



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: MARCH 25, 2021

Record No.: 2020-006303CUA
Project Address: 2201-2209 Powell Street
Zoning: North Beach Neighborhood Commercial (NCD) Zoning District
North Beach Special Use District
Telegraph Hill-North Beach Residential Special Use District
40-X Height and Bulk District
Block/Lot: 0041/006
Project Sponsor: Derek Turner
5001 Executive Parkway
San Ramon, CA 94568
Property Owner: Maria Giusti
San Francisco, CA 94103
Staff Contact: David Weissglass – (628) 652-7307
david.weissglass@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes the installation of a new AT&T Mobility macro wireless telecommunications facility consisting of four (4) panel antennas within FRP faux vents; installation of ten (10) remote radio heads; installation of two (2) DC-9 surge suppressors; one (1) GPS antenna; and ancillary equipment. This is a co-location site, with T-Mobile wireless equipment existing on the roof.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 722 to allow a macro wireless telecommunications facility within the North Beach Neighborhood Commercial (NCD) Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Outreach:** The Sponsor has hosted one virtual community meeting, on June 25, 2020 at 6:00 p.m. Three members attended, including the project sponsor, the building manager, and a local resident. Topics of discussion included whether 5G technology would be included as a part of the project, frequency range, RF exposure, and safety standards. The sponsor clarified that at this point, the site is designed for 4G technology; eventually all antennas are planned to be upgraded to 5G technology, but a new planning process and community meeting would be required before that upgrade. The sponsor also noted that AT&T is licensed to operate at frequencies of 700, 870, 1900, 2100, and 2300 MHz.

- **Support/Opposition:** The Department has not received any public correspondence on the project.

- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:

- Reduction of the height of the proposed faux vents and antennas from 10 feet to 6 feet 6 inches above the top roof line.
- Removal of four existing satellite dishes on the roof.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Wireless Telecommunications Services Facilities Siting Guidelines and the Objectives and Policies of the General Plan. Although the Project will add visible elements to the roof of a Category A Historic Resource, the proposed antennas effects would be mitigated by their shrouding within proposed faux vents and removal of existing equipment at roof level. The proposal would not significantly detract from the architectural quality of the subject building, nor would it detract from adjacent streetscapes and vistas. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with 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

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2201-2209 Powell Street

Exhibit G – Department of Public Health Approval
Exhibit H – Coverage Maps
Exhibit I – Independent Evaluation
Exhibit J – Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 303(c) AND 722, TO INSTALL A NEW ROOFTOP AT&T MOBILITY MACRO WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF FOUR (4) PANEL ANTENNAS WITHIN FRP FAUX VENTS; INSTALLATION OF TEN (10) REMOTE RADIO HEADS; INSTALLATION OF TWO (2) DC-9 SURGE SUPPRESSORS; ONE (1) GPS ANTENNA; AND ANCILLARY EQUIPMENT AS PART OF THE AT&T MOBILITY TELECOMMUNICATIONS NETWORK, ON A CO-LOCATION SITE WITH EXISTING T-MOBILE WIRELESS EQUIPMENT ON THE ROOF. THE SUBJECT PROPERTY IS LOCATED AT 2201-2209 POWELL STREET, LOT 006 IN ASSESSOR'S BLOCK 0041, WITHIN THE NORTH BEACH NEIGHBORHOOD COMMERCIAL (NCD) ZONING DISTRICT, NORTH BEACH SPECIAL USE DISTRICT, TELEGRAPH HILL-NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On July 28, 2020, Derek Turner of J5 Infrastructure Partners (hereinafter "Project Sponsor") filed Application No. 2020-006303CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new telecommunications facility (hereinafter "Project") at 2201-2209 Powell Street, Block 0041 Lot 007 (hereinafter "Project Site").

On March 2, 2021, 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 March 25, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-006303CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-006303CUA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2020-006303CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes installation of a new AT&T Mobility macro wireless telecommunications facility consisting of four (4) panel antennas within FRP faux vents; installation of ten (10) remote radio heads; installation of two (2) DC-9 surge suppressors; one (1) GPS antenna; and ancillary equipment. This is a co-location site, with T-Mobile wireless equipment existing on the roof.
- 3. Site Description and Present Use.** The Project Site is located on Assessor's Block 0041, Lot 006, on a rectangular parcel located at the northwest corner of Powell and Francisco Streets. The Project Site features a three-story building with one residential unit above commercial space, developed in 1927. A separate T-Mobile micro wireless telecommunications facility was approved for the roof top of the building per Building Permit application no. 200603297802. This project is unrelated to the previous approval.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the North Beach Neighborhood Commercial (NCD) Zoning District in the North Beach neighborhood. The immediate context is mixed in character with residential, commercial, and institutional uses. The immediate neighborhood includes two-to-four-story residential development to the north and west, a Goodwill facility to the east, and residential and commercial buildings to the south. Francisco Middle School is to the southeast of the project site, across Powell and Francisco Streets. The project site is located within the boundaries of the North Beach Special Use District and the Telegraph Hill-North Beach Residential Special Use District. Other zoning districts in the vicinity of the project site include: P (Public), C-2 (Community Business), RM-3 (Residential-Mixed, Medium Density).
- 5. Public Outreach and Comments.** The Project Sponsor has hosted one virtual community meeting, on June 25, 2020 at 6:00 p.m. Three members attended, including the project sponsor, the building manager, and a local resident. Topics of discussion included whether 5G technology would be included as a part of the project, frequency range, RF exposure, and safety standards. The sponsor clarified that at this point, the site is designed for 4G technology; eventually all antennas are planned to be upgraded to 5G technology, but a new planning process and community meeting would be required before that upgrade. The sponsor also noted that AT&T is licensed to operate at frequencies of 700, 870, 1900, 2100, and 2300 MHz. The Department has not received any public correspondence on the project.
- 6. Past History and Actions.** The Planning Commission adopted the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines ("Guidelines") for the installation of wireless telecommunications facilities in 1996. These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003 and again in 2012, requiring community outreach, notification, and detailed information about the facilities to be installed.

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

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

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

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

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

7. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Based on the zoning and land use, the proposed WTS facility is at a Location Preference 2 Site (Co-Location Site), which is considered a Preferred Location Site, according to the *WTS Facilities Siting Guidelines*, making it a desired location. This location is designated as such due to the presence of an existing legal wireless telecommunications facility on the rooftop of the building, approved per Building Permit Application No. 200603297802. The Project Sponsor has submitted a voluntary analysis of alternative sites, detailing why efforts to locate at such sites were unsuccessful and demonstrating that the Project Site is essential to meet demands in the geographic service area and the Applicant's citywide network.
8. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network is designed to address coverage and capacity needs in the area. The network will operate in the WCS, AWS, PCS, Cellular, and 700 Megahertz (MHz) bands, which are regulated by the Federal Communications

Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.

9. Radiofrequency (RF) Emissions. The Project Sponsor retained Hammett & Edison, Inc, a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the Guidelines, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.

10. Department of Public Health Review and Approval. The Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Radio-Frequency (RF) levels from the proposed AT&T transmitters at any nearby publicly accessible buildings or areas would be 80% of the FCC public exposure limit.

There is 1 antenna existing operated by AT&T Wireless installed on the roof top of the building at 2201 Powell St. Existing RF levels at ground level were around 80% of the FCC public exposure limit. No other antennas were observed within 100 feet of the site. AT&T Wireless proposes to install 4 new antennas. The antennas are mounted at a height of 39 1/2 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.1 mW/sq cm., which is 15% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 60 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 29 feet of the front of the antennas while they are in operation. It is recommended that the upper roof access door be kept locked and that a secure barricade be installed on the lower roof, so that the AT&T antennas or potentially impacted areas are not accessible to unauthorized persons. It is recommended that "Worker Notification Areas" be marked with yellow paint stripes on the two roof levels of the building and that "Prohibited Access Areas" be marked with red paint stripes on the upper roof, as shown in Figure 3, to identify areas within which exposure levels are calculated to exceed the FCC public and occupational limits, respectively

11. Coverage and Capacity Verification. The maps, data, and conclusion provided by AT&T to demonstrate the need for outdoor and indoor coverage and capacity have been determined by Hammett and Edison, Inc, an engineering consultant and independent third party, to accurately represent the carrier's present and post-installation conclusions.

12. Maintenance Schedule. The facility would operate without on-site staff but with a maintenance crew visiting the property to service and monitor the facility.

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

- A. **Use.** Per Planning Code Section 722, 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 2201-2209 Powell Street is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding neighborhood. The overall location, setback from public streets, height and design of the proposed facility, including visible screening elements is situated so as to avoid intrusion into public vistas, and to insure harmony with the existing neighborhood character and promote public safety.

The Project is necessary in order to achieve sufficient 4G LTE mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide that the Project Site is a desirable location, based on factors including quality of coverage and aesthetics.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

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

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

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

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

While some noise and dust may result from the installation of the antennas and transceiver equipment, noise or noxious emissions from continued use are not likely to be significantly greater than ambient conditions due to the operation of the wireless communication network.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The facility will not affect landscaping, open space, required parking, lighting or signage at the Project Site or surrounding area.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is consistent with the stated purpose of the North Beach Neighborhood Commercial (NCD) District in that the facility will be consistent with the existing scale and character of the area.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.3

Ensure new housing is sustainably supported by the City's public infrastructure systems.

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.

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.

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.

VISITOR TRADE

Objectives and Policies

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.

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 is a telecommunications facility that will improve AT&T Mobility's coverage and capacity within the North Beach neighborhood.

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. The Site will be an integral part of a new wireless communications network that will enhance the City's diverse economic base and will benefit the City by enhancing the business climate through improved communication services for residents and workers. The Project will ensure that residents and visitors have adequate public service in the form of AT&T Mobility telecommunications and 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. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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 faux vents are minimally visible from surrounding public rights-of-way (e.g. sidewalks along surrounding streets), the size, height, and setback of the screening structures will not significantly detract from views of the subject building.

Furthermore, the proposed WTS facility has been found to be consistent with the intent and requirements outlined in Historic Preservation Commission Resolution No. 764, and the project was determined 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. 2020-006303CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 18, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 25, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 25, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a wireless telecommunications facility (d.b.a. **AT&T Mobility**) located at 2201-2209 Powell Street, Block 0041, Lot 006 pursuant to Planning Code Section(s) **303 and 722** within the **North Beach Neighborhood Commercial (NCD)** Zoning District, **North Beach** Special Use District, **Telegraph Hill-North Beach Residential** Special Use District, and a **40-X** Height and Bulk District; in general conformance with plans, dated **February 18, 2021**, and stamped “EXHIBIT B” included in the docket for Record No. **2020-006303CUA** and subject to conditions of approval reviewed and approved by the Commission on **March 25, 2021** 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 **March 25, 2021** 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463,

www.sfplanning.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 628.652.7307, www.sfplanning.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 415.652.7307, www.sfplanning.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 628.652.7307, www.sfplanning.org

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

- A. Modify the placement of the facilities;
- B. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
- C. Install multi-lingual signage, including the RF radiation hazard warning symbol identified in ANSI C95.2 1982, to notify persons that the facility could cause exposure to RF emissions;
- D. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
- E. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
- F. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual effects;
- G. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
- H. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
- I. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.
- J. Install the Wireless Telecommunications Facility, per Exhibit B (plans), such that the antennas are proposed at the upper portion of the roof with a setback of 5 feet 6 inches from the east rooftop parapet and 4 feet from the north rooftop parapet, and screened within faux vents that are 3 ft by 2 ft. Ancillary equipment will be located at the upper portion of the roof and will not be visible from public views.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7307, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7307, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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: CNU5863
SITE NAME: POWELL ROOFTOP
SITE TYPE: NSB - ROOFTOP
ADDRESS: 2201 POWEL ST.
 SAN FRANCISCO, CA 94133



FA #: 11588590
 PACE #: MRSFR007645
 PTN #: 3701451465
 USID: 245343



CNU5863
COUNTY SAN FRANCISCO

POWELL ROOFTOP
 2201 POWELL ST.
 SAN FRANCISCO, CA 94133
 FA #: 11588590
 PACE #: MRSFR007645
 PTN #: 3701451465
 USID #: 245343

PROJECT TEAM **VICINITY MAP** **CODE COMPLIANCE** **SHEET INDEX**

APPLICANT / LESSEE:
 ALYSSA FERRIS, AT&T
 5001 EXECUTIVE PARKWAY, 4W5501
 SAN RAMON, CA 94583
 PHONE: (530) 966-2612
 EMAIL: ab727b@att.com

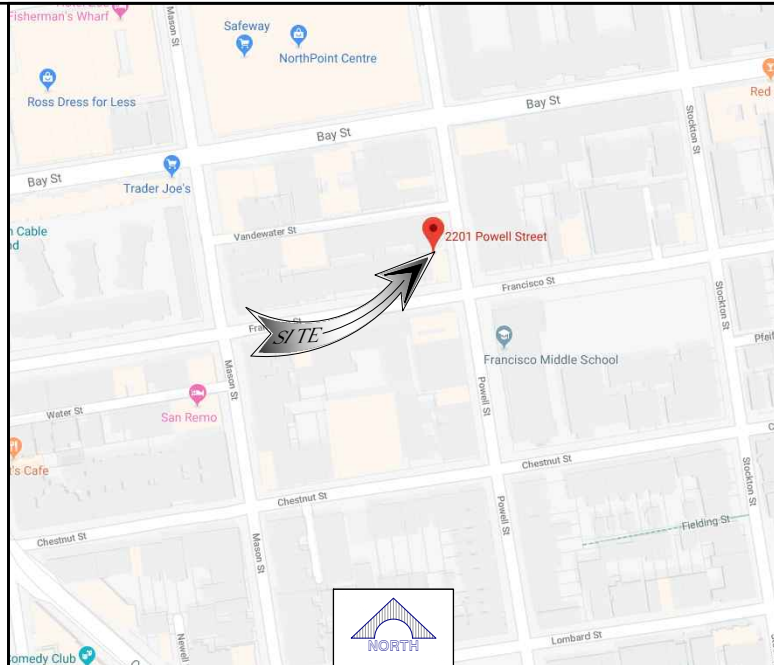
CONSTRUCTION MANAGER:
 BECHTEL INFRASTRUCTURE & POWER CORPORATION
 5000 EXECUTIVE PARKWAY, SUITE 350
 SAN RAMON, CA 94583

