would be 19,630 watts, representing simultaneous operation at 3,600 watts for WCS, 5,160 watts for AWS, 4,510 watts for PCS, 1,930 watts for cellular, and 4,430 watts for 700 MHz service.

AT&T provided for review two coverage maps, dated October 28, 2019, attached for reference. The maps show AT&T's 4G LTE 700 MHz 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	Reliable Service
Yellow	Marginal Service
Blue	Unreliable Service

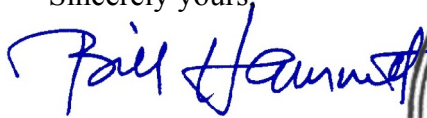
Ms. Misako Hill, page 2
February 5, 2020

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 to access coverage are in line with industry standards, similar to the thresholds used by other wireless service providers.

We note that the before map does not show a large gap in coverage that the proposed temporary operation is intended to improve, and so measurements of the actual coverage in the area would not be relevant to this proposal. The service areas shown in the map pair are similar, as would be expected for a temporary site so close to the present site on the building being demolished and rebuilt.

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.

scn

Enclosures



Exhibit 2 – Existing LTE 700 Coverage

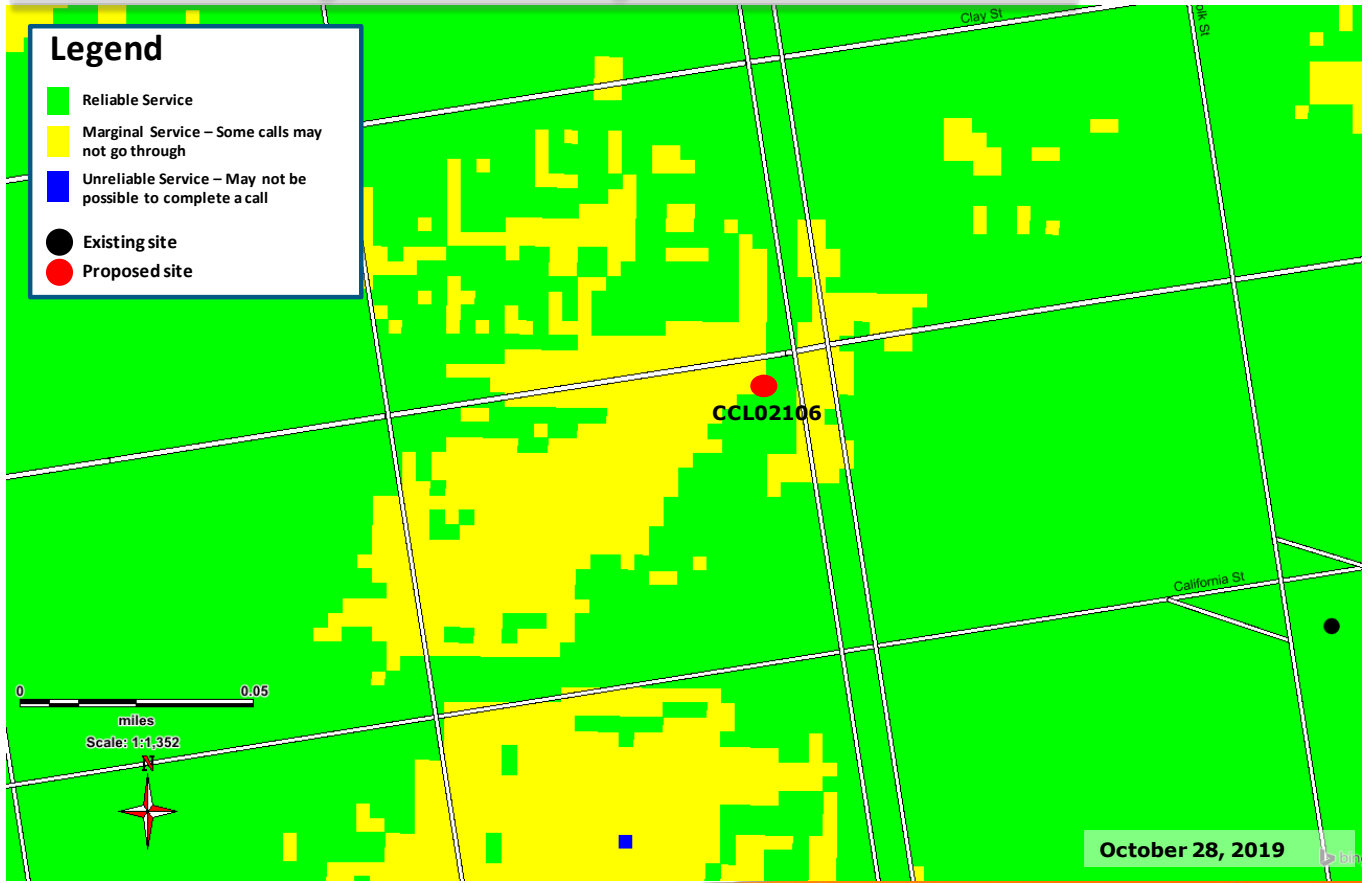
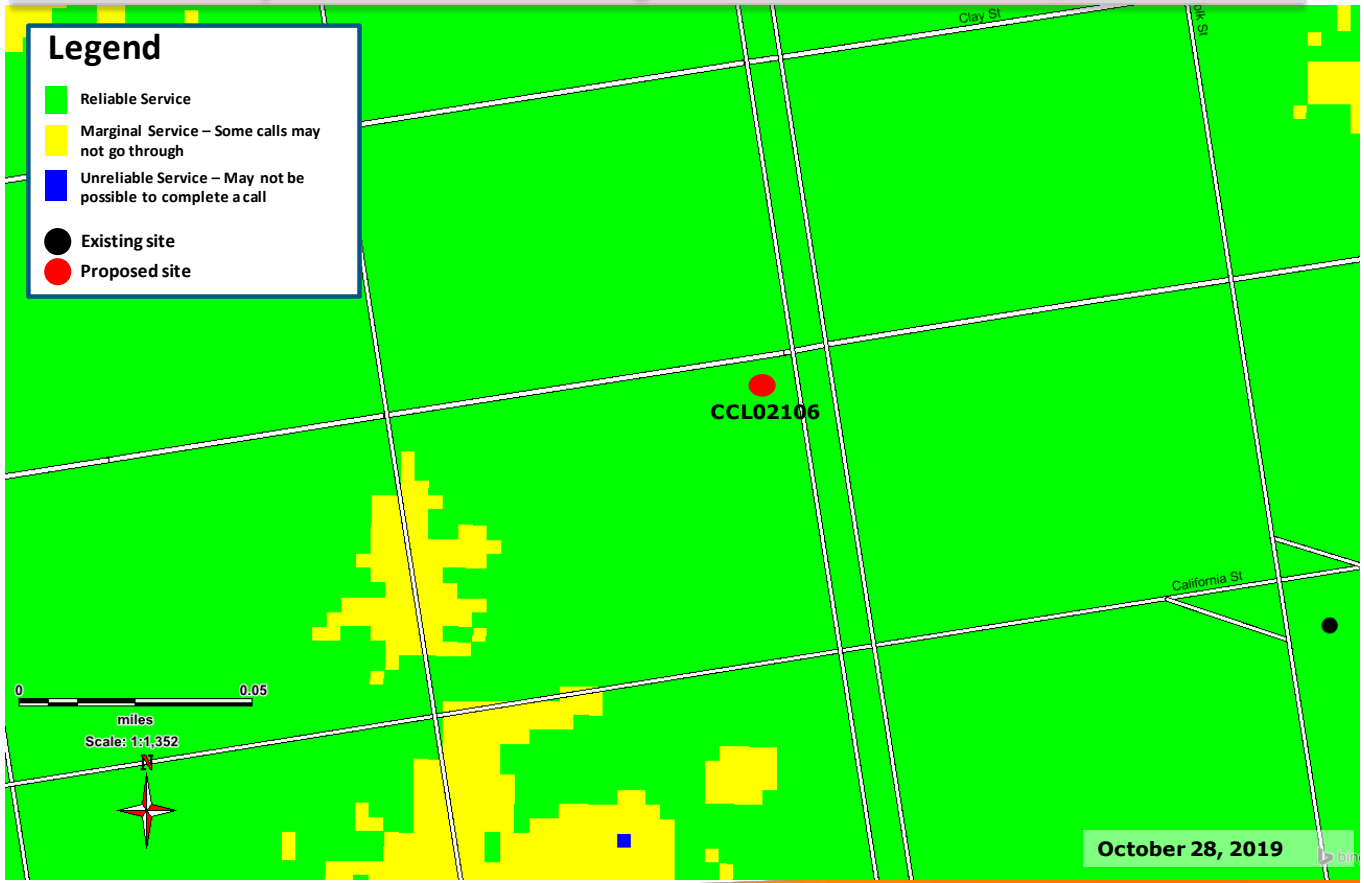


