

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

See attached.

b) Set forth the reasons in support of your appeal:

See attached.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Ann Green
Name

Ann Green
Name

588 2ND Ave SF 94118
Address

588 2ND Ave SF 94118
Address

415-860-8215
Telephone Number

415-860-8215
Telephone Number

Ann Green *anniegst@gmail.com*
Signature of Appellant or
Authorized Agent

Attachment to Appeal of Planning Commission Motion 280849
Record 2019-015984CUA
590 2nd Ave
Wireless Telecommunication Facility

Statement of Appeal

a) Parts of the decision the appeal is taken from:

Finding 7 "Location Preference" is compliant

Finding 10 Coverage Capacity and Verification has been demonstrated to be compliant

Finding 14 Conditional Use Findings state that "on balance the project complies with said criteria in that the proposed project will not be detrimental to the health safety convenience or general welfare of persons residing in the vicinity."

Finding 16 b

"No residential uses will be displaced or altered in any way by the granting of this Authorization."

Exhibit A "Conditions of Approval...". Section 9 "Screening - WTS" Subsection G is compliant

Exhibit A "Conditions of Approval...". Section 9 "Screening - WTS" Subsection J is compliant
WTS guidelines page 21 "Rooftop Mechanical Equipment is compliant

b) Reasons in support of the appeal:

Finding 7 "Location Preference" states this is a Location 7 disfavored site.

And includes reference to

Section 8.1 of the Wireless Telecommunications Services Facilities Siting Guidelines (WTS)

which allow the Planning Commission to approve a CUA for a preference 5 or below site only if the applicant has made unsuccessful good faith efforts to find alternative sites, and demonstrates "...that the location for the site is essential to meet the demands in the geographic service area..."

It is our contention that due to the significant adverse impact on individual close by parcels and the neighborhood character, the burden of proof and effort rises. This proposed site has a level of impact which far exceeds that of any other cell site in San Francisco. (see attached list of other cell sites with pictures) Alternative engineering solutions that do not create this impact should be considered by AT&T and required by the BOS.

For example, it is possible to install single unobtrusive lower power utility pole mounted antennas to fill the gap in existing coverage that is described in Finding 14 as the block bounded by Anza, Arguello, Balboa and 2nd Ave. And if this is the gap, why are 3 of the antennas facing SW and 3 facing SE?

Finding 10

Coverage Capacity and Verification

The 3rd party radio frequency study states:

The height of the top of the antennas are 45 feet above ground

The RF levels equal or greater than the public exposure limit extend 90 from the antennas.

The RF limits do not reach publicly accessible areas

It is our contention based on this study, any of the four buildings to the north within 90 feet that choose to expand to 40 feet in elevation as is permitted by RH-2 zoning may be exposed to RF that exceeds the public exposure limit. The study did not address that.

Finding 14 Conditional Use Findings state that “on balance the project complies with said criteria in that the proposed project will not be detrimental to the health safety convenience or general welfare of persons residing in the vicinity.”

We disagree.

The proposed project will increase the apparent height of the building from 41’ to 47 feet. The north screen is 23 feet long and 6 feet high and will be only about 15 feet away from the upper deck of the adjacent house to the north. This will significantly reduce direct sunlight onto the decks and back yard of the adjoining property to the North. It will materially degrade the existing back yard plants and adversely affect the use of the deck. The screen will be visible from all the back yards to the north.

Finding 16 b

“No residential uses will be displaced or altered in any way by the granting of this Authorization.”

We disagree. The project will significantly alter the look of the building it is on, will be visible from Balboa St and 2nd Ave sidewalks and streets, the windows of dwelling units on the south side of Balboa, and west side of 2nd Ave, the back yards of Block 1544, will loom over the adjacent decks and back yards of the first 4 properties to the north, and will significantly reduce sunlight on the decks and back yard to the adjacent property to the north, especially in winter spring and fall when the sun is low. No other cell site in San Francisco has this adverse impact on an adjacent property. This project will set a precedent to allow such impact in violation of the intent of the WTS siting guidelines

Exhibit A “Conditions of Approval...”. Section 9 “Screening - WTS”

Subsection G “Rooftop installations shall be set back such that back up facilities are not visible from the street”.

The screens are visible from the street.

Exhibit A “Conditions of Approval...”. Section 9 “Screening - WTS”

Subsection J: states that the north screen is set back 6 feet from the northern building edge.

This is misleading. The screen is at the edge of the building at a lightwell so although it is 6 feet south of north property line, it is 100% visible from the north.

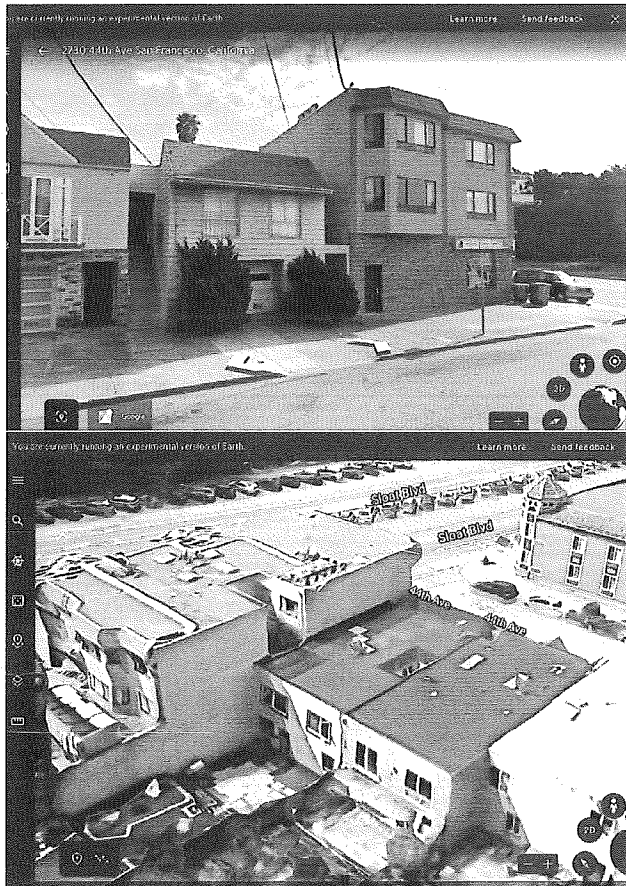
WTS guidelines page 21 “Rooftop Mechanical Equipment which may be visibly obtrusive should be located away from areas of residential use and screened and integrated with the design of the building.”

We contend that screening is not an alternative to the requirement to “...locate away from areas of residential use..”

The location of the north screen is extremely intrusive to the residential use of the building to the north and due to the small size and narrow footprint of 590 2nd Ave, totally inappropriate for a macro cell site with 10 antennas and supporting equipment.

The only other cell site we could find in San Francisco with similar siting and orientation is located at 2550 Sloat Blvd on what appears to be 3 story multifamily dwelling over commercial

space. It is south of and adjacent to a two story single family residence. But in this case the antennas were located so as not to be visible from adjacent streets, houses, or shade the back yard of the house to the north. Pictures below followed by a picture of the proposed north screen at 590 2nd Ave.



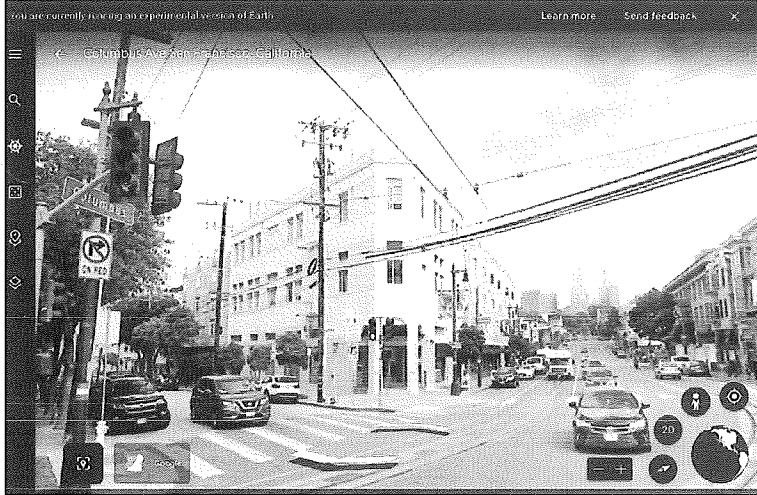
View of north edge of 590 2nd Ave from the deck of 588 2nd Ave
Outline of the proposed screen drawn on the photo.

A sample of other cell sites that do not have this impact attached below

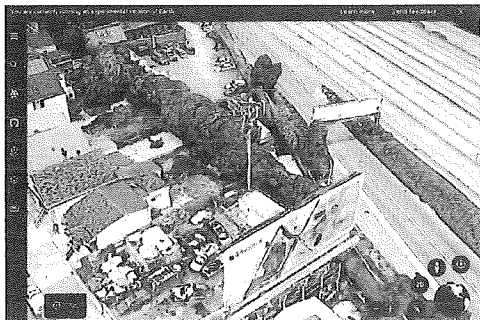
990 Columbus commercial building AT&T 3 antennas 16650 watts

There are two penthouses on the roof. I can't tell which are cell sites.

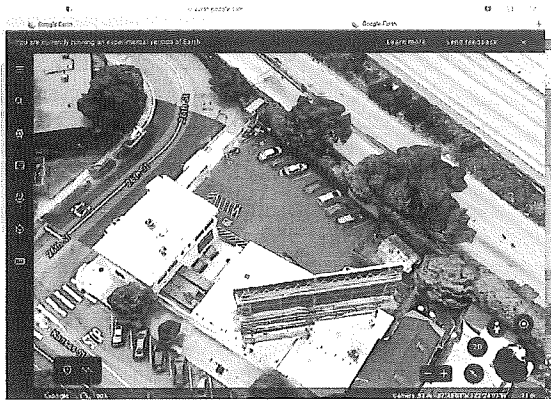
If the penthouse on the east edge of the roof is a cell site, it rises over the dwellings to the east, is visible from the unoccupied roof of the dwellings, and might shade the roof for a short period as the sun is setting. This is the only cell site I could find that might have any shading impact.



The only site I found that is visible to a residence is a tower to the west of Hyw 101 at hospital curve which is visible from the dwellings to the north on San Bruno Ave



On the east side of the freeway at 2300 26th St in a commercial lot, are concealed antennas



The following sites are residential buildings and mixed use buildings near other residential buildings

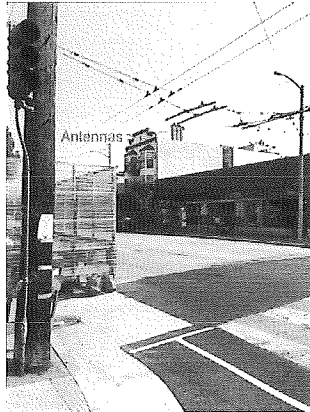
2277 Fulton residential apartment AT&T

This is a large area apartment building on the north side of Fulton so does not shade the house to the north. Equipment sited close to penthouse so barely visible



431 Balboa commercial building AT&T

The cell site is behind the architectural façade at front of building so is not visible from the street. This is more discrete than a FRP screen. As the building is on the south side the equipment does not shade any buildings and not visible from the back yards to the south.



4216 California St AT&T commercial building (in between residences)

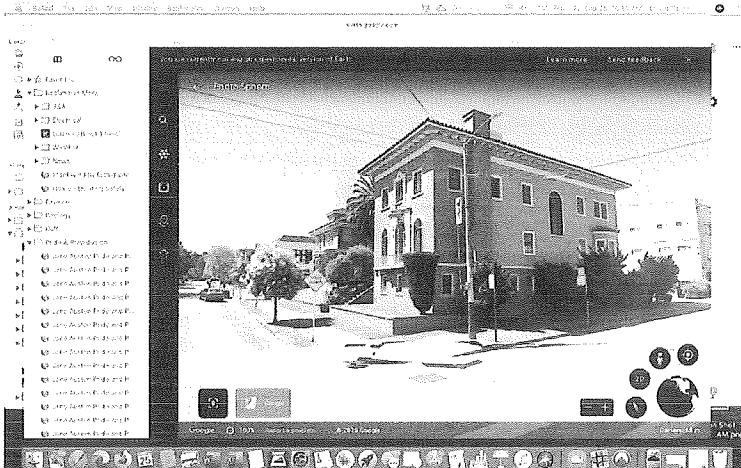
Antennas behind screen at the south side of a long building so does not shade residential lot to the north



601 14th Ave public building AT&T

SW corner of 14th Ave and Balboa.

A large roof, no shading of houses, discretely located next to penthouse.



6th Ave between Geary and Anza (Kaiser medical Building. Verizon)

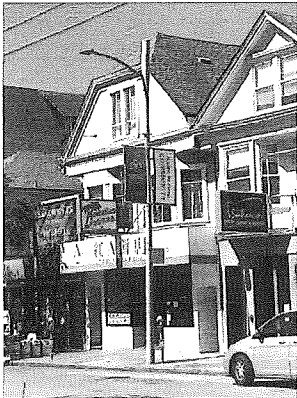


389 9th Ave AT&T on AT&T central station building

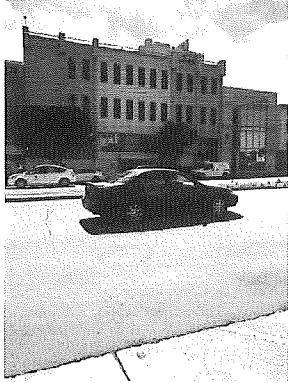


628 Clement. AT&T utility pole

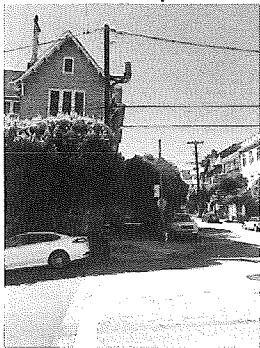
Majority of sites in planning dept map are single antenna pole mounted. This is an example.