RF ENGINEER:
 EDWIN AVILES
 EMAIL: ed5477@att.com
 PHONE: (909) 997-9917

ARCHITECT / ENGINEER:
 ALL STATES ENGINEERING & SURVEYING
 CONTACT: ROGER FLORES
 EMAIL: roger@zalzali.com
 O: (949) 273-0976x109
 M: (562) 841-1264

PROJECT MANAGER:
 J5 INFRASTRUCTURE PARTNERS
 CONTACT: MISAKO HILL
 EMAIL: mhill@j5ip.com
 PHONE: (415) 533-2540

SITE ACQUISITION:
 MICHAEL GUIGLOTTO
 J5 INFRASTRUCTURE PARTNERS
 PHONE: (415) 225-6667
 EMAIL: mguiglotto@J5IP.com



- 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.
- 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 2018 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 2018 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)
 - 2019 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2018 UMC (PART 4)
 - 2019 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2018 UPC (PART 5)
 - 2019 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2018 NEC (PART 3)
 - 2019 CALIFORNIA ENERGY CODE (CEC)- PART 6
 - ANSI / EIA-TIA-222-H

REV	DATE	DESCRIPTION
3	02/18/21	FOR SUBMITTAL
2	10/15/20	REV PER REDLINES
1	09/28/20	REV PER RFDS
0	01/28/20	ZDs FOR ZAP
A	12/20/19	100% ZDs

PROPERTY OWNER: MARCIA GIUSTI
 2201 POWELL ST.
 SAN FRANCISCO, 94133
 (925) 673-8585

JURISDICTION: CITY OF SAN FRANCISCO
 A.P.N.: 0041-006
CURRENT ZONING: NC-3 (NEIGHBORHOOD COMMERCIAL)
EXISTING USE: RESIDENTIAL COMMERCIAL
PROPOSED USE: RESIDENTIAL COMMERCIAL & CELL SITE
LATITUDE (NAD 83): 37° 48' 18.32" NORTH
LONGITUDE (NAD 83): -122.411981
 122° 24' 43.13" W

ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2016, SECTION 11B-203.4 (LIMITED ACCESS SPACE)

POWER AGENCY: PG&E
TELEPHONE AGENCY: AT&T

RFDS VERSION: 4.00
 DATE UPDATED: 9/10/20

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

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.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

- DRIVING DIRECTIONS**
- 5001 Executive Pkwy, San Ramon, CA 94583
- TAKE SUNSET DRIVE SOUTH TO BOLLINGER CYN. RD., TURN RIGHT ONTO BOLLINGER CANYON RD.
 - TAKE BOLLINGER CYN. RD. TAKE FOR I-680 NORTH.
 - TAKE I-680 NORTH ±32.8 MILES FROM CA-24 WEST AND I-80 W TO SANFRANCISCO.
 - TAKE EXIT 2B FROM I-80 WEST. TAKE EXIT 46A TOWARD OAKLAND/LAFAYETTE.
 - TAKE EXIT 2B FOR INTERSTATE 580 WEST. TAKE EXIT 19A TO MERGE ONTO I-80 WEST .
 - TAKE EXIT 2B TOWARD HARRISON ST/EMBARCADERO .TAKE THE EMBARCADERO TO POWEL STREET.
 - TURN RIGHT ON TO HARRISON STREET.
 - TURN LEFT ONTO THE EMBARCADERO THEN TURN LEFT ON TO BAY STREET .
 - TURN LEFT ONTO POWELL STREET. DESTINATION WILL BE ON THE RIGHT

PROJECT DESCRIPTION

INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

ANTENNA SOW:

- INSTALLATION OF (2) AT&T SECTORS WITHIN (4) FRP FAUX VENTS ON ROOFTOP
- INSTALLATION OF (4) AT&T PANEL ANTENNAS WITHIN FRP FAUX VENTS
- INSTALLATION OF (10) AT&T REMOTE RADIO HEADS (RRH'S)
- INSTALLATION OF (2) DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (1) GPS ANTENNA
- PROPOSED AT&T HYBRID CABLE ROUTE FROM PROPOSED EQUIPMENT TO PROPOSED ANTENNAS

EQUIPMENT SOW:

- INSTALLATION OF (1) EMERSON DC POWER PLANT CABINET
- INSTALLATION OF (1) 200A AC POWER PANEL
- INSTALLATION OF (1) GEN PLUG
- INSTALLATION OF (1) CIENA AND HOFFMAN BOX
- INSTALLATION OF (4) PURCELL FLX-WS16 STACKED WITHIN BASEMENT FOR (2) NEW BASEBAND UNITS, DC POWER PLANT AND BATTERIES

SITE INFORMATION:

DESIGN RECORD:

REV	DATE	DESCRIPTION
3	02/18/21	FOR SUBMITTAL
2	10/15/20	REV PER REDLINES
1	09/28/20	REV PER RFDS
0	01/28/20	ZDs FOR ZAP
A	12/20/19	100% ZDs

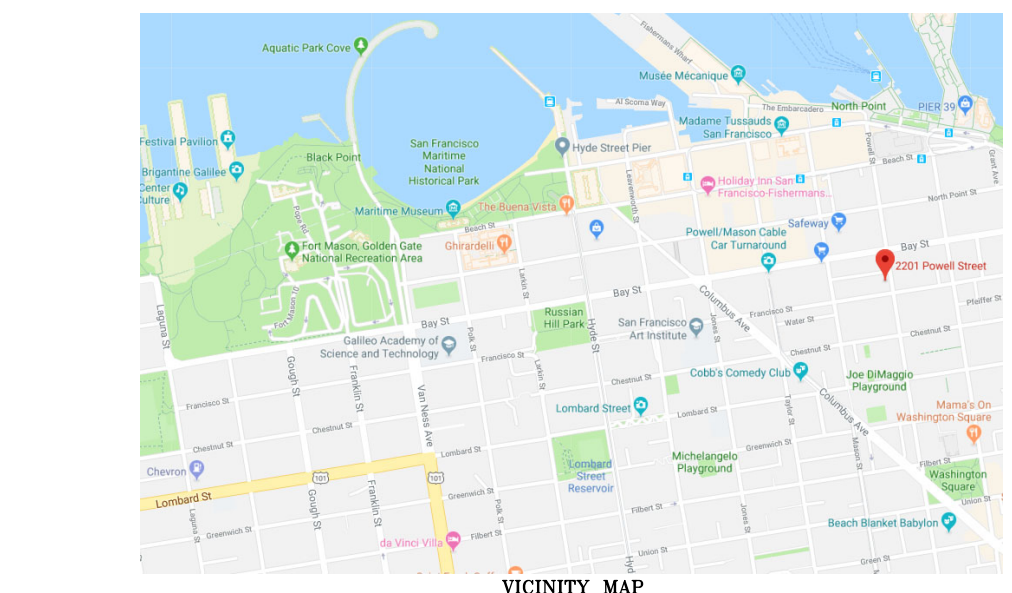
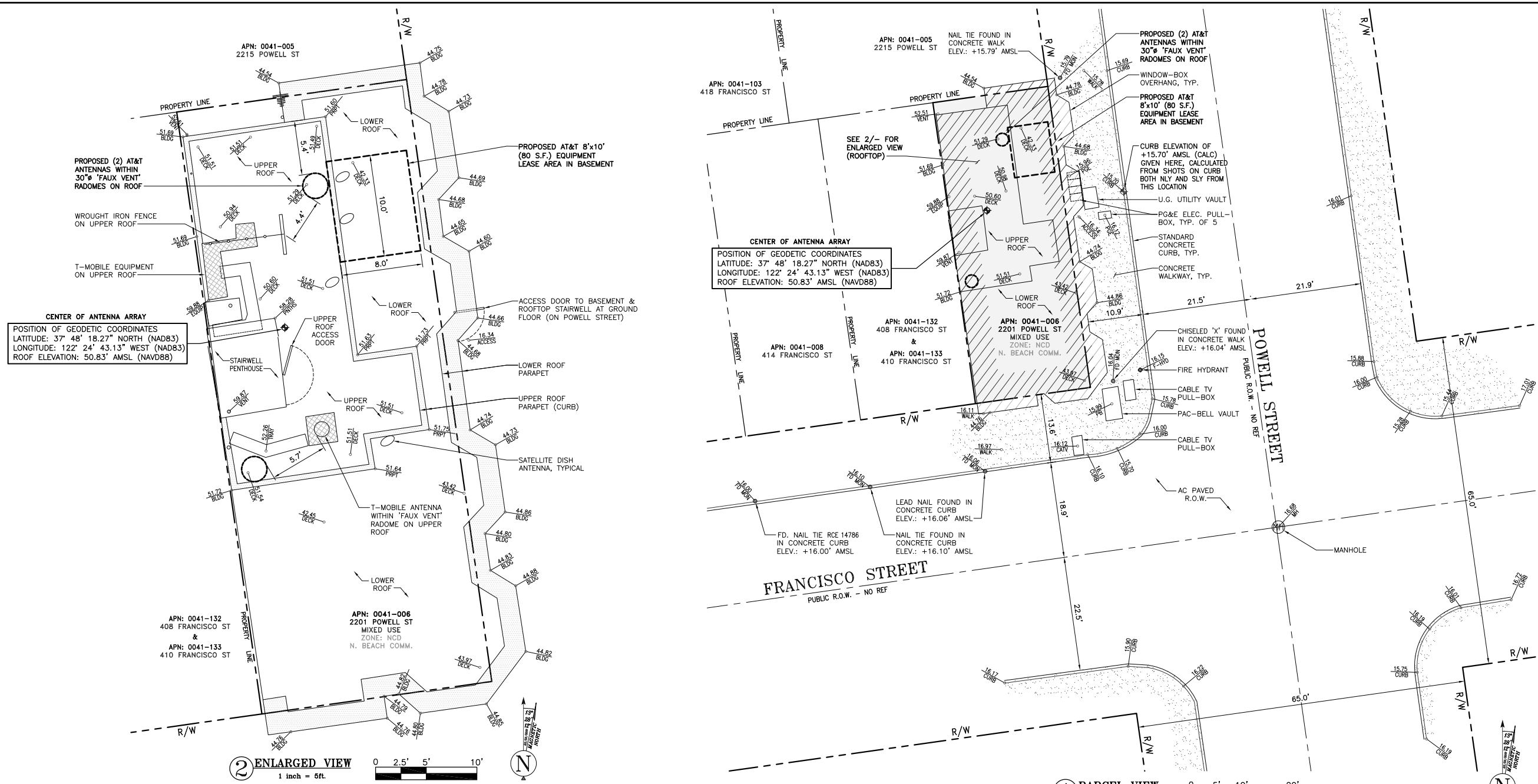
PROFESSIONAL STAMP:

NOT TO BE USED FOR CONSTRUCTION

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: TITLE SHEET

SHEET TITLE: T-1



LEGEND

□ U.G. UTILITY VAULT	--- LIMITS OF PROPERTY	BOL BOLLARD
⊕ MANHOLE	- x - CHAIN LINK FENCE	TOP _ TOP OF ITEM
⊙ UTILITY POLE	— WOOD FENCE	BOT _ BOTTOM OF ITEM
⊙ SPOT ELEVATION	— OH — OVERHEAD LINE	BLDG TOP OF BUILDING
⊙ WATER VALVE	— M— METAL FENCE	LP LIGHT POLE
⊙ FOUND MONUMENT	— G— GRADE BREAK	FL FLOW LINE
⊙ GEODETIC MARKER	AP ASPHALT	EOP EDGE OF PAVEMENT
— MASONRY WALL	SW SIDEWALK	R.O.W. RIGHT OF WAY

TITLE INFORMATION
 TITLE INFORMATION (LEGAL DESCRIPTION AND PROPERTY RIGHTS AND EXCEPTIONS THERETO) CONTAINED HEREIN IS PER A TITLE DOCUMENT TITLED: "C-1A GUARANTEE FORM NO. 28 - CONDITION OF TITLE" ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, AND DATED: APRIL 10, 2019 AT 7:30 A.M. (FILE NO.: 5925794 / GUARANTEE NO. 5026900-5925794)

LEGAL DESCRIPTION
 ASSESSOR'S BLOCK/LOT NUMBER: 0041-006
 SEE SHEET C-2 FOR LEGAL DESCRIPTION.

EXCEPTIONS
 SEE SHEET C-2 FOR EXCEPTIONS.

