

File No. 110941

Committee Item No. \_\_\_\_\_

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date September 6, 2011

Cmte Board

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Motion</b>                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Resolution</b>                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Ordinance</b>                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Legislative Digest</b>                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Budget Analyst Report</b>                        |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Legislative Analyst Report</b>                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Youth Commission Report</b>                      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>Introduction Form (for hearings)</b>             |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Department/Agency Cover Letter and/or Report</b> |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>MOU</b>  |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Grant Information Form</b>                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Grant Budget</b>                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Ethics Form 126</b>                              |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Subcontract Budget</b>                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Contract/Agreement</b>                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Award Letter</b>                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | <b>Application</b>                                  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>Correspondence</b>                               |

**OTHER**

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|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Project Sponsor response letter</u>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department response pkt.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>City Atty. Timely Response</u>        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appellant appeal submittal</u>        |

Completed by: Andrea Ausberry Date August 31, 2011

Completed by: \_\_\_\_\_ Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document is in the file.

# Holland & Knight

50 California Street, Suite 2800 | San Francisco, CA 94111 | T 415.743.6900 | F 415.743.6910  
Holland & Knight LLP | www.hklaw.com

Amanda J. Monchamp  
(415) 743-6947  
amanda.monchamp@hklaw.com

File 110941  
email sent to BOS-11  
8/30/11

August 29, 2011

*Via E-mail  
and U.S. Mail*

San Francisco Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2011 AUG 30 PM 3:03  
EBC

Re: Appeal of Determination of Exemption from Environmental Review for AT&T's  
CN 5524 Project Located at 660-670 4th Street

Dear San Francisco Board of Supervisors:

This letter responds to the arguments raised in the appeal of AT&T's proposed installation of a new wireless telecommunication facility on the rooftop of 660-670 4<sup>th</sup> Street (the "Proposed Project") in the City of San Francisco (the "City"). As explained below, the Appellant's concerns are factually inaccurate and do not raise issues that the City can lawfully consider under the California Environmental Quality Act ("CEQA"). Accordingly, the appeal should be denied.

## I. Background.

On July 7, 2011, the City's Planning Commission found that the Proposed Project is categorically exempt from environmental review under Class 3 of the CEQA Guidelines<sup>1</sup> and voted to approve a conditional use permit. On July 25, 2011, a resident of 660-670 4<sup>th</sup> Street appealed the Planning Department's CEQA determination claiming that the potential harmful effects of radio frequency ("RF") emissions were not properly considered. Specifically, the Appellant alleges that there will be exposure to unsafe levels of RF emissions at his private roof deck. Appellant is entirely incorrect in his allegation -- not only are the RF emissions well below the Federal Communication Commission's ("FCC") RF emission standards, but the City is preempted under federal law from considering this issue based on the record evidence.

<sup>1</sup> The Class 3 Categorical Exemption is for the new construction of small structures. (See Cal. Code Regs. §15303).

## **II. The Appellant's Roof Deck Is Not Within the FCC Public Exposure Limit.**

AT&T has conclusively proven in the record that the RF emissions will be in compliance with the FCC's RF standard. Attached is a report from Hammett & Edison, an independent consulting firm, detailing the RF analysis. The FCC public exposure limit for the Proposed Project is 58 feet extending straight out from the face of the panel antennas. The antennas in question will face Townsend Street, not the Appellant's roof deck. Consequently, the 58 foot public exposure limit extends into the air off of the roof toward Townsend Street. A much smaller public exposure limit extends to the sides of the panel antennas. The public exclusion area on the sides of the antennas on the rooftop only extends approximately 13 feet beyond the face of the antenna, and will be behind a barricade to exclude the public. The worker exclusion area is a smaller area within this public exclusion area.

Appellant misunderstands the issue in making his claim that his roof deck will be unsafe. Appellant argues that his roof deck is 36.5 feet away from the proposed panel antennas and thus it is within the 58 foot RF exposure limit. However, the 58 foot exposure limit is only in the direction that the antenna is pointing, and the antennas are not pointing at Appellant's roof deck. Furthermore, AT&T has taken multiple measurements and the distance is 56 feet from the roof deck to the proposed panel antennas. At the roof deck, Hammett & Edison reports that the emissions will be only 9.6% of the FCC's RF public exposure limit.

Appellant also claims that AT&T's statement that the roof deck is not within the FCC's RF public exposure limit is "disingenuous (OK, an outright lie)." Appellant is simply mistaken. AT&T has never misrepresented the public exposure limit distance or the distance from the Appellant's roof deck. Moreover, before AT&T understood the location of the Appellant's roof deck, the first design for the Proposed Project located the panel antennas at issue to face the direction of the Appellant's roof deck. However, after a visit to the site and discussions with the Appellant, AT&T revised the design to ensure that the roof deck would not be within the public exposure limit by locating the antennas farther away from the roof deck and by facing them away from the roof deck. Appellant is aware of this design change. No amounts of the RF emissions that exceed FCC standards will reach the Appellant's roof deck and the City has no basis to uphold the appeal on the grounds presented by the Appellant.

Lastly, under the *Wireless Telecommunications Services Facilities Siting Guidelines*, the City requires a Project Implementation Report that reports RF measurements taken after installation of the Project. Thus, once design details are finalized and equipment is installed in the exact final location, the City will ensure that the FCC standards are not exceeded.

## **III. The Proposed Project Is Exempt From CEQA Review.**

The Proposed Project is categorically exempt from environmental review under CEQA. Pursuant to the requirements of CEQA, the Secretary for Resources has found that several classes of projects do not have a significant effect on the environment and, therefore, they are declared to be categorically exempt from CEQA. (Pub. Res. Code § 21084; 14 Cal. Code of

Regs. §15300). The Class 3 categorical exemption covers the construction and location of new, small facilities or structures and the installation of small new equipment and facilities in small structures. (14 Cal. Code Regs. §15303). The CEQA Guidelines provide examples of structures which would qualify for the Class 3 categorical exemption. Several of these examples are much larger than the Proposed Project. These examples include a single-family residence, a duplex, and a retail store not exceeding 10,000 square feet. (14 Cal. Code Regs., §15303). Additionally, one of the examples of Class 3 exempt structures covers utility extensions such as the Proposed Project. (14 Cal. Code Regs. §15303(d)). None of the exceptions to the CEQA exemptions apply to the Proposed Project, nor has the Appellant alleged that the any exceptions are triggered. (14 Cal. Code Regs. §15300.2). As the Planning Department and Planning Commission found, the Project is categorically exempt.

#### **IV. Federal Law Preempts CEQA Review of RF Emissions.**

Local governments are prohibited by the Federal Telecommunications Act ("TCA") from regulating the placement or construction of wireless service facilities on the basis of environmental effects of RF emissions if such facilities comply with the FCC RF emission limits. (TCA §332(c)(7)(B)(iv)). The FCC's RF emission limits include the site specific RF emissions as well as the cumulative exposure to RF emissions from other wireless service facilities in the surrounding area. As explained above, the Proposed Project will not exceed the FCC RF emission limits. Therefore, the City is federally preempted from considering RF emissions in its environmental or other review of the Proposed Project. As discussed below, two CEQA cases illustrate this Federal preemption.

##### **A. The Proposed Project Is Not Subject to the TCA's Savings Clause for Local Review.**

The City is preempted from regulating wireless facilities on the basis of RF emissions. The TCA's savings clause preserving local zoning authority "over decisions regarding the placement, construction, and modification of personal wireless service facilities" does not carve out an exception to the TCA's Federal preemption regarding the regulation of RF emissions. (TCA §§332(c)(7)(A), 332(c)(7)(B)(iv)).

In *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, the Court of Appeal held that CEQA challenges to the operation of the hydroelectric project were not preempted by the Federal law at issue in that case, the Federal Power Act. The Federal Power Act includes a broad savings clause allowing continued application of State laws governing the control, appropriation, use, or distribution of water. (*County of Amador*, 76 Cal.App.4th at 958). The court found that the State law requiring environmental review for the hydroelectric project was a law relating to the control, appropriation, use or distribution of water, falling within the Federal Power Act's savings clause and resulting in no Federal preemption. (*Id.*, at 960-961).

The *County of Amador* case is distinguishable from the TCA and the Proposed Project. The TCA's savings clause preserving local zoning authority for the placement, construction, and modification of wireless facilities does not encompass regulating RF emissions. Therefore, unlike in *County of Amador* where the State law requirements fell within the Federal law's savings clause for continued State authority, here, applying CEQA review to analyze RF emissions is not within the TCA's local zoning authority savings clause. In fact, the proposed CEQA review falls within the TCA's express Federal preemption clause preventing State and local governments from regulating the placement, construction, and modification of facilities on the basis of the environmental effects of RF emissions. (TCA §332(c)(7)(B)(iv)). Therefore, CEQA review of RF emissions is preempted by the TCA.

B. Recent Case Law Makes it Clear that RF Emissions Cannot Be Considered Under CEQA.

The Proposed Project is directly analogous to *Richmond Residents for Responsible Antenna Placement v. City of Richmond* (2009) Cal. Rptr. 3d, 2009 WL 5149855 case. In that unpublished case, the City of Richmond ("Richmond") issued a building permit for the construction of a wireless telecommunications facility on the roof of an apartment building and opponents claimed that the project was not exempt from CEQA review because of potential harmful effects of RF emissions.

The Court of Appeal explained that an activity is only a "project" triggering CEQA review if it may cause either a direct or reasonably foreseeable indirect physical change to the environment." (*Ibid.*) The Court found that Richmond was prohibited by the TCA from regulating the placement or construction of wireless service facilities on the basis of environmental effects of RF emissions if such facilities comply with the FCC RF emissions regulations. (*Ibid.*, citing TCA §332(c)(7)(B)(iv)). This TCA Federal preemption includes "concerns over even indirect environmental effects of RF emissions, such as diminution in property values due to fears about health effects of RF emissions." (*Ibid.*) Consequently, the court concluded that unless RF emissions exceed FCC limits, Richmond was precluded from considering the RF emissions' environmental effects in its assessment of the wireless service facility's permit application. Therefore, due to the Federal preemption of RF emissions, the claims regarding potential adverse physical and economic impacts from RF emissions were irrelevant and that the installation did not even qualify as a project triggering any CEQA review. The court declined to reach the other reasons the project was exempt.

The *Richmond* case applies directly to Appellant's arguments. The RF emissions are below FCC levels and the City cannot consider RF emissions as a reason to find a project is not exempt from CEQA or use CEQA to assess RF emissions. The Appellant's only challenge to the Planning Department's review of the Project relates to RF emissions, which is not a proper basis for review under CEQA, and the appeal must be denied.

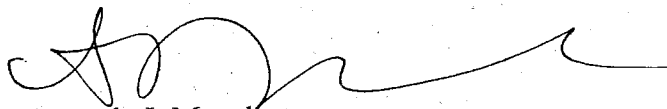
**V. Conclusion.**

For all of the preceding reasons, the appeal should be denied. The Appellant's roof deck is not within the FCC public exposure limits. The Proposed Project is categorically exempt from CEQA review and the Appellant has not raised any issue that the City can legally consider under CEQA because the Federal TCA preempts the City's review of RF emissions.

In addition, we have attached numerous e-mails in support of the Proposed Project for your review and consideration.

Thank you for the opportunity to respond to the appeal and clarify the Appellant's misunderstandings. If you have any questions, please do not hesitate to contact me.