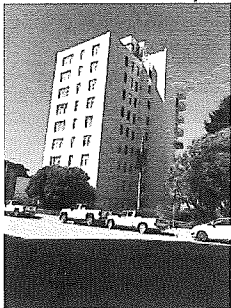
6221 Geary commercial bldg AT&T



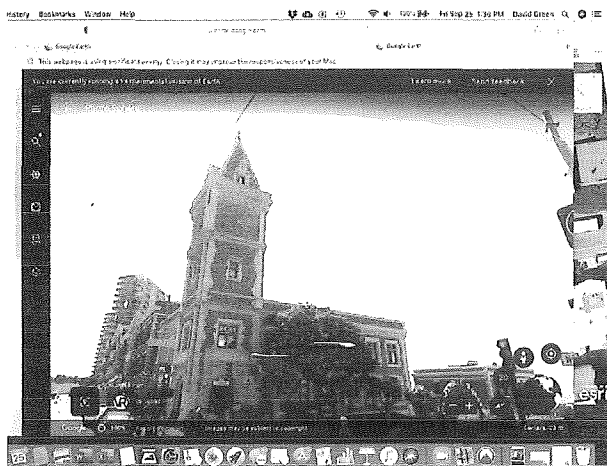
2249 Broderick AT&T "JPA" ? Building. 1 antenna but 713 watts output and 5 frequencies. Looks like a pole



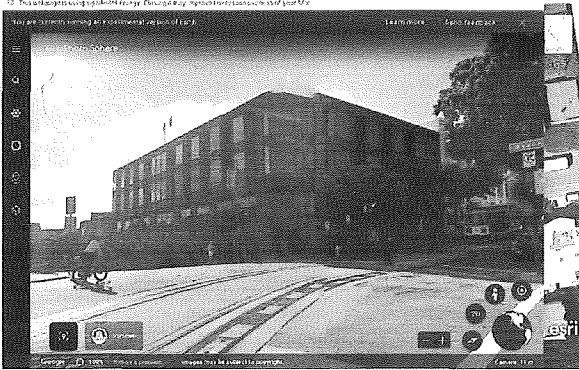
2288 Broadway residential AT&T NE corner of Filmore



900 North Point Commercial AT&T 6 antennas in Giradelli Square tower



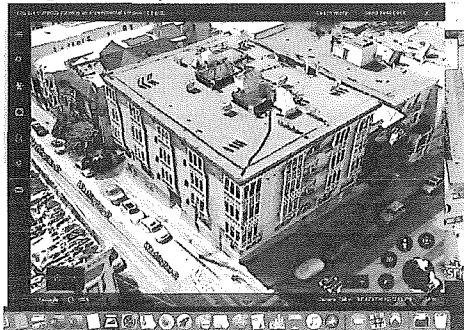
SE corner of Hyde and Beach. Office building Verizon 12 Antennas



1250 Columbus commercial AT&T 9 Antennas. NW corner of roof at corner of Columbus and North Point. Screen is visible but in character with commercial building and does not shade any properties



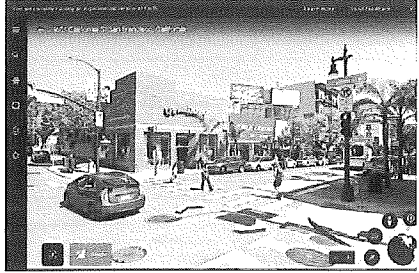
1400 Washington Residential AT&T 2 antennas 7182 watts
At NE corner of Washington and Leavenworth
Large 4 story with flat roof



1475 Polk commercial AT&T 9 antennas

SW corner of Polk and California

The Planning map shows the green dot on the NW corner of roof of building at the SE corner, as shown in picture. Google earth overhead view shows antennas behind façade that is painted to match the building. No shading or equipment visibility



2241 Geary commercial

T&T 16 antennas 16650 watts

Planning Dept cell map says 2241 Geary but green dot is at NW corner of Post and Divisadero
Possibly 1601 Divisadero



1881 Post commercial AMC Theater

All antennas on roof and not visible to the public or shade any other building

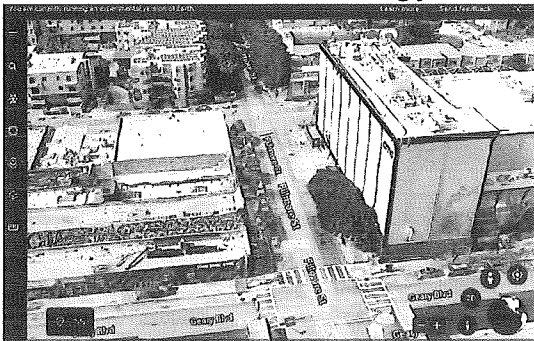
Clearwire 3 antennas SE corner of Post and Fillmore

Green dot in middle of roof

1881 Post commercial AT&T 9 antennas

Green dot at NE corner of roof

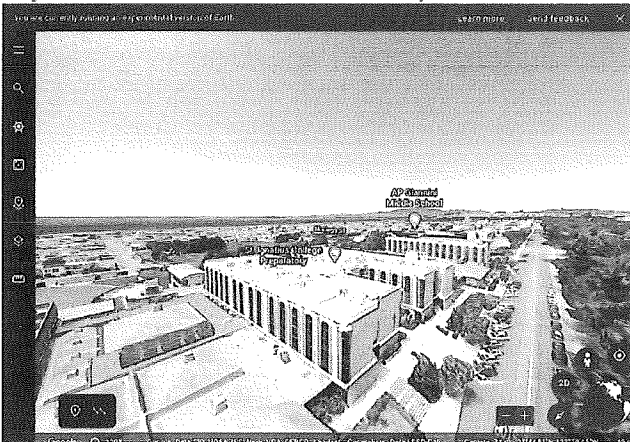
Either 1881 Post or the building just to the East. Verizon 12 antennas



4150 Clement – SF VA Medical Center
AT&T N10 Antennas
Clearwire and Verizon also have antennas here



2001 37th Ave St Ignatius High School. AT&T 9 antennas
Not visible from streets or shades houses



1740 Sloat Blvd Church AT&T 7 Antennas
Antennas are in the Church steeple



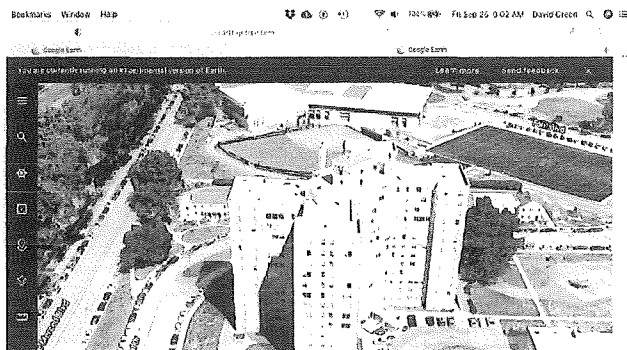
Verizon on commercial building on west side of 20th Ave and north side of north frontage road of Stonestown. 9 antennas. Dot is on west side of building on edge of parking lot behind building



3250 19th Ave AT&T may be Mercy High School - 12 antennas located on upper left corner of roof. No shading. Discrete



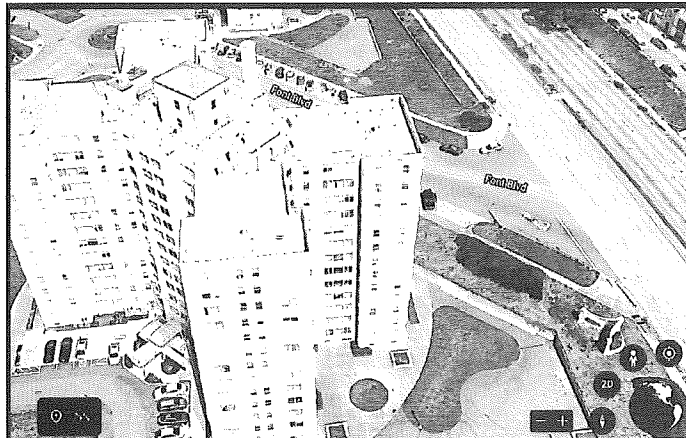
Verizon on a residential building just SE of the NW turn on Vidal Dr
Just east of south edge of Harding Park golf course
9 antennas



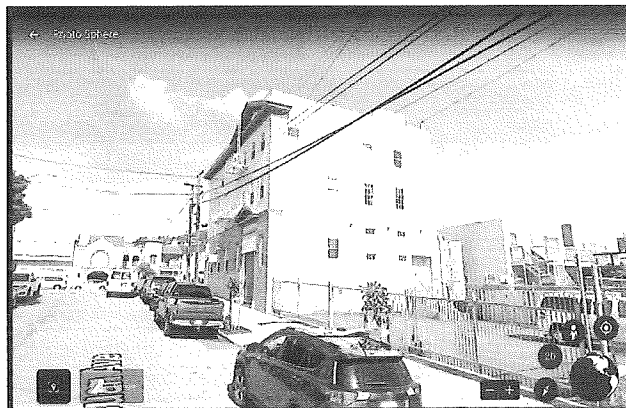
1111 Junipero Serra Public AT&T 6 antennas
Where Junipero Serra dead ends into 19th aVe NE corner
Antennas visible around base of church steeple



Verizon - 6 antennas - Building on NW corner of Brotherhood Way and Junipero Serra and south of Font Blvd
Maybe the assisted care home. Dot is in parking lot between the two buildings. But Google Earth roof view shows antennas on roof of high rise apartment building



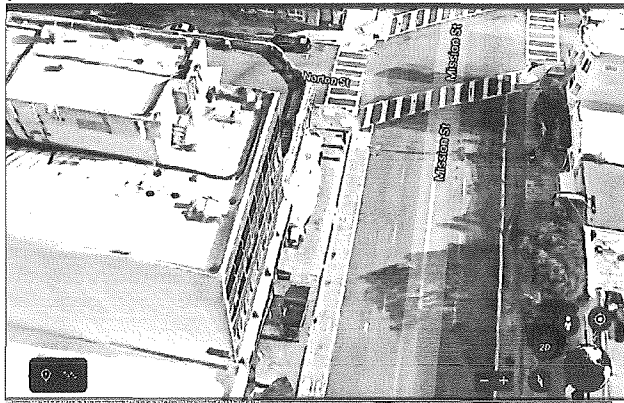
540 San Juan Ave. - Church AT&T 14 antennas on south edge of roof and NE corner of roof. Not visible from street



4610 Mission St commercial AT&T 8 antennas

Dot is shown in parking lot behind 4600 Mission at SW corner of Norton and Mission

Google Earth appears to show antennas on 2nd building south of Norton St, on a large penthouse wall set back from Mission Street



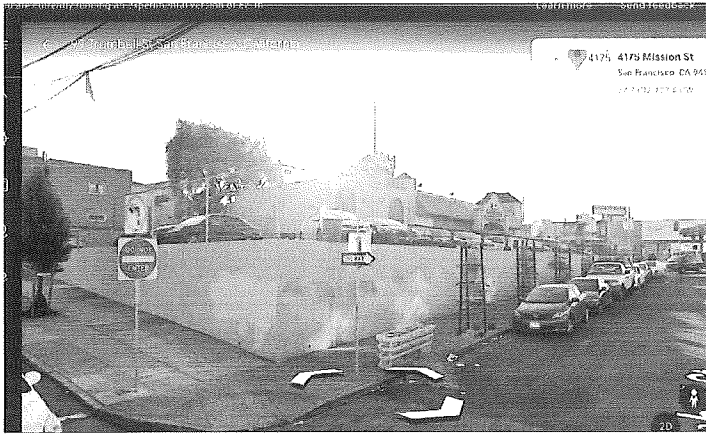
4175 Mission St commercial AT&T 12 antennas 16650 watts

Manilla Oriental Market at Trumbull and Mission

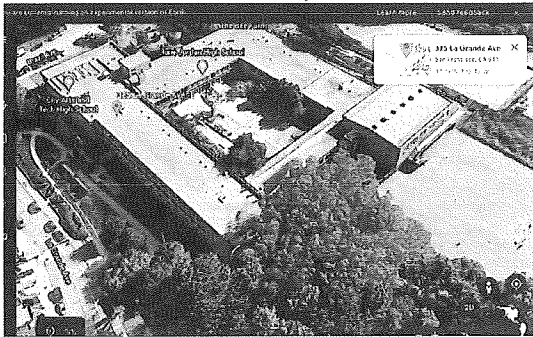
Antennas visible at NW corner of building on wall near roof with sign and clock