UTILITY NOTE:
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEY DATE
 02/22/2019

BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE THREE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
 RTCM-Ref3224 ⊙ ELEV.: +54.51' AMSL

FEMA FLOOD ZONE
 FEMA FLOOD ZONE DESIGNATION - DATA EXPORT DATED 02/28/2019 FROM USGS NATIONAL MAP DATA REFRESHED IN OCTOBER OF 2017 REVEALS THAT THERE IS NO FLOOD STUDY BY FEMA AVAILABLE FOR THIS AREA; CITY OF SAN FRANCISCO HAS NO COMMUNITY NUMBER - NATIONAL FLOOD INSURANCE PROGRAM - FEMA FLOOD ZONE IS NOT DETERMINED DUE TO A LACK OF DATA - FIRM PANEL MAP # IS NOT AVAILABLE

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND BASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING THE TWO FOUND MONUMENTS SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC.
 - ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ALL STATES ENGINEERING & SURVEYING / ZALZALI & ASSOCIATES, INC. RELIEVES ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC. OF ANY AND ALL LIABILITY.
 - THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ALL STATES ENGINEERING & SURVEYING / ZALZALI & ASSOCIATES, INC. & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
 - EXCEPTIONS/EASEMENTS/INSTRUMENTS/COVENANTS LISTED UNDER LEGAL DESCRIPTION/EXCEPTIONS/ADDITIONAL EXCEPTIONS PER TITLE INFORMATION ARE NOT SHOWN ON THIS PLAN.
 - THIS SITE IS PROPOSED TO BE DEVELOPED ON A PARCEL OF LAND WITHIN THE CITY OF CITY/COUNTY OF SAN FRANCISCO, WITH NO WORK PROPOSED IN THE PUBLIC RIGHTS OF WAY (FRANCISCO STREET / POWELL STREET).

at&t
 mobility corp.
 1452 EDINGER AVE.
 TUSTIN, CALIFORNIA 92780

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

ALL STATES
 ENGINEERING & SURVEYING
 A ZALZALI & ASSOCIATES COMPANY
 23675 BITTICHER DRIVE
 LAKE FOREST, CA 92535
 PHONE: (949) 273-0998

CNU5863
POWELL ROOFTOP
 2201 POWELL STREET
 SAN FRANCISCO, CA 94133
 FA #: 11588590
 PACE #: MRSFR007645
 PT #: 3701451465
 USID #: 245343

REV	DATE	DESCRIPTION
0	07/09/19	FINAL SURVEY
B	04/23/19	ARRAY CHANGE
A	02/26/19	PRELIMINARY



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

SITE SURVEY
C-1

SURVEY DATE

02/22/2019

BASIS OF BEARING

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

BENCHMARK

RTCM-Ref3224 @ ELEV.: +54.51' AMSL

TITLE INFORMATION

TITLE INFORMATION (LEGAL DESCRIPTION AND PROPERTY RIGHTS AND EXCEPTIONS THERETO) CONTAINED HEREIN IS PER A TITLE DOCUMENT TITLED: 'CLTA GUARANTEE FORM NO. 28 - CONDITION OF TITLE' ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, AND DATED: APRIL 10, 2019 AT 7:30 A.M. (FILE NO.: 5925794 / GUARANTEE NO. 5026900-5925794)

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF FRANCISCO STREET AND THE WESTERLY LINE OF POWELL STREET; RUNNING THENCE WESTERLY AND ALONG SAID LINE OF FRANCISCO STREET 22 FEET 11 INCHES; THENCE AT A RIGHT ANGLE NORTHERLY 60 FEET; THENCE AT A RIGHT ANGLE EASTERLY 22 FEET 11 INCHES TO THE WESTERLY LINE OF POWELL STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID LINE OF POWELL STREET 60 FEET TO THE POINT OF COMMENCEMENT.

BEING PART OF 50 VARA LOT NO. 1511 IN BLOCK NO. 149.

APN: LOT: 006, BLOCK: 0041

EXCEPTIONS

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019-2020, A LIEN NOT YET DUE OR PAYABLE.
- ASSESSMENT LIENS, IF APPLICABLE, COLLECTED WITH THE GENERAL AND SPECIAL TAXES, INCLUDING BUT NOT LIMITED TO THOSE DISCLOSED BY THE REFLECTION OF THE FOLLOWING ON THE TAX ROLL:
COMMUNITY FACILITIES DISTRICT SF UNIFIED SCHOOL DISTRICT CFD.
COMMUNITY FACILITIES DISTRICT LWEA2018TAX.
- THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 90-1, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED JULY 05, 1990 AS DOCUMENT NO. 1990-E573343, BOOK/REEL F160, PAGE/IMAGE 1044 OF OFFICIAL RECORDS.
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BUSINESS IMPROVEMENT DISTRICT/COMMUNITY BENEFIT DISTRICT, RESOLUTION NO. 540-05, FILE NO. 051184 CITY AND COUNTY OF SAN FRANCISCO" RECORDED AUGUST 15, 2005 AS DOCUMENT NO. 2005-1009231, BOOK/REEL 1953, PAGE/IMAGE 0322 OF OFFICIAL RECORDS.
- AN UNRECORDED LEASE DATED FEBRUARY 27, 2006, EXECUTED BY CHULLAM LEE AND CHUNGSIM P. LEE, HUSBAND AND WIFE, AS JOINT TENANTS AS TO AN UNDIVIDED 2/3 INTEREST AND HAEWON ALEXANDRIA LEE, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 1/3 INTEREST AS LESSOR AND OMNIPONT COMMUNICATIONS, INC. AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JULY 02, 2007 AS DOCUMENT NO. 2007-1412764, BOOK/REEL J424, PAGE/IMAGE 0489 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1,260,000.00 RECORDED SEPTEMBER 30, 2014 AS DOCUMENT NO. 2014-J956249 OF OFFICIAL RECORDS.

DATED: SEPTEMBER 17, 2014

TRUSTOR: PAOLO GIUSTI, A SINGLE MAN, AS TO AN UNDIVIDED 1/5 TH INTEREST, AND MARCIA GIUSTI, A SINGLE WOMAN, AS TO AN UNDIVIDED 1/5 TH INTEREST AND THOMPSON-GIUSTI PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 3/5 TH INTEREST AS TENANTS IN COMMON

TRUSTEE: EAST WEST INVESTMENT INC., A CALIFORNIA CORPORATION

BENEFICIARY: EAST WEST BANK

A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS" RECORDED SEPTEMBER 30, 2014 AS DOCUMENT NO. 2014-J956250 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST RECORDED SEPTEMBER 30, 2014 AS DOCUMENT NO. 2014-J956249 OF OFFICIAL RECORDS.

at&t
mobility corp.
1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

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

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

CNU5863
POWELL ROOFTOP
2201 POWELL STREET
SAN FRANCISCO, CA 94133

FA #: 11588590
PACE #: MRSFR007645
PT #: 3701451465
USID #: 245343

REV	DATE	DESCRIPTION
0	07/09/19	FINAL SURVEY
B	04/23/19	ARRAY CHANGE
A	02/26/19	PRELIMINARY



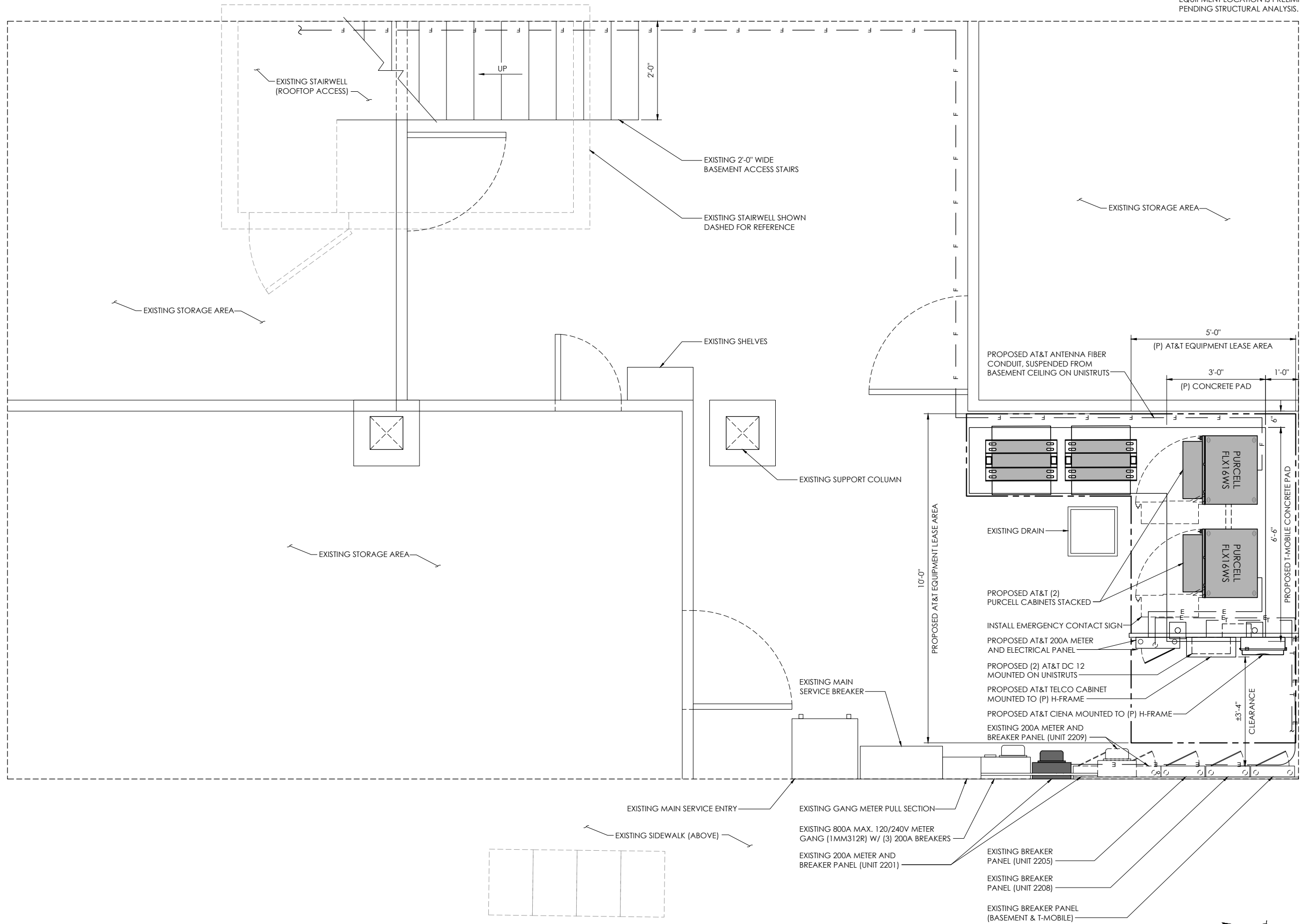
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TITLE INFORMATION

C-2

APPLICANT: at&t
 VENDOR: IS INFRASTRUCTURE
 VENDOR: ALL STATES ENGINEERING & SURVEYING
 SITE INFORMATION: CNU5863 POWELL ROOFTOP
 DESIGN RECORD: [Table]
 PROFESSIONAL STAMP: [Seal]
 SHEET NAME: TITLE INFORMATION
 SHEET TITLE: C-2

NOTE:
EQUIPMENT LOCATION IS PRELIMINARY.
PENDING STRUCTURAL ANALYSIS.



APPLICANT:

5001 EXECUTIVE PKWY
SAN RAMON, CA 94583

VENDOR:

AZ - CA - CO - ID - NM - NV - TX - UT

2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614

VENDOR:

23675 BIRCHER DRIVE
LAKE FOREST, CA 92630

SITE INFORMATION:

CNU5863
COUNTY SAN FRANCISCO

POWELL ROOFTOP

2201 POWELL ST.
SAN FRANCISCO, CA 94133

FA #: 11588590
PACE #: MRSFR007645
PTN #: 3701451465
USID #: 245343

DESIGN RECORD:

REV	DATE	DESCRIPTION
3	02/18/21	FOR SUBMITTAL
2	10/15/20	REV PER REDLINES
1	09/28/20	REV PER RFDS
0	01/28/20	ZDs FOR ZAP
A	12/20/19	100% ZDs

PROFESSIONAL STAMP:

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SHEET NAME:

EQUIPMENT LAYOUT PLAN

SHEET TITLE:

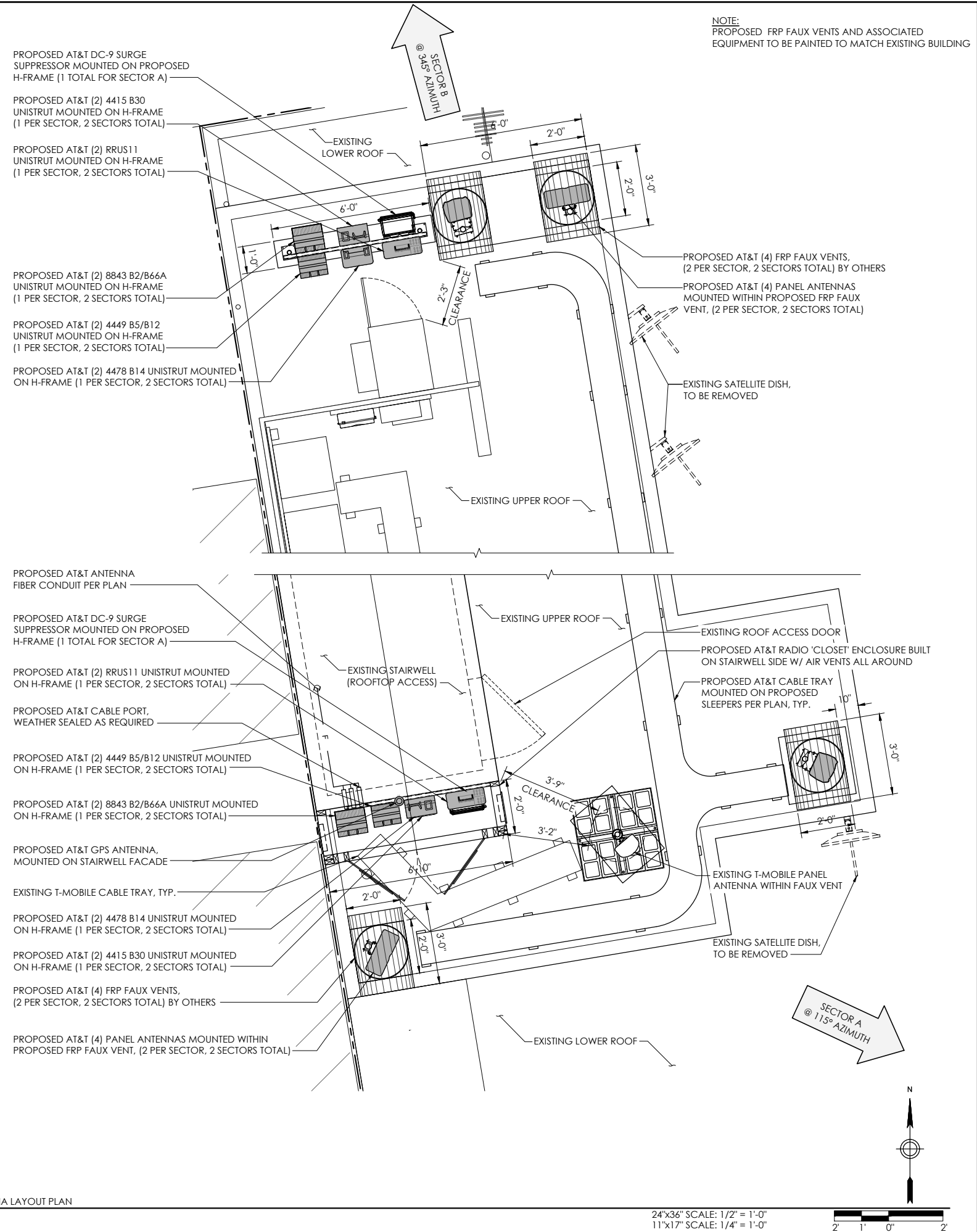
A-3

FINAL ANTENNA AND TRANSMISSION CABLE REQUIREMENTS								
SECTOR	TECHNOLOGY	ANTENNA		SIZE	AZIMUTH	TRANSMISSION LINES (LENGTH FT. +/-)		
		MFR./MODEL #				CABLE LENGTH	COAX SIZE	COAX NO.
SECTOR "A"	A1	LTE 700/850/PCS/AWS	COMMSCOPE NNH4-65A-R6H4	4'-7"	115°	±110'	FIBER + JUMPER	12
	A2	LTE 700/WCS	QUINTEL QS4658-7	4'-3"	115°	±110'	FIBER + JUMPER	8
SECTOR "B"	B1	LTE 700/850/PCS/AWS	COMMSCOPE NNH4-65A-R6H4	4'-7"	345°	±100'	FIBER + JUMPER	12
	B2	LTE 700/WCS	QUINTEL QS4658-7	4'-3"	345°	±100'	FIBER + JUMPER	8

SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			
			ABOVE	BELOW	SIDES	
ALPHA	NEW					
	A1	4449 B5/B12	UP ±10'-0"	16"	12"	8"
	A1	8843 B2/B66A	UP ±10'-0"	16"	12"	8"
	A2	4478 B14	UP ±10'-0"	16"	12"	8"
	A2	4415 B30	UP ±10'-0"	16"	12"	8"
	A2	RRUS-11E B29	UP ±10'-0"	16"	12"	8"
BETA	NEW					
	B1	4449 B5/B12	UP ±10'-0"	16"	12"	8"
	B1	8843 B2/B66A	UP ±10'-0"	16"	12"	8"
	B2	4478 B14	UP ±10'-0"	16"	12"	8"
	B2	4415 B30	UP ±10'-0"	16"	12"	8"
	B2	RRUS-11E B29	UP ±10'-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.



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

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

VENDOR:
ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

SITE INFORMATION:
CNU5863
COUNTY SAN FRANCISCO
POWELL ROOFTOP
2201 POWELL ST.
SAN FRANCISCO, CA 94133
FA #: 11588590
PACE #: MRSFR007645
PTN #: 3701451465
USID #: 245343

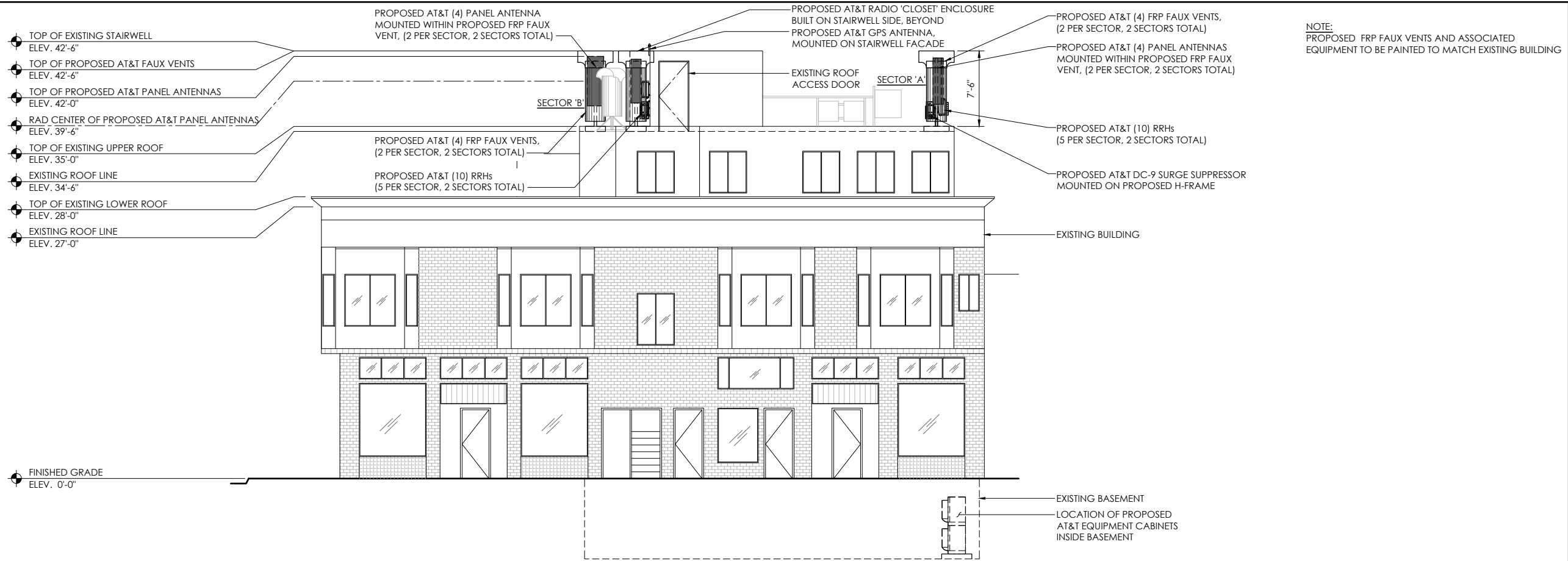
DESIGN RECORD:

REV	DATE	DESCRIPTION
3	02/18/21	FOR SUBMITTAL
2	10/15/20	REV PER REDLINES
1	09/28/20	REV PER RFDS
0	01/28/20	ZDs FOR ZAP
A	12/20/19	100% ZDs

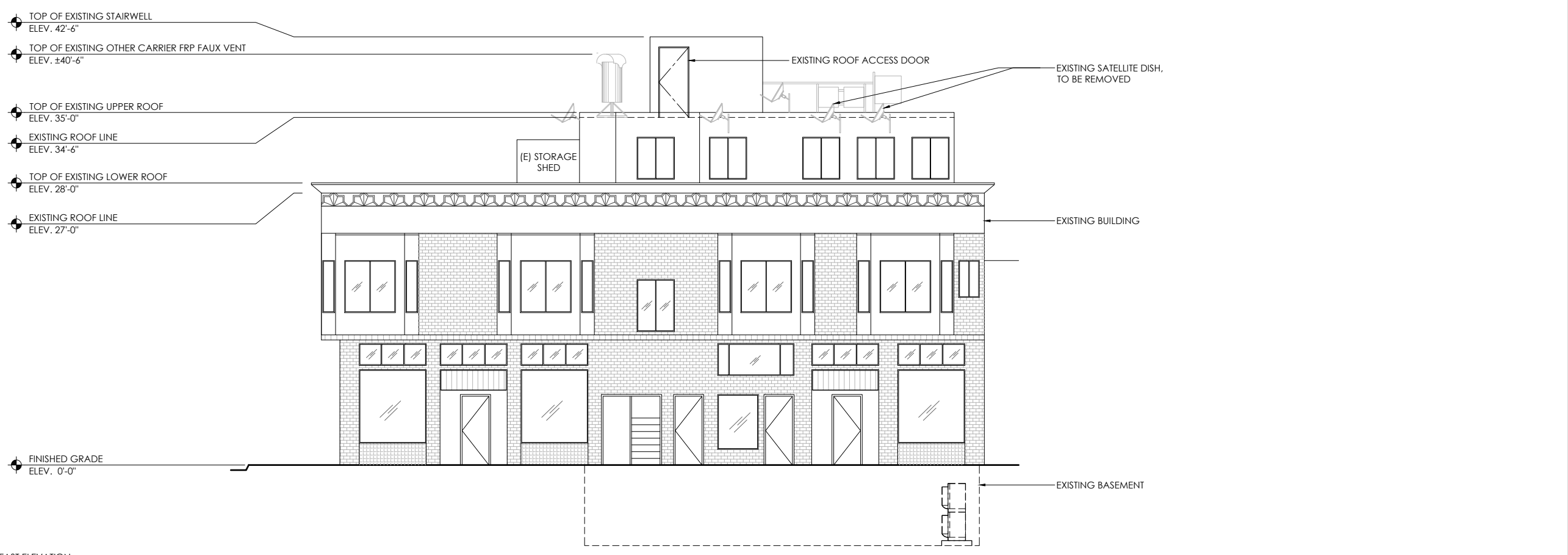
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SHEET NAME:
ANTENNA PLAN, RF SCHEDULE, & DETAILS

SHEET TITLE:
A-4



2 PROPOSED EAST ELEVATION



1 EXISTING EAST ELEVATION

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 BIRTCHE DRIVE
LAKE FOREST, CA 92630

SITE INFORMATION:

CNU5863
COUNTY SAN FRANCISCO

POWELL ROOFTOP

2201 POWELL ST.
SAN FRANCISCO, CA 94133

FA #: 11588590
PACE #: MRSFR007645
PTN #: 3701451465
USID #: 245343

DESIGN RECORD:

REV	DATE	DESCRIPTION
3	02/18/21	FOR SUBMITTAL
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0	01/28/20	ZDs FOR ZAP
A	12/20/19	100% ZDs

PROFESSIONAL STAMP:

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SHEET NAME:

ELEVATIONS

SHEET TITLE:

A-5

NOTE:
PROPOSED FRP FAUX VENTS AND ASSOCIATED
EQUIPMENT TO BE PAINTED TO MATCH EXISTING BUILDING

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:



ENGINEERING & SURVEYING
23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

SITE INFORMATION:

CNU5863
COUNTY SAN FRANCISCO

POWELL ROOFTOP

2201 POWELL ST.
SAN FRANCISCO, CA 94133

FA #: 11588590
PACE #: MRSFR007645
PTN #: 3701451465
USID #: 245343

DESIGN RECORD:

REV	DATE	DESCRIPTION
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A	12/20/19	100% ZDs

PROFESSIONAL STAMP:

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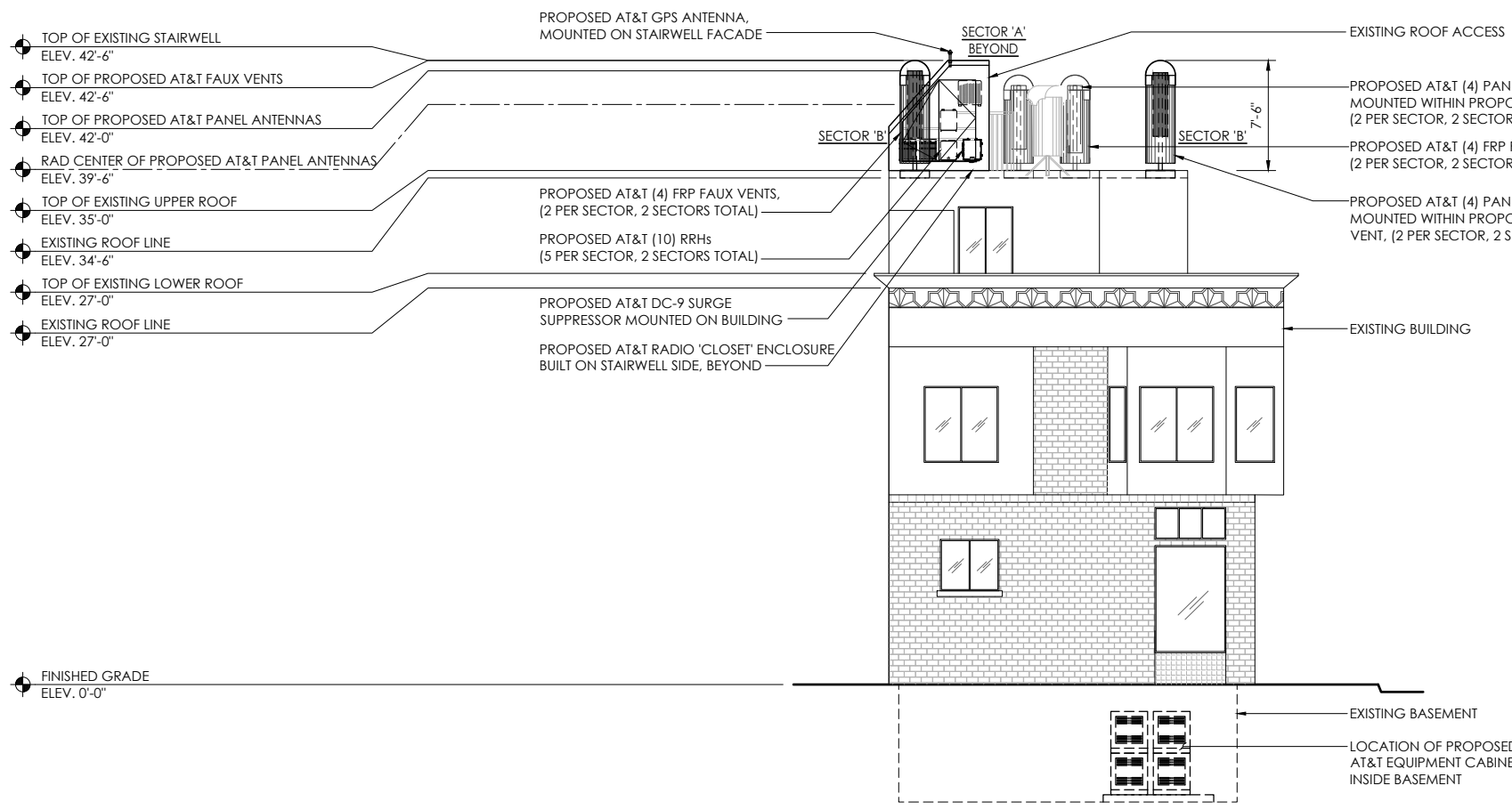
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SHEET NAME:

ELEVATIONS


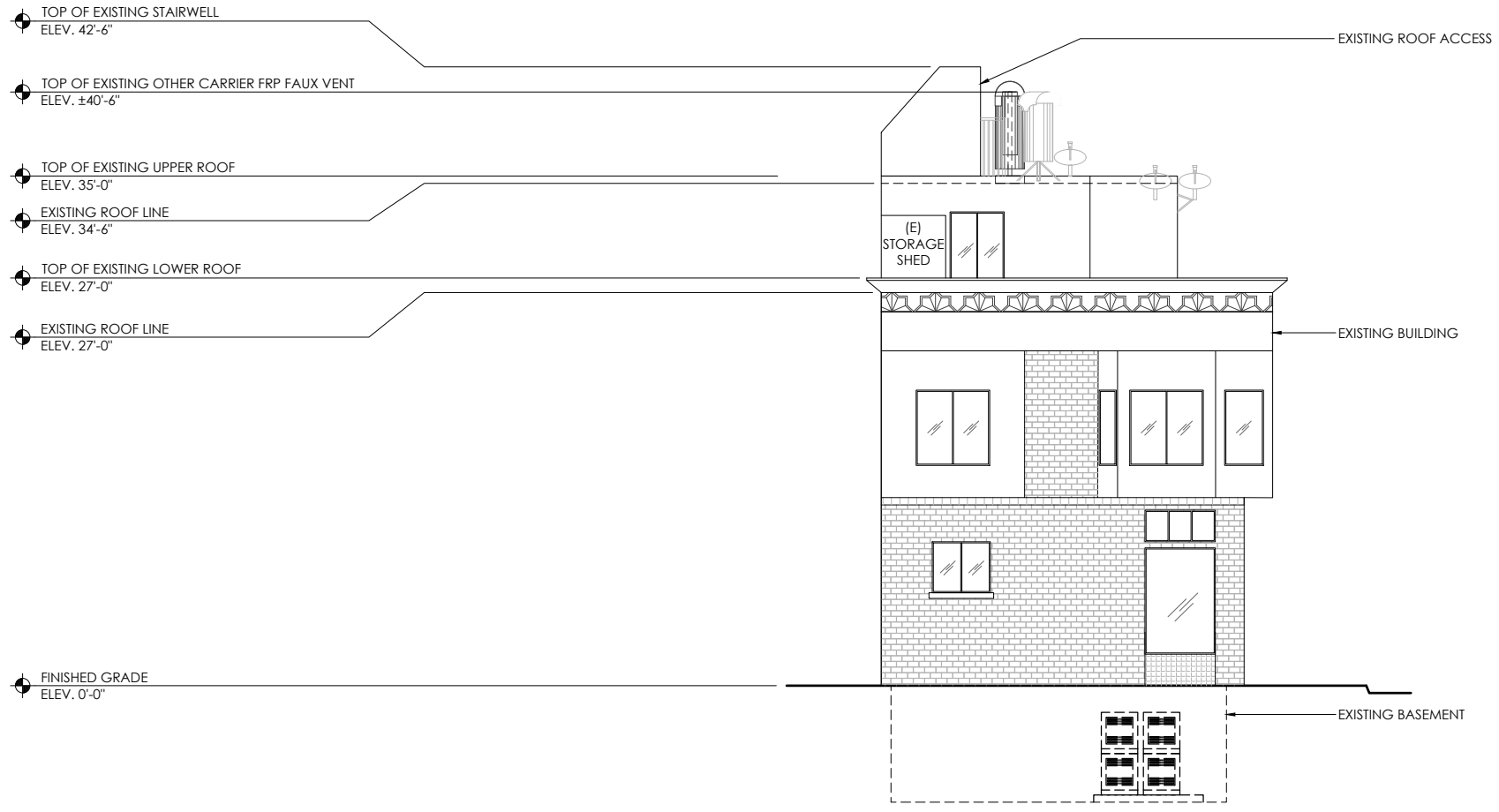
SHEET TITLE:

A-6




2 PROPOSED SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1 EXISTING SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"





CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2201 POWELL ST		0041006
Case No.		Permit No.
2020-006303PRJ		
<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. AT&T New Cell Site: Conditional Use Authorization request to for installation of 2 ATT sectors with 4 Panel Antennas, 10 RRHs-Install 2 DC-9 Surge Suppressors, 1 GPS antenna. Proposed ATT hybrid Cable route from Proposed equipment to antennas. Install 1 DC power plant rack w/ 8 batteries, 4 Purcell, FLX-WS16 Stacked mounted, 1 200 A AC Power Panel, 1 CIENA and HOFFMAN box. New faux vents to be no more than 7'-6" above top roof.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be 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"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . FOR ENVIRONMENTAL PLANNING USE ONLY

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<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 type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input checked="" 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: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER <input type="checkbox"/> Reclassify to Category C (No further historic review) b. Other (specify):
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. 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"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> : wireless installation minimally visible from ROW
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Natalia Kwiatkowska	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is 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: David Weissglass
		03/23/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors 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 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 to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:



EXISTING T-MOBILE
FAUX VENT

EXISTING ROOFTOP
DISHES AND ANTENNA
TO BE REMOVED

EXISTING



PROPOSED AT&T
FAUX VENT

PROPOSED AT&T
FAUX VENT

PROPOSED



PHOTOSIMULATION

INSTALLATION OF ANTENNAS INSIDE (4) FRP FAUX VENTS ON EXISTING ROOFTOP

SET 3 - 2/4/21

CCL05863

2201 POWELL ST SAN FRANCISCO CA 94133

VIEW 1





EXISTING



PROPOSED



PHOTOSIMULATION

INSTALLATION OF ANTENNAS INSIDE (4) FRP FAUX VENTS ON EXISTING ROOFTOP

SET 3 - 2/4/21

CCL05863

2201 POWELL ST SAN FRANCISCO CA 94133

VIEW 2





EXISTING T-MOBILE
FAUX VENT

EXISTING



PROPOSED AT&T
FAUX VENTS

PROPOSED



PHOTOSIMULATION

INSTALLATION OF ANTENNAS INSIDE (4) FRP FAUX VENTS ON EXISTING ROOFTOP

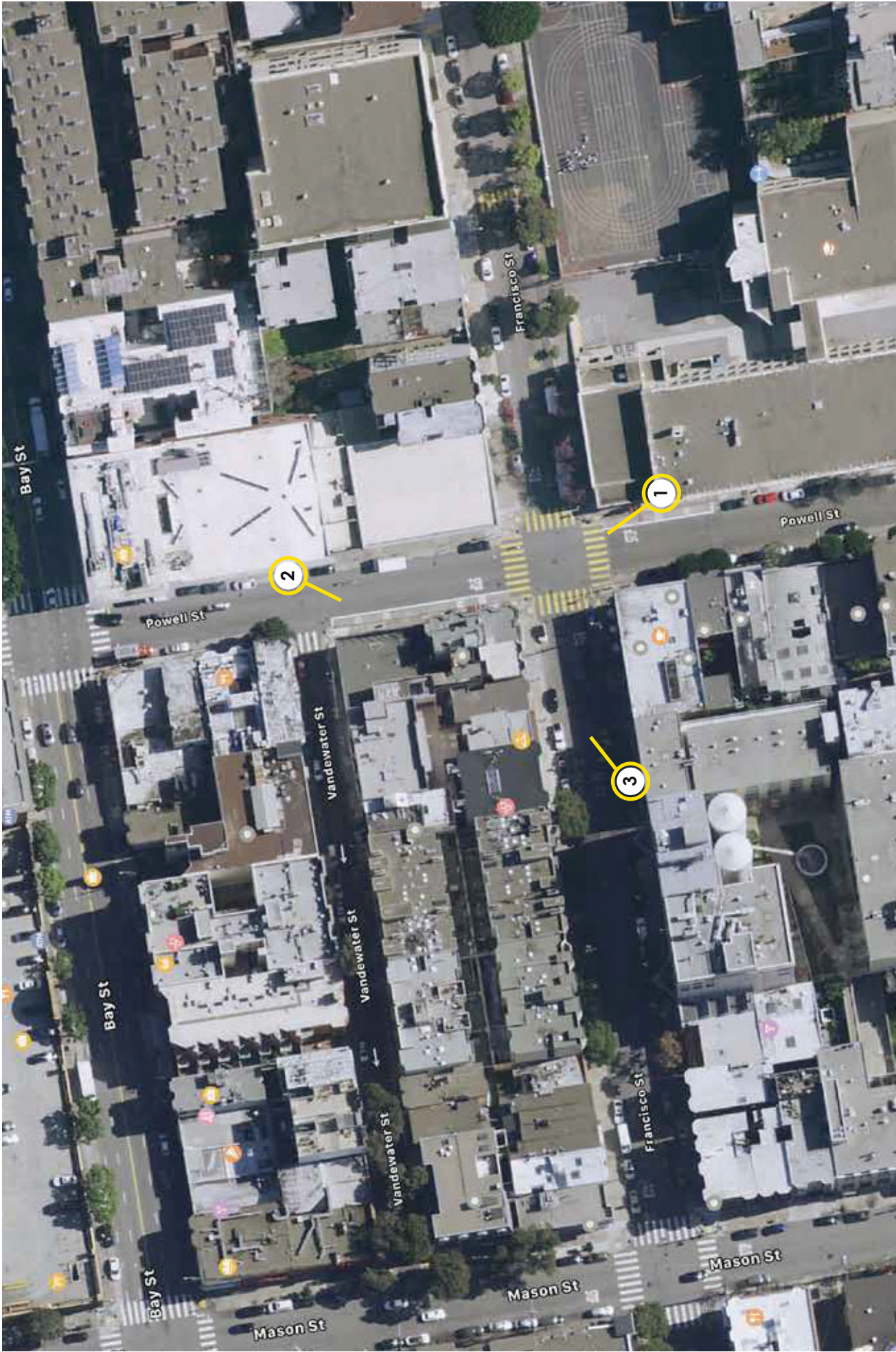
SET 3 - 2/4/21

CCL05863

2201 POWELL ST SAN FRANCISCO CA 94133

VIEW 3







CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2201 POWELL ST		0041006
Case No.		Permit No.
2020-006303PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
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STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
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<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"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></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 box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</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, archeology review is required.</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? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): David Weissglass</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to 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 type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input checked="" 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: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify):</i> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. 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"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> : wireless installation minimally visible from ROW
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Natalia Kwiatkowska	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is 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: David Weissglass
		03/02/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors 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 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 to the Environmental Review Officer within 10 days of posting of this determination.