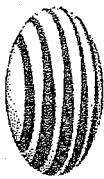
Sincerely yours,



Amanda J. Monchamp

AJM:mlm

cc: Marlena G. Byrne, Deputy City Attorney  
Andrea Ausberry, Board Clerk's Office  
Angela Calvillo, Clerk of the Board of Supervisors  
Scott Sanchez, Zoning Administrator, Planning Department  
Bill Wycko, Environmental Review Officer, Planning Department  
Nannie Turrell, Major Environmental Analysis, Planning Department  
John di Bene, AT&T General Attorney  
Jason Sanders, Appellant



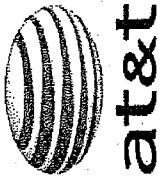
at&t

Dear Supervisor Kim and San Francisco Board of Supervisors,

As a business operator along/near the King Street corridor, I support AT&T's efforts to improve wireless coverage with a new wireless facility at 660-670 4<sup>th</sup> Street. Please vote in favor of improved wireless service in San Francisco.

Name	Business	Address	Email
Allie Reeves	Create Move	689 3 <sup>rd</sup> St	allie@createmove.com
Percy Ramos	K&D Home Furnishings	700 2nd St.	Percy-ramos@decoro360.com

I understand AT&T will keep a copy of this petition, and I agree to receive updates regarding AT&T's wireless initiatives.



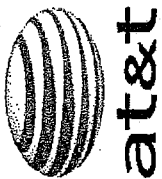
Dear Supervisor Kim and San Francisco Board of Supervisors,

As a business operator along/near the King Street corridor, I support AT&T's efforts to improve wireless coverage with a new wireless facility at 660-670 4<sup>th</sup> Street. Please vote in favor of improved wireless service in San Francisco.

Name	Business	Address	Email
Herlina Ng	M2M Spa	274 King St SF, CA 94107	Contact@mcuspsf.com
Del Bold	Fanta Cleaners	650 4th St SF, CA 94107	delgeracc@yahoo.com
TARA BIRCH	BIRCH TAN	255 King St Suite C, SF CA 94107	taraa.birch@yelpno.com
Julia Howell	Furry Tails	255 King St B	info@shoppingtel.com
Kathleen Lawler		2910 Townsend SF	klawler@hbuttercup.com
Suburbaner		45 Lusk St	

I understand AT&T will keep a copy of this petition, and I agree to receive updates regarding AT&T's wireless initiatives.



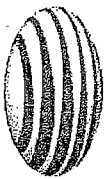


Dear Supervisor Kim and San Francisco Board of Supervisors,

I support AT&T's efforts to improve wireless coverage along the King Street corridor with a new wireless facility at 660-670 4<sup>th</sup> Street. Please vote in favor of improved wireless service in San Francisco.

Name	Address	Email
Steve Snodgrass	695 5th St #20 SF, CA 94107	supersnod@gmail.com
Eric Civello	530 Brannan St #212 SF, CA 94107	ericcivello@yahoo.com
David Johnson	265 Cheswick Ct Menlo Park CA 94025	djohnson@gopdnet.com
Lyn Hines	2025 Stearns St SF 94116	lynhines@lynhines.com
Ken Mintzer	180 Brannan St SF 94107	kenmintzer@yahoo.com
MIKHAIL	1514 MASON ST SF 94133	ambikha@gmail.com

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at&t

Dear Supervisor Kim and San Francisco Board of Supervisors,

I support AT&T's efforts to improve wireless coverage along the King Street corridor with a new wireless facility at 660-670 4<sup>th</sup> Street. Please vote in favor of improved wireless service in San Francisco.

Name

Address

Email

maile Fontino 259 RAYMOND AVE SF, CA REGINA 1062 9 SBC 660 670 4th

Regina Fonteno 299 Raymond ave S.F. Ca 11 11

Edgar Fonteno 71 MILLER AVE SF CA 94112

Paul McDonald 355 Junot St. S.F. CA. 94107

Jsymel Tingson 2790 Tipperary Ave South S.F. CA 94082 jsymel@yahoo.com

JAMES SEYMOUR 225 King St SF CA 94107 jsymon52@gmail.com

I understand AT&T will keep a copy of this petition, and I agree to receive updates regarding AT&T's wireless initiatives.



at&t

Dear Supervisor Kim and San Francisco Board of Supervisors,

I support AT&T's efforts to improve wireless coverage along the King Street corridor with a new wireless facility at 660-670 4<sup>th</sup> Street. Please vote in favor of improved wireless service in San Francisco.

Name

Stephanie Cao

Address

Serap Sevil

Email

Stephanie.a.cao@gmail.com

Serap.sevil@hotmail.com

I understand AT&T will keep a copy of this petition, and I agree to receive updates regarding AT&T's wireless initiatives.

Dear Supervisor Kim and San Francisco Board of Supervisors,

As a business operator along/near the King Street corridor, I support AT&T's efforts to improve wireless coverage with a new wireless facility at 660-670 4th Street. Please vote in favor of improved wireless service in San Francisco.

Name	Email	Business	Address
Sherril Cookson	mgr.01297e@store.walgreens.com	Walgreens	670 4th St. SF
Alison Coler	als3@netzera.com	walgreens	670 4th St. SF
Sean Dixon	str.01297e@store.walgreens.com	Walgreens	670 4th St SF
Stacy Zhang	str.01297e@store.walgreens.com	walgreens	670 4th St SF
Jose Davila	N/A	walgreens	670 4th St. S.F.
Edgar Flores	EFjr90@gmail.com	walgreens	670 4th St SF.
Kyle Wong	Dawongperson@hotmail.com	Walgreens	670 4th St. SF
Severin Chin	sgordr.324@sbcglobal.net	walgreen	670 4th St.
Todd Anthony	classgrad18@yahoo.com	walgreens	670 4th Street SF.
Dong Min Huang	dong1314@gmail.com	Walgreens	670 4th Street SF.
Johan Marchola	Johan.marchola@gmail.com	UPS store	660 4th St
Young R Park	Yo-pink@hotmail.com	Fanta	650 4th Street
Joon Lee	gundler@hotmail.com	Fanta	650 4th St.

**AT&T Mobility • Proposed Base Station (Site No. CN5524)  
One Bluxome Street • San Francisco, California**

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

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN5524) proposed to be located at One Bluxome Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

**Background**

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of WTS facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5-23,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30-300	1.00	0.20

The site was visited by Mr. Robert H. Taylor, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on June 29, 2010, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated September 14, 2010.

**Checklist**

*1. The location of all existing antennas and facilities at site. Existing RF levels.*

There were observed no wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

*2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from approved antennas.*

No other WTS facilities or other communications facilities are reported to be approved for this site but not yet installed.

**AT&T Mobility • Proposed Base Station (Site No. CN5524)  
One Bluxome Street • San Francisco, California**

3. The number and types of WTS within 100 feet of proposed site and estimates of additive EMR emissions at proposed site.

There were observed antennas for use by Sprint Nextel mounted on short poles, above the roof of the adjoining building to the southwest. The additive effect of the Sprint Nextel operation at ground level is reflected in the measurement of existing conditions reported in Item 1 above.

4. Location (and number) of Applicant's antennas and back-up facilities per building and location (and number) of other WTS at site.

AT&T proposes to install ten Andrew directional panel antennas – two Model TBXLHB-6565A-R2M and eight Model DBXNH-6565A-R2M – above the roof of the tall residential building located at One Bluxome Street. The antennas would be mounted with up to 10° downtilt at an effective height of at least 77½ feet above ground, 7½ feet above the roof, and would be oriented in two groups of three (each with one Model TBXLHB and two Model DBXNH) toward 100°T and 330°T, within new view screen enclosures to be constructed next to existing chimneys on the roof, and in a group of four toward 220°T (Model DBXNH) behind a view screen to be installed on the side of the mechanical equipment penthouse above the roof.

5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to application.

The expected operating power of the AT&T transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating.

6. Total number of watts per installation and total number of watts for all installations at site.

The maximum effective radiated power proposed by AT&T in any direction is 7,490 watts, representing simultaneous operation at 3,700 watts for PCS, 1,190 watts for cellular, 1,820 watts for AWS, and 780 watts for 700 MHz.

7. Plot or roof plan showing method of attachment of antennas, directionality of antennas, and height above roof level. Discuss nearby inhabited buildings.

The drawings show the proposed antennas to be installed as described in Item 4 above. There were observed taller buildings in the area, at least 150 feet away. The adjacent building is about 6 feet lower.

8. Estimated ambient RF levels for proposed site and identify three-dimensional perimeter where exposure standards are exceeded.

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation by itself is calculated to be 0.0045 mW/cm<sup>2</sup>, which is 0.78% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to remain less than 1% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to

**AT&T Mobility • Proposed Base Station (Site No. CN5524)  
One Bluxome Street • San Francisco, California**

extend up to 58 feet out from the antenna faces and to much lesser distances above, below, and to the sides of the antennas; this includes areas on the roof but does not reach any other publicly accessible areas.

9. Describe proposed signage at site.

It is recommended that barricades be erected to preclude access by the general public to areas in front of the antennas. To prevent occupational exposures in excess of the FCC guidelines, no access within 19 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking with yellow striping the areas within the barricades\* and posting explanatory warning signs† at the barricades and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registrations Nos. E-13026 and M-20676, which expire on June 30, 2011. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

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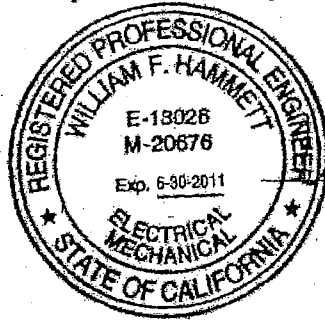
\* Measurements when the base station is ready to begin operation may indicate that lesser distances will suffice.

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

AT&T Mobility • Proposed Base Station (Site No. CN5524)  
One Bluxome Street • San Francisco, California

Conclusion

Based on the information and analysis above, it is my professional opinion that operation of the proposed AT&T base station at One Bluxome Street in San Francisco will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. Erecting barricades is recommended to establish compliance with public exposure limitations, and marking areas on the roof and posting signs is recommended to establish compliance with occupational exposure limitations.



*William F. Hammett*  
William F. Hammett, P.E.  
707/996-5200

November 9, 2010



---

**From:** wc9213@hotmail.com  
**Sent:** Friday, August 26, 2011 9:28 PM  
**To:** Luis Cuadra  
**Subject:** Embracing technology means embracing infrastructure to support it

August 26, 2011  
}

Better cell phone coverage has the ability to boost our economy and provide the means to work from anywhere. The proposed cell site on Fourth Street in the King Street corridor would provide better wireless service to tourists visiting the ballpark, eating in our restaurants and shopping in our stores. Tourist dollars go directly into San Francisco's local economy and provide much needed funds for city services for our residents. Also, more reliable coverage also benefits public safety by making sure wireless works when you need it most.

So in the interest of our economic well-being and public safety, I hope you will approve the cell site at Fourth and King.

Sincerely,

Wanda Chu  
1524 Funston Ave  
San Francisco, CA 94122-3531

---

**From:** llau515@yahoo.com  
**Sent:** Saturday, August 27, 2011 4:28 AM  
**To:** Luis Cuadra  
**Subject:** SF as a Tech Hub Needs to Support Wireless Technology and Infrastructure

August 27, 2011

Dear I

Being so close to the Silicon Valley, we San Franciscans have come to love and rely on our wireless devices. Whether it's our smartphones, laptops or tablets, we have become accustomed to real-time interaction that is flexible and convenient. I expect and depend on reliable service when I go to work, to baseball games or even to dinner. This is why maintaining and building new wireless infrastructure is so important and why I support the building of new cell sites in our city. I welcome with open arms anything that can improve my existing wireless service.