Also visible at NE corner of building. Two pictures below

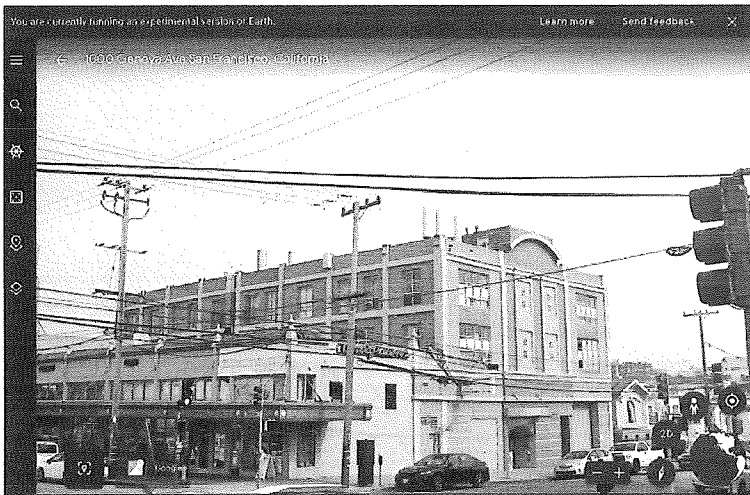




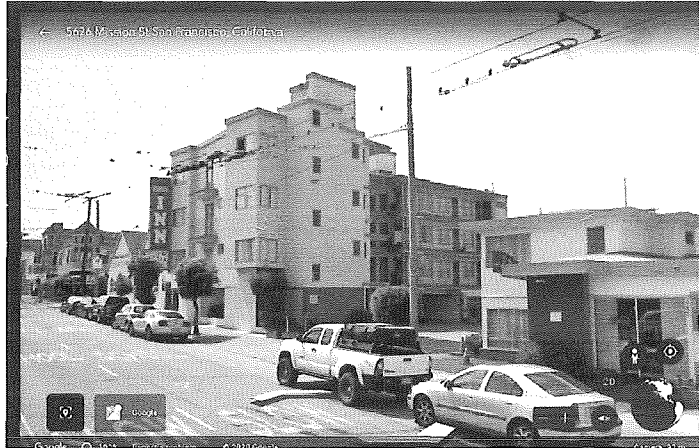
325 La Grande Ave – a public school. AT&T 6 antennas 16650W



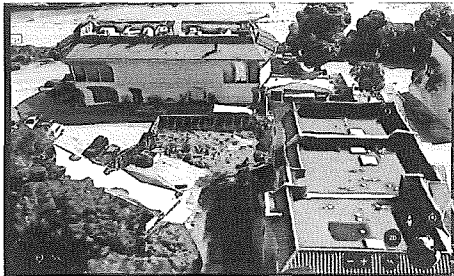
965 Geneva Commercial AT&T 6 antennas. 156650 w



5630 Mission Motel AT&T 9 Antennas 16650 w
Verizon has 6 antennas here also



2011 Bayshore Blvd commercial AT&T 9 antennas 16650w
Antennas behind setback roof parapet



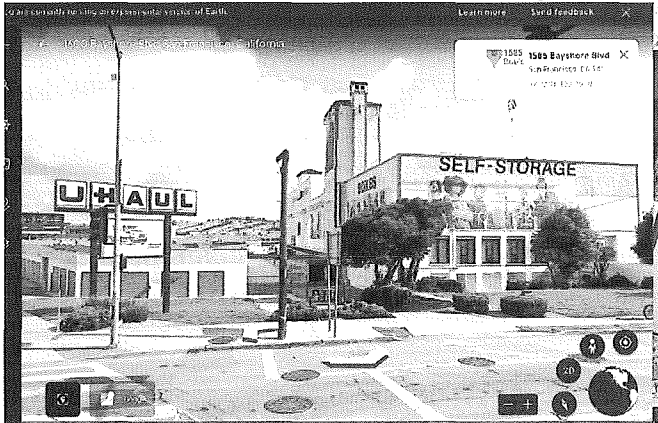
650 Gilman Ave. Commercial AT&T 9 antennas 166450 w
Unable to find on Google map. In industrial area



6202 3rd St . Building type unknown 2 antennas 7182W
Green dot on NE corner of roof



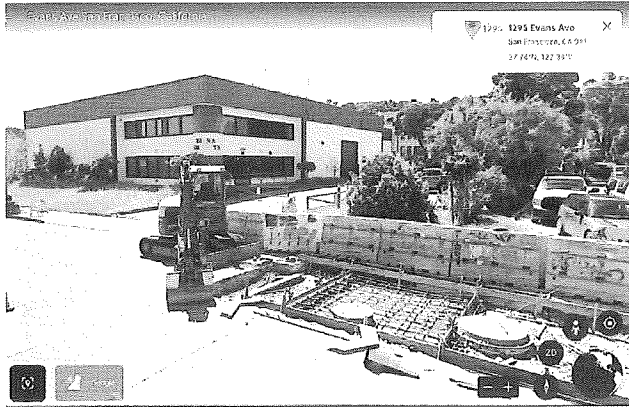
1585 Bayshore industrial Clearwire 5 antennas
Verizon site at Bayshore and Paul NE corner UHaul building
9 antennas
Google earth shows antennas on upper outside walls of Self Storage building Tower
Unable to see antennas on UHaul Building



110-70 Ingalls Industrial AT&T 9 antennas at NE corner
Hidden by screen. No shadowing



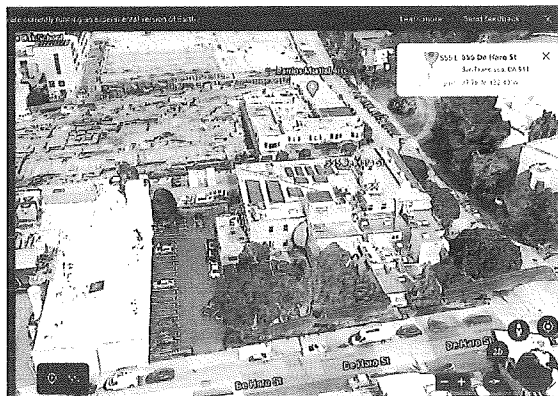
1295 Evans Ave Industrial AT&T 9 antennas
Antennas visible. No screening. Industrial area



1195 Ingalls industrial - Clearwire 5 antennas on utility pole

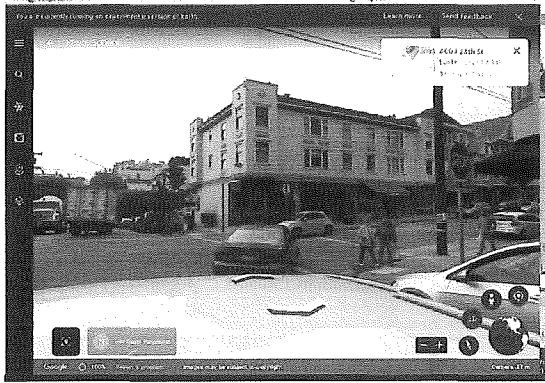


555 DeHaro commercial AT&T. 9 antennas
I could not find a clear street view screen shot of the building so took a 2D roof view from the west. Could not see antennas



4003 24th St building unknown - AT&T 2 antennas

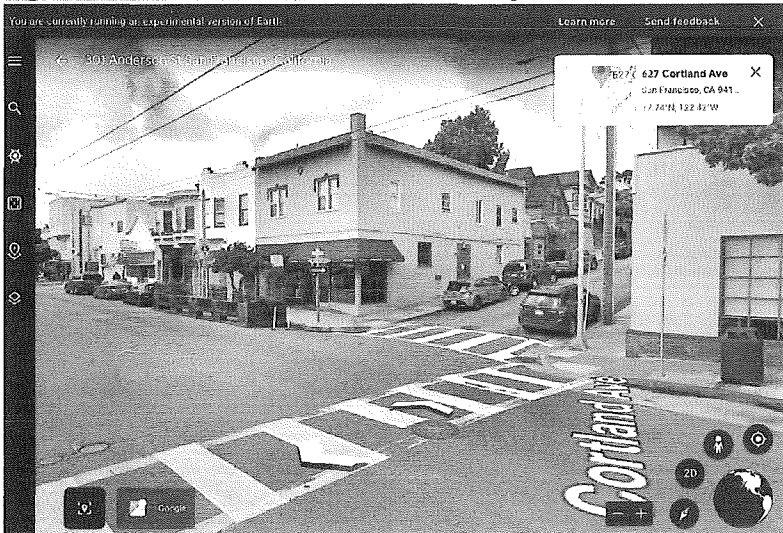
Green dot shown on NE corner. Google Earth appears to show antennas behind façade on roof



627 Cortland mixed use building 2 antennas 7182W

Green dot shown on SE corner of building facing Cortland

Not visible from street



City Planning Commission
Case No. 2019-015984 CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>588 2ND Ave</u>	<u>1544-027</u>	<u>Ann Green</u>	<u>Ann Green</u>
2.	<u>588 2ND Ave</u>	<u>1544-027</u>	<u>David Green</u>	<u>David Green</u>
3.	<u>580 2ND Ave</u>	<u>1544-029</u>	<u>Carrie Lam</u>	<u>Carrie Lam</u>
4.	<u>576 2ND Ave</u>	<u>1544-030</u>	<u>Bruce Pagnese</u>	<u>Bruce Pagnese</u>
5.	<u>576 2ND Ave</u>	<u>1544-030</u>	<u>Sheila S. Pagnese</u>	<u>Sheila S. Pagnese</u>
6.	<u>556 2ND Ave</u>	<u>1544-035</u>	<u>Patricia Hickey</u>	<u>Patricia Hickey</u>
7.	<u>556 2ND Ave</u>	<u>1544-035</u>	<u>JOHN FRIEDEL</u>	<u>John Friedel</u>
8.	<u>547 2ND Ave</u>	<u>1545-012</u>	<u>Peter J. Fox</u>	<u>Peter J. Fox</u>
9.	<u>571 2ND Ave</u>	<u>1545-018</u>	<u>Shari Johnston</u>	<u>Shari Johnston</u>
10.	<u>571 2ND Ave</u>		<u>Shari Johnston</u>	<u>Shari Johnston</u>
11.	<u>571 2ND Ave</u>	<u>1545-018</u>	<u>Dustin DiMeonio</u>	<u>Dustin DiMeonio</u>
12.	<u>585 2ND Ave</u>	<u>1545-021</u>	<u>GLADYS JEFFERSON</u>	<u>Gladys Jefferson</u>
13.	<u>585 2ND Ave</u>	<u>1545-021</u>	<u>John Jefferson Jr</u>	<u>John Jefferson Jr</u>
14.	<u>548 2ND Ave</u>	<u>1544-037</u>	<u>Linda K Brewer</u>	<u>Linda K Brewer</u>
15.	<u>540 2ND Ave</u>	<u>1544-039</u>	<u>Anely Ng</u>	<u>Anely Ng</u>
16.	<u>604 2ND Ave</u>	<u>1643-048</u>	<u>Bruce Johnson</u>	<u>Bruce Johnson</u>
17.	<u>604 2ND Ave</u>	<u>1643-048</u>	<u>Brooke Kuhn</u>	<u>Brooke Kuhn</u>
18.	<u>607 2ND Ave</u>	<u>1642-061</u>	<u>Elizabeth Chernack</u>	<u>Elizabeth Chernack</u>
19.	<u>607 2ND Ave</u>	<u>1642-061</u>	<u>David Greenstein</u>	<u>David Greenstein</u>
20.	<u>580 2ND Ave</u>	<u>1544-029</u>	<u>RITCHIE Chen</u>	<u>Ritchie Chen</u>
21.	<u>582 3RD Ave</u>	<u>1545-030</u>	<u>X MARY YEE</u>	<u>Mary Yee</u>
22.	<u>547 2ND Ave</u>	<u>1545-012</u>	<u>X Catherine A. Fox</u>	<u>Catherine A. Fox</u>

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1.	<u>619 2ND AVE</u>	<u>1642 005</u>	<u>Kate Sheikh</u>	<u>[Signature]</u>
2.	<u>619 2ND AVE</u>	<u>1642 005</u>	<u>Nadeem Sheikh</u>	<u>Nadeem F Sheikh</u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

3

City Planning Commission
Case No. 2019-015984CUA

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>612 2nd Ave</u>	<u>1643 Lot 046</u>	<u>LORNA THOMSON</u>	<u>[Signature]</u>
2. <u>612 2nd Ave</u>	<u>1643 Lot 046</u>	<u>FAN WRIGHT</u>	<u>[Signature]</u>
3. <u>633 ARGUELLO</u>	<u>BLVD 1544-012</u>	<u>YAKOV SINITSKY</u>	<u>[Signature]</u>
4. <u>633 ARGUELLO B</u>	<u>2V D 1544-012</u>	<u>EUGENIA SINITSKY</u>	<u>[Signature]</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____
16. _____	_____	_____	_____
17. _____	_____	_____	_____
18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

City Planning Commission
Case No. 2019-015984-CVA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>609 2nd Ave.</u>	<u>1642/062</u>	<u>KEVIN THORNTON / MATTHEW PLATT</u>	<u>[Handwritten Signatures]</u>
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City Planning Commission
Case No. 2019-015984CUA