Exhibit 3 – Proposed LTE 700 Coverage – 1699 Van Ness Ave@ RC = 65 ft.

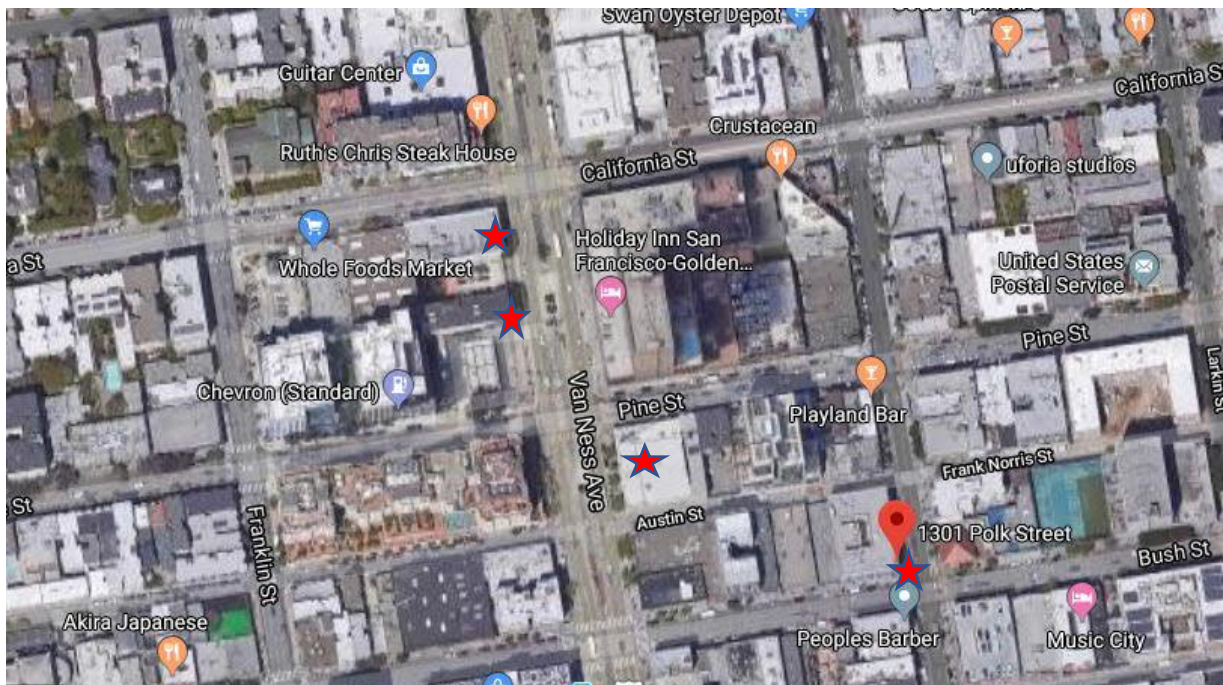


Candidate search memo CCL02106:

This search ring is centered approximately on the corner of California and Polk streets. Initial searches for a suitable relocation candidate were initiated on 12/13/2018.

The following candidates were contacted via Fedex Letter of Interest:

- 1529 Van Ness Ave, San Francisco CA 94109. APN 0647-003 Contact: Leslie Brille (212) 605-0420
- 1430 Van Ness Ave, San Francisco CA 94109. APN: 0667-011 Contact: 1430 Van Ness Partners (415) 395-0869
- 1595 Van Ness Ave San Francisco CA 94109. APN: 0647-001 Contact: Marie K Brooks (415) 239-1559



In addition, an AT&T contractor had a personal relationship with the church located at:

- 1301 Polk Street San Francisco CA 94109. APN: 0667-003.

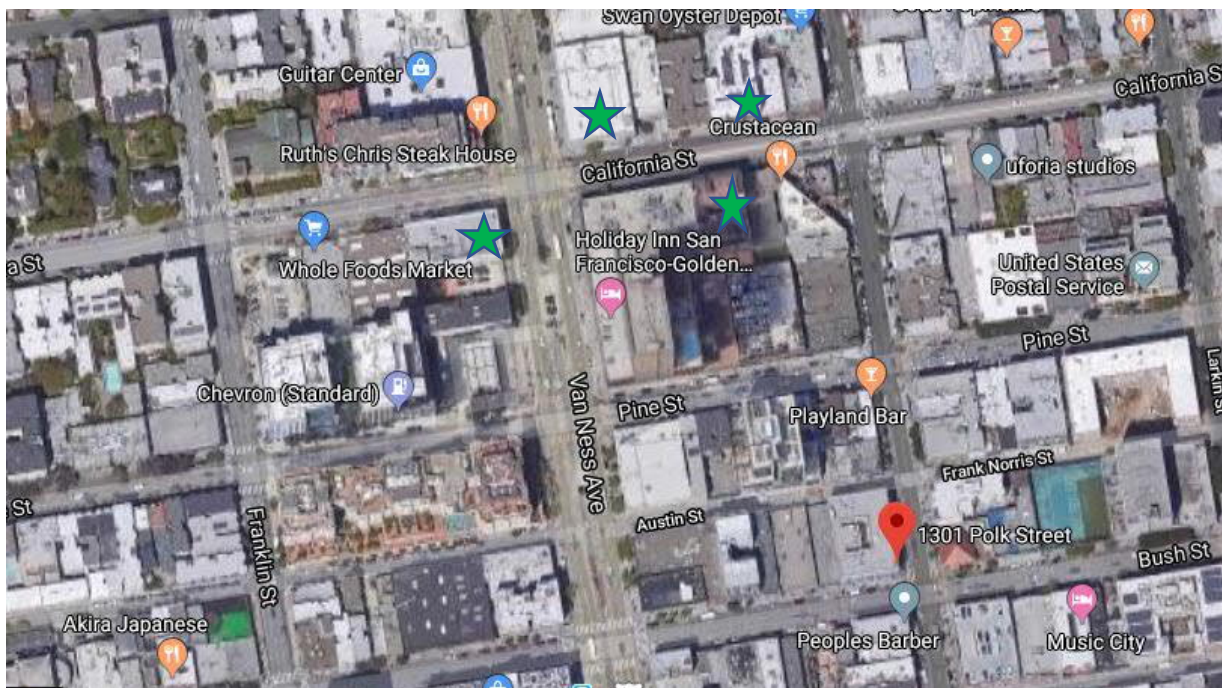
No responses were received to these letters, though a call did take place with the church location on 1/15/2019. The church expressed interest but was rejected upon review by AT&T engineering due to its proximity to another site.