Sincerely,

Lawrence Lau  
1522 Funston Avenue  
San Francisco, CA 94122-3531

---

**From:** brad2k@gmail.com  
**Sent:** Saturday, August 27, 2011 10:58 PM  
**To:** Luis Cuadra  
**Subject:** Support Faster, More Reliable Wireless Connections in San Francisco

August 27, 2011

I urge you to approve the permit for the AT&T proposed cell site located near Fourth Street and King Street. San Franciscans and visitors to our city rely on smartphones, tablets, and other wireless devices as an important part of our lifestyle and how we do business. The Board should do everything it can to allow the companies that provide wireless service to the city to do what it needs to do to improve and expand infrastructure so we can have reliable connections, faster data service and fewer dropped calls.

If this cell site can improve wireless coverage in our city, which our local businesses and residents depend on, then it is a no-brainer for the board to approve and support.

Sincerely,

Brad Azevedo  
160A Linda St.  
San Francisco, CA 94110-1605

---

**From:** amnathan@sbcglobal.net  
**Sent:** Friday, August 26, 2011 9:28 AM  
**To:** Luis Cuadra  
**Subject:** Embracing technology means embracing infrastructure to support it

August 26, 2011

L

Better cell phone coverage has the ability to boost our economy and provide the means to work from anywhere. The proposed cell site on Fourth Street in the King Street corridor would provide better wireless service to tourists visiting the ballpark, eating in our restaurants and shopping in our stores. Tourist dollars go directly into San Francisco's local economy and provide much needed funds for city services for our residents. Also, more reliable coverage also benefits public safety by making sure wireless works when you need it most.

So in the interest of our economic well-being and public safety, I hope you will approve the cell site at Fourth and King.

Sincerely,

MARVIN & ANITA NATHAN  
66 Yerba Buena Avenue  
San Francisco, CA 94127-1544

---

**From:** bevigil@mac.com  
**Sent:** Thursday, August 25, 2011 4:48 PM  
**To:** Luis Cuadra  
**Subject:** I expect wireless to work in SF, so please support new cell site at 4th Street and King

August 25, 2011

I

I am a San Francisco resident and I support the new cell site in the King Street corridor. With Silicon Valley in our backyard, it is important to have better cell phone coverage to keep the tech sector connected. People rely on cell phones to get their work done, stay in touch with their families and call for help in case of emergencies. If the San Francisco Board of Supervisors decides against the construction of this cell site, it will hurt productivity and quality of life in our City. I hope you will support improving wireless coverage in San Francisco and approve the cell site.

Sincerely,

Brian Vigil  
66 Linda Street  
San Francisco, CA 94110-1616

---

**From:** dick@blame.ca  
**Sent:** Thursday, August 25, 2011 4:48 PM  
**To:** Luis Cuadra  
**Subject:** Support Faster, More Reliable Wireless Connections in San Francisco

August 25, 2011

I urge you to approve the permit for the AT&T proposed cell site located near Fourth Street and King Street. San Franciscans and visitors to our city rely on smartphones, tablets, and other wireless devices as an important part of our lifestyle and how we do business. The Board should do everything it can to allow the companies that provide wireless service to the city to do what it needs to do to improve and expand infrastructure so we can have reliable connections, faster data service and fewer dropped calls.

If this cell site can improve wireless coverage in our city, which our local businesses and residents depend on, then it is a no-brainer for the board to approve and support.

Sincerely,

Dick Hardt  
735 Clementina St  
San Francisco, CA 94103-3812

---

**From:** mwanders1@sbcglobal.net  
**Sent:** Thursday, August 25, 2011 4:48 PM  
**To:** Luis Cuadra  
**Subject:** Support the cell site at King Street Corridor for a Connected, 21st Century San Francisco

August 25, 2011

I am writing to you in regard to wireless coverage in San Francisco. Our city is known for its contributions to the technology industry and most of us now rely on wireless technologies to work, socialize, and participate in commerce. We could all benefit from fewer dropped calls and a wireless network that works fast and efficiently when we need it. We should be eager to participate in, and support anything that can help improve our wireless coverage.

For this reason I hope you will approve the AT&T cell site in the King Street Corridor.

Thank you.

Sincerely,

Michael Anderson  
679 Pine St #10  
679 Pine St #10  
San Francisco, CA 94108-3217

---

**From:** cyclonered67@gmail.com  
**Sent:** Thursday, August 25, 2011 4:48 PM  
**To:** Luis Cuadra  
**Subject:** Be Proactive in Meeting Demand for Wireless near the Ballpark

August 25, 2011  
Luis Cuadra

When people think of San Francisco, they think of high-tech companies based next door to us in Silicon Valley. We expect our city to be up to date with advanced technologies. However, with so many people on our wireless networks, there are times our service leaves something to be desired. For this reason, I support the building of a new wireless antenna in the King Street corridor. Our dense population, large number of tourists and generally high usage of wireless data makes this new cell site more than a want; it's a necessity.

Sincerely,

Denise Mayfield  
655 John Muir Dr. #419  
San Francisco, CA 94132-6239



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**From:** atorza@gmail.com  
**Sent:** Thursday, August 25, 2011 4:58 PM  
**To:** Luis Cuadra  
**Subject:** Support Faster, More Reliable Wireless Connections in San Francisco

August 25, 2011

My name is Anthony Torza, I live in District 9 @ 16 Jessie St. #203 (between 1st and 2nd and Mission and Market St.).

AT&T's coverage in the city is terrible. Worse actually, but English is not my first language so I cannot make up anything colorful to describe it.

I urge you to approve the permit for the AT&T proposed cell site located near Fourth Street and King Street. San Franciscans and visitors to our city rely on smartphones, tablets, and other wireless devices as an important part of our lifestyle and how we do business. The Board should do everything it can to allow the companies that provide wireless service to the city to do what it needs to do to improve and expand infrastructure so we can have reliable connections, faster data service and fewer dropped calls.

If this cell site can improve wireless coverage in our city, which our local businesses and residents depend on, then it is a no-brainer for the board to approve and support.

Sincerely,

Anthony Torza  
16 Jessie St. #203  
STREET ADDRESS LINE 2  
San Francisco, CA 94105-2783

---

**From:** GregMorgan1227@yahoo.com  
**Sent:** Thursday, August 25, 2011 4:58 PM  
**To:** Luis Cuadra  
**Subject:** Don't let San Francisco fall behind in Wireless

August 25, 2011

I

San Franciscans are heavy users of wireless technology. Improving our city's wireless network will improve our experience with technology innovations -- many of which may have been developed right here in San Francisco. Therefore, I urge you to approve the proposed cell site at Fourth Street and King Street, near the ballpark. This is an important area of the city that serves residents and visitors alike. If San Francisco wants to be a tech leader, then wireless service in San Francisco needs to be able to support smartphones, iPads, and apps.

Sincerely,

Greg Morgan  
901 Buena Vista West #1  
San Francisco, CA 94117-4109

---

**From:** ldangelo@cisco.com  
**Sent:** Thursday, August 25, 2011 5:08 PM  
**To:** Luis Cuadra  
**Subject:** Improved Wireless Service Vital to San Francisco Businesses and Tourists

August 25, 2011.

I am writing to express my support for the proposed AT&T cell site located in the King Street corridor. This particular area of San Francisco depends on strong communications and this cell site would greatly improve service.

The ballpark area is a thriving neighborhood, and thousands of residents and tourists pump money into the surrounding areas at restaurants and local shops. It's only reasonable that the city allow AT&T to improve its service in the area with additional infrastructure. We need wireless service can count on so that visitors and consumers are more likely to stay and invest in the local economy.

I appreciate your consideration of this matter and hope you will support the cell site, too.

Sincerely,

Lynda D'Angelo  
390 Elizabeth Street  
San Francisco, CA 94114-3336

---

**From:** plbocci@yahoo.com  
**Sent:** Thursday, August 25, 2011 5:08 PM  
**To:** Luis Cuadra  
**Subject:** Embracing technology means embracing infrastructure to support it

August 25, 2011

Better cell phone coverage has the ability to boost our economy and provide the means to work from anywhere. The proposed cell site on Fourth Street in the King Street corridor would provide better wireless service to tourists visiting the ballpark, eating in our restaurants and shopping in our stores. Tourist dollars go directly into San Francisco's local economy and provide much needed funds for city services for our residents. Also, more reliable coverage also benefits public safety by making sure wireless works when you need it most.

So in the interest of our economic well-being and public safety, I hope you will approve the cell site at Fourth and King.

Sincerely,

Pamela Bocci  
1249 16th Ave #5  
Apt #5  
San Francisco, CA 94122-2046

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**From:** grayhawk2003@yahoo.com  
**Sent:** Thursday, August 25, 2011 5:08 PM  
**To:** Luis Cuadra  
**Subject:** Be Proactive in Meeting Demand for Wireless near the Ballpark

August 25, 2011

When people think of San Francisco, they think of high-tech companies based next door to us in Silicon Valley. We expect our city to be up to date with advanced technologies. However, with so many people on our wireless networks, there are times our service leaves something to be desired. For this reason, I support the building of a new wireless antenna in the King Street corridor. Our dense population, large number of tourists and generally high usage of wireless data makes this new cell site more than a want; it's a necessity.

WE ESPECIALLY NEED SERVICE IN THE DUBOCETRIANGLE/NOE VALLEY/CASTRO/LOWER HAIGHT AREAS.

I live in Duboce Triangle and I can't even receive/make a call or receive/send texts with my cell phone costing me an additional \$40 a month for a land line. Very disturbing seeing as how I spend \$140/month on cellular service with my iPhone.

Sincerely,

Megan Gray  
70A Divisadero St.  
San Francisco, CA 94117-3211

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**From:** lash1368@comcast.net  
**Sent:** Thursday, August 25, 2011 5:28 PM  
**To:** Luis Cuadra  
**Subject:** Improved Wireless Service Vital to San Francisco Businesses and Tourists

August 25, 2011

I am writing to express my support for the proposed AT&T cell site located in the King Street corridor. This particular area of San Francisco depends on strong communications and this cell site would greatly improve service.

The ballpark area is a thriving neighborhood, and thousands of residents and tourists pump money into the surrounding areas at restaurants and local shops. It's only reasonable that the city allow AT&T to improve its service in the area with additional infrastructure. We need wireless service can count on so that visitors and consumers are more likely to stay and invest in the local economy.

I appreciate your consideration of this matter and hope you will support the cell site, too.

Sincerely,

Marit Lash  
1368 Sacramento St. Apt. 1  
San Francisco, CA 94109-4267

---

**From:** sjmeyler@gmail.com  
**Sent:** Thursday, August 25, 2011 5:48 PM  
**To:** Luis Cuadra  
**Subject:** Don't let San Francisco fall behind in Wireless

August 25, 2011

San Franciscans are heavy users of wireless technology. Improving our city's wireless network will improve our experience with technology innovations -- many of which may have been developed right here in San Francisco. Therefore, I urge you to approve the proposed cell site at Fourth Street and King Street, near the ballpark. This is an important area of the city that serves residents and visitors alike. If San Francisco wants to be a tech leader, then wireless service in San Francisco needs to be able to support smartphones, iPads, and apps.