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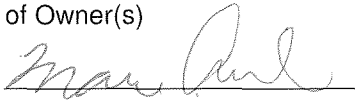
	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>578-580 3rd Ave.</u>	<u>1545-031</u>	<u>Stephen Papale</u>	<u>[Signature]</u>
2.	<u>578-580 3rd Ave.</u>	<u>1545-031</u>	<u>Gabriella Papale</u>	<u>[Signature]</u>
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City Planning Commission
Case No. 2019-015984 CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>597/599 2nd Ave</u>	<u>1545-024</u>	<u>Marta Acdon</u>	
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>587-2nd Avenue</u>	<u>1545 022</u>	<u>Elvina DEHAIO</u>	<u>[Signature]</u>
2.	<u>587-2nd Avenue</u>	<u>1545 022</u>	<u>Daniel DEHAIO</u>	<u>[Signature]</u>
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City Planning Commission
Case No. 2019-015984-CVA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	615 2ND AVE	1642 004	Donna P. Kerwin Revoc.Trust	Donna P. Kerwin Revoc.Trust
2.	572-574 2nd Ave	1544-031	David Rubinstain	[Signature]
3.	546 2nd Ave	1544-038	JACK BARBER	[Signature]
4.	546 2nd Ave	1544-038	SIERRI BARBER	[Signature]
5.	546 2nd Ave	1544-038	X MATTHEW WANG	[Signature]
6.	559 2nd Ave	1545-015	X Christopher Infante	X C Infante
7.	559 2nd Ave	1545-015	X Mitzi Chang	X [Signature]
8.	552 2nd Ave	1544-036	X MARIA SATUROV	X Maria Saturov
9.	539 2nd Ave	1545-010	X David Jacoby	David Jacoby
10.	539 2nd Ave	1545-010	X Kim Jacoby	Kim Jacoby
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City Planning Commission
Case No. 2019-015984CUA

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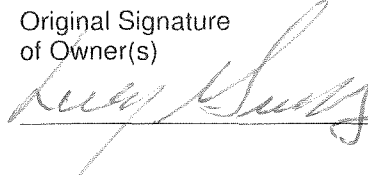
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>631^{2nd} Ave.</u>	<u>1642 008</u>	<u>Martha Haring</u>	<u>M.H.</u>
2.	<u>632-634 2nd Ave</u>	<u>1643 041</u>	<u>DONNA CHAN</u>	<u>Donna Chan</u>
3.	<u>628 2nd Ave</u>	<u>1643 042</u>	<u>Ng Yu Chuk</u>	<u>Ng Yu Chuk</u>
4.	<u>729 Arguella Blvd</u>	<u>1643 008</u>	<u>Steve! Kade Coitley</u>	<u>Steve Coitley</u>
5.	<u>733 Arguella Blvd</u>	<u>1643 009</u>	<u>William Cooper</u>	<u>William Cooper</u>
6.	<u>729 Arguella</u>	<u>1643-008</u>	<u>Steve Coitley</u>	<u>Steve Coitley</u>
7.	<u>733 Arguella</u>	<u>1643-009</u>	<u>William Cooper</u>	<u>William Cooper</u>
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>586 THURMONT</u>	<u>1545-029</u>	<u>LUCY BIVENS</u>	
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
✓ 1.	677 Arquello Blvd	1544 066	Paul Holman-Kursky	Paul Holman-Kursky
2.	677 Arquello #102	1544 066	X Melissa Holman-Kursky	X Melissa Holman-Kursky
3.	677 Arquello #106	1544 070	X Jessica Yeh	X Jessica Yeh
4.	677 Arquello #106	1544 070	X MAEK HUANG	X MAEK HUANG
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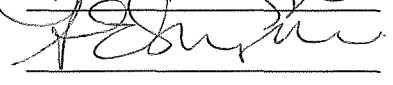
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>620 2nd Ave</u>	<u>1643, 044</u>	<u>Jacques H Lehot Jennifer M Carter</u>	<u>[Signature]</u>
2.	<u>636-2ND AVE</u>	<u>1643 040</u>	<u>JOHANN YUEN</u>	<u>[Signature]</u>
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	611 2nd Ave	1642-003	James Rozzelle	
2.	"	1642003	Ann Shepherd	
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City Planning Commission
Case No. 2019-015984 CUB

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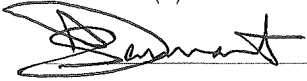
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1	608 Scient Ave	1643 047	H. Lee and L. Chung Family Trust	
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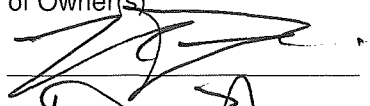
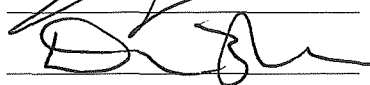
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>626-628 Third Ave</u>	<u>1642 044</u>	<u>Alpana Samant</u>	
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	1643 33-35 Balboa St	1643 049A	ROBIN GANDHI	
2.	33-35 Balboa St		Dantelle Zhu	
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City Planning Commission
Case No. 2019-015984 CVA

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1.	<u>627 2nd Ave</u>	1647 <u>1642</u> <u>007</u>	<u>Chock Lee</u>	<u>[Signature]</u>
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PLANNING COMMISSION MOTION NO. 20849

ADOPTING MOTION: **JANUARY 28, 2021**

Record No.: 2019-015984CUA
Project Address: 590 2nd Avenue
Zoning: RM-2 (RESIDENTIAL- MIXED, MODERATE DENSITY Zoning District)
40-X Height and Bulk District
Block/Lot: 1544 / 026
Project Sponsor: Misako Hill
5001 Executive Parkway
San Ramon, CA 94583
Property Owner: The Low 1991 Revocable Trust
328 2nd Ave #1
San Francisco, CA 94118
Staff Contact: Ashley Lindsay – (628) 652-7360
Ashley.Lindsay@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 209.2 AND 303(c), TO INSTALL A NEW ROOFTOP AT&T MOBILITY MACRO WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF INSTALLATION OF TEN (10) PANEL ANTENNAS, AND ANCILLARY EQUIPMENT AS PART OF THE AT&T MOBILITY TELECOMMUNICATIONS NETWORK. ANTENNAS AND ANCILLARY EQUIPMENT WILL BE SCREENED WITHIN TWO (2) FRP ENCLOSURES. THE SUBJECT PROPERTY IS LOCATED AT 590 2ND AVENUE, LOTS 026 IN ASSESSOR'S BLOCK 1544, WITHIN THE RM-2 (RESIDENTIAL- MIXED, MODERATE DENSITY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On September 10, 2019, Misako Hill on behalf of AT&T Mobility (hereinafter "Project Sponsor") filed Application No. 2019-015984CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new macro wireless telecommunications facility (hereinafter "Project") at 590 02nd Avenue, Block 1544 Lots 026 (hereinafter "Project Site").

On May 20, 2020, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On July 16, 2020, the San Francisco Planning Commission (hereinafter "Commission") continued Conditional Authorization Application No. 2019-015984CUA to a date of July 23, 2020.

On July 23, 2020, the Commission continued Conditional Authorization Application No. 2019-015984CUA to a date of September 3, 2020.

On September 3, 2020, the Commission continued Conditional Authorization Application No. 2019-015984CUA to a date of September 17, 2020.

On September 17, 2020, the Commission continued Conditional Authorization Application No. 2019-015984CUA to November 19, 2020, after hearing and closing public comment.

On November 19, 2020, the Commission continued Conditional Authorization Application No. 2019-015984CUA to a date of December 10, 2020.

On December 10, 2020, the Commission continued Conditional Authorization Application NO. 2019-015984CUA to a date of January 28, 2021.

On January 28, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Authorization Application No. 2019-015984CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No 2019-015984CUA 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. 2019-015984CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

1

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 a new AT&T Mobility Macro Wireless Telecommunications Services Facility at rooftop consisting of installation of ten (10) panel antennas, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within two (2) FRP enclosures.
3. **Site Description and Present Use.** The Project is located on one lot which has approximately 105-ft of frontage along Balboa Street, and 25-ft of frontage along 2nd Ave. The Project Site contains one existing four-story residential building.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RM-2 Zoning District, immediately adjacent to the RH-2 Zoning District. The immediate context is mixed in character with residential (houses and apartment buildings), and contains supporting nonresidential uses. The immediate neighborhood includes two-to-four story residential buildings, and nonresidential services. The Angelo J. Rossi Playground is located east of the Project Site.
5. **Public Outreach and Comments.** The Sponsor held a community meeting on Wednesday, November 7, 2018 from 6:00 PM to 7:30 PM. The topics of discussion included design, site selection, shadow, noise and radio frequency. Community members expressed opposition to the Project at the meeting, citing health concerns. The Department received correspondence from 4 people regarding the proposed project. This correspondence has primarily expressed opposition to the project. Much of the opposition expressed concerns over radio frequency, design, noise, and reduced access to light.
6. **Past History and Actions.** The Planning Commission adopted the *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* ("Guidelines") for the installation of wireless telecommunications facilities in 1996. These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003 and again in 2012, requiring community outreach, notification, and detailed information about the facilities to be installed.

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

1. Publicly-used Structures: such facilities as fire stations, utility structures, community facilities, and other public structures;
2. Co-Location Site: encourages installation of facilities on buildings that already have wireless installations;

3. Industrial or Commercial Structures: buildings such as warehouses, factories, garages, service stations;
4. Industrial or Commercial Structures: buildings such as supermarkets, retail stores, banks; and
5. Mixed-Use Buildings in High Density Districts: buildings such as housing above commercial or other non-residential space.

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

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

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

7. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Based on the zoning and land use, the proposed WTS facility is at a Location Preference 7 Site (Disfavored Sites) according to the WTS Facilities Siting Guidelines, making it not a desired location unless the Project application (a) shows what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) shows by clear and convincing evidence what good faith efforts and measures to secure these Preferred Location Sites were taken; (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 network. The Project Sponsor has provided an Alternate Site Analysis, dated July 5, 2019, which is included as an attachment and addresses the requirements mentioned above for a Location Preference 7 Site.
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 at 3,210 watts for WCS, 5,280 watts for AWS, 4,620 watts for PCS, 1,800 watts for cellular, and 3,960 watts for 700 MHz service, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
9. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett & Edison, Inc., Consulting Engineers, a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the Guidelines, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.

- 10. Department of Public Health Review and Approval.** The Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Radio-Frequency (RF) levels from the proposed AT&T Mobility transmitters at any nearby publicly accessible building or area would be 98% of the FCC public exposure limit.

There are no existing antennas on the rooftop of the subject building. Existing RF levels at ground were presumed to be well below the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Mobility proposes to install ten (10) new antennas. The height to the top of the antennas is approximately 45 feet above the ground. The estimated RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.18 mW/sq cm., which is 23% of the FCC public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit extends 90 feet, and the three-dimensional perimeter of RF level equal to the occupational exclusion limit extends 39 feet; both limits do 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 39 feet of the front of the antennas while they are in operation.

- 11. Coverage and Capacity Verification.** The maps, data, and conclusion provided by AT&T Mobility to demonstrate the need for outdoor and indoor coverage and capacity have been determined by Hammett & Edison, Inc., Consulting Engineers, 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. Per Planning Code Section 209.2, a Conditional Use Authorization is required for a macro WTS facility (Utility and Infrastructure Use).

- 14. Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

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 590 2nd Avenue is generally compatible with the surrounding neighborhood. The Project will not conflict with the existing use of the property and is designed to be compatible with the surrounding neighborhood. Screening elements are situated as to ensure harmony with the existing neighborhood character.

There is an existing coverage gap in the AT&T Mobility wireless telecommunications network. A new facility is necessary to close the service coverage gap in the network area bordered by Anza Street to the north, Arguello Blvd to the east, Balboa Street to the south, and 2nd Avenue to the west.

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

- a. 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:

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

- ii. 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 telecommunication 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.

- iii. 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.

- iv. 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.

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

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

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 12

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

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

The Project will improve AT&T Mobility's coverage and capacity within the Inner Richmond neighborhood.

COMMERCIAL AND INDUSTRIAL USES

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.

OBJECTIVE 6

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

Policy 8.3:

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

The Project will 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. The Project 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.

COMMUNITY DEVELOPMENT

Objectives and Policies

OBJECTIVE 8

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.

16. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

The wireless communications network will enhance personal communication services for businesses and customers in the surrounding area.

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

No residential uses will be displaced or altered in any way by the granting of this Authorization.

- c. That the City's supply of affordable housing be preserved and enhanced.

The Project will have no adverse effect on housing in the vicinity.

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

Due to the nature of the Project and minimal maintenance or repair, municipal transit service will not be significantly impeded and neighborhood parking will not be overburdened.

- e. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not cause any displacement of industrial and service sector activity.

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

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

- g. That landmarks and historic buildings be preserved.

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

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

The Project will not adversely affect parks or open space, nor their access to sunlight or public vistas.

17. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
18. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-015984CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 16, 2020, 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 January 28, 2021.



Jonas P. Ionin
Commission Secretary

AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
NAYS: None
ABSENT: None
ADOPTED: January 28, 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 [590 2nd Avenue, Block 1544, and Lot 026] pursuant to Planning Code Section(s) **303(c), 209.2** within the **RM-2** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **July 16, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-015984CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 28, 2021** under Motion No. **20849**. 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 **January 28, 2021** under Motion No. **20849**.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **20849** 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 TO APPROVAL, STANDARDS, 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 628.652.7360, 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 415-558-6378, 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 628.652.7360, 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 ten (10) panel antennas, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within two (2) FRP enclosures. The first FRP enclosure (10'-6" long x 17'-6" wide x 6' tall) is located near the southwest corner of the existing rooftop 4' from the western facade and 2'-6" from the southern façade, and will screen six (6) panel antennas and ancillary equipment. The second FRP enclosure (11' long x 23' width x 6' tall) located near the center of rooftop , 7'-9" back from the southern building edge and 6' from the northern building edge, and will screen four (4) antennas, four (4) cabinets, and ancillary equipment.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7360, 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 628.652.7360, 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.