Planner Name:

Date:



LAND USE INFORMATION

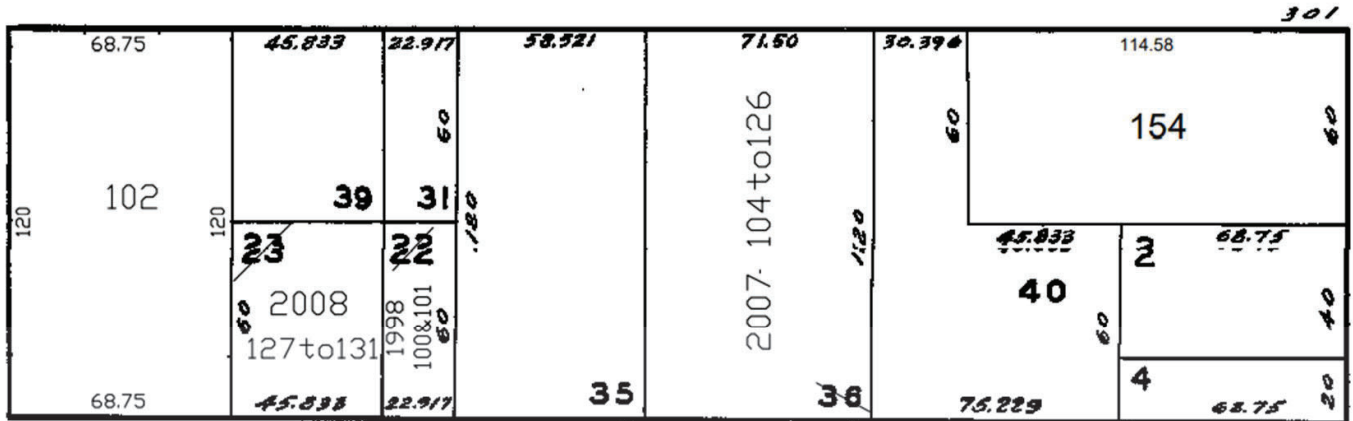
PROJECT ADDRESS: 2201-2209 POWELL STREET
RECORD NO.: 2020-006303CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF	2,850	2,850	0
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total	1	0	1
Hotel Rooms			
Number of Buildings			
Number of Stories			
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ()			

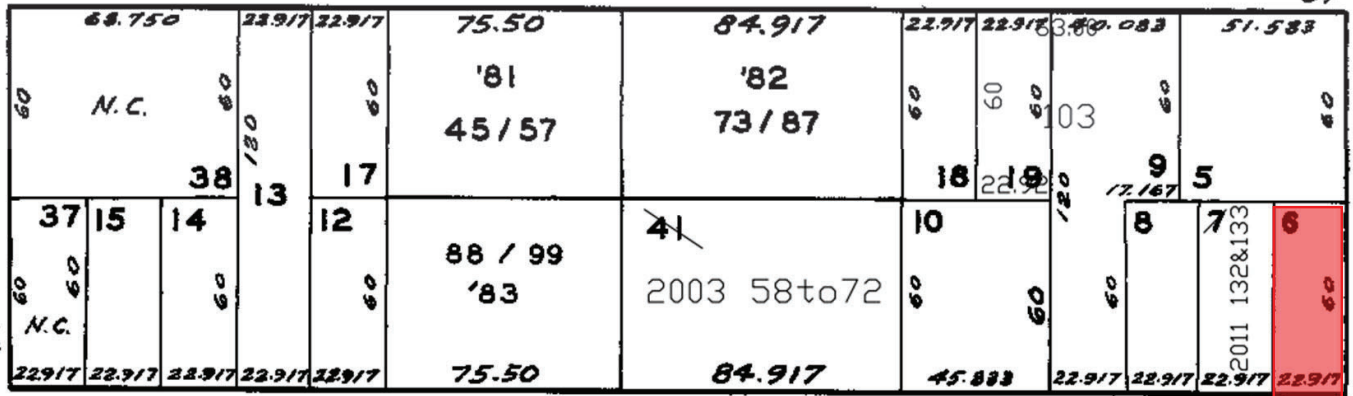
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units			
One Bedroom Units			
Two Bedroom Units			
Three Bedroom (or +) Units			
Group Housing - Rooms			
Group Housing - Beds			
SRO Units			
Micro Units			
Accessory Dwelling Units			

*This Land Use Table includes only information related to the installation of a wireless telecommunications facility use. No changes are proposed to the existing residential or commercial square footage as a result of this project.

Parcel Map



VANDEWATER



FRANCISCO

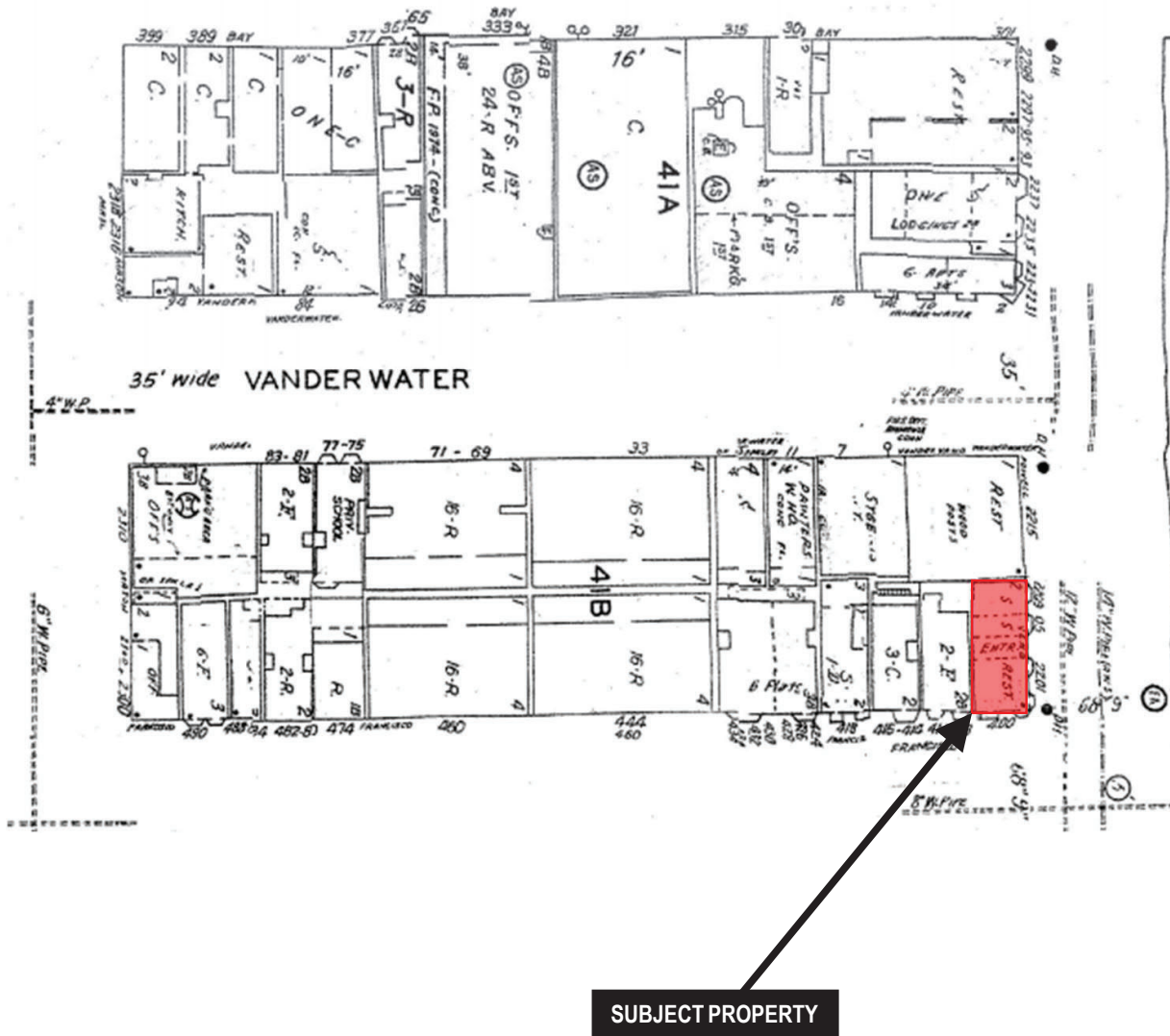
POWELL

SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2020-006303CUA
 Macro WTS Facility
 2201-2209 Powell Street

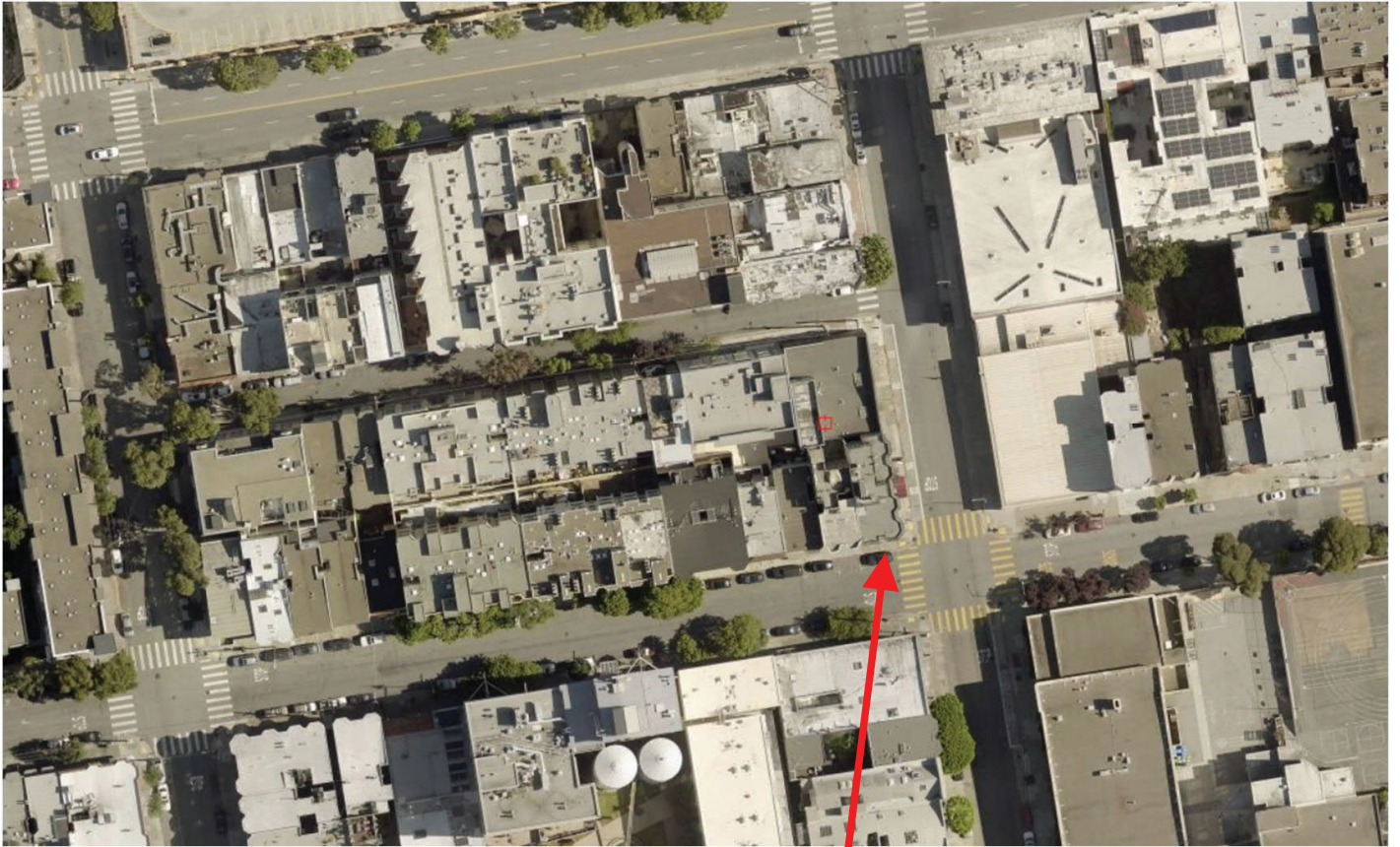
Sanborn Map*



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



Aerial Photo – View 1

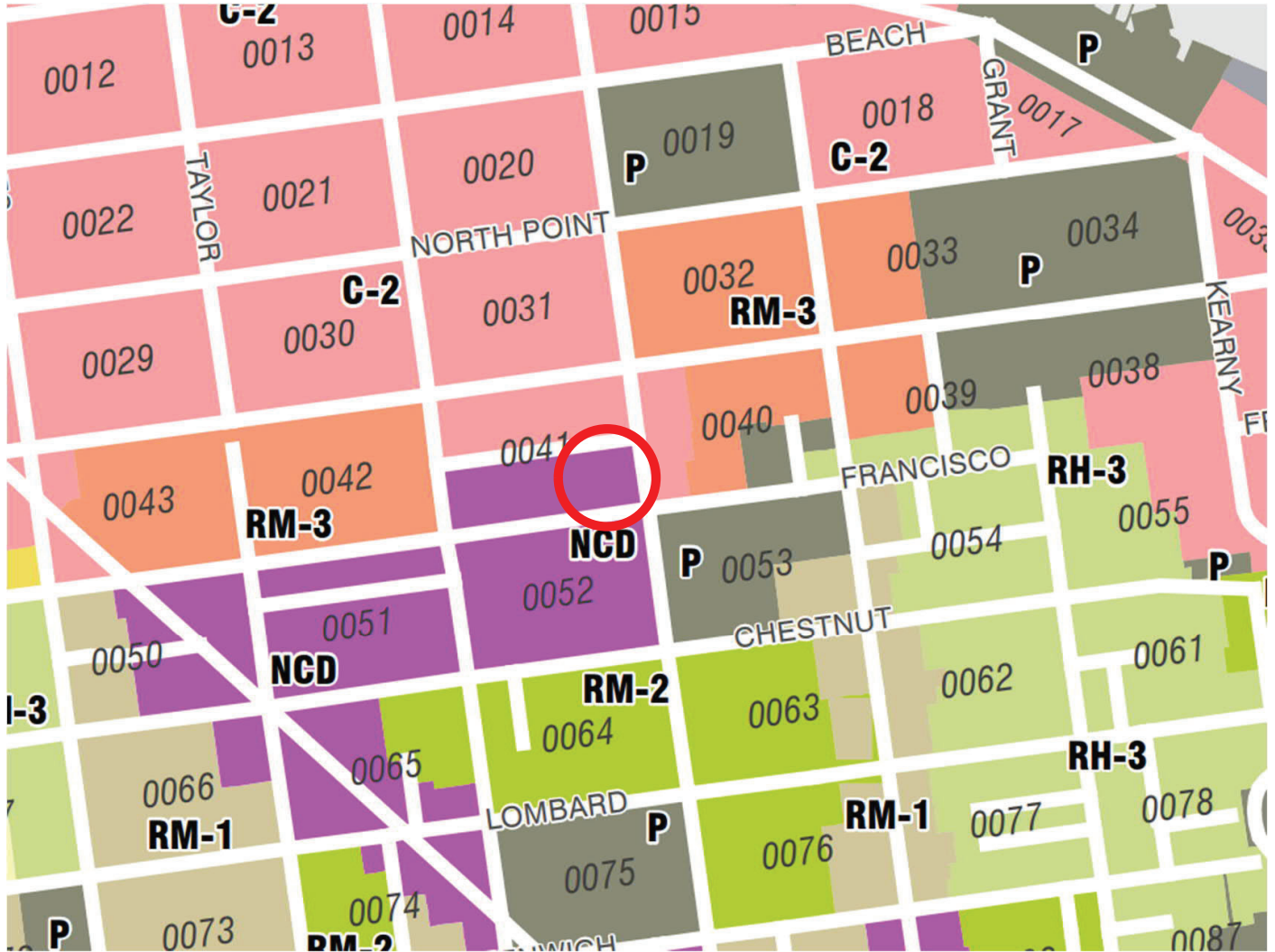


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2020-006303CUA
Macro WTS Facility
2201-2209 Powell Street

Zoning Map



Site Photo 1



Site Photo 2



Conditional Use Hearing
Case Number 2020-006303CUA
Macro WTS Facility
2201-2209 Powell Street

Site Photo 3





Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless Planner: Elizabeth Watty, SF Planning

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

Project Address/Location: 2201 Powell St

Site ID: 3450 SiteNo.: CCL05863 Report Dated: 12/11/2020

The following information is required to be provided before approval of this project can be made. These information requirements are established in the San Francisco Planning Department Wireless Telecommunications Services Facility Siting Guidelines dated August 1996.