Sincerely,

Stephanie Meyler  
25 san juan avenue  
san francisco, CA 94112-2615

---

**From:** dave@zone64.net  
**Sent:** Thursday, August 25, 2011 6:08 PM  
**To:** Luis Cuadra  
**Subject:** SF as a Tech Hub Needs to Support Wireless Technology and Infrastructure

August 25, 2011

I

Being so close to the Silicon Valley, we San Franciscans have come to love and rely on our wireless devices. Whether it's our smartphones, laptops or tablets, we have become accustomed to real-time interaction that is flexible and convenient. I expect and depend on reliable service when I go to work, to baseball games or even to dinner. This is why maintaining and building new wireless infrastructure is so important and why I support the building of new cell sites in our city. I welcome with open arms anything that can improve my existing wireless service.

Sincerely,

Davidj Stillion  
PO Box 640403  
San Francisco, CA 94164-0403



---

**From:** w.j.pasinosky@comcast.net  
**Sent:** Thursday, August 25, 2011 6:48 PM  
**To:** Luis Cuadra  
**Subject:** Embracing technology means embracing infrastructure to support it

August 25, 2011

Better cell phone coverage has the ability to boost our economy and provide the means to work from anywhere. The proposed cell site on Fourth Street in the King Street corridor would provide better wireless service to tourists visiting the ballpark, eating in our restaurants and shopping in our stores. Tourist dollars go directly into San Francisco's local economy and provide much needed funds for city services for our residents. Also, more reliable coverage also benefits public safety by making sure wireless works when you need it most.

So in the interest of our economic well-being and public safety, I hope you will approve the cell site at Fourth and King.

Sincerely,

W.J.Pasinosky  
2225 23rd st unit 209  
San Francisco, CA 94107-3267

---

**From:** frazo6490@gmail.com  
**Sent:** Thursday, August 25, 2011 8:08 PM  
**To:** Luis Cuadra  
**Subject:** I Support Wireless Upgrades at 4th Street and King

August 25, 2011

Dropped calls are annoying. Slow data connections are annoying. And standing in the way of improving wireless service is not the right approach.

The Board has an opportunity to help improve the wireless experience of San Francisco residents and visitors by approving a cell site at 4th Street and King Street, which will strengthen wireless signals to a very popular area of town. To do otherwise would be short sighted.

Sincerely,

Frank  
130 5th ave  
San Francisco, CA 94118-1384

---

**From:** lbunim@pacbell.net  
**Sent:** Thursday, August 25, 2011 8:48 PM  
**To:** Luis Cuadra  
**Subject:** Improved Wireless Service Vital to San Francisco Businesses and Tourists

August 25, 2011

I am writing to express my support for the proposed AT&T cell site located in the King Street corridor. This particular area of San Francisco depends on strong communications and this cell site would greatly improve service.

The ballpark area is a thriving neighborhood, and thousands of residents and tourists pump money into the surrounding areas at restaurants and local shops. It's only reasonable that the city allow AT&T to improve its service in the area with additional infrastructure. We need wireless service can count on so that visitors and consumers are more likely to stay and invest in the local economy.

I appreciate your consideration of this matter and hope you will support the cell site, too.

Sincerely,

Lynn B. Bunim  
2017 Lyon Street  
San Francisco, CA 94115-1609

---

**From:** sbsuma@pacbell.net  
**Sent:** Thursday, August 25, 2011 10:28 PM  
**To:** Luis Cuadra  
**Subject:** Connectivity is productivity, good for residents, business, and tourism

August 25, 2011

It's no surprise that the use of wireless devices is prevalent throughout our city. People everywhere are embracing this new and innovative technology to connect with one another. Good-bye to the handwritten letter, hello to the text message. San Francisco needs the cell sites to support these new ways to communicate. Consumers have spoken and we need to take action. I support approval of new wireless antennas and I hope that you will approve these going forward. We are a technology powerhouse and it's time we have the proper network.

Sincerely,

Susan Sumaylo  
1754 47th Avenue  
San Francisco, CA 94122-3916

---

**From:** kleboeuf@me.com  
**Sent:** Friday, August 26, 2011 1:08 AM  
**To:** Luis Cuadra  
**Subject:** SF as a Tech Hub Needs to Support Wireless Technology and Infrastructure

August 26, 2011

Being so close to the Silicon Valley, we San Franciscans have come to love and rely on our wireless devices. Whether it's our smartphones, laptops or tablets, we have become accustomed to real-time interaction that is flexible and convenient. I expect and depend on reliable service when I go to work, to baseball games or even to dinner. This is why maintaining and building new wireless infrastructure is so important and why I support the building of new cell sites in our city. I welcome with open arms anything that can improve my existing wireless service.

Sincerely,

Kyle LeBoeuf  
95 Coleridge St.  
San Francisco, CA 94110-5155

---

**From:** cyclesf@gmail.com  
**Sent:** Friday, August 26, 2011 5:28 AM  
**To:** Luis Cuadra  
**Subject:** Be Proactive in Meeting Demand for Wireless near the Ballpark

August 26, 2011

When people think of San Francisco, they think of high-tech companies based next door to us in Silicon Valley. We expect our city to be up to date with advanced technologies. However, with so many people on our wireless networks, there are times our service leaves something to be desired. For this reason, I support the building of a new wireless antenna in the King Street corridor. Our dense population, large number of tourists and generally high usage of wireless data makes this new cell site more than a want; it's a necessity.

Sincerely,

Karla Jonson  
411 Holly Park Circle  
San Francisco, CA 94110-5905

---

**From:** jlegon@yahoo.com  
**Sent:** Friday, August 26, 2011 7:48 AM  
**To:** Luis Cuadra  
**Subject:** Connectivity is productivity, good for residents, business, and tourism

August 26, 2011

It's no surprise that the use of wireless devices is prevalent throughout our city. People everywhere are embracing this new and innovative technology to connect with one another. Good-bye to the handwritten letter, hello to the text message. San Francisco needs the cell sites to support these new ways to communicate. Consumers have spoken and we need to take action. I support approval of new wireless antennas and I hope that you will approve these going forward. We are a technology powerhouse and it's time we have the proper network.

Sincerely,

Jeordan Legon  
311 Mangels Avenue  
San Francisco, CA 94127-2409

---

**From:** lynnmoun@pacbell.net  
**Sent:** Friday, August 26, 2011 8:38 AM  
**To:** Luis Cuadra  
**Subject:** I Support Wireless Upgrades at 4th Street and King

August 26, 2011

Dropped calls are annoying, Slow data connections are annoying. And standing in the way of improving wireless service is not the right approach.

The Board has an opportunity to help improve the wireless experience of San Francisco residents and visitors by approving a cell site at 4th Street and King Street, which will strengthen wireless signals to a very popular area of town. To do otherwise would be short sighted.

Sincerely,

Sherry Mountain  
1071 Gilman Avenue  
San Francisco, CA 94124-3710



---

**From:** wildando@pacbell.net  
**Sent:** Friday, August 26, 2011 11:38 AM  
**To:** Luis Cuadra  
**Subject:** I expect wireless to work in SF, so please support new cell site at 4th Street and King

August 26, 2011

I am a San Francisco resident and I support the new cell site in the King Street corridor. With Silicon Valley in our backyard, it is important to have better cell phone coverage to keep the tech sector connected. People rely on cell phones to get their work done, stay in touch with their families and call for help in case of emergencies. If the San Francisco Board of Supervisors decides against the construction of this cell site, it will hurt productivity and quality of life in our City. I hope you will support improving wireless coverage in San Francisco and approve the cell site.

Sincerely,

Annette Wild  
14 Encline Ct.  
San Francisco, CA 94127-1860

---

**From:** lcruzol@pacbell.net  
**Sent:** Friday, August 26, 2011 11:38 AM  
**To:** Luis Cuadra  
**Subject:** SF as a Tech Hub Needs to Support Wireless Technology and Infrastructure

August 26, 2011

Being so close to the Silicon Valley, we San Franciscans have come to love and rely on our wireless devices. Whether it's our smartphones, laptops or tablets, we have become accustomed to real-time interaction that is flexible and convenient. I expect and depend on reliable service when I go to work, to baseball games or even to dinner. This is why maintaining and building new wireless infrastructure is so important and why I support the building of new cell sites in our city. I welcome with open arms anything that can improve my existing wireless service.

Sincerely,

Leo Ruazol  
72 Escondido Avenue  
San Francisco, CA 94132-1327

---

**From:** igetletters@sbcglobal.net  
**Sent:** Thursday, August 25, 2011 9:48 PM  
**To:** Luis Cuadra  
**Subject:** Improving cell coverage is good for the local economy

August 25, 2011

It's no surprise that cell coverage isn't ideal in San Francisco. Consumers today are relying on their smartphones and iPads at increasing rates. San Francisco needs more wireless antennas to keep up with these demands. To the members of the San Francisco Board of Supervisors, I extend my gratitude in advance for agreeing that we need improved coverage. I want what is best for San Francisco and a strong, wireless network that allows us to use cutting-edge devices. Please listen to our needs and support bringing more coverage and faster data speeds to our city.

Sincerely,

Charles Burwell  
731 Cayuga Avenue  
San Francisco, CA 94112

---

**From:** kpkoji@pacbell.net  
**Sent:** Thursday, August 25, 2011 8:18 PM  
**To:** Luis Cuadra  
**Subject:** Improving cell coverage is good for the local economy

August 25, 2011

It's no surprise that cell coverage isn't ideal in San Francisco. Consumers today are relying on their smartphones and iPads at increasing rates. San Francisco needs more wireless antennas to keep up with these demands. To the members of the San Francisco Board of Supervisors, I extend my gratitude in advance for agreeing that we need improved coverage. I want what is best for San Francisco and a strong, wireless network that allows us to use cutting-edge devices. Please listen to our needs and support bringing more coverage and faster data speeds to our city.

Sincerely,

Keith Kojimoto  
1816 Ninth Ave.  
San Francisco, CA 94122-4704



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** August 29, 2011  
**TO:** Angela Calvillo, Clerk of the Board  
**FROM:** Bill Wycko, Environmental Review Officer, Planning Department  
**RE:** Appeal of the Categorical Exemption for 66-670 4<sup>th</sup> Street, Assessor's Block 3786, Lot 104-160  
Planning Department Case No. 2010.1042E  
BOS File. No. 110941

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**HEARING DATE:** September 6, 2011

Attached is one CD and one hard copy of the Planning Department's memorandum to the Board of Supervisors regarding the appeal of the categorical exemption for 660-670 4<sup>th</sup> Street. We have also mailed copies of the memorandum to the project sponsor and appellant.

If you have any questions regarding this matter, please contact Nannie Turrell at 575-9047 or [nannie.turrell@sfgov.org](mailto:nannie.turrell@sfgov.org).

Thank you.

A handwritten signature in cursive script that reads "Nannie R. Turrell".

Nannie R. Turrell, Senior Environmental Planner



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Categorical Exemption Appeal

660-670 4<sup>th</sup> Street

**DATE:** August 29, 2011  
**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Bill Wycko, Environmental Review Officer – (415) 558-9048  
Erika S. Jackson, Case Planner – Planning Department (415) 558-6363  
**RE:** BOS File No. 110941; Planning Case No. 2010.1042E  
Appeal of Categorical Exemption for 660-670 4<sup>th</sup> Street  
**HEARING DATE:** September 6, 2011  
**ATTACHMENTS:**

- A. Antenna Positions and Orientations and Calculated RF Exposure Levels at Roof Decks
- A1. San Francisco Department of Public Health Calculated RF Levels
- B. Planning Commission Motion 18399, dated July 7, 2011
- C. Planning Maps and Site Photographs
- D. Department of Public Health Referral Report (November 22, 2010)
- E. Site Maps and Plans

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**PROJECT SPONSOR:** Amy Million on behalf of AT&T

**APPELLANT:** Jason Sanders

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### INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (the "Board") regarding the Planning Department's (the "Department") issuance of a Categorical Exemption under the California Environmental Quality Act ("CEQA Determination") for a project that would allow the installation of a wireless telecommunications facility consisting of ten new panel antennas and six new equipment cabinets on the rooftop at 660-670 4<sup>th</sup> Street (the "Project").