Follow up calls were made to the initial 3 candidates with no response on 12/28/18 at 1:20 pm; and 1/3 at 11:50 am. On that date, owner of 1529 Van Ness indicated she was not interested in leasing

space. Calls to the remaining 2 candidates were made at 2:15 pm on 1/7. At that time, an associate of the owner of 1595 Van Ness indicated she was not interested in pursuing a lease. A final call was made to the owners of 1430 Van Ness on 1/10 at 11:30 am. No response was received. A letter was then received on 1/23/2019 declining interest in a lease.

AT&T internally identified an additional 4 candidates on 3/11/2019. These included:

- 1635 California St San Francisco CA 94109. APN: 0646-017 Contact: Juan Carlos Escobar (415) 720-8503
- 1628 California St San Francisco CA 94109. APN: 0646-003 Contact: Smith-Brennan Property Management (415) 673-4043
- 1776 Sacramento St San Francisco CA 94109 APN: 0622-021 Contact: Sterling Investments LLC (800) 228-1872
- 1699 Van Ness Ave San Francisco CA 94109 APN: 0642-001 Contact: Marianne Wong (415) 885-6970



Letters of interest were sent to these candidates on 3/15/2019. A representative of the property management at 1628 California responded on 3/20 that they would not be interested in leasing space. Follow up calls were made to the other 3 candidates on 3/21 at 1.40 pm. A second follow up call was made on 3/26 at 10.20 am. At that time a representative of property management at 1635 California stated they were not interested in pursuing a lease, while a representative of 1776 Sacramento stated they would be holding a board meeting and would discuss whether there was any interest in pursuing a

lease. On 4/3 I received an email from property management at 1699 Van Ness ave stating they were interested in pursuing a lease. No further communication from other candidates were received.



CONDITIONAL USE AUTHORIZATION APPLICATION

APPLICATION SUBMITTAL REQUIREMENTS

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding applications for the authorization of Conditional Use.

Please read the Conditional Use Authorization Packet of Information and the instructions in this application carefully before the application form is completed.

WHAT TO SUBMIT:

1. One (1) original of this application signed by owner or agent, with all blanks filled in;
2. One hard copy set of reduced sized (11"x17") plans, including but not limited to plans showing adjacent structures, existing and proposed floor plans, elevations, and sections. Once your project is assigned, your planner may request a full-size (24"x36") set of plans. Please see the Department's Plan Submittal Guidelines http://sf-planning.org/sites/default/files/FileCenter/Documents/8676-Plan_Submittal_Guidelines-042315.pdf for more information;
3. Section 303(c) findings
4. Any project specific findings per Section 303
5. Prop M Findings
6. A Letter of Authorization for Agent from the owner giving you permission to communicate with the Planning Department on their behalf;
7. Current or historic photograph(s) of the subject property;
8. A digital copy of all documents submitted (CD or USB drive), containing all applications, project drawings, photos and letter of authorization; and
9. A check made payable to the "San Francisco Planning Department" for the required intake fee amount. (See [Fee Schedule and/or Calculator](#))

THE PRE-APPLICATION PROCESS:

The following types of projects require a Pre-Application Meeting prior to filing any Planning entitlement application (i.e. Conditional Use Authorization, Variance), provided that the scope of work is subject to Planning Code Section 311 or 312 Notification:

- Projects subject to 311 or 312 Notification;
- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P); and
- Projects in PDR-I-G Districts subject to Section 313.

Please refer to the Pre-Application Meeting Instruction Packet for further detail or contact planning staff with questions.

HOW TO SUBMIT:

To file your Conditional Use application, please send an email request along with the intake appointment request form to: CPC.Intake@sfgov.org. Intake request forms are available here: <http://sf-planning.org/permit-forms-applications-and-fees>.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415-575-9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415-575-9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415-575-9121. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



CONDITIONAL USE AUTHORIZATION APPLICATION

Property Owner's Information

Name: _____

Address: _____ Email Address: _____

Telephone: _____

Applicant Information (if applicable)

Name: _____ Same as above

Company/Organization: _____

Address: _____ Email Address: _____

Telephone: _____

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact: Owner Applicant Billing

Property Information

Project Address: _____ Block/Lot(s): _____

Plan Area: _____

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. See Attachment

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Estimated Construction Cost: _____

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s): _____

PROJECT AND LAND USE TABLES

If you are not sure of the eventual size of the project, provide the maximum estimates.

General Land Use Category		
	Existing (square footage area)	Proposed (square footage area)
Parking GSF		
Residential		
Retail/Commercial		
Office		
Industrial-PDR		
Medical		
Visitor		
CIE (Cultural, Institutional, Educational)		
Useable Open Space		
Public Open Space		

Project Features		
	Existing Unit(s) (Count)	Proposed Unit(s) (Count)
Dwelling Units - Affordable		
Hotel Rooms		
Dwelling Units - Market Rate		
Building Number		
Stories Number		
Parking Spaces		
Loading Spaces		
Bicycle Spaces		
Car Share Spaces		
Public Art		
Other		

Land Use - Residential

	Existing (square footage area)	Proposed (square footage area)
Studios		
One Bedroom		
Two Bedroom		
Three Bedroom (and +)		
Group Housing - Rooms		
Group Housing - Beds		
SRO		
Micro		
<p align="center">Accessory Dwelling Unit*</p> <p>*For ADUs, individually list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.</p>		

ACTION(S) REQUESTED

Action(s) Requested (Including Planning Code Section which authorizes action)

CONDITIONAL USE FINDINGS

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) 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;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

PRIORITY GENERAL PLAN POLICIES FINDINGS

PLANNING CODE SECTION 101

(APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

3. That the City's supply of affordable housing be preserved and enhanced;

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Please respond to each policy; if it's not applicable explain why:

5. 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;

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

7. That landmarks and historic buildings be preserved; and

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

Conditional Use Findings

Address: 1699 Van Ness Ave. SF CA 94109

Block / Lot: 0642-001

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. *That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will*

provide a development that is necessary or desirable for, and compatible with, the neighborhood or the

community;