In order to facilitate quicker approval of this project, it is recommended that the project sponsor review this document before submitting the proposal to ensure that all requirements are included.

X 1. The location, identity and total number of all operational radiating antennas installed at this site was provided. (WTS-FSG, Section 10.4.1, Section 11, 2b)

Number of Existing Antennas: 1

X 2. A list of all radiating antennas located within 100 feet of the site which could contribute to the cumulative radio frequency energy at this location was provided. (WTS-FSG, Section 10.5.2)

Yes No

X 3. A narrative description of the proposed work for this project was provided. The description should be consistent with scope of work for the final installation drawings. (WTS-FSG, Section 10)

Yes No

X 4. An inventory of the make and model of antennas or transmitting equipment being installed or removed was provided. The antenna inventory included the proposed installation height above the nearest walking/working surface, the height above ground level and the orientations of the antennas. (WTS-FSG, Section 10.5.2)

Yes No

X 5. A description of the existing radio frequency energy environment at the nearest walking/working surface to the antennas and at ground level was provided. A description of any assumptions made when doing the calculations was also provided. (WTS-FSG, Section 10.4.1a, Section 10.4.1c, Section 10.5)

Yes No

X 6. The maximum effective radiated power per sector for the proposed installation was provided along with the frequency bands used by the antennas. (WTS-FSG, Section 10.1.2, Section 10.5.1)

Maximum Effective Radiated Power: 13260 Watts

X 7. Based on the antenna orientation, the maximum cumulative predicted radio frequency energy level for any nearby publicly accessible building or area was provided. (WTS-FSG, Section 10.4, Section 10.5.1)

Maximum percent of applicable FCC public standard at the nearest building or structure: 80 %

Distance to this nearby building or structure: 6 feet

 8. The estimated maximum cumulative radio frequency fields for the proposed site at ground level. (WTS-FSG, Section 10.5)

Maximum RF Exposure: 0.1 mW/cm² Maximum RF Exposure Percent: 15 %

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

- Public Exclusion Area
- Occupational Exclusion Area

Public Exclusion In Feet: 60
Occupational Exclusion In Feet: 29

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 is 1 antenna existing operated by AT&T Wireless installed on the roof top of the building at 2201 Powell St. Existing RF levels at ground level were around 80% of the FCC public exposure limit. No other antennas were observed within 100 feet of this site. AT&T Wireless proposes to install 4 new antennas. The antennas are mounted at a height of 39 1/2 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.1 mW/sq cm., which is 15 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 60 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 29 feet of the front of the antennas while they are in operation. It is recommended that the upper roof access door be kept locked and that a secure barricade be installed on the lower roof, so that the AT&T antennas or potentially impacted areas are not accessible to unauthorized persons. It is recommended that "Worker Notification Areas" be marked with yellow paint stripes on the two roof levels of the building and that "Prohibited Access Areas" be marked with red paint stripes on the upper roof, as shown in Figure 3, to identify areas within which exposure levels are calculated to exceed the FCC public and occupational limits, respectively.

 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: 12/30/2020

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

**AT&T Mobility • Proposed Base Station (Site No. CNU5863)
2201 Powell Street • San Francisco, California
FA No. 11588590, USID No. 245343, PA No. 3701451465**

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. CNU5863) proposed to be located at 2201 Powell Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted an 11-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable exposure limits set by the FCC are shown in Figure 1. The most restrictive limit for exposures of unlimited duration at several wireless service bands are as follows:

Wireless Service Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
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 and Surveying, dated February 18, 2021. 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”). This methodology is an industry standard for evaluating RF exposure conditions and has been demonstrated through numerous field tests to be a conservative prediction of exposure levels.



AT&T Mobility • Proposed Base Station (Site No. CNU5863)
2201 Powell Street • San Francisco, California
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1. The location, identity, and total number of all operational radiating antennas installed at this site.

Presently located at the site, a three-story mixed-use building, is one directional panel antenna for use by T-Mobile, mounted within a short cylindrical shroud set back about 6 feet from the southeast corner of the upper roof.

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

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

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

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

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

AT&T proposes to install four directional panel antennas – two CommScope Model NNH4-65 and two Quintel Model QS4658-7 – within individual cylindrical shrouds, configured to resemble vents, at the north and south ends of the upper roof. The antennas would be mounted at an effective height of about 39½ feet above ground, 4½ feet above the upper roof, and would be oriented in identical pairs toward 115°T and 345°T. The antennas would employ no more than 8° downtilt.

For the limited purpose of this study, it is assumed that T-Mobile has installed one Ericsson Model AIR21 antenna, mounted at an effective height of about 38 feet above ground, 3 feet above the upper roof, and oriented toward 130°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.

The maximum existing RF level for a person on the roof was measured* to be less than the applicable public exposure limit beyond 1 foot from the T-Mobile antenna. The maximum existing RF level for a person at ground near the site was measured* to be 0.000070 mW/cm², which is 0.035% of the most restrictive public limit.

* April 1, 2015, using calibrated Wandel & Goltermann Type EMR-300 Radiation Meter with Type 18 and 25 Isotropic Electric Field Probes (Serial Nos. F-0034 and E-0001, respectively).

AT&T Mobility • Proposed Base Station (Site No. CNU5863)
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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 13,260 watts, representing simultaneous operation at 2,670 watts for WCS, 2,590 watts for AWS, 2,540 watts for PCS, 2,120 watts for cellular, and 3,340 watts for 700 MHz service. For the limited purpose of this study, it is assumed that the maximum effective radiated power by T-Mobile is 4,400 watts, representing simultaneous operation at 2,200 watts for AWS and 2,200 watts for PCS service.

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

The maximum calculated cumulative level at any nearby building is 80% of the public limit; this occurs at the roof of the neighboring building to the north, about 6 feet from the antennas.

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 by itself is calculated to be 0.10 mW/cm², which is 15% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be less than 16% of the applicable public limit.

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

The three-dimensional perimeters of RF levels equal to the public and occupational exposure limits are calculated to extend up to 60 and 29 feet out from the antenna faces, respectively, and to much lesser distances above, below, and to the sides; this includes areas on the upper and lower roofs of the building, as shown in Figure 3, but does not reach any other publicly accessible areas.

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

It is recommended that the upper roof access door be kept locked and that a secure barricade be installed on the lower roof, so that the AT&T antennas or potentially impacted areas are not accessible to unauthorized persons. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the structure, including employees and contractors of the wireless carriers and of the property owner. No access



**AT&T Mobility • Proposed Base Station (Site No. CNU5863)
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within 29 feet directly in front of the AT&T antennas themselves, such as might occur during certain maintenance activities, should be allowed while the pertinent antennas are in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that “Worker Notification Areas” be marked with yellow paint stripes on the two roof levels of the building and that “Prohibited Access Areas” be marked with red paint stripes on the upper roof, 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 recommended that explanatory signs[†] be posted at the upper roof access door, at the barricade, at edges of the striping, and on the antenna shrouds, readily visible from any angle of approach to persons who might need to work within that distance. Similar measures should already be in place for T-Mobile.

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.

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



**AT&T Mobility • Proposed Base Station (Site No. CNU5863)
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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 2201 Powell Street in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Locking the upper roof access door and installing a secure barricade 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
William F. Hammett, P.E.
707/996-5200

March 24, 2021

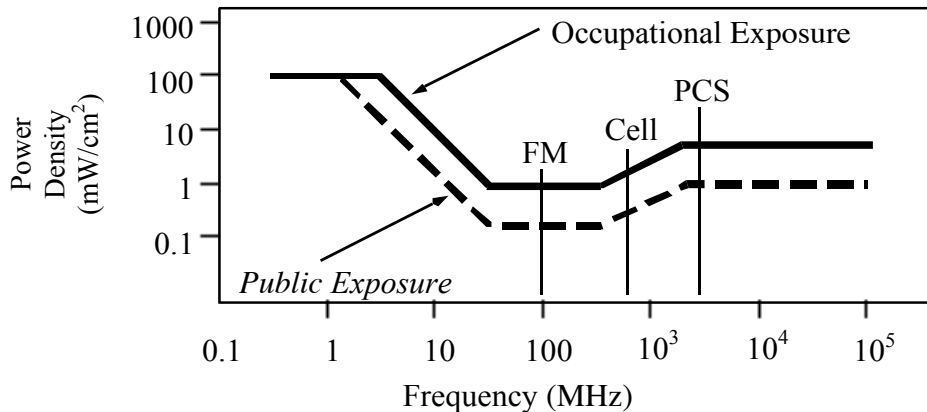


FCC Radio Frequency Protection Guide

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 incorporated those formulas 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 allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, 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.

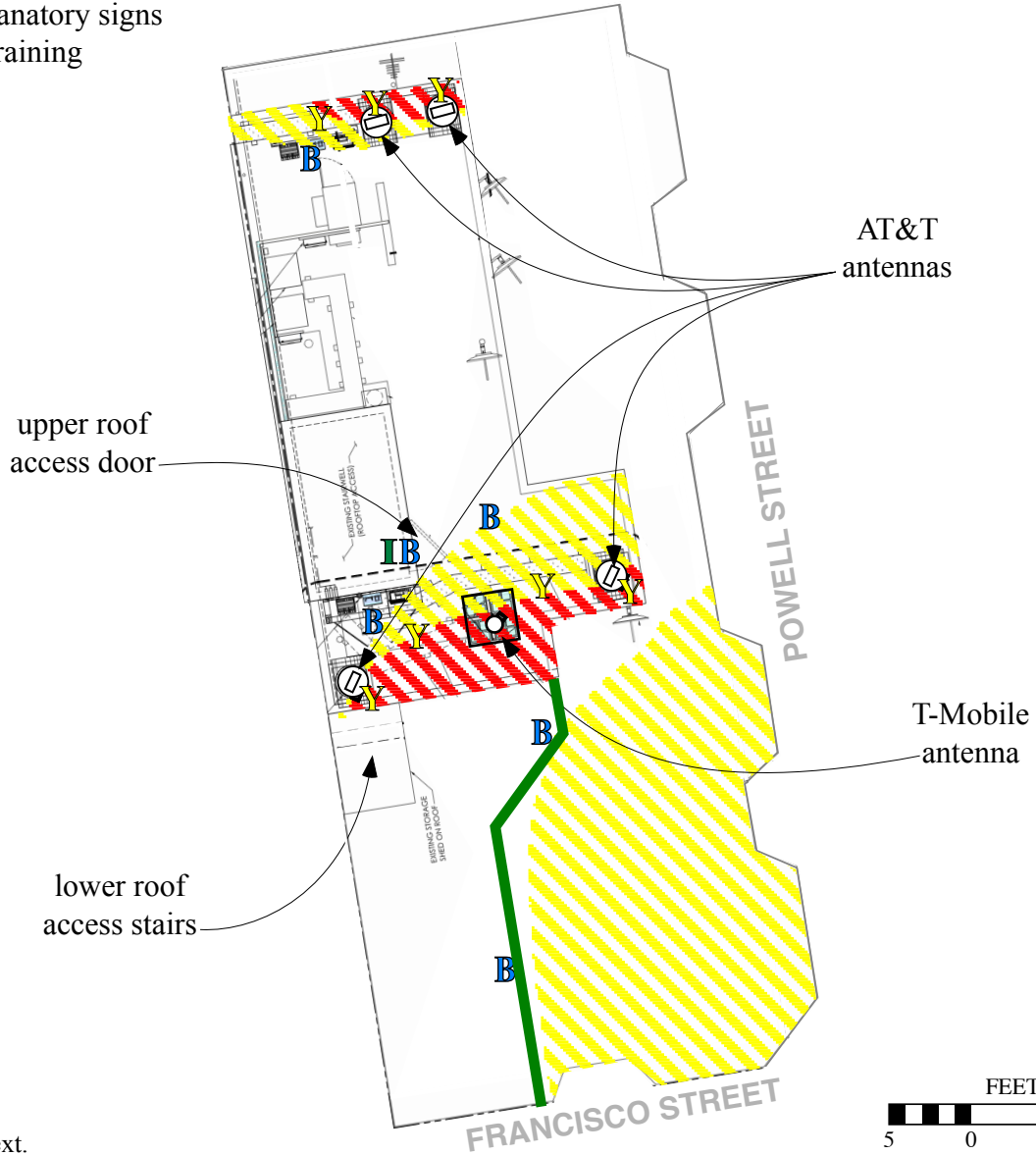
The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units 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 of varying heights, to obtain more accurate projections.