This response addresses the appeal ("Appeal Letter") to the Board filed on July 25, 2011 by Jason Sanders. The Department, pursuant to CEQA (Public Resources Code Sections 21000 *et seq.*) and the CEQA Guidelines (Title 14 California Code of Regulations Sections 15000 *et seq.*), issued a Categorical Exemption for the proposed wireless telecommunications facility at 660-670 4<sup>th</sup> Street on July 7, 2011.

Memo

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

The decision before the Board is whether to uphold the Department's categorical exemption determination and deny the appeal, or to overturn the Department's determination and return the project to the Department staff for additional environmental review.

## **SITE DESCRIPTION & PRESENT USE**

The site is occupied by a mixed use building that is approximately 70 feet tall and was constructed in 2000. The building has commercial uses on the ground floor and live/work units on the upper floors. The building is located on the corner of Bluxome, Townsend, and 4<sup>th</sup> Streets. The building is located in an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The lot is approximately 13,000 square feet and has street frontage on Bluxome, Townsend, and 4<sup>th</sup> Streets. The site includes two, independently-accessible roof decks for use by residents of the building.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project Site is located within the South of Market Neighborhood. The subject site is zoned MUO, which is described in the Planning Code as designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. A pattern of mid-rise residential, industrial and office buildings exists in the neighborhood and on a block adjacent to the Caltrain Station, which is located at 4<sup>th</sup> and Townsend Streets. The overall density of dwelling units is high, and buildings are larger scaled. Immediately adjacent to the project site are mixed use buildings ranging from four to seven stories, the Caltrain Station, and some single-story eating establishments.

## **PROJECT DESCRIPTION**

Attachment A, Antenna Positions and Orientations, and Calculated RF Exposure Levels at Roof Decks, shows the location of the antennas. The proposal is to install a wireless telecommunications facility consisting of ten new panel antennas and six new equipment cabinets on the rooftop of an existing mixed use building that is approximately 70 feet tall. The proposal is part of a wireless transmission network operated by AT&T. Eight of the antennas measure 51.5" high by 7.1" deep by 11.9" wide and two of the antennas measure 52.2" high by 6.2" wide by 18.3" deep. The antennas would be mounted in three different locations:

- 1) three antennas on the northwest side of the building attached to an existing chimney structure and setback 10'-4" from the Bluxome Street façade,
- 2) four antennas along the northwest corner of the interior courtyard attached to an existing penthouse structure, and
- 3) three antennas along the southeast side of the building attached to an existing chimney structure and setback 10'-8.5" from the Townsend Street façade.

Equipment cabinets would be located within a shed on the rooftop and setback 16'-0" from the 4<sup>th</sup> Street facade. The *WTS Facilities Siting Guidelines* identify different types of buildings for the

siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts).

## **BACKGROUND**

### **Conditional Use Authorization Application Filed**

On November 18, 2010, AT&T submitted a Conditional Use Authorization application to install a wireless telecommunications facility designated as a "Macro Site" consisting of ten new panel antennas and six new equipment cabinets on the rooftop at 660-670 4<sup>th</sup> Street. Macro WTS sites are distinguished by using sectors, that is, several groups of directional panel antennas oriented in different directions. Macro WTS sites require Conditional Use Authorization by the Planning Commission in Residential Use Districts. Per Planning Code Sections 227(h), 303, and 842.93, a Conditional Use authorization is required for the installation of other uses such as wireless transmission facilities.

### **Project Review Process**

The revised drawings were reviewed pursuant to the Planning Code, *the Wireless Telecommunications Services Facilities Siting Guidelines*<sup>1</sup> ("Wireless Guidelines") and CEQA. Prior to the adoption of the *Wireless Guidelines* by the Planning Commission, the Board of Supervisors provided input as to where wireless facilities should be located within San Francisco in Resolution No. 635-96<sup>2</sup>. The *Wireless Guidelines* were updated by the Commission in 2003, requiring community outreach, notification, and detailed information about the facilities to be installed. Before the Department can approve an application to install a wireless facility, the project sponsor must submit a five-year facilities plan, which must be updated biannually; submit an emissions report; receive approval by the Department of Public Health; complete Section 106 (of the National Historic Preservation Act of 1966) review; and provide details about the facilities to be installed. Staff found that the proposed project complied with these regulations.

At this time the Department determined the Project to be categorically exempt from environmental review pursuant to CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures.

The Department of Public Health ("DPH") also reviewed the Project and found that it would comply with the current Federal Communication Commission ("FCC") safety standards for radiofrequency radiation exposure and with the Planning Department's *Wireless Guidelines*, as outlined in a report to the Department dated November 22, 2010. (Attachment C). As specified in the Planning Department's *Wireless Guidelines*, the Department of Public Health has a three step

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<sup>1</sup> *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines*, August 15, 1996.

<sup>2</sup> BOS File No. 189-92-2, Resolution Number 635-96, dated July 12, 1996.



process for ensuring compliance with FCC exposure standards for radiofrequency radiation from WTS facilities as summarized below:

1. **Health Report:** This first step occurs prior to approval and includes a description of the project and the anticipated cumulative radiofrequency energy levels.
2. **Field Measures:** This step occurs after project completion. Readings are taken to verify that the radiofrequency levels are consistent with the projected levels. Project sponsors must notify neighbors within 25 feet of the antenna and offer to take measurements from within the dwellings.
3. **Periodic Safety Measurements.** Every two years after installation, additional readings are required as part of the ongoing monitoring requirements.

This process of post-installation monitoring is probably unique in the nation. The Department is not aware of any other jurisdiction that regularly monitors radiofrequency levels after installation. Under the 1996 Federal Telecommunications Act, local jurisdictions cannot deny wireless facilities based on Radio Frequency (RF) radiation emissions so long as the facilities comply with the FCC's regulations concerning such emissions.

After Planning and the Public Health Department determined that the project was compliant with local and federal requirements, the Project was scheduled for a Planning Commission hearing on June 2, 2011. This hearing date was continued to July 7, 2011 per the request of the Project Sponsor to allow more time to discuss the Project with the Homeowner's Association and residents of the building who were in opposition to the Project.

#### **Conditional Use Authorization Hearing**

On July 7, 2011, the Commission granted a Conditional Use Authorization authorizing the installation of a wireless telecommunications facility, "Macro Site", consisting of ten new panel antennas and six new equipment cabinets on the rooftop at 660-670 4<sup>th</sup> Street.

At the hearing, the Commission considered numerous issues related to General Plan policies; the citing of the antenna; cumulative impacts of antenna installations; and aesthetic considerations. The project is located in a "Preferred Location Site, No. 5 Mixed-Use Building in a High-Density District" as defined in the Department's *Wireless Guidelines*. Since the project is in a "preferred location" as opposed to a "disfavored location" or a "limited preference site," additional findings analyzing alternative locations were not required.

Planning Department Staff received two emails in opposition to the proposed Project and one phone call with questions regarding the proposed Project. One of the emails was from the Appellant, Jason Sanders. On July 5, 2011, the Appellant, Jason Sanders, sent an opposition letter via email to members of the Planning Commission and Planning Department Staff. There was no public testimony at the Planning Commission hearing. Following the staff presentation, the Planning Commission voted to approve the Project as proposed as recorded in Motion Number 18399 in a 6-0 vote, with 1 Commissioner absent.

## **CEQA GUIDELINES**

### **Categorical Exemptions**

Section 21084 of the California Public Resources Code requires that the CEQA Guidelines identify a list of classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review.

In response to that mandate, the State Secretary of Resources found that certain classes of projects, which are listed in CEQA Guidelines Sections 15301 through 15333, do not have a significant impact on the environment, and therefore are categorically exempt from the requirement for the preparation of further environmental review.

CEQA State Guidelines Section 15303, or Class 3, provides for an exemption from environmental review for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. CEQA State Guidelines Section 15303(d) specifically applies to utility extensions. Thus, the proposed installations are covered by the range of activities properly exempted pursuant to Class 3.

CEQA Guidelines Section 15300.2(f) does not allow a categorical exemption to be used for a project that may cause a substantial adverse change in the significance of a historic resource.

### **Exceptions to Exemptions/Exclusions from Environmental Review**

CEQA Guidelines Section 15300.2 lists exceptions to the use of categorical exemptions. The exceptions include that an exemption shall not be used 1) where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances (Section 15300.2(c)); 2) where the project would cause a substantial adverse change in the significance of a historical resource (Section 15300.2(f)); and 3) where the project would result in a significant cumulative impact (Section 15300.2(b)). As described below, there are no conditions associated with the proposed project that would suggest the possibility of a significant environmental effect.

### **CEQA and Historic Resources**

The proposed site contains no historic resources and the Department concluded that the proposed project would not cause a significant impact to a historic resource. Therefore, this issue would not trigger an exception to the use of a categorical exemption.

### **Public Views and Aesthetics**

In evaluating whether the proposed wireless telecommunications facility would be exempt from environmental review, the Department determined that it would not result in a significant impact

to public views and aesthetics. Visual quality, by its nature, is subjective and different viewers may have varying opinions as to whether the proposed wireless facility contributes negatively to the visual landscape of the City and its neighborhoods.

It should be noted that CEQA's primary focus regarding visual impact is on scenic vistas within the public realm and the impact of the project on the existing scenic environment. The CEQA Guidelines provide an Initial Study Checklist which indicates that assessments of significant impacts on visual resources should consider whether the project would: Have a substantial, adverse effect on a scenic vista; substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; Substantially degrade the existing visual character or quality of the site and its surroundings; or create a new source of substantial light and glare which would adversely affect day and nighttime views of the area. The Project would not result in any of these conditions for the reasons described below:

The antennas would be mounted in three different locations: 1) three antennas on the northwest side of the building attached to an existing chimney structure and setback 10'-4" from the Bluxome Street façade, 2) four antennas along the northwest corner of the interior courtyard attached to an existing penthouse structure, and 3) three antennas along the southeast side of the building attached to an existing chimney structure and setback 10'-8.5" from the Townsend Street façade. Equipment cabinets would be located within a shed on the rooftop and setback 16'-0" from the 4<sup>th</sup> Street facade. Therefore, the proposed wireless facility would not be visible, or only minimally visible from select vantage points, when viewed from nearby public rights-of-way. The only portion of the facility that would be visible from a nearby public right-of-way is the screen wall attached to the existing chimney structures. When visible, the screen wall would manifest itself as an extension of the existing chimney structure, which is a rooftop appurtenance that is commonly found on similar buildings in the area. Additionally, the proposed wireless facility would not generate any obtrusive light or glare. The Department reviewed computer-generated photo simulations from the project sponsor of the proposed wireless facility, as well as a site mock-up, which support the Department's conclusion that the proposed project would have a negligible effect on public views and aesthetics.