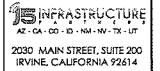
For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 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: CCL03293
SITE NAME: RSFR NSB CCL03293 - LOW APARTMENTS
SITE TYPE: ROOFTOP
ADDRESS: 590 2ND AVENUE
 SAN FRANCISCO, CA 94118



CCL03293
 RSFR NSB CCL03293 - LOW APARTMENTS
 590 2ND AVE.
 SAN FRANCISCO, CA 94118

FA #: 13254043
 PACE #: MRSFR044493
 PT #: 3701AODMAX
 USD #: 219795

REV	DATE	DESCRIPTION
5	07/16/20	2Ds FOR ZAP
4	04/12/20	REV 5LD
3	02/04/20	REV PER PLANNING
2	02/01/19	NEW RFDS
1	01/16/19	ADDED ELEC. SHEET
D	12/19/18	100%ZDs
B	12/05/18	100%ZDs
A	09/20/18	90%ZDs

NOT TO BE USED FOR CONSTRUCTION

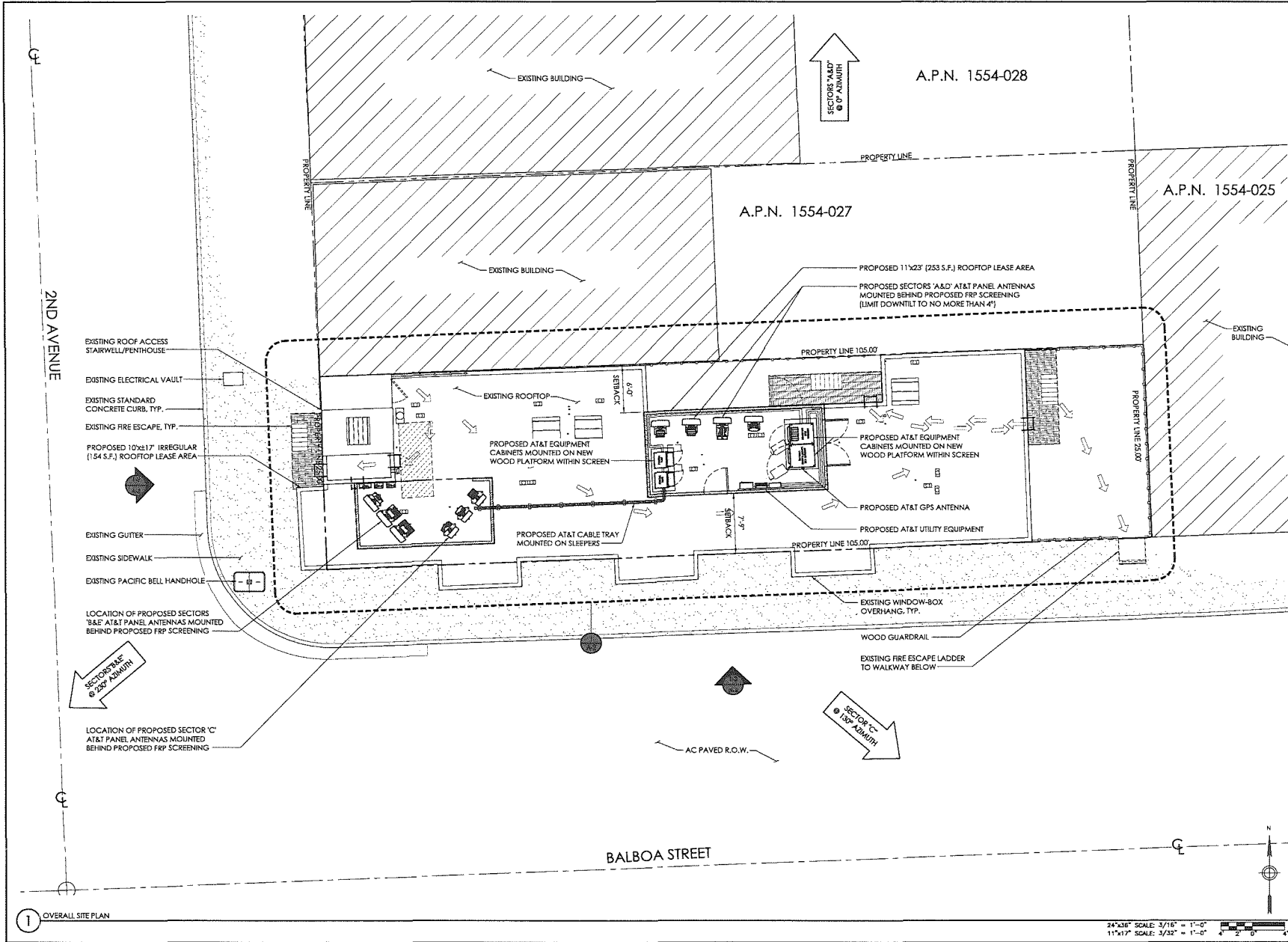
It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document!

TITLE SHEET

T-1

PROJECT TEAM	VICINITY MAP	CODE COMPLIANCE	SHEET INDEX																				
<p>APPLICANT / LESSEE: ALYSSA FERRIS AT&T 5001 EXECUTIVE PARKWAY, #W5501 SAN RAMON, CA 94583 PHONE: (510) 946-2612 EMAIL: ALYSSA.BRANDTMAN@ATT.COM</p> <p>CONSTRUCTION MANAGER: STEVE KNAPPE NSB CONSTRUCTION MANAGER VINULUMS SERVICES, LLC PHONE: (916) 525-5988 EMAIL: sknappe@vinculums.com</p> <p>RF ENGINEER: ALEXANDER KERRIGAN EMAIL: ak440b@att.com PHONE: (415) 229-9201</p> <p>ARCHITECT / ENGINEER: ALL STATES ENGINEERING & SURVEYING CONTACT: ROGER FLORES EMAIL: roger@astates.com O: (949) 273-0996X109 M: (562) 841-1264</p> <p>PROJECT MANAGER: JS INFRASTRUCTURE PARTNERS CONTACT: MISAHO HILL EMAIL: mhill@jisp.com PHONE: (415) 533-2540</p> <p>SITE ACQUISITION: CHRISTINE LINDSTRAND JS INFRASTRUCTURE PARTNERS PHONE: (916) 559-0359 EMAIL: clindstrand@jisp.com</p>		<p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> 2019 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 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 2011 NEC (PART 3) 2019 CALIFORNIA ENERGY CODE (CEC) - PART 6 ANSI / EIA-TIA-222-G 2019 NFPA 101, LIFE SAFETY CODE 2019 NFPA 72, NATIONAL FIRE ALARM CODE 2019 NFPA 13, FIRE SPRINKLER CODE 	<table border="1"> <tr> <td>T-1</td> <td>TITLE SHEET</td> </tr> <tr> <td>A-1</td> <td>OVERALL SITE PLAN</td> </tr> <tr> <td>A-2</td> <td>ENLARGED SITE PLAN</td> </tr> <tr> <td>A-2.5</td> <td>FIRST FLOOR PLAN (UTILITY PLAN)</td> </tr> <tr> <td>A-3</td> <td>EQUIPMENT PLAN</td> </tr> <tr> <td>A-4</td> <td>ANTENNA PLAN</td> </tr> <tr> <td>A-5</td> <td>EXISTING & PROPOSED SOUTH ELEVATIONS</td> </tr> <tr> <td>A-6</td> <td>EXISTING & PROPOSED WEST ELEVATIONS</td> </tr> <tr> <td>D-1</td> <td>EQUIPMENT SPECIFICATIONS</td> </tr> <tr> <td>E-1</td> <td>SINGLE-LINE DIAGRAM & PANEL SCHEDULE</td> </tr> </table>	T-1	TITLE SHEET	A-1	OVERALL SITE PLAN	A-2	ENLARGED SITE PLAN	A-2.5	FIRST FLOOR PLAN (UTILITY PLAN)	A-3	EQUIPMENT PLAN	A-4	ANTENNA PLAN	A-5	EXISTING & PROPOSED SOUTH ELEVATIONS	A-6	EXISTING & PROPOSED WEST ELEVATIONS	D-1	EQUIPMENT SPECIFICATIONS	E-1	SINGLE-LINE DIAGRAM & PANEL SCHEDULE
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E-1	SINGLE-LINE DIAGRAM & PANEL SCHEDULE																						
<p>SITE INFORMATION</p> <p>PROPERTY OWNER: HARRY LOW, THE LOW 1991 REVOCABLE TRUST 328 2ND AVE # 1, SAN FRANCISCO, CA 94118 PHONE: (415) 831-6730 MOBILE (415) 244-6730 HARRYLOW@AOL.COM</p> <p>EMAIL:</p> <p>JURISDICTION: CITY OF SAN FRANCISCO A.P.N.: 1544-029 CURRENT ZONING: RM-2 - RESIDENTIAL/MIXED USE PROPOSED USE: APARTMENT BUILDING PROPOSED USE: MULTIFUSE APARTMENTS/COMMS FACILITY LATITUDE (NAD 83): 37.777576 37° 45' 39.27" NORTH LONGITUDE (NAD 83): -122.459482 122° 27' 34.13" W</p> <p>ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2014, SECTION 11B-203.4 (LIMITED ACCESS SPACE)</p> <p>POWER AGENCY: PG&E</p> <p>TELEPHONE AGENCY: AT&T</p> <p>RFDS VERSION: 4.00 DATE UPDATED: 4/17/19</p>	<p>GENERAL CONTRACTOR NOTES</p> <p>DO NOT SCALE DRAWINGS</p> <p>THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p> <p>GENERAL NOTES</p> <p>THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.</p> <p>STATEMENTS</p> <p>STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.</p> <p>ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.</p>	<p>DRIVING DIRECTIONS</p> <p>5001 Executive Pkwy, San Ramon, CA 94583</p> <ol style="list-style-type: none"> TAKE SUNSET DRIVE SOUTH TO BOLLINGER CYN. RD., TURN RIGHT ONTO BOLLINGER CANYON RD. TAKE BOLLINGER CYN. RD. WEST TO I-680 SOUTH, TAKE RAMP FOR I-680 SOUTH. TAKE I-680 SOUTH 34.2 MILES TO EXIT 308 FOR I-680 WEST TOWARD DUBLIN/OAKLAND. TAKE I-680 WEST 227.6 MILES TO EXIT 19A FOR I-80W, TAKE I-80 OVER THE BAY BRIDGE. FROM THE BAY BRIDGE, TAKE EXIT 18 FOR US-101N, THEN CONTINUE ONTO OCTAVIA BLVD. TAKE OCTAVIA BLVD. TO A LEFT ONTO FELL ST., TAKE FELL ST. 1-1/2 MILES TO STANYAN ST. TAKE THE 1ST LEFT ONTO FULTON ST., THEN THE 4TH RIGHT ONTO 2ND AVE. SITE LOCATION IS 1/4 MILE AHEAD ON THE RIGHT AT THE FAR, RIGHT CORNER AT BALBOA ST. (590 2ND AVE.) 	<p>PROJECT DESCRIPTION</p> <p>INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:</p> <p>ANTENNA SOW:</p> <ul style="list-style-type: none"> INSTALLATION OF (3) AT&T SECTORS WITHIN FRP ENCLOSURES ON ROOFTOP INSTALLATION OF (10) AT&T PANEL ANTENNAS INSTALLATION OF (21) AT&T REMOTE RADIO HEADS (RRHs) INSTALLATION OF (5) DC-9 SURGE SUPPRESSORS INSTALLATION OF (1) GPS ANTENNA PROPOSED AT&T HYBRID CABLE TRAYS FROM PROPOSED EQUIPMENT TO PROPOSED ANTENNAS <p>EQUIPMENT SOW:</p> <ul style="list-style-type: none"> INSTALLATION OF (1) EMERSON DC POWER PLANT CABINET INSTALLATION OF (1) 200A AC POWER PANEL INSTALLATION OF (1) CIENA AND HOFFMAN BOX INSTALLATION OF (1) EMERSON BATTERY CABINET W/ (8) BATTERIES INSTALLATION OF (4) PURCELL FLX-WS16 STACK MOUNTED ON ROOF 																				

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



APPLICANT:

1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

VENDOR:

2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614

VENDOR:

23675 BIRCHER DRIVE
LAKE FOREST, CA 92630

SITE INFORMATION:

CC103293
R5FR N5B CCL03293 -
LOW APARTMENTS
590 2ND AVE
SAN FRANCISCO, CA 94118

FA #: 13254043
PACE #: MRSFR044493
PT #: 3701A00MAX
USID #: 219795

DESIGN RECORD:

5	07/14/20	ID _s FOR IAP
4	04/12/20	REV SLD
3	02/04/20	REV PER PLANNING
2	02/01/19	NEW RFDS
1	01/14/19	ADDED ELEC. SHEET
0	12/19/18	100%ZDs
B	12/05/18	100%ZDs
A	09/20/18	90%ZDs

REV	DATE	DESCRIPTION
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PROFESSIONAL STAMP:

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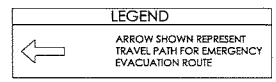
SHEET NAME: **OVERALL SITE PLAN**