The Federal Communications Commission (FCC) has licensed AT&T Mobility to provide cellular telephone communication services. Through the Federal licensing accord, AT&T Mobility is mandated to serve the counties of the San Francisco Bay Area, including the City of San Francisco. This conditional use authorization is sought so that AT&T Mobility can continue to satisfy that mandate, meet its contractual service obligations to its customers, and provide essential wireless communications services. The proposed facility will provide a development that is both necessary and desirable for, and compatible with, the neighborhood and the community. The proposed facility is necessary because AT&T Mobility's radio frequency ("RF") engineers have identified that the work associated with this permit request is needed to close a significant service coverage gap in the Van Ness corridor. Coverage available from existing AT&T Mobility wireless communication facilities is insufficient to remedy this significant service coverage gap. AT&T Mobility's RF Engineers have conducted studies and concluded that the proposed facility at 1699 Van Ness Ave. will meet the company's service improvement objective and close the significant service coverage gap in this service area. In doing so, the proposed facility will enhance the area's public safety infrastructure by providing wireless communication services to the surrounding neighborhood and local community. The general public, police, fire fighters, and other emergency personnel rely heavily on wireless communications for fast and dependable communications at all times, but especially during natural disasters or other emergencies, such as earthquakes and fires. The proposed facility is also desirable for the community because it will help AT&T Mobility provide dependable wireless communications that are essential to promote commerce and industry. The FCC has recognized that wireless services are central to the economic, civic, and social lives of millions of Americans, including AT&T Mobility's Bay Area customers.

The proposed facility, at the size and intensity contemplated, and at the proposed location, would be compatible with the surrounding neighborhood. The subject structure is an existing rooftop. The proposed installation is designed to blend into the existing structure and surrounding neighborhood by utilizing the existing rooftop and remain stealth and compact as possible. The project will not conflict with the existing use of the property, and the proposed facility will be located and designed to be compatible with the surrounding activities on Van Ness Ave. The proposed antennas and related equipment will be located, screened by FRP, and designed to minimize their visibility

from public spaces, avoid intrusion into public vistas, and harmonize with neighborhood characteristics. The nine (9) rooftop mounted antennas with associated equipment will be installed with FRP that will conceal and blend the antennas as much as possible.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience, or general

welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential

development in the vicinity, with respect to aspects including but not limited to the following:

The proposed facility must comply with all applicable Federal and State regulations to safeguard health and safety and to ensure that persons residing or working in the vicinity, and personal property will not be adversely affected. Please refer to the report prepared by Hammett & Edison, Inc. for a specific discussion of the proposed facility's compliance with FCC output requirements. The report is attached.

a. The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement

of structures;

The proposal would not be detrimental to the health, safety, convenience, or general welfare of

persons residing or working in the vicinity. The nine(9) roof mounted antennas with associated equipment will be installed with FRP Screening that matches the existing building and is common to the environment and surrounding neighborhood. The associated radio equipment will be located on the roof as well behind FRP.

b. 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 proposed facility will continue to be unmanned. A one or two- person maintenance crew would visit the project site once a month for one to four hours to service and maintain the facility. This maintenance visit will not increase traffic congestion, adversely impact public transportation, or place a burden on the existing supply of on- or off-street parking.

c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust, and odor;

The proposed facility will not emit glare, dust, or odors. The proposed equipment boxes are self-contained, therefore minimizing any noise emissions.

d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading

areas, service areas, lighting, and signs;

The proposed facility would be located and designed so that the facility is incorporated into the design of the existing Light poles and the antennas and equipment are completely located or screened from view. No additional lighting is proposed as part of this project. Any additional signage would be limited to those signs required by the FCC, the San Francisco Department of Building Inspection, and the San Francisco Fire Department.

3. *That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.*

Park Services has given permission with conditional use authorization by the Planning Commission. In addition, the project complies with the General Plan Objectives and Policies.

VII. Priority General Plan Policies Findings

Planning Case Number:

Address: 1699 Van Ness Ave., San Francisco, CA 94109

Block & Lot Numbers: 0642-001

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. *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 proposal involves the installation of an upgraded unmanned AT&T Mobility wireless communication facility that will close a significant service coverage gap and increase wireless communication services in the area; therefore enhancing and preserving the existing neighborhood-serving retail uses for residents and owners in the area.

2. *That existing housing and neighborhood character be conserved and protected in order to preserve the cultural*

and economic diversity of our neighborhoods;

AT&T proposes to install nine (9) roof mounted antennas with paint to match and conceal and is common to the environment and surrounding neighborhood. The associated radio equipment will be located on existing rooftop as well with paint to match and conceal. The facility is proposed to be located on an existing rooftop. As a result, the existing housing and neighborhood character will not be affected. In addition, the proposed facility is designed to close a significant service coverage gap and promote wireless communication in the area, therefore preserving the cultural and economic diversity of the neighborhood.

3. *That the City's supply of affordable housing be preserved and enhanced;*

The proposed AT&T Mobility facility is on an existing roof and therefore has no effect on the City's supply of affordable housing.

4. *That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;*

The proposed AT&T Mobility facility would be unmanned and, therefore, it does not have a significant volume of traffic associated with the use. The proposed facility would

be maintained once a month by one or two technicians for approximately 1-4 hours. Additional visits may be necessary for the operation of the facility if a service-affecting situation should occur.

5. 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 proposed facility is located on an existing rooftop. No industrial or service uses will be displaced as part of this project.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

Construction of the proposed facility requires issuance of a building permit from the San Francisco Department of Building Inspection, which requires that the facility be constructed in a manner consistent with the California Building Code. The applicable building codes would incorporate the appropriate standards for structural safety. In addition, AT&T Mobility's network and service will increase the capability of emergency communications during natural disasters such as earthquakes and fires when existing landline telephone systems become non-functional.

7. That landmarks and historic buildings be preserved;

The proposed facility is not located on a site with a building that has been designated as a significantly historic landmark, but is historic building eligible. In addition, all wireless communication facilities are required to comply with all State and federal regulations including Section 106 of the National Historic Preservation Act, for all structures 45 years and older.

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

The proposed site is to be located on an existing rooftop.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Derek Turner
Signature

Derek Turner
Name (Printed)

2/4/20
Date

site aquisition
Relationship to Project
(i.e. Owner, Architect, etc.)

4154204922
Phone

dturner@JSTP.com
Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



CONDITIONAL USE AUTHORIZATION FOR WIRELESS TELECOMMUNICATIONS FACILITIES

INFORMATIONAL AND SUPPLEMENTAL CHECKLIST PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Wireless Telecommunication Services (WTS) Facilities subject to the WTS Guidelines and this checklist include antennas which both receive and transmit radio signals, telecommunications relay stations, or other similar structures which transmit voice, video or data.

This checklist applied to projects located in a zoning district where a WTS facility is conditionally permitted, and the proposal is a new WTS facility, or consists of increasing the number of antennas for an existing WTS facility. To verify zoning district please use the [San Francisco Property Information Map](#).

The Planning Department will make every effort to improve the aesthetic impact of existing sites whenever possible. Project Review for individual sites is strongly recommended.