In reviewing aesthetics under CEQA generally, consideration of the existing context in which a project is proposed is required and evaluation must be based on the impact on the existing environment. The proposed project, when visible, would be compatible with the neighborhood context, as the screen wall would manifest itself as an extension of the existing chimney structure, which is a rooftop appurtenance that is commonly found on similar buildings in the area. The proposed wireless facility is thus consistent with the existing developed environment and therefore cannot be deemed an "unusual circumstance." For those same reasons, the "unusual circumstance" exception to the categorical exemptions is not applicable to aesthetic impacts that are similar to existing structures. This wireless facility would not be unusual and would not create adverse aesthetic impacts on the environment.

For all the above reasons, the Department concluded that the installation of the proposed project would not result in a significant adverse effect on public views or aesthetics.

#### **Radiofrequency Radiation**

The proposed equipment would generate radiofrequency (RF) radiation. The applicant submitted a report evaluating the RF emissions that would be generated by the proposed project. As discussed in more detail below, the report concludes that the wireless telecommunications facility, as proposed, complies with the prevailing FCC-adopted health and safety standards limiting human exposure to RF energy, and would not cause a significant effect on the environment. Pursuant to DPW Order No. 177,163, prior to approval of a Personal Wireless Service Facilities Permit, DPH ensures that proposed project's RF emissions comply with FCC-adopted public exposure limits.

Furthermore, on January 3, 1996, the Federal Government adopted the Telecommunications Act of 1996 ("Act"). The Act establishes limitations on local jurisdiction regulation of wireless facilities. Among other things, the Act specifically prohibits local jurisdictions from disapproving wireless facilities for public health concerns or denying a permit without "substantial evidence" in a written record. Local jurisdictions retain land use authority and can regulate the height, location, visual impact, and/or zoning compliance of a new antenna.

#### **Federal Guidelines for Local and State Government Authority over the Siting of Personal Wireless Service Facilities**

*"Section 332(c)(7) of the Communications Act preserves state and local authority over zoning and land use decisions for personal wireless service facilities, but sets forth specific limitations on that authority. Specifically, a state or local government may not unreasonably discriminate among providers of functionally equivalent services, may not regulate in a manner that prohibits or has the effect of prohibiting the provision of personal wireless services, must act on applications within a reasonable period of time, and must make any denial of an application in writing supported by substantial evidence in a written record. The statute also preempts local decisions premised directly or indirectly on the environmental effects of radio frequency (RF) emissions, assuming that the provider is in compliance with the Commission's RF rules.*

*Allegations that a state or local government has acted inconsistently with Section 332(c)(7) are to be resolved exclusively by the courts (with the exception of cases involving regulation based on the health effects of RF emissions, which can be resolved by the courts or the Commission). Thus, other than RF emissions cases, the Commission's role in Section 332(c)(7) issues is primarily one of information and facilitation. "*

For the reasons described above, the operation of the proposed wireless telecommunications facilities would not pose a health hazard to the general public. Therefore, the proposed project would not result in a significant effect with regard to RF emissions, and this issue would not trigger an exception to the use of a categorical exemption.

### **Cumulative Impacts**

CEQA State Guidelines Section 15300.2(b) provides that a categorical exemption shall not apply if significant impacts would result over time from successive projects of the same type in the same place. The DPH reviewed and approved the RF emissions report, which concludes that the proposed wireless telecommunications facility would comply with the prevailing FCC-adopted health and safety standards limiting human exposure to RF energy, and would not for this reason cause a significant effect on the environment. Therefore, the impacts of the Project would not aggregate under CEQA to a degree where the project, by itself, would have cumulative impacts. The project-specific RF exposure discussion, which includes the cumulative impacts from RF exposure, is contained in the below discussion below.

### **APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES**

The Appeal Letter dated July 25, 2011 is cited in a summary below and is followed by the Department's responses.

#### **Issue 1: Use of roof decks will place building residents within the Public Exclusion Zone.**

"The proposed structure that was approved by the Planning Department places the antennas just 36'-5" from the staircase to my roof deck, well short of the 58' requirement. For the Project Sponsor to claim that 36'-5" is not within a 58' public exposure limit is disingenuous given they were up on my roof deck with me. Also worth mentioning is that the consulting firm[s] . . . report also excluded any mention of the roof deck. Essentially, the proposal heard by the Planning Commission effectively wiped out the existence of the roof deck, its close proximity to the antennas or the fact that the structure is used on a very regular basis."

**Response 1:** The panel antennas focus the RF emissions in the direction which the antennas are facing. The 58 feet public exposure limit only extends directly in front of the antennas. It is not a 58 feet zone around all sides of the antenna. This is shown in Attachment A. The RF emissions to the sides and rear of the panel antennas extend only a few feet. The roof decks are located 56 feet from the antennas. Therefore, as shown on Attachment A, residents using the roof decks will not be within the public exclusion area for any antennas. In 1996 the Federal Government passed the Telecom Act, requiring the FCC to adopt a nationwide human exposure standard which would ensure that the facilities it licensed did not have a cumulative impact on human health or the environment. The FCC developed these standards for exposure to RF energy. In San Francisco, the Planning Department adopted the local *Wireless Telecommunications Services Facilities Siting Guidelines*, which require wireless facilities to evaluate RF exposure both before and after installation. In sum, the FCC provides the standard, but the local Wireless Guidelines enforces this standard by requiring an exposure evaluation both before and after installation as part of a three-step process.

The first step of the process is the submittal of a Health Report to DPH which includes a description of the Project and the anticipated RF energy levels. A November 9, 2010 report by Hammett & Edison, Inc., Consulting Engineers evaluated the Project for compliance with

appropriate guidelines limiting human exposure to RF electromagnetic fields. The report stated that for any person anywhere at ground level, the maximum ambient RF exposure level due to the proposed relay operation by itself would be 0.78% of the applicable public exposure limit. Per the report, the public exposure limit is calculated to extend up to 58 feet out from the antenna face and to much lesser distances above, below and to the sides of the antennas. In the case of sector based panel antennas, the pattern of RF emissions is fan-shaped and RF emissions are very low towards the rear. The power density from the antenna decreases rapidly as one moves away from the antenna.

The report also concluded that cumulative existing RF levels from RF-emitting technologies in the area were below 1% of the most restrictive FCC public exposure limit. DPH also took field measurements of cumulative existing RF emissions in the project area, as well as on the rooftop of the subject building. DPH's field measurements of the cumulative RF emissions from existing RF-emitting technologies also revealed that the project area and the rooftop of the subject building are currently subject to less than 1% of the most restrictive FCC public exposure limit. Please reference Attachment A for RF field measurement locations and levels, calculated by Hammett & Edison, using the most conservative FCC standard. This map shows that the Appellant's roof deck and access stairs are outside of the public exposure limit area. Attachment A1 was prepared by the San Francisco Department of Public Health using the standard for the three frequency bands which the proposed antennas will be utilizing; therefore the measurements shown are slightly lower than those in the Hammett & Edison map.

To place these numbers in context consider the following. According to the attached DPH Memo, the World Health Organization notes that over 25,000 studies have been published during the past 30 years on the biological effects of RF energy. RF has been studied more than most known carcinogens. Based on this information, the prevailing opinion among governmental agencies continues to be that the only known impacts of RF are due to tissue heating. The FCC public exposure level limits are set at a level that is equal to 1/50<sup>th</sup> of the amount of RF energy required to cause thermal effects in humans associated with RF energy. In this case, the maximum exposure level from the antennae would be 0.78% of 1/50<sup>th</sup> the amount of energy needed to cause heating, the only known biological effect. Further, RF energy decreases with distance following the inverse square law. Meaning as one doubles the distance from the source, the amount of RF energy is reduced by 3/4. Distance significantly reduces exposure levels. The attached RF report demonstrates that with the proposed antennae type, once a person is standing outside the public exclusion zone exposure levels will never be great enough to reach the FCC public exposure limit which has been set at 1/50 the level required to produce heating. The proposed antennae siting at this location is 78 feet above the ground—meaning no amount of RF that could cause heating will leave the site and 56 feet from the Appellant's roof deck—meaning no amount of RF that could cause heating will reach the roof deck. Because the rooftop area where the antenna would be mounted contains two roof decks that are accessible to building occupants, AT&T has located the antennas and directed the RF emissions to ensure that the RF energy levels at the roof decks will be well below FCC standards. Furthermore, the non-publicly accessible zone would not extend

beyond the rooftop of the subject building as the subject antenna would be set back a minimum of seven feet from the edge of the rooftop.

Given these facts, neither potential cumulative impacts from additional antennas nor any unusual circumstance could create a "reasonably possibility that the activity will have a significant effect on the environment due to unusual circumstances".

The second step of the local exposure evaluation process requires AT&T to provide DPH with a Project Implementation Report ("PIR"), which includes field measurements verifying that the cumulative radiofrequency levels are consistent with the projected cumulative levels outlined in the Health Report within 10 days of the project's completion as the second step in the three-step process. AT&T must notify neighbors located within 25 feet of the antenna and offer to take the RF measurements from inside their dwellings during the PIR period.

The third step of the local exposure evaluation process requires AT&T to conduct field RF measurements every two years as a part of a Periodic Safety Measuring Report to ensure continuing compliance with FCC standards. When or if AT&T decides to pursue one of their proposed facilities, AT&T would be required to go through the same process described above so no new cumulative or project-specific RF emission effects would result as a result of a future project.

**Issue 2: Rooftop workers will be exposed to dangerous RF levels.** "window washers will no longer have access to the windows facing Townsend Street or Bluxome Street without putting themselves in harms way per the 19' and 58' exposure perimeters because they clip into anchor points on the roof adjacent to the location of the proposed antennas. Also, HVAC units are located literally next to the proposed location of the antennas, thereby restricting safe access."

**Response 2: Rooftop workers will be properly informed of RF zones and can take precautionary steps to ensure RF exposure limits are not exceeded.** Per the November 9, 2010 report by Hammett & Edison, Inc., the rooftop areas that exceed public exposure limit levels will be clearly marked with signs, barricades, and yellow striping. The signs and other markers would be visible from any angle of approach to persons who might need to work within that distance. Work can occur within these zones provided that precautions, such as turning off the antennas, are taken. Therefore, workers would be able to take necessary precautions prior to accessing these areas, including turning off the power to the base station. These areas are shown on Attachment A.

**Issue 3: Incorrect public safety findings in the Commission Motion.** "Given the access point/stairs to the roof deck and the roof deck are within the perimeter deemed to be unsafe, Finding 8 and Finding 14B are not correct and should provide the necessary basis for the granting of this appeal."

**Response 3:** As explained above in Response 1, the roof deck and the access to the roof deck are not within the public exclusion area because the RF emissions are directed toward the front of the panel antennas resulting in very minimal RF emission to the side of the antennas. The Commission's findings related to public safety are correct because the expected RF levels from the Project are significantly below FCC guidelines. As illustrated in the response to issues 1 and 2 above, the proposed Project meets the FCC adopted guidelines and therefore is not detrimental to the health, safety or convenience of those residing or working in the area.

**Issue 4: Incorrect Measurements of Chimneys on the Architectural Plans.** "It should also be noted that the proposal states that the [antennas are] set back from the Townsend Street façade is 10'-8.5". This, too, is not correct and perhaps another lie to get the proposal through Planning Department. The chimney mentioned in the proposal to which the antennas will be attached is set back at 8'-1.5"."