**AT&T Mobility • Proposed Base Station (Site No. CNU5863)
 2201 Powell Street • San Francisco, California
 FA No. 11588590, USID No. 245343, PA No. 3701451465**

Calculated Cumulative RF Exposure Levels on Roof

Recommended Mitigation Measures

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



Notes: See text.

Base drawing by All States Engineering and Surveying, dated February 18, 2021.

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
Barricades shown as green lines				



CCL05863 Service Maps

June 30, 2020



Service Improvement Objective

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

Legend

- Existing site
- Proposed site

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

Francisco St
CCL05863



June 30, 2020



Exhibit 2 – Existing LTE 700 Coverage

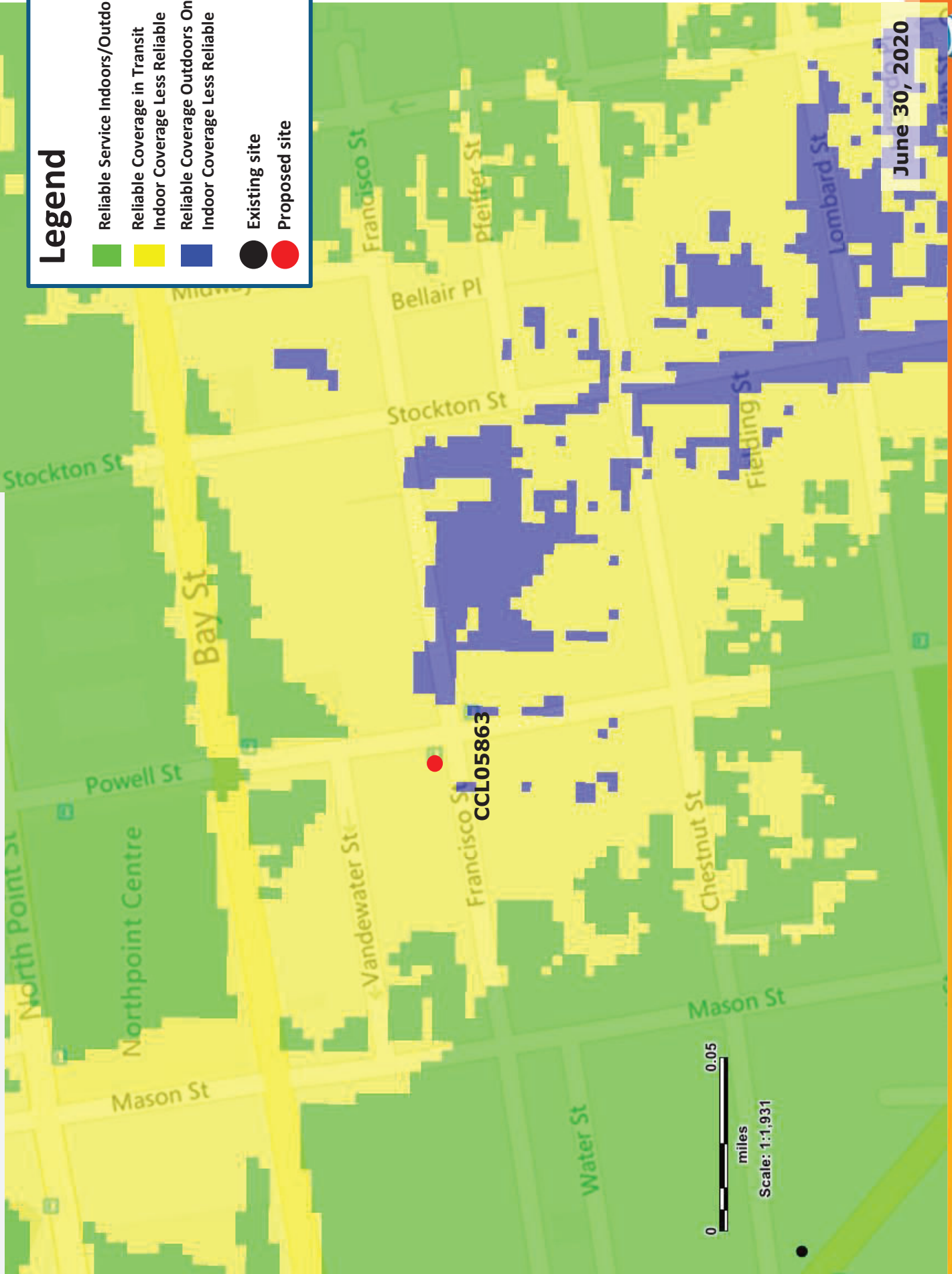
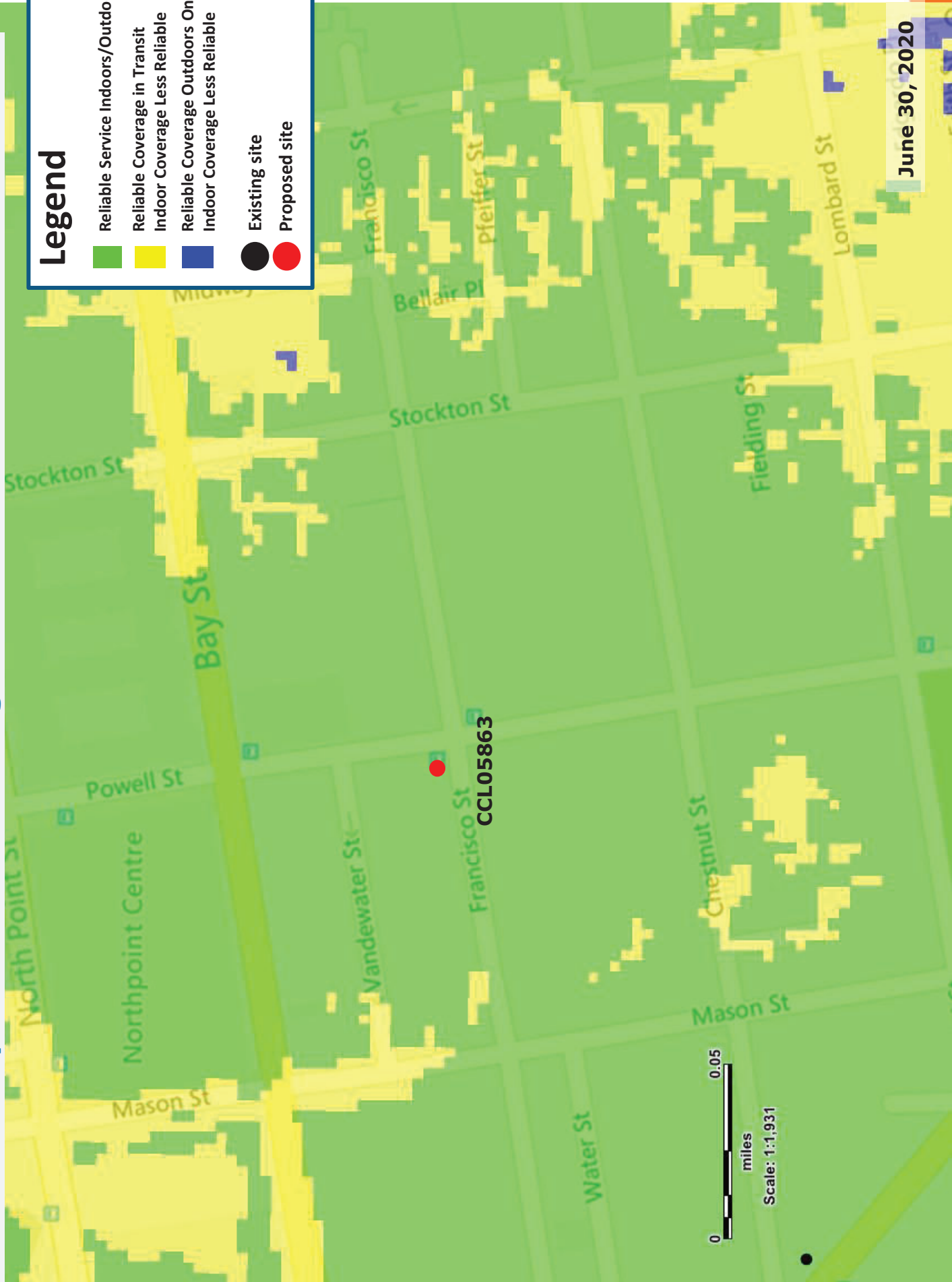


Exhibit 3 – Proposed LTE 700 Coverage – 2201 Powell St @ RC = 42 ft.



Legend

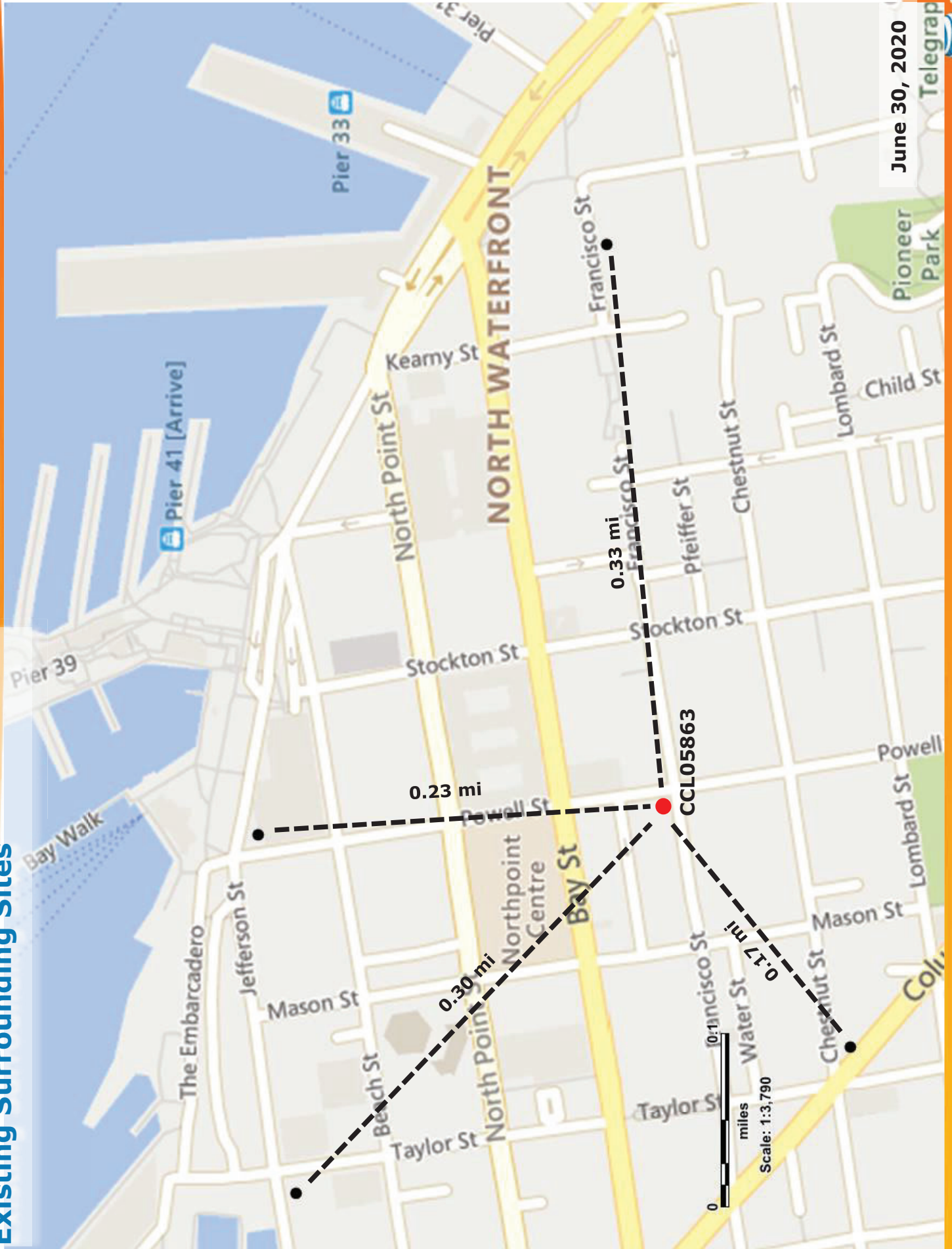
- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
- Indoor Coverage Less Reliable
- Reliable Coverage Indoors Only
- Indoor Coverage Less Reliable
- Existing site
- Proposed site

0 0.05 miles
Scale: 1:1,931

June 30, 2020



Existing Surrounding Sites



June 30, 2020





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 Findings

Address: 2201 Powell St. SF CA 94133

Block / Lot: 0041-006

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 Powell st/Bay St 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 2201 Powell St 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 Powell and Bay St. 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 four (4) 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 four (4) roof mounted antennas with associated equipment will be installed with FRP Screening that matches the existing building, looks like smoke stacks 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: 2201 Powell St., San Francisco, CA 94133

Block & Lot Numbers: 0041-006

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 four (4) 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 land-line 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.