For more information, please refer to the Planning Department's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines document which can be found on our web site www.sf-planning.org/wirelessforms

For questions, you can call 415.558.6377, email pic@sfgov.org or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

Applications for Conditional Use Authorizations for WTS Facilities will be deemed incomplete unless:

1. The application requirements listed herein are fulfilled;
2. There are no Building, Fire, Health, Housing, or Planning Code violations at the Project Site;
3. Any existing abandoned, inactive or un-permitted antennas/dishes and associated elements are either removed (per a building permit to remove), or clearly identified for removal within the proposed Project scope;
4. A community meeting has been held and a sign-in sheet and write-up are provided (see appendix E and appendix A);
5. Project Implementation Reports (periodic monitoring reports for radio-frequency emissions) are up-to-date, per the Department of Public Health, for the Project Sponsor's (wireless carrier) existing WTS facilities;

6. Any existing WTS facilities at the applicant's (property owner) project site are in substantial conformance with previous approvals;
7. An environmental evaluation application, required submittal fees and documentation are provided for any freestanding WTS facilities (e.g. water tower) or any facility scope that triggers a "yes" on the Environmental Evaluation application form starting on Page 7 (except Items 1, 2, 4b, 5, 8, and 9); and
8. A digital copy is included (or materials can be emailed to CPC.wireless@sfgov.org in a zip file).



CONDITIONAL USE AUTHORIZATION FOR WIRELESS TELECOMMUNICATIONS FACILITIES

SUPPLEMENTAL CHECKLIST

Property Information

Project Address: _____

Block/Lot(s): _____

Project Information

If the Project Sponsor believes the Project Site qualifies as a Collocation (based on the existence of a Micro or Macro WTS facility at the Project Site) place a “Y” here: ____. Any existing on-site WTS facilities shall be in substantial conformance with previous approvals, or the application will be deemed incomplete. *Note: for the separate Location Preference requirement (see Alternative Site Analysis item below), the WTS Facility Siting Guidelines (2003 Supplement, Item 5) classifies a proposed WTS facility as a Preference 2 co-location, if the Project Site features an existing “Macro” WTS facility that was approved pursuant to the WTS Facility Siting Guidelines. Micro (Accessory Use) WTS facilities would not be eligible for Location Preference 2.*

A	Five-Year Facilities Plan	The Five-Year Plan must be updated biannually on or before April 1st and October 1st of each year or as required by the Zoning Administrator. In each update service providers must note the changes from the previous submittal on a spreadsheet submitted to the Department electronically. A Five-Year Plan is required only if an updated plan has not been submitted.	
B	Service Area Definition	Using coverage maps, identify the geographic service area for the subject installation; describe the distance(s) between the same carrier’s wireless sites; describe how this service area fits into and is necessary for the company’s service network; and identify any potential site consolidation opportunities.	
C	Coverage & Capacity Data Evaluation	An independent evaluation of maps, data, and conclusions about service coverage and capacity submitted by the wireless service provider to a professional engineer, licensed by the State of California and selected from a list provided by the Planning Department; wet stamped and signed.	
D	Alternative Site Analysis	Identify the Location Preference the proposed facility meets using Section 8.1 of the WTS Facilities Siting Guidelines. Project Sponsors shall pursue the most preferential location feasible. In addition, if the proposed site is not a preferred location (Preference 1 thru 4), provide an alternative site analysis and describe: (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 location (Preference 1 thru 4); (c) why such efforts were unsuccessful; and (d) how and why the proposed site is essential to meet service demands for the geographic service area and the Applicant’s citywide network. Pursuant to Planning Commission Resolution No. 16539, Co-location sites must have a facility approved pursuant to the WTS Guidelines. “Micro” sites approved as Accessory Use Determinations, or Macro sites installed prior to the Guidelines, are not eligible for co-location status.	
E	500 Foot Community Outreach Meeting Summary & Sign-in Sheet	An affidavit providing a summary of the community outreach meeting, a sign-in sheet, and copy of the mailed notification envelope and letter. Notify property owners and occupants within 500 feet. See Appendix A (Guidelines and Best Practices for Community Meetings)	

F	Radio-Frequency (RF) Emissions Report and Approval from DPH	A radio-frequency emissions report (with a copy of the report and project plans forwarded directly to DPH) showing the total number of watts per installation and the total number of watts for all installations on the site; the number (including the number of on-site antennas or dishes, if any) and types of WTS within 100 feet of the proposed site with estimated cumulative emissions at the project site; a wet stamp of a licensed professional engineer; and a signed copy of DPH review and approval. See DPH Guidelines for RF Emissions Reports .	
G	Section 106 Review	Declaration of intent to comply. A Section 106 evaluation is required for all new WTS facilities proposed on any structure 45 years of age and older, within 250 feet of an eligible historic district, or a significant alteration to an existing site. Complying with Section 106 of the National Historic Preservation Act (NHPA) is a statutory obligation that is separate and distinct from complying with the National Environmental Policy Act (NEPA). For more information, please visit the California Office of Historic Preservation web site.	
H	Contextual Photographs	<p>Photographs of the surrounding buildings within 100 feet of the project site showing the facades and heights of nearby buildings. Also provide site photos, if applicable, of: a) any existing on-site WTS facilities; b) interior or exterior areas where equipment installation is proposed; and c) all building facades, stairwells, and lightwells where any alterations are proposed (e.g. cable trays and generator plugs); and d) rooftop areas (if rooftop-mounted equipment and/or antennas are proposed).</p> <p>Photos will be utilized to evaluate neighborhood compatibility, conformance of existing WTS facilities with prior approvals, and compliance with any applicable required rear yard area and usable open space requirements.</p>	
I	Photo-simulations	Two copies of photographs with existing conditions and two copies of photo-simulations with proposed conditions. Provide the date from when the photos were taken, or the revision date, if applicable. Include all facility elements that may be visible within the photo simulation; including but not limited to barricades or fences, cabling, cable trays, electrical meters, generator plugs, GPS antennas, ladders, equipment area signage, and weatherheads. Unless unique circumstances dictate otherwise, photo simulations should be taken from pedestrian level along surrounding sidewalks, public parks/plazas.	
J	Plans	<p>Site Map identifying the subject parcel, the zoning district for the subject parcel and adjacent parcels, and Height and Bulk designations for the subject block.</p> <p>Full-size architectural plans with dimensions clearly labeled, in feet with information outlined in section III of the BPA-type forms submittal form, of: the building height; any rooftop penthouse height; parapet wall height; any existing and proposed WTS antenna/equipment heights; equipment specifications; setback (in feet) of antennas/screening from nearest roof edges; diameter of vent pipes (if any); location (and heights) of antennas/screening and support equipment such as proposed access doors, barricades, cable trays, fences, fuel lines, generators, generator plugs, ladders, new curb cuts, tree removal locations, weatherheads and a survey. In addition, Project Plans shall provide sufficient information to determine compliance with required rear yard area (Planning Code Section 134) and usable open space (Planning Code Section 135) requirements.</p>	
K	Cumulative Effects	Identify the location of the Project Sponsor's antennas/dishes and back-up facilities per building; number and location of other telecommunication facilities on the property; include the following data for each facility: a) Height of all existing and proposed WTS facilities on the property, shown in relation to the height limit for the District and measured from sidewalk grade; b) Dimensions of each existing and proposed antenna/dish and back-up equipment on the property; c) Power rating for all existing and proposed back-up equipment subject to the Application; d) Preferred method of attachment of proposed antennas/dishes (roof, wall mounted, freestanding) with plot or roof plan along with detailed installation plans with a description for screening and/or visual integration into the building's architecture.	