**Response 4:** The Chimney cited by the Appellant is not one that will have an antenna. The existing chimney along the Townsend Street façade is setback 8'-1.5" from the edge of the building. However, the antennas along the Townsend Street façade will not be attached to this chimney. The antennas will be located within a 5 foot by 10 foot screen wall structure that is located behind the existing chimney. This structure will be setback 9'-2" from the inside of the parapet and 10'-8.5" from edge of the building and the antennas will be setback an additional 1'-2" from the screen wall.

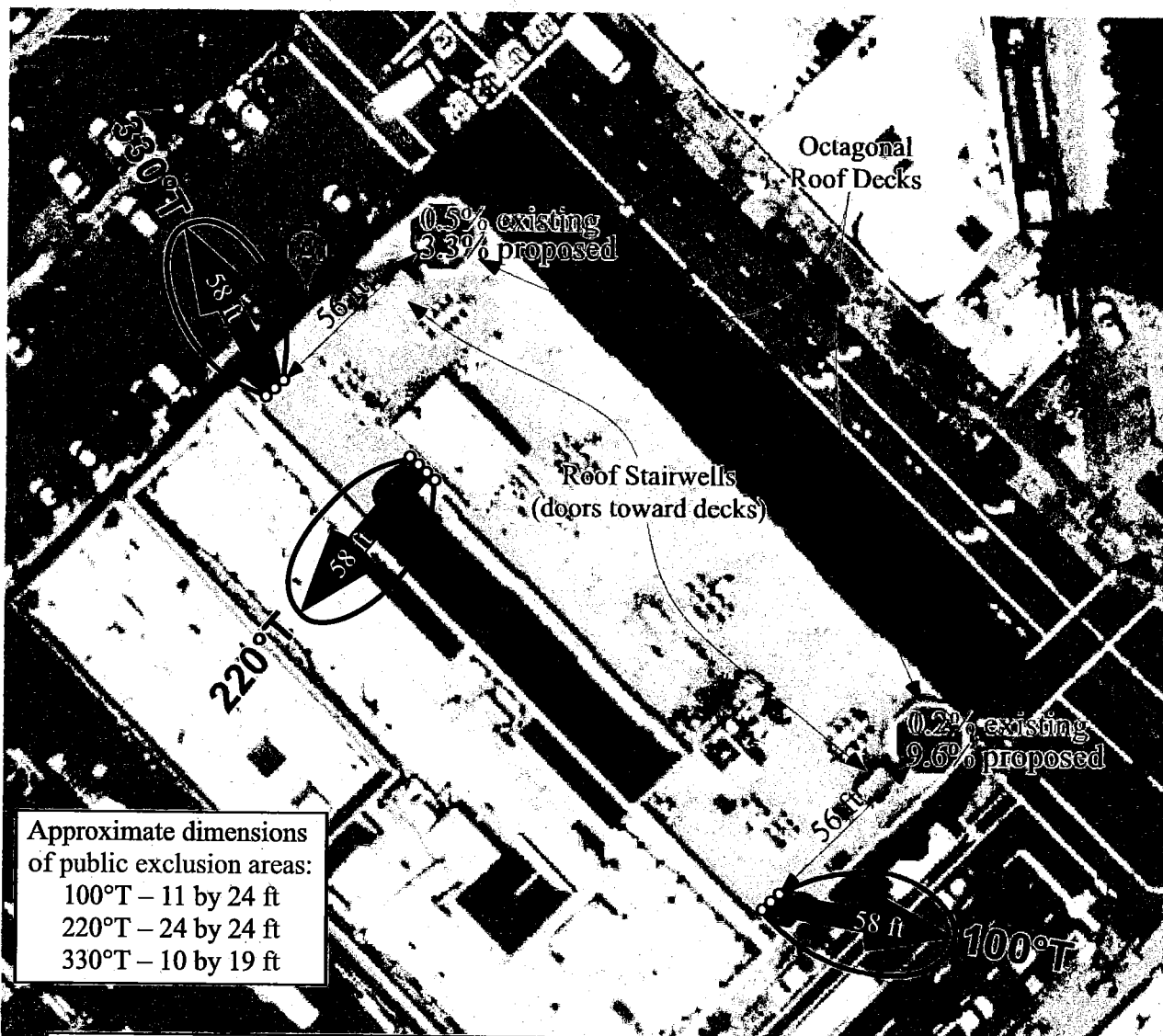
## **CONCLUSION**

For the reasons stated above the categorical exemption for the proposed project at 660-670 4<sup>th</sup> Street complies with the requirements of CEQA. The Department therefore recommends that the Board uphold the Determination of Exemption from Environmental Review and deny the appeal of the CEQA Determination.



AT&T Mobility • Proposed Base Station (Site No. CN5524)  
1 Bluxome Street • San Francisco, California

Antenna Positions and Orientations, and  
Calculated RF Exposure Levels at Roof Decks



Aerial photograph from Google Maps.

Open dots indicate antenna positions, taken from drawings by Streamline Engineering and Design, Inc., dated September 14, 2010.

Antenna pattern from manufacturer's data. Large arrows (58 feet long) indicate orientations of antenna groups, expressed as clockwise rotation in degrees relative to True North. Signal pattern shape and size correspond to maximum extent of calculated FCC public limit.

Existing exposure levels at roof decks (56 feet from nearest antennas) measured November 2010, expressed as percent of most restrictive FCC public limit. Calculated power densities for proposed operation expressed as percentage of applicable FCC public limit.

Public exclusion areas shown in yellow shading (see table). Smaller worker exclusion areas included (shown in red shading).

SITE: 1 Bluxome St (rooftop area)  
 DATE: 8/26/11, 1:30 PM  
 INSTRUMENT: Narda NBM-550 Broadband Field Meter (100KHz - 3 GHz Probe)  
 CALIBRATION DUE: Meter: 11/26/2012 Probe: 10/04/2012  
 All measurements are indicated in mW/cm<sup>2</sup>.



The proposed antennas can broadcast at three different frequency band widths. As listed, each frequency band has a different FCC standard. The maximum % of standard assumes that all of the measured energy is coming entirely from the band width listed.

FCC Standard:	Max. Roof Level:	% of Standard:
> 1,500 MHz = 1.0 mW/cm <sup>2</sup>	.016 mW/cm <sup>2</sup>	1.6%
800 MHz = .53 mW/cm <sup>2</sup>	.016 mW/cm <sup>2</sup>	3.01%
700 MHz = .46 mW/cm <sup>2</sup>	.016 mW/cm <sup>2</sup>	3.47%

\*Highest rooftop RF level is marked in red and is between 1.6% and 3.47% of the FCC standard.

FCC Standard:	Max. Roof Deck:	% of Standard:
> 1,500 MHz = 1.0 mW/cm <sup>2</sup>	.0006 mW/cm <sup>2</sup>	.06%
800 MHz = .53 mW/cm <sup>2</sup>	.0006 mW/cm <sup>2</sup>	.11%
700 MHz = .46 mW/cm <sup>2</sup>	.0006 mW/cm <sup>2</sup>	.13%

\*Highest rooftop deck RF level is marked in green and is between .06% and .13% of the FCC standard.



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

## Planning Commission Motion No. 18399

HEARING DATE: JULY 7, 2011

*Date:* June 30, 2011  
*Case No.:* 2010.1042C  
*Project Address:* 660-670 4<sup>th</sup> Street  
*Current Zoning:* MUO (Mixed Use Office) District  
85-X Height and Bulk District  
*Block/Lot:* 3786/104-160  
*Project Sponsor:* Amy Million for AT&T  
855 Folsom Street, Suite 106  
San Francisco, CA 94107  
  
*Staff Contact:* Erika S. Jackson – (415) 558-6363  
erika.jackson@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 227(h), 303, AND 842.93 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF TEN NEW PANEL ANTENNAS AND SIX NEW EQUIPMENT CABINETS ON THE ROOFTOP OF AN EXISTING MIXED USE BUILDING THAT IS APPROXIMATELY 70 FEET TALL WITHIN AN MUO (MIXED USE OFFICE) ZONING DISTRICT, AND A 85-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On November 18, 2010, AT&T (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 660-670 4th Street, Lots 104-160 in Assessor's Block 3786, (hereinafter "Project Site") to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing mixed use building as part of AT&T's wireless telecommunications network within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On July 7, 2011, the San Francisco Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use in Application No. 2010.1042C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

The above recitals are accurate and constitute findings of this Commission.

- 1. Site Description and Present Use.** The site is occupied by a mixed use building that is approximately 70 feet tall and was constructed in 2000. The building has commercial uses on the ground floor and live/work units on the upper floors. The building is located on the corner of Bluxome, Townsend, and 4<sup>th</sup> Streets. The building is located in an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The lot is approximately 13,000 square feet and has street frontage on Bluxome, Townsend, and 4<sup>th</sup> Streets.
- 2. Surrounding Properties and Neighborhood.** The Project Site is located within the South of Market Neighborhood. The subject site is zoned MUO, which is described in the Planning Code as designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. A pattern of mid-rise residential, industrial and office buildings exists in the neighborhood and on a block adjacent to the Caltrain Station, which is located at 4<sup>th</sup> and Townsend Streets. The overall density of dwelling units are high, and buildings are larger scaled. Immediately adjacent to the project site are mixed use buildings ranging from four to seven stories, the Caltrain Station, and some single-story eating establishments.
- 3. Project Description.** The proposal is to install a wireless telecommunications facility consisting of ten new panel antennas and six new equipment cabinets on the rooftop of an existing mixed use building that is approximately 70 feet tall. The proposal is part of a wireless transmission network operated by AT&T. Eight of the antennas measure 51.5" high by 7.1" deep by 11.9" wide and two of the antennas measure 52.2" high by 6.2" wide by 18.3" deep. The antennas would be mounted in three different locations: 1) three antennas on the northwest side of the building attached to an existing chimney structure and setback 10'-4" from the Bluxome Street façade, 2) four antennas along the northwest corner of the interior courtyard attached to an existing penthouse structure, and 3) three antennas along the southeast side of the building attached to an existing chimney structure and setback 10'-8.5" from the Townsend Street façade. Equipment cabinets would be located within a shed on the rooftop and setback 16'-0" from the 4<sup>th</sup> Street façade. The *WTS Facilities Siting Guidelines* identify different types of buildings for the

siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts).

4. **Past History and Actions.** The Planning Commission established guidelines for the installation of wireless telecommunications facilities in 1996 (“Guidelines”). 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, requiring community outreach, notification, and detailed information about the facilities to be installed.<sup>1</sup>

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.

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, 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.

On July 7, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Sections 227(h), 303, and 842.93 to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing seven-story mixed use building as part of AT&T’s wireless telecommunications network within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District.

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<sup>1</sup> PC Resolution 16539, passed March 13, 2003.

5. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts).
6. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1710 - 2180 Megahertz (MHZ) bands, which is regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
7. **Radiofrequency (RF) Emissions:** The project sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.
8. **Department of Public Health Review and Approval.** There are currently no existing antennas operated by AT&T Wireless installed on the rooftop of the building at 660-670 4<sup>th</sup> Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by Sprint located within 100 feet of this site. AT&T Wireless proposes to install 10 new antennas. The antennas will be mounted at a height of 78 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0045 mW/sq. cm., which is 0.78% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 58 feet, which includes areas of the rooftop but does not reach any publicly accessible areas. Barricades must be installed in front of the antennas in order to prevent the public from having access to the public exclusion zones on the rooftop. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 19 feet of the front of the antennas while they are in operation.
9. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
10. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was at 7:00 P.M. on August 4, 2010 at the San Francisco Tennis Club, located at 645 5<sup>th</sup> Street. Twelve members of the public attended the meeting asking various questions about the Conditional Use permit application process, maintenance of the proposed equipment, the antenna directions, and the health effects of the facility. Based on the comments and questions provided, AT&T modified the antenna location and roof access to address concerns.
11. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in April 2011.