SHEET TITLE: **A-1**

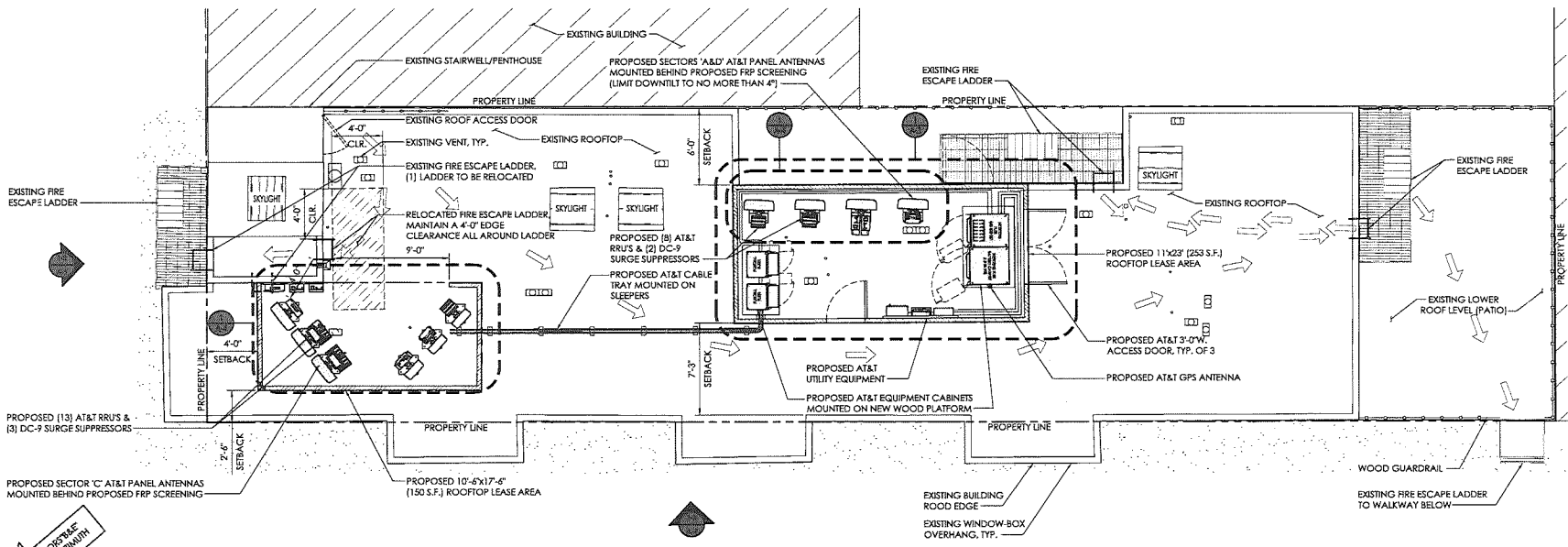
24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1 OVERALL SITE PLAN

- NOTES:**
- PROPOSED AT&T EQUIPMENT AND ANTENNAS TO BE CONCEALED WITHIN FRP SCREENS.
 - PROPOSED AT&T FRP SCREEN TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING (STAIRWELL PENTHOUSE).



SECTORS 'A' & 'D'
@ 13' ADMIN



SECTORS 'B' & 'C'
@ 23' ADMIN

SECTORS 'C'
@ 13' ADMIN

1 ROOF PLAN

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

APPLICANT:
at&t
mobile corp.
1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

VENDOR:
INFRASTRUCTURE
AT-54-CO-0-14-M-M-13-17
2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614

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

SITE INFORMATION:
CCL03293
ISFR NSB CCL03293 -
LOW APARTMENTS
590 2ND AVE.
SAN FRANCISCO, CA 94118

DESIGN RECORD:

5	07/14/20	ZDS FOR SAP
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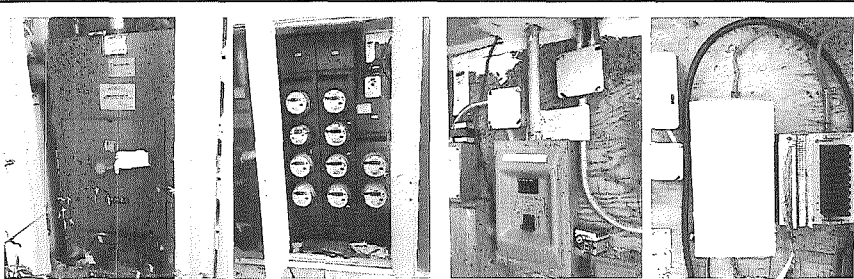
PROFESSIONAL STAMP:

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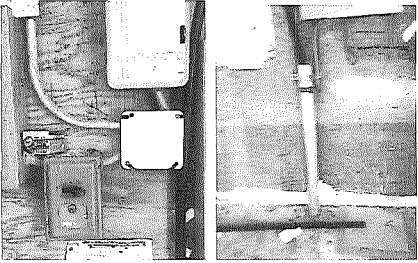
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ROOF PLAN

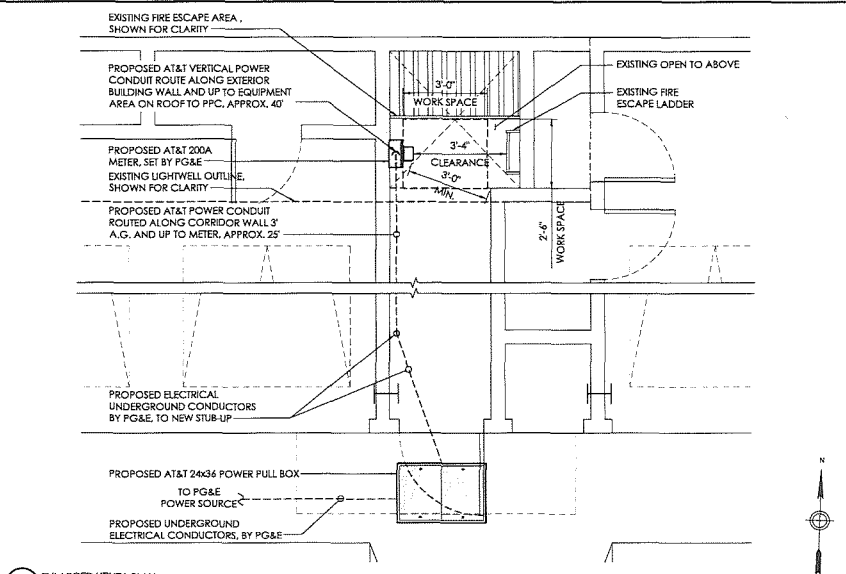
A-2



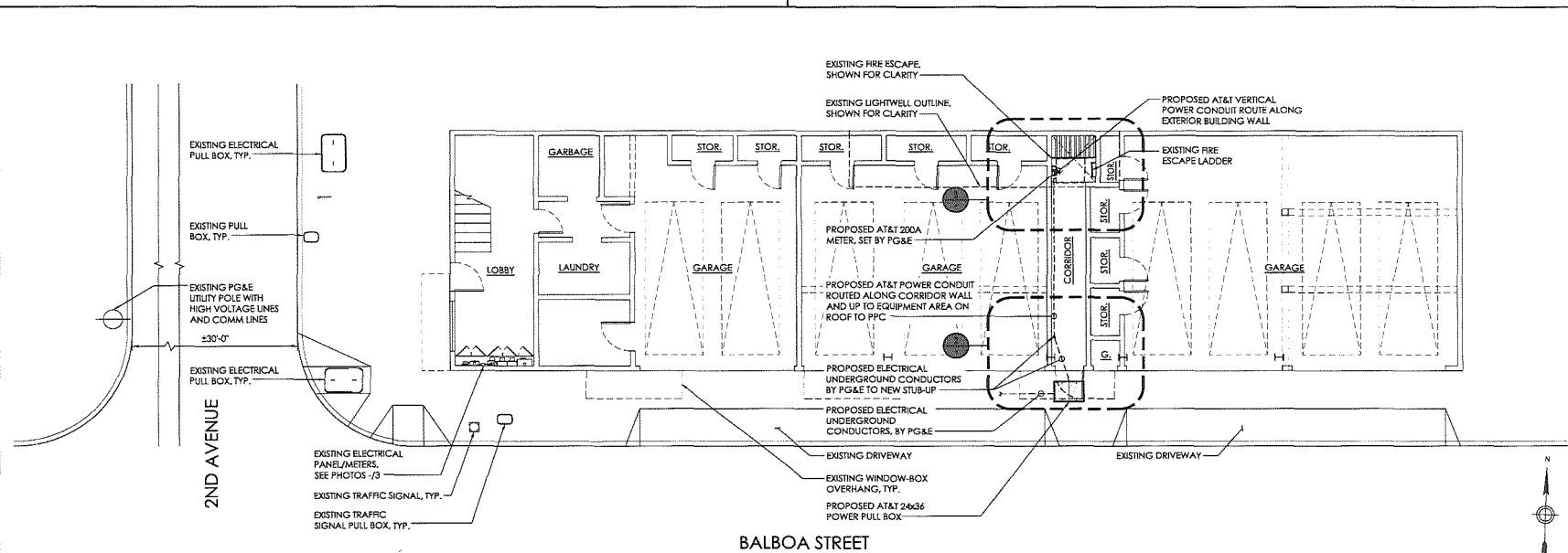
600A MAIN DISCONNECT SWITCH (QMGB UNIT - 7032)



3 EXISTING ELECTRICAL PHOTOS - FOR REFERENCE



2 ENLARGED UTILITY PLAN



1 UTILITY PLAN

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

INFRASTRUCTURE
A2 - CA - CO - D - IAH - IAV - TX - UT
2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614

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

CC103293
RSFR NSB CCL03293 -
LOW APARTMENTS
590 2ND AVE.
SAN FRANCISCO, CA 94118

FA #: 13254043
PAGE #: MRSFR044493
PT #: 3701A00MAX
LISD #: 219795

DESIGN RECORD	REVISION	DATE	DESCRIPTION
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PROFESSIONAL STAMP

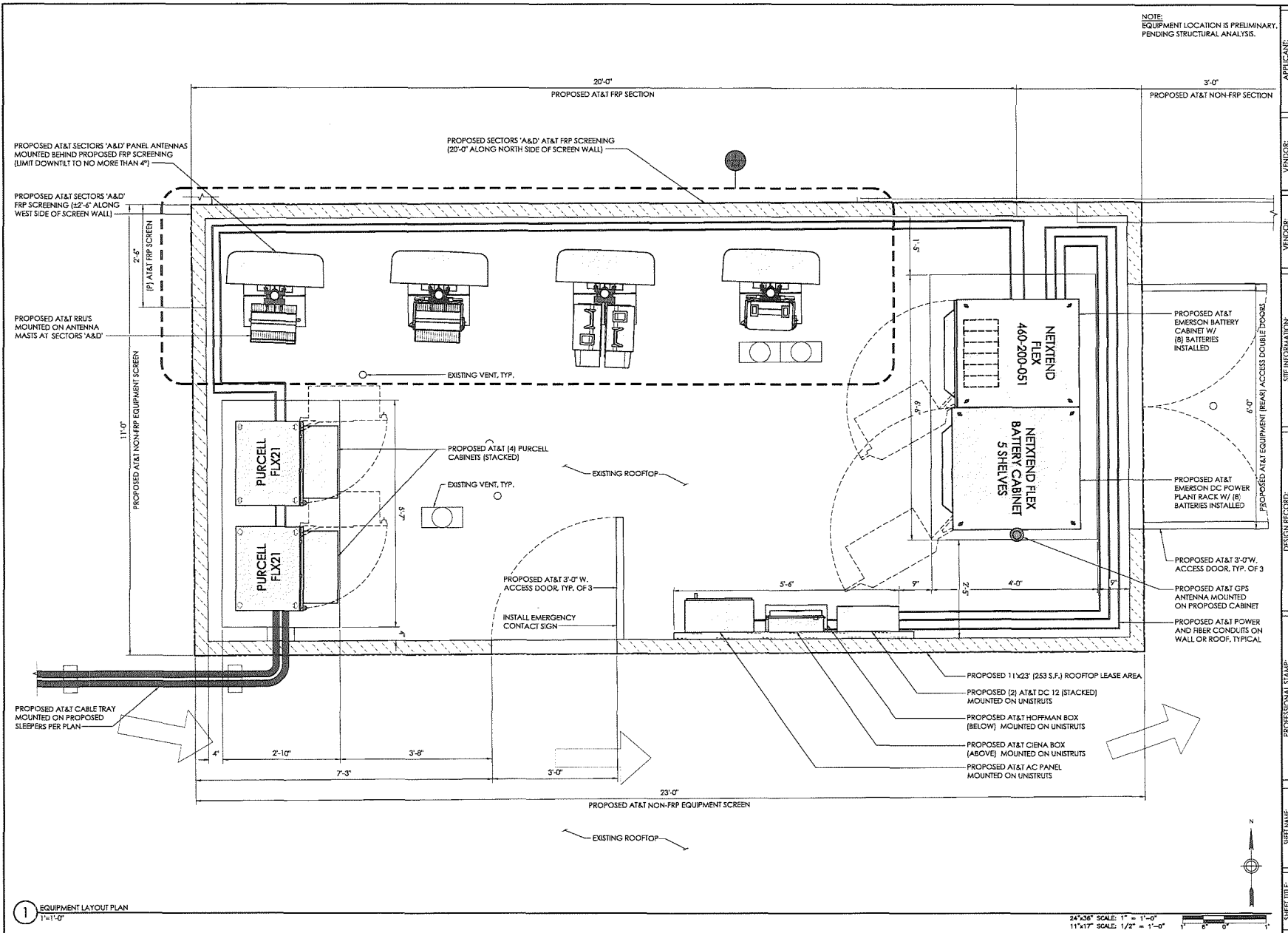
NOT TO BE USED FOR CONSTRUCTION

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FIRST FLOOR PLAN (UTILITY PLAN)

A-2.5

NOTE:
EQUIPMENT LOCATION IS PRELIMINARY.
PENDING STRUCTURAL ANALYSIS.