L	Other Information	<p>Provide a shadow study (e.g. shadows cast on City parks public plazas, per Planning Code Section 295) application, and/or variance applications (e.g. rear yard areas), if applicable.</p> <p>Submit an application for a Certificate of Appropriateness (Article 10 of Planning Code) or Permit to Alter (Article 11), if applicable. Most WTS facilities that comply with Historic Preservation standards can be approved via an Administrative Certificate of Appropriateness (ACOA), or Minor Permit to Alter (MPTA). No upfront fee is required, however a time and materials charge would apply. Please consult with cpcwireless@sfgov.org.</p> <p>Planning Department staff reserves the right to request additional information (e.g. noise studies) to determine neighborhood compatibility.</p>	
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**WTS facilities that meet any of the following would require a Conditional Use Authorization (CUA): 1) In a Conditionally Permitted zoning district (unless it qualifies as Accessory Use also referred to as a "Micro" through LOD process); 2) if taller than 25 feet above roof, grade or height limit (depending on site); 3) if within 1,000 feet of an "R" District and includes either an (unscreened and visible from off-site) parabolic antenna with a diameter in excess of three meters or an (unscreened) composite diameter of antennae in excess of six meters; 3) if an unscreened (view from adjacent streets or other public areas) facility in the Waterfront 2 or 3 Special Use Districts and 4) others as identified in SF Planning code. The CUA requirement does not typically apply to indoor Distributed Antenna Systems ("iDAS") solely intended to provide indoor mobile coverage.*

Also see references to ACOAs in the Historic Preservation Section of Wireless Planning Advisory Bulletin #3 | Best Practices for Micro WTS Facilities. The ACOA process is similar for Macro WTS Facilities. Permits to Alter (or MPTAs) only apply to Article 11 buildings/districts, which are limited to certain Downtown areas; where WTS facilities are typically Principally Permitted.



DECLARATION OF INTENT FOR WIRELESS TELECOMMUNICATIONS FACILITY SECTION 106 REVIEW

A Section 106 evaluation is required for all new WTS facilities proposed on any structure 45 years of age and older, within 250 feet of an eligible historic district, or a significant alteration to an existing site. Complying with Section 106 of the National Historic Preservation Act (NHPA) is a statutory obligation that is separate and distinct from complying with the National Environmental Policy Act (NEPA). For more information, please visit the California Office of Historic Preservation web site.

You must submit this affidavit along with the Wireless Telecommunications Facility checklist to the Planning Department.

DECLARATION OF INTENT FOR SECTION 106 REVIEW

I, Derek Turner, do hereby declare as follows:

a. The subject Wireless Telecommunications Facility is located at (address):

1699 Van Ness Ave SF CA 94109
Address

b. I am aware that, according to Section 106 of the NHPA that evaluation is required for all new WTS facilities proposed on any structure 45 years of age and older, within 250 feet of an eligible historic district, or a significant alteration to an existing site; and intend to comply with all said requirements.

c. I am a duly authorized officer or owner of the subject business.

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

Executed on this day, February 4th 2020, in

San Francisco, CA
Location

Derek Turner
Signature

Derek Turner site Acquisition
Name (Print), Title

415 420 4922
Contact Phone Number



GUIDELINES AND BEST PRACTICES FOR COMMUNITY MEETINGS

Community meetings shall conform with similar standards indicated on the Planning Department's standards for [Pre-Application Meetings](#); except:

1. The notification boundary includes all property owners and tenants within 500 feet, and any neighborhood groups registered with the Planning Department (if the project site is on the border of multiple neighborhoods, please include the neighborhood groups from all lists).

Provide notices to any school dormitory or single-room occupancy (SROs) buildings within 500 feet. SROs, which are primarily concentrated in the northeast of the City and South of Market Area (SOMA) may be listed in some City records as commercial hotels, but function as long-term residences.

2. Provide notice language in English, Chinese (simple), Spanish and Filipino (also known as Tagalog). Russian is also recommended for project sites in The Richmond neighborhood.

Within the multilingual notice, direct Limited English People to a phone number to request for an interpreter for the Community Meeting. Sample language may include:

If you want to attend the event and would like to get information in Spanish or request for an assistive hearing device, call 415-XXX-XXXX. Please call at least 48 hours in advanced of the event.

3. The front of the envelope shall indicate in English, Chinese (simple), and Spanish: "Neighborhood Meeting for a Wireless Facility.
4. Avoid community meetings on State/Federal holiday and holidays noted on the San Francisco Unified School District calendar (e.g. Chinese New Year).
5. Post a copy of the notice in 11" x 17" format (minimum) on the subject building, in a location visible from adjacent sidewalks (or on a post along a street if the subject building is more than 20 feet from the nearest curb face) at least 10 days prior to the community meeting.
6. If a unique circumstance appears to warrant a deviation from these standards, obtain pre-approval from the Planning Department.

BEST PRACTICES:

1. Avoid meeting room locations that may be difficult for seniors/persons with limited mobility to access. Community meetings within a mile of the project site are strongly preferred, instead of meetings at the Planning Department. Potential meeting locations include but are not limited to libraries, recreation rooms at City parks, schools, coffee shops (with sufficient seating space), non-profit offices, and places of worship (preferably during times when no worship services are scheduled).
2. Ensure the community meeting location shows up correctly on popular mapping websites such as Google Maps, Yahoo Maps and Mapquest. If signage is needed to direct community members from a nearby street or sidewalk to the actual meeting room, provide signage in English, Chinese, Spanish and Filipino.
3. Consider discussing the proposed site selection in terms of the order of Location Preferences found in the City's WTS Facility Siting Guidelines.
4. Discuss the radio-frequency (RF) emissions standards, the maximum predicted RF emissions for the specific WTS facility, and typical operating exposure for a similar facility (if known).

5. If the facility features transmitting antennas located directly above a residential dwelling, be prepared to discuss typical RF exposure as it relates to the standoff distances typically shown in an RF emissions report and RF exposure for occupied spaces below an antenna. Note the potential maximum RF levels for nearby roof decks, if any.
6. Inform community members that they may request testing of their dwelling or business at no charge, by contacting the Department of Public Health at (415) 701-2311, or (415) 252-3800.
7. Be prepared to discuss noise effects (if any) of the proposed facility.
8. Consider displaying the City's map of WTS facilities to show existing WTS facilities in a given neighborhood (See Map Library on the Planning Department website).

The Wireless Telecommunication Facilities map shows existing and proposed 700+ primarily rooftop mounted commercial micro/macro WTS facilities and 400+ facilities (small cells) mounted on light, transit, or utility poles in PROW.

9. Inform the property owner(s) of the meeting.
10. Be informed of any current/prior City code violations, or unrelated development activity on-site. Community members may, for example, inquire as to whether current construction activity is related to the proposed WTS facility. Check:
 - The [San Francisco Property Information Map](#) website on the Planning Department's website (Projects, Permits, and Complaints tabs); and
 - The "[Track Permits & Complaints](#)" function on the Department of Building Inspection's website.

Tip: Search using the Address as well as the Block and Lot (equivalent to an assessor's parcel number)

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Derek Turner
Signature

Derek Turner
Name (Printed)

2/4/20
Date

site aquisition
Relationship to Project
(i.e. Owner, Architect, etc.)

4154204922
Phone

dturner@JSTP.com
Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



PRE-APPLICATION MEETING PACKET

This packet consists of instructions for conducting the Pre-Application Meeting.

Planning Department staff are available to advise you in the preparation of this application. Call 415.558.6377 for further information.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A PRE-APPLICATION MEETING?

The Pre-Application Meeting is a mandatory form of community outreach conducted by the project sponsor to receive initial feedback regarding certain project types prior to filing a Project Application with the Planning Department. Adjacent neighbors and relevant neighborhood organizations are invited to attend this meeting, which must take place during certain hours of the day and within a certain distance from the project site. The meeting's intention is to initiate neighbor communication and identify issues and concerns early on; provide the project sponsor the opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application; and, reduce the number of Discretionary Reviews (DRs) that are filed.

WHY IS A PRE-APPLICATION MEETING REQUIRED?

The Pre-Application process is required for certain projects subject to Planning Code Section 311 Notification, or as required by other activities listed below. It serves as the first step in the process prior to filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive a formal notice after the project is reviewed by Planning Department staff.

WHEN IS A PRE-APPLICATION MEETING REQUIRED?

- Projects subject to 311 Notification that include:
 - New Construction;
 - Any vertical addition of 7 feet or more;
 - Any horizontal addition of 10 feet or more;
 - Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P);
- Projects in PDR-1-B Districts subject to Section 313; and
- Department staff may request a Pre-Application meeting be conducted for any project.

INSTRUCTIONS FOR PRE-APPLICATION MEETINGS

Prior to filing any Project Application, the applicant must conduct a minimum of one Pre-Application meeting if required, as stated above.

Additionally, if the project will be required to submit a Transportation Demand Management (TDM) Plan pursuant to Planning Code Section 169, the Project Sponsor must discuss potential TDM Measures that may be incorporated into the project.

These materials must be submitted to the Planning Department:

All of the following materials must be submitted along with the Project Application for the project in order to verify compliance with the Pre-Application Meeting requirements. If a Pre-Application Meeting is required, Planning Department review will not begin until all the following are received:

A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation)

A list of the neighborhood organizations and individuals invited to the meeting, including the mailing address for each (see instructions below)

A copy of the sign-in sheet (use attached template)

A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached template)

The affidavit, signed and dated (use attached template)

One reduced copy of the plans presented to the neighbors at pre-application meeting, labeled as "Pre-Application Plans"

This meeting must be held in accordance with the following rules.

These groups and individuals must be invited to the meeting:

- Invite all Neighborhood Organizations for the neighborhood(s) in which the project site is located, as defined on the Planning Department Neighborhood Groups Map. Enter “Neighborhood Groups Map” into the search bar on www.sfplanning.org. Then, click on the relevant neighborhood on the map, and click on the “Neighborhood Contact List” link to download the list of neighborhood organizations in a spreadsheet format. Be sure to view the list for the appropriate neighborhood(s) by using the tabs at the bottom of the spreadsheet. If the property is located on the border of two or more neighborhoods, you must invite all bordering neighborhood organizations.
- Invite all owners and residents of properties that are abutting (next to), and directly across the street from, the project site. If the project site is on a corner, you must also invite owners and occupants of the properties across both streets, and the corner property diagonally across the intersection. To find the address of abutting properties, go to the online San Francisco Property Information Map (propertymap.sfplanning.org), search for the address of the project site, and click on each of the abutting properties to find the address and block/lot number of the property. The list of property owners should be based on the latest citywide property tax roll, which is available at the Office of the Treasurer and Tax Collector, City Hall, Room 140, Carlton B Goodlett Pl. You must also invite all residents of the abutting properties by mailing an invitation to each property addressed to “Residents”. Be sure to mail to each unit separately, if there are more than one unit on the property.
- Note that projects in PDR-1-B districts subject to Sec. 313 require mailing to owners and residents of properties within a 300 foot radius. Refer to the Neighborhood Notification handout, available at www.sfplanning.org, for clarification.
- Invitations must be sent at least 14 calendar days before the meeting. One copy of the invitation letter must be mailed to the project sponsor as proof of mailing. Invitations The postal date stamp will serve as record of timely mailing.
- You may have a private drafting or mailing service generate the correct mailing list for you, for a fee that varies by firm. The following businesses have indicated that they provide professional notification services. This listing does not constitute an endorsement. Other professionals can also perform this work and can be added to this list upon request:

Build CADD
3515 Santiago Stree
San Francisco, CA 94116
(415) 759-8710

Javier Solorzano
3288 - 21st Street #49
San Francisco, CA 94110
(415) 724-5240, Javier131064@yahoo.com

Notificationmaps.com
Barry Dunzer
(866) 752-6266
www.notificationmaps.com

Ted Madison Drafting
P.O. Box 8102
Santa Rosa, CA 95407
(707) 228-8850, tmadison@pacbell.net

Radius Services
1221 Harrison Street #18
San Francisco, CA 94103
(415) 391-4775, radiusservices@sfradius.com

Notice This
(650) 814-6750

The meeting must be conducted at one of these places:

- The project site; or
- An alternate location within a one-mile radius of the project site (i.e. community center, coffee shop, etc.); or
- The project sponsor may opt to have a Pre- Application Meeting held at the Planning Department instead of the project site, for a fee. A planner will be available for questions. Please see the Department Facilitated Pre-Application Meeting form at www.sfplanning.org for more information.

The meeting must be held within specific timeframes and meet certain requirements:

- Meetings are to be conducted within 6:00 p.m. -9:00 p.m., Mon.-Fri.; or within 10:00 a.m. -9:00 p.m., Sat-Sun. If the Project Sponsor has selected a Pre-Application Meeting held at the Planning Department, this meeting will be conducted during regular business hours.
- A sign-in sheet must be used in order to verify attendance. Note if no one attended.
- Preliminary plans must be available at the meeting that include the height and depth of the subject building and its adjacent properties, and dimensions must be provided to help facilitate discussion. Neighbors may request reduced copies of the plans from the Project Sponsor by checking the “please send me plans” box on the sign-in sheet, and the Project Sponsor shall provide reduced copies upon such request.
- Questions and concerns by attendees, and responses by Project Sponsor, if any, must be noted. Note: When the subject lot is a corner lot, the notification area shall further include all properties on both block faces across from the subject lot, and the corner property diagonally across the street.
- For more information, please visit the Planning Department’s website at www.sfplanning.org or in person at the Public Information Counter (PIC) located at 1660 Mission Street, San Francisco, CA 94103. Please download and save the application to your computer before filling it out.

Note: When the subject lot is a corner lot, the notification area shall further include all properties on both block faces across from the subject lot, and the corner property diagonally across the street.

For more information, please visit the Planning Department’s website at www.sfplanning.org or in person at the Public Information Counter (PIC) located at 1660 Mission Street, San Francisco, CA 94103.

Please download and save the application to your computer before filling it out.