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

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

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

SITE INFORMATION:
CCL03293
RSFR NSB CCL03293 -
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SAN FRANCISCO, CA 94118
FA #: 13254043
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PT #: 3701AODMAX
USID #: 219795

DESIGN RECORD:

REV	DATE	DESCRIPTION
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4	06/12/20	REV SLD
3	02/04/20	REV PER PLANNING
2	02/01/19	NEW RFDS
1	01/14/19	ADDED ELEC. SHEET
0	12/19/18	100%ZDS
0	12/05/18	100%ZDS
A	09/20/18	90%ZDS

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SHEET TITLE:
EQUIPMENT LAYOUT PLAN

SHEET NUMBER:
A-3

SCALE:
24"X36" SCALE: 1" = 1'-0"
11"X17" SCALE: 1/2" = 1'-0"

SECTOR	RRU TYPE PROPOSED	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
			ABOVE	BELOW	SIDES
POS. 1	4449 B5/B12	UP ±10'-0"	16'	12'	8'
POS. 2	8843 B25/B66A (SHARED W/ POS. 2)	UP ±10'-0"	16'	12'	8'
POS. 2	8843 B25/B66A (SHARED W/ POS. 1)	UP ±10'-0"	16'	12'	8'
POS. 3	RRUS-E2 B29	UP ±10'-0"	16'	12'	8'
POS. 3	4415 B30	UP ±10'-0"	16'	12'	8'
POS. 3	RRUS-E2 B29	UP ±10'-0"	16'	12'	8'
POS. 3	4415 B30	UP ±10'-0"	16'	12'	8'
POS. 4	4478 B14	UP ±10'-0"	16'	12'	8'

SECTOR	RRU TYPE PROPOSED	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
			ABOVE	BELOW	SIDES
POS. 1	4449 B5/B12	UP ±10'-0"	16'	12'	8'
POS. 1	8843 B25/B66A (SHARED W/ POS. 2)	UP ±10'-0"	16'	12'	8'
POS. 2	4478 B14	UP ±10'-0"	16'	12'	8'
POS. 2	8843 B25/B66A (SHARED W/ POS. 1)	UP ±10'-0"	16'	12'	8'
POS. 3	RRUS-E2 B29	UP ±10'-0"	16'	12'	8'
POS. 3	4415 B30	UP ±10'-0"	16'	12'	8'
POS. 3	RRUS-E2 B29	UP ±10'-0"	16'	12'	8'
POS. 3	4415 B30	UP ±10'-0"	16'	12'	8'

SECTOR	RRU TYPE PROPOSED	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
			ABOVE	BELOW	SIDES
POS. 1	4449 B5/B12	UP ±10'-0"	16'	12'	8'
POS. 1	8843 B25/B66A (SHARED W/ POS. 2)	UP ±10'-0"	16'	12'	8'
POS. 2	4478 B14	UP ±10'-0"	16'	12'	8'
POS. 3	RRUS-E2 B29	UP ±10'-0"	16'	12'	8'
POS. 3	4415 B30	UP ±10'-0"	16'	12'	8'

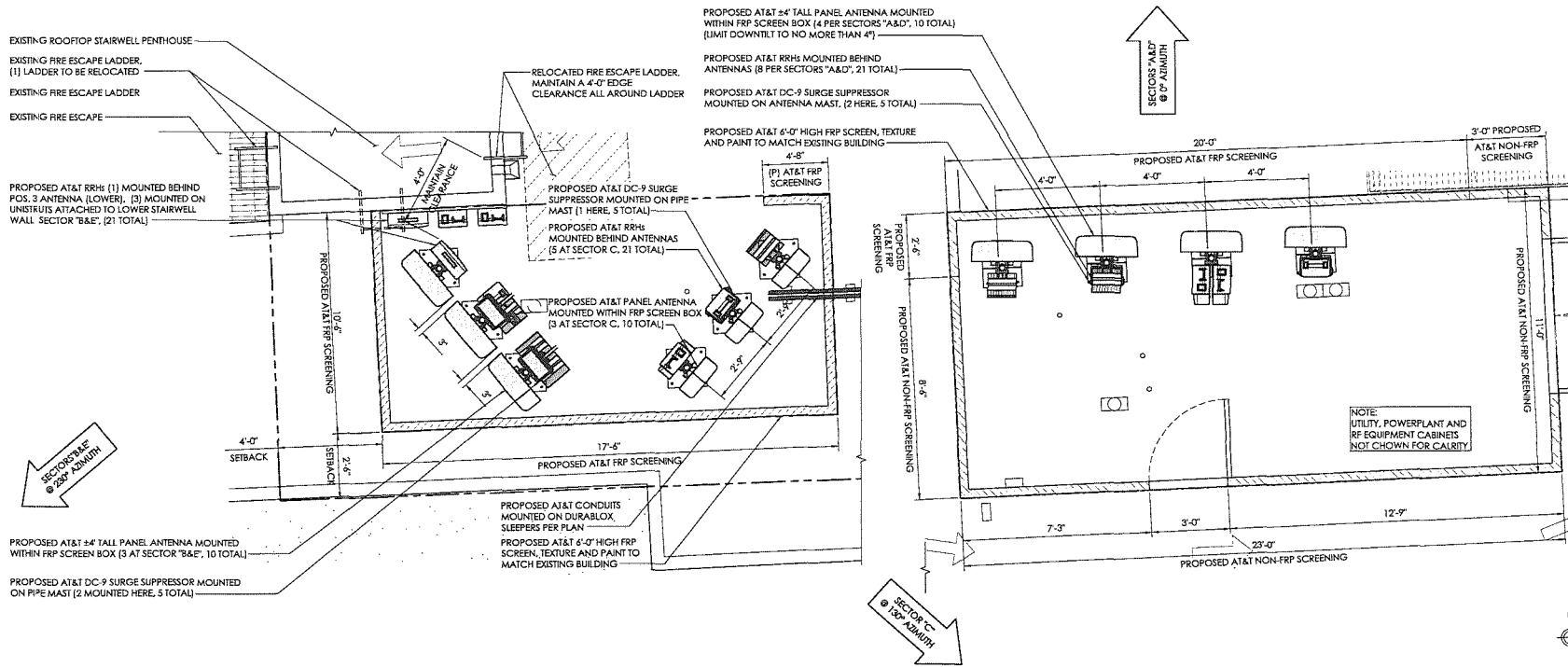
FINAL ANTENNA AND TRANSMISSION CABLE REQUIREMENTS								
SECTOR	TECHNOLOGY	ANTENNA MFR./MODEL #	SIZE	AZIMUTH	TRANSMISSION LINES (LENGTH FT. +/-)			
					FIBER LENGTH	FIBER TYPE	PORT TOTAL FEEDS	
SECTOR "A"	POS. 1	LTE 700/850/PCS	CCI BSA-M65R-BUJH4-K	4'-2"	0°	85'	FIBER	6
	POS. 2	LTE AWS	CCI BSA-M65R-BUJH4-K	4'-2"	0°	85'	FIBER	4
	POS. 3	B29/WCS	CCI BSA-M65R-BUJH4-K	4'-2"	0°	85'	FIBER	6
SECTOR "B"	POS. 4	B14	CCI BSA-M65R-BUJH4-K	4'-2"	0°	85'	FIBER	2
SECTOR "C"	POS. 1	LTE 700/850/PCS	CCI BSA-M65R-BUJH4-K	4'-2"	230°	110'	FIBER	6
	POS. 2	B14/AWS	CCI BSA-M65R-BUJH4-K	4'-2"	230°	110'	FIBER	6
SECTOR "D"	POS. 3	B29/WCS	CCI BSA-M65R-BUJH4-K	4'-2"	230°	110'	FIBER	6
	C1	LTE 700/850/PCS	COMMSCOPE NNHH-65A-R4	4'-7"	130°	110'	FIBER	6
	C2	B14/WCS	COMMSCOPE NNHH-65A-R4	4'-7"	130°	110'	FIBER	6
	C3	B29/WCS	COMMSCOPE NNHH-65A-R4	4'-7"	130°	110'	FIBER	6

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.

1 PROPOSED RF SCHEDULE
NTS

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



1 PROPOSED ANTENNA PLAN

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

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

INFRASTRUCTURE
2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614

ALLSTATES
ENGINEERING & SURVEYING
23475 BIRCHER DRIVE
LAKE FOREST, CA 92640

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SAN FRANCISCO, CA 94118

FA #: 13254043
PACE #: MRSFR044493
PT #: 3701ADDMAX
USD #: 219775

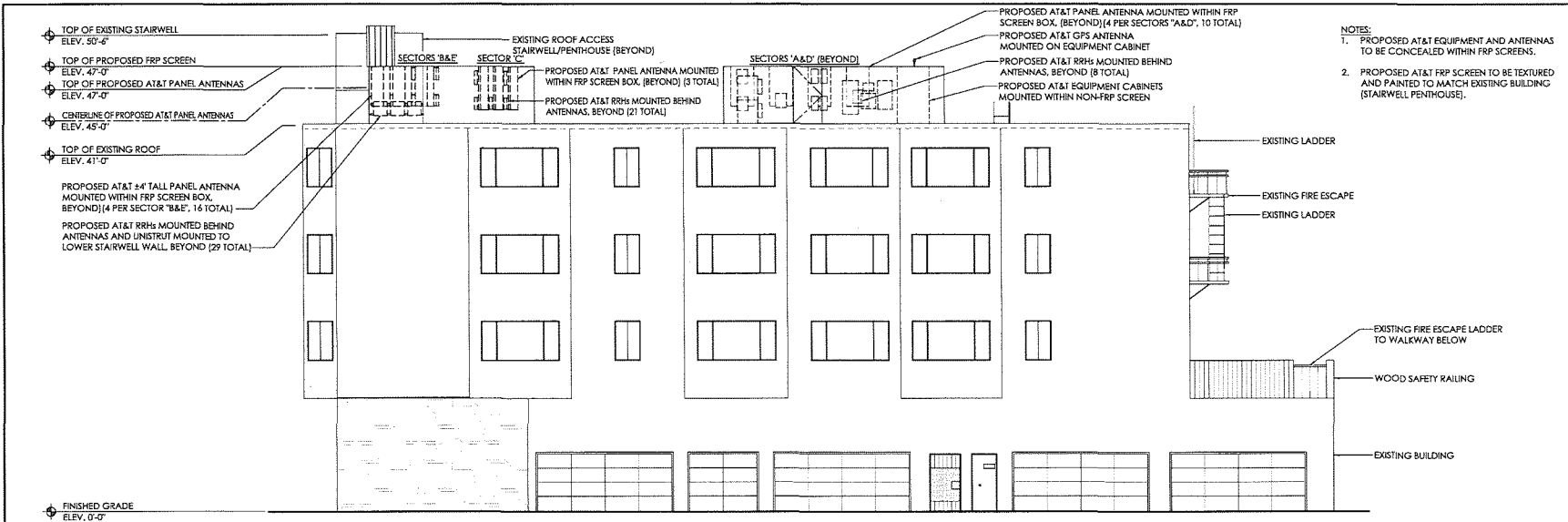
REV	DATE	DESCRIPTION
5	07/16/20	ZDS FOR ZAP
4	06/12/20	REV SLD
3	02/04/20	REV PER PLANNING
2	02/01/19	NEW RFDS
1	01/16/19	ADDED ELEC. SHEET
0	12/19/18	100%ZDS
B	12/05/18	100%ZDS
A	09/20/18	90%ZDS

NOT TO BE USED FOR CONSTRUCTION

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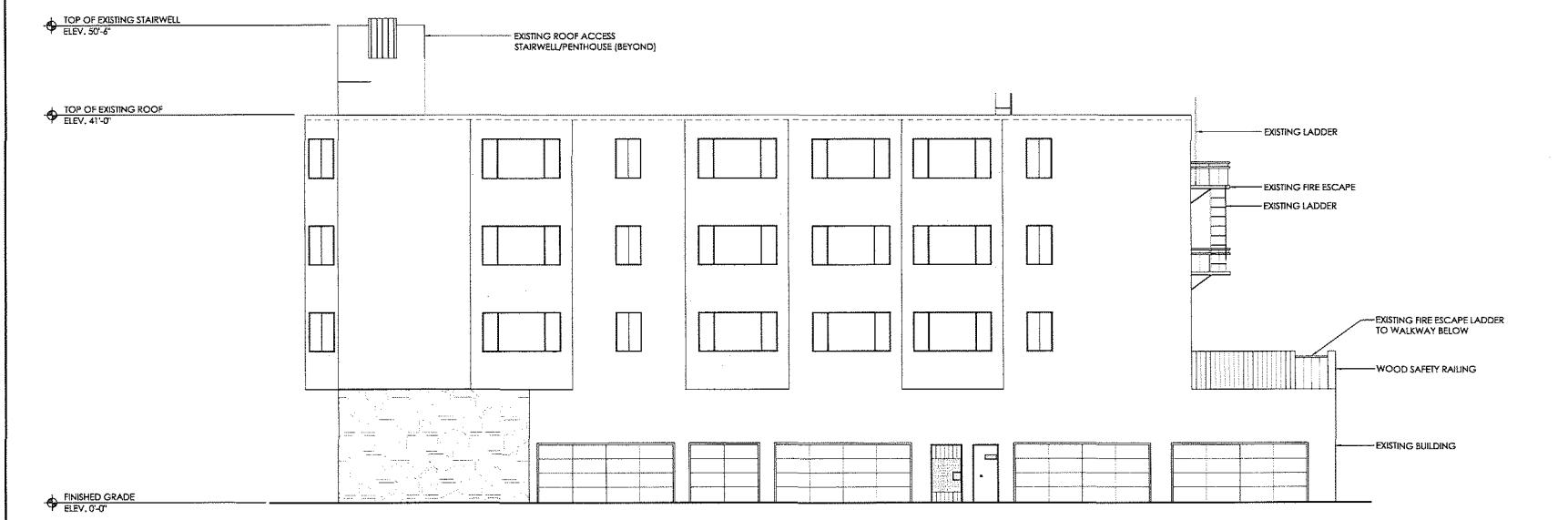
ANTENNA PLAN

A-4



2 PROPOSED SOUTH ELEVATION
3/14"=1'-0"

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



1 EXISTING SOUTH ELEVATION
3/16"=1'-0"

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

- NOTES:
1. PROPOSED AT&T EQUIPMENT AND ANTENNAS TO BE CONCEALED WITHIN FRP SCREENS.
 2. PROPOSED AT&T FRP SCREEN TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING (STAIRWELL PENTHOUSE).

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

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

ALLSTATES
ENGINEERING & SURVEYING
23475 BIRTCHEr DRIVE
LAKE FOREST, CA 92650

CCL03293
RSFR NSB CCL03293 -
LOW APARTMENTS
590 2ND AVE.
SAN FRANCISCO, CA 94118

FA #: 13254043
PACE #: MRSFR044493
PT #: 3701AODMAX
USD #: 219793

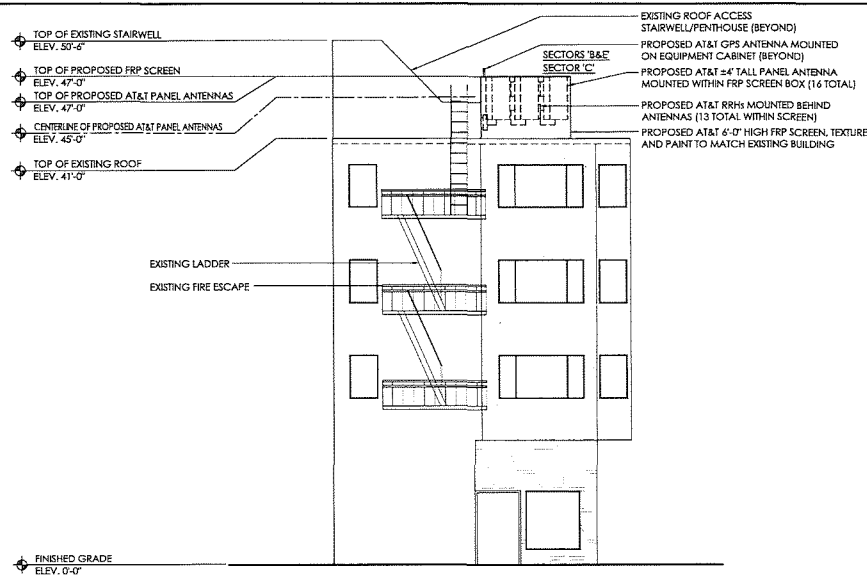
REV	DATE	DESCRIPTION
5	07/16/20	ZDs FOR ZAP
4	06/12/20	REV SLD
3	02/04/20	REV PER PLANNING
2	02/01/19	NEW RFDS
1	01/16/19	ADDED ELEC. SHEET
0	12/19/18	100%ZDs
B	12/05/18	100%ZDs
A	09/20/18	90%ZDs

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EXISTING & PROPOSED SOUTH ELEVATIONS

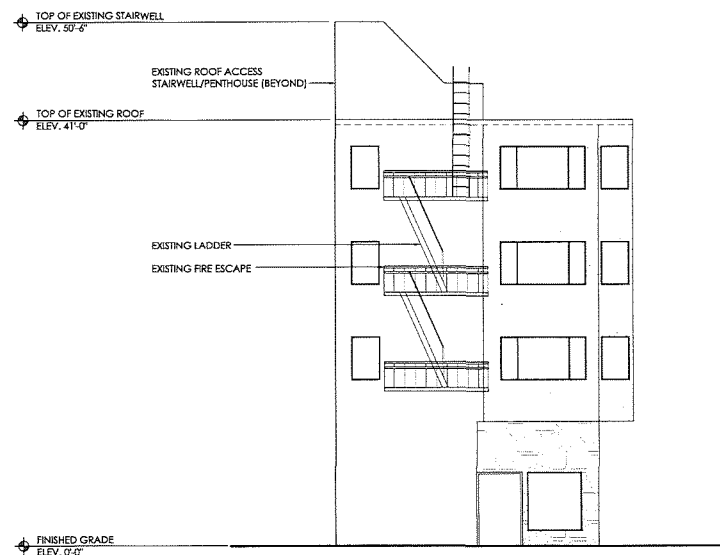
A-5



- NOTES:
1. PROPOSED AT&T EQUIPMENT AND ANTENNAS TO BE CONCEALED WITHIN FRP SCREENS.
 2. PROPOSED AT&T FRP SCREEN TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING (STAIRWELL PENTHOUSE).

2 PROPOSED WEST ELEVATION
3/16"=1'-0"

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



1 EXISTING WEST ELEVATION
3/16"=1'-0"

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

APPLICANT:

1452 EDINGER AVE
TUSTIN, CALIFORNIA 92780

VENDOR:

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

VENDOR:

ENGINEERING & SURVEYING
23675 BIRCHER DRIVE
LAKE FOREST, CA 92630

SITE INFORMATION:

CC103293
RSTR MBS CCL03293 -
LOW APARTMENTS
590 2ND AVE,
SAN FRANCISCO, CA 94118

FA #: 13254043
PACE #: MRSFR044493
PT #: 3701A00MAX
USID #: 219795

DESIGN RECORD:

REV	DATE	DESCRIPTION
5	07/16/20	ZDS FOR ZAP
4	04/12/20	REV SLD
3	02/04/20	REV PER PLANNING
2	02/01/19	NEW RFOS
1	01/16/19	ADDED BLEC. SHEET
0	12/19/18	100%ZDS
B	12/05/18	100%ZDS
A	09/20/18	90%ZDS

PROFESSIONAL STAMP:

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SHEET NAME:

EXISTING & PROPOSED WEST ELEVATIONS

SHEET TITLE:

A-6

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

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

LEGEND:
 M = MECHANICAL INTERLOCK
 M+ = RELAY TO MONITOR UTILITY POWER
 G+ = RELAY TO MONITOR GENERATOR POWER

ABBREVIATIONS:

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

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

3 ELECTRICAL NOTES

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

SITENAME:		VOLTAGE:		PHASE:		WIRE:		MAIN BREAKER:		BUS RATING:		LOCATION:	
CCL03293 LOW APARTMENTS		120/240 V		1		3		200 AMP		225 AMP		SURFACE EXTERIOR	
PANEL DESIGNATION:		SERVICES:		PHASE A:		PHASE B:		PHASE C:		LOAD VA:		STATUS:	
PANEL 'A'		9600		12000		750		450		360		ON	
1	EMERSON POWER CABINET	100	2	ON	9600	1.25	12000	0	0	0	0	0	0
5	SPACE				0	0	750	1.25	800	ON	1	20	RECEPTACLE
7	SPACE				0	0	0	1.25	360	ON	1	20	LIGHTING
9	SPACE				0	0	0	0	0	0	0	0	SPACE
11	SPACE				0	0	0	0	0	0	0	0	SPACE
13	SPACE				0	0	0	0	0	0	0	0	SPACE
15	SPACE				0	0	0	0	0	0	0	0	SPACE
17	SPACE				0	0	0	0	0	0	0	0	SPACE
19	SPACE				0	0	0	0	0	0	0	0	SPACE
21	SPACE				0	0	0	0	0	0	0	0	SPACE
23	SPACE				0	0	0	0	0	0	0	0	SPACE
25	SPACE				0	0	0	0	0	0	0	0	SPACE
27	SPACE				0	0	0	0	0	0	0	0	SPACE
29	SPACE				0	0	0	0	0	0	0	0	SPACE
		PHASE A TOTAL VA		12750									
		PHASE B TOTAL VA		12450									
		TOTAL KVA		25.20									
		TOTAL AMPS		105.00									

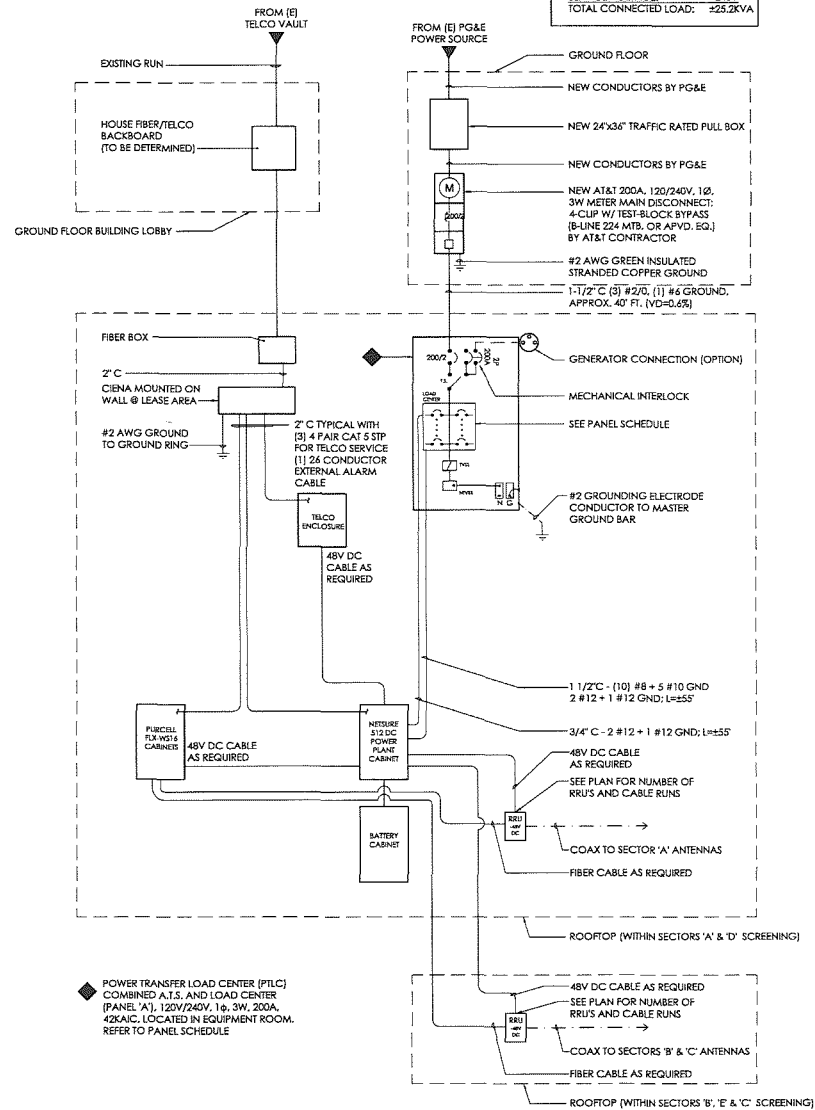
2 AC PANEL SCHEDULE

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

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

KVA LOAD CALC:

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



1 SINGLE LINE DIAGRAM (SLD)

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



1452 EDINGER AVE.
 TUSTIN, CALIFORNIA 92680



2030 MAIN STREET, SUITE 200
 IRVINE, CALIFORNIA 92614



23675 BIRCHER DRIVE
 LAKE FOREST, CA 92630

CCL03293
 RSFR NSB CCL03293 - LOW APARTMENTS
 590 2ND AVE.
 SAN FRANCISCO, CA 94118

REV	DATE	DESCRIPTION
5	07/16/20	IDS FOR ZAP
4	04/12/20	REV SLD
3	02/04/20	REV PLANNING
2	02/01/19	NEW RFDS
1	01/16/19	ADDED ELEC. SHEET
0	12/19/18	100%IDS
B	12/05/18	100%IDS
A	09/20/18	90%IDS

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SINGLE-LINE DIAGRAM & PANEL SCHEDULE

E-1

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2021 MAR 1 PM 1:16

BY JK

DAVID GREEN ANN GREEN		2576
DATE <u>March 1, 2021</u>		11-4288/1210
PAY TO THE ORDER OF	<u>SF Planning Department</u>	\$ <u>665.00/100</u>
<u>Six hundred sixty five dollars & 00/100</u>		DOLLARS
WELLS FARGO BANK, N.A. CALIFORNIA WELLSFARGO.COM		
FOR	<u>appeal 590 2nd flr</u>	<u>Ann Green</u> <small>MP</small>