NOTICE OF PRE-APPLICATION MEETING

Date: _____

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at _____, cross street(s) _____ (Block/Lot#: _____; Zoning: _____), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction subject to Section 311;
- Any vertical addition of 7 feet or more subject to Section 311;
- Any horizontal addition of 10 feet or more subject to Section 311;
- Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: _____

Existing # of dwelling units: _____	Proposed: _____	Permitted: _____
Existing bldg square footage: _____	Proposed: _____	Permitted: _____
Existing # of stories: _____	Proposed: _____	Permitted: _____
Existing bldg height: _____	Proposed: _____	Permitted: _____
Existing bldg depth: _____	Proposed: _____	Permitted: _____

MEETING INFORMATION:

Property Owner(s) name(s): _____

Project Sponsor(s): _____

Contact information (email/phone): _____

Meeting Address*: _____

Date of meeting: _____ Time of meeting**: _____

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING

I, Derek Turner, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting a Project Application with the Planning Department in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 1751 Sacramento St SF CA 94109 (location/address) on 10/28/19 (date) from 6-730pm (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

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

EXECUTED ON THIS DAY, February 13th, 2020 IN SAN FRANCISCO.

Derek Turner

Signature

Derek Turner

Name (type or print)

Site Aquisition

Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

1699 Van Ness Ave. SF CA 94109

Project Address

PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: _____

Meeting Time: _____

Meeting Address: _____

Project Address: _____

Property Owner Name: _____

Project Sponsor/Representative: _____

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____
6.	_____	_____	_____	_____	_____
7.	_____	_____	_____	_____	_____
8.	_____	_____	_____	_____	_____
9.	_____	_____	_____	_____	_____
10.	_____	_____	_____	_____	_____
11.	_____	_____	_____	_____	_____
12.	_____	_____	_____	_____	_____
13.	_____	_____	_____	_____	_____
14.	_____	_____	_____	_____	_____
15.	_____	_____	_____	_____	_____
16.	_____	_____	_____	_____	_____

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: _____
 Meeting Time: _____
 Meeting Address: _____
 Project Address: _____
 Property Owner Name: _____
 Project Sponsor/Representative: _____

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): _____

Project Sponsor Response: _____

Question/Concern #2: _____

Project Sponsor Response: _____

Question/Concern #3: _____

Project Sponsor Response: _____

Question/Concern #4: _____

Project Sponsor Response: _____

Land Use - Residential

	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	0
Two Bedroom Units	0	0
Three Bedroom (or +) Units	0	0
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0

Environmental Evaluation Screening

1a. Estimated construction duration (months):			
1b. Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc):	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
	Foundation Design Type:		
1c. Does the project involve a change of use of 10,000 sq ft or greater?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
2. Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
3. Would the project result in any construction over 40 feet in height?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
4a. Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
4b. Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
5. Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
	Depth:		
6a. Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
	Area:		
	Amount:		
6b. Does the project involve a lot split located on a slope equal to or greater than 20 percent?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
7. Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
8a. Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
8b. Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Filed By:	File Date:
Victoria Lewis	02/12/2020



PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.

For more, see the [Project Application Informational Packet](#).

Cost for Time and Materials: Any time and materials exceeding initial fees charged for services provided are subject to billing.

For more information call 415.558.6377, or email the Planning Information Center (PIC) at pic@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

WHAT TO SUBMIT:

- One (1) complete and signed application.
- Two (2) hard copy sets of plans that meet the Department of Building Inspection's submittal standards. Please see the [Planning Department's Plan Submittal Guidelines](#) for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more information.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule and/or Calculator](#)).

ENTITLEMENTS

HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), submit a Project Application with any required supplemental applications online at sfplanning.org/resource/prj-application, or to submit in person, submit an [Intake Request Form](#) to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

- One (1) complete and signed PRJ application, or complete online submittal, including the following:
- An electronic copy (online or USB drive) of plans formatted to print at 11" x 17". Please see the [Department's Plan Submittal Guidelines](#) for more information about the required contents of plan submittals.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more information.
- Current or historic photograph(s) of the property.
- All supplemental entitlement applications (e.g., Conditional Use, Variance) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: _____

Block/Lot(s): _____

Property Owner's Information

Name: _____

Address: _____

Email Address: _____

Telephone: _____

Applicant Information

Same as above

Name: _____

Company/Organization: _____

Address: _____

Email Address: _____

Telephone: _____

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

Owner

Applicant

Billing

RELATED APPLICATIONS

Related Building Permit Applications (any active building permits associated with the project)

N/A

Building Permit Application No(s): _____

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No: _____

PPA Letter Date: _____

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals (e.g. Variance) or changes to the Planning Code or Zoning Maps if applicable.

Project Details:

Change of Use New Construction Demolition Facade Alterations ROW Improvements
Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Residential: Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: Rental Units Ownership Units Don't Know

Indicate whether a Preliminary Housing Development Application (SB-330) is or has been submitted: Yes No

Non-Residential: Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Estimated Construction Cost: _____

PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.


	Existing	Proposed
General Land Use	Parking GSF	
	Residential GSF	
	Retail/Commercial GSF	
	Office GSF	
	Industrial-PDR	
	Medical GSF	
	Visitor GSF	
	CIE (Cultural, Institutional, Educational)	
	Useable Open Space GSF	
	Public Open Space GSF	
Project Features	Dwelling Units - Affordable	
	Dwelling Units - Market Rate	
	Dwelling Units - Total	
	Hotel Rooms	
	Number of Building(s)	
	Number of Stories	
	Parking Spaces	
	Loading Spaces	
	Bicycle Spaces	
	Car Share Spaces	
	Other: _____	
Land Use - Residential	Studio Units	
	One Bedroom Units	
	Two Bedroom Units	
	Three Bedroom (or +) Units	
	Group Housing - Rooms	
	Group Housing - Beds	
	SRO Units	
	Micro Units	
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	

ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.


If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
1a. General	Estimated construction duration (months):	N/A		
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc.)	Yes	No	
1c. General	Does the project involve a change of use of 10,000 square feet or greater?	Yes	No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes	No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow	Would the project result in any construction over 40 feet in height?	Yes	No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes	No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes	No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes	No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6a. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	Yes	No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: ● The project involves: ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 500 square feet outside of the existing building footprint. <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
6b. Geology and Soils	Does the project involve a lot split located on a slope equal to or greater than 20 percent?	Yes	No	A categorical exemption cannot be issued. Please contact CPC.EPIntake@sfgov.org , once a Project Application has been submitted.
7. Air Quality 	Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals or senior-care facilities) within an Air Pollutant Exposure Zone?	Yes	No	If yes, submit an Article 38 Compliance application with the Department of Public Health.
8a. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	Yes	No	If yes, submit a Maher Application Form to the Department of Public Health and submit documentation of Maher enrollment with this Project Application. Certain projects may be eligible for a waiver from the Maher program. For more information, refer to the Department of Public Health's Environmental Health Division . <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>
8b. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	Yes	No	If yes, submit documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Derek Turner
Signature

Derek Turner
Name (Printed)

2/4/20
Date

site aquisition
Relationship to Project
(i.e. Owner, Architect, etc.)

4154204922
Phone

dturner@JSTP.com
Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____