12. **Public Comment.** The Department has received 3 comments on the project.
13. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
- A. **Use.** Per Planning Code Sections 227(h), 303, and 842.93, a Conditional Use authorization is required for the installation of other uses such as wireless transmission facilities.
14. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

- i *Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the city to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

*The proposed project at 660-670 4<sup>th</sup> Street will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing uses of the property and will be of such size and nature to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character. The project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on the subject known historic resource.*

- ii *Necessary: In the case of wireless installations, there are two criteria that the Commission reviews: coverage and capacity.*

*Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier service). It is necessary for San Francisco to have as much coverage as possible in terms of wireless facilities. Due to the topography and tall buildings in San Francisco, unique coverage issues arise because the hills and building break up coverage. Thus, telecommunication carriers often install additional installations to make sure coverage is sufficient.*

*Capacity: While a carrier may have adequate coverage in a certain area, the capacity may not be sufficient. With the continuous innovations in wireless data technology and demand placed on existing infrastructure, individual telecommunications carriers must upgrade and in some*

*instances expand their facilities network to be able to have proper data distribution. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.*

*The proposed project at 660-670 4<sup>th</sup> Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. Recent drive tests in the subject area conducted by the AT&T Radio Frequency Engineering Team provide conclusive evidence that the subject property is the most viable location, based on factors including quality of coverage, population density, land use compatibility, zoning and aesthetics. The proposed coverage area will serve the vicinity bounded by Morris Street, Berry Street, Ritch Street, and Bryant Street, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the South of Market area as well as to provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region.*

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

- i Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The proposed project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity will not be affected, and prevent harm to other personal property.*

*The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards. The Department has received information that the proposed wireless system must be operated so as not to interfere with radio or television reception in order to comply with the provisions of its license under the FCC.*

*The Department is developing a database of all such wireless communications facilities operating or proposed for operation in the City and County of San Francisco. All applicants are now required to submit information on the location and nature of all existing and approved wireless transmission facilities operated by the Project Sponsor. The goal of this effort is to foster public information as to the location of these facilities.*

- 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;

*No increase in traffic volume is anticipated with the facilities operating unmanned, with a single maintenance crew visiting the site once a month or on an as-needed basis.*



- 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 erection 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 proposed antennas are proposed to be installed on the existing rooftop and screened behind a screen wall painted to match existing rooftop chimneys. The proposal, located at 70 feet above grade, is small in size and is minimally visible at the pedestrian level. The project will not affect the existing landscaping.*

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

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

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

*The proposed project is not within an NC District. Therefore, this finding is not applicable.*

- 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 11 - IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.**

**POLICY 11.2 - Ensure housing is provided with adequate public improvements, services, and amenities.**

*The Project will improve AT&T Wireless coverage in a residential, commercial and recreational area along primary transportation routes in San Francisco.*

## URBAN DESIGN

### Objectives and Policies

**OBJECTIVE 4 - IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.**

**POLICY 4.14 - Remove and obscure distracting and cluttering elements.**

*The Project adequately "stealths" the proposed antennas and related equipment by locating the antennas and equipment cabinets by placing the antennas behind screen walls attached to existing rooftop features. The antennas are minimally visible from the street.*

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

#### OBJECTIVE 1:

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

#### Policy 1:

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

#### Policy 2:

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

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

#### OBJECTIVE 2:

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

#### Policy 1:

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

#### Policy 3:

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

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

**OBJECTIVE 4:**

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

**Policy 1:**

Maintain and enhance a favorable business climate in the City.

**Policy 2:**

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

*The project would benefit the City by enhancing the business climate through improved communication services for residents and workers.*

**OBJECTIVE 8 - ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.**

**POLICY 8.3 - Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.**

*The Project will ensure that residents and visitors have adequate public service in the form of AT&T Wireless mobile telecommunications.*

**COMMUNITY SAFETY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 3:**

ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.

**Policy 1:**

Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

**Policy 2:**

Develop and maintain viable, up-to-date in-house emergency operations plans, with necessary equipment, for operational capability of all emergency service agencies and departments.

**Policy 3:**

Maintain and expand agreements for emergency assistance from other jurisdictions to ensure adequate aid in time of need.

**Policy 4:**

Establish and maintain an adequate Emergency Operations Center.

**Policy 5:**

Maintain and expand the city's fire prevention and fire-fighting capability.

**Policy 6:**

Establish a system of emergency access routes for both emergency operations and evacuation.

*The project would enhance the ability of the City to protect both life and property from the effects of a fire or natural disaster by providing communication services.*

## **EAST SOMA (SOUTH OF MARKET) AREA PLAN**

### **Objectives and Policies**

#### **OBJECTIVE 7.1:**

**ENSURE PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES**

##### **Policy 7.1.1:**

Support the siting of new facilities to meet the needs of a growing community and to provide opportunities for residents of all age levels.

*The site is an integral part of a new wireless communications network that will enhance the City's community services and facilities..*

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 does comply 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.

*No neighborhood-serving retail use would be displaced and the wireless communications network will enhance personal communication services.*

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 would 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 would have no adverse impact 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 would not be impeded and neighborhood parking would 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 would cause no displacement of industrial and service sector activity.*

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

*Compliance with applicable structural safety and seismic safety requirements would be considered during the building permit application review process.*

- G. That landmarks and historic buildings be preserved.

*The proposed Project does not cause the removal or alteration of any significant architectural features.*

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

*The Project will have no adverse impact on parks or open space, or their access to sunlight or 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 Determination of Compliance authorization would promote the health, safety and welfare of the City.

### DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections Sections 227(h), 303, and 842.93 to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing mixed use building within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines and is subject to the conditions of approval attached hereto as Exhibit A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this conditional use authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 18399. 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.

I hereby certify that the foregoing Motion was adopted by the Planning Commission on July 7, 2011.

---

Linda Avery  
Commission Secretary

AYES: Olague, Miguel, Antonini, Borden, Fong, Sugaya

NAYS:

ABSENT: Moore

ADOPTED: July 7, 2011

## Exhibit A

# Conditions of Approval

### AUTHORIZATION

This authorization is for a conditional use to allow a wireless telecommunications facility consisting of This approval is for Conditional Use authorization under Planning Code Sections 227(h), 303, and 842.93 to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing mixed use building within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

### 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 July 7, 2011 under Motion No.18399.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18399 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

### DESIGN – COMPLIANCE AT PLAN STAGE

3. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
  - a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
  - b. **For the Project Site, regardless of the ownership of the existing facilities.** Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
  - c. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, [www.sf-planning.org](http://www.sf-planning.org).*



4. **Screening - WTS.** To the extent necessary For information about 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 impacts;
  - g. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
  - h. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
  - i. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, [www.sf-planning.org](http://www.sf-planning.org).*

#### **MONITORING - AFTER ENTITLEMENT**

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

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

6. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

**8. Implementation and Monitoring Costs - WTS.**

- a. 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.
- b. The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with the monitoring of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Electricity and Telecommunications, Office of the City Attorney, or any other appropriate City Department or agency pursuant to Planning Code Section 351(f) (2). The Planning Department shall collect such costs on behalf of the City.
- c. The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.

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

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

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

**10. 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.

- i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
- ii. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

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

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

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

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

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

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

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

## OPERATION

14. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator

shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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

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

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

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

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

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

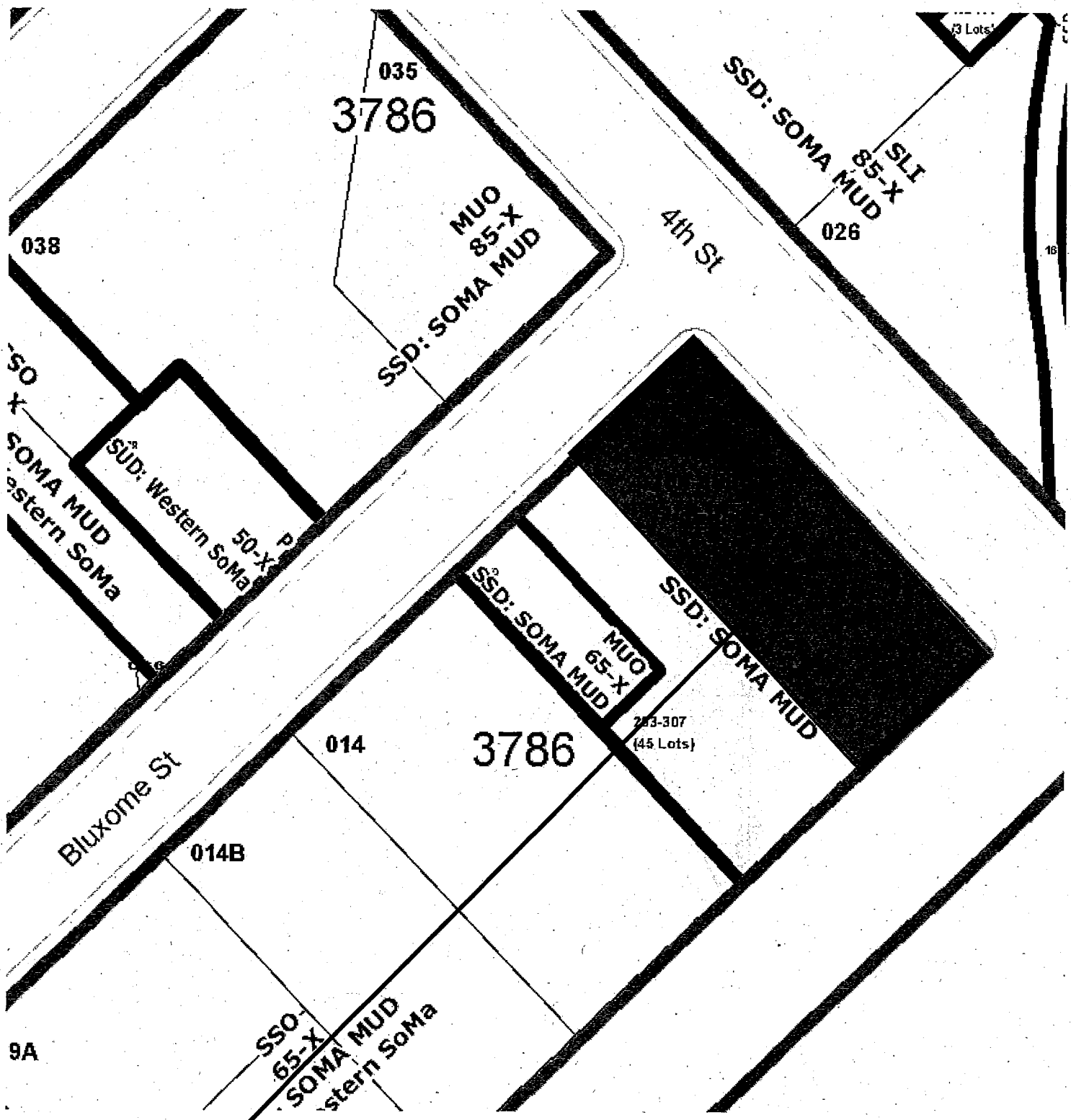
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

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

19. **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>*

# Parcel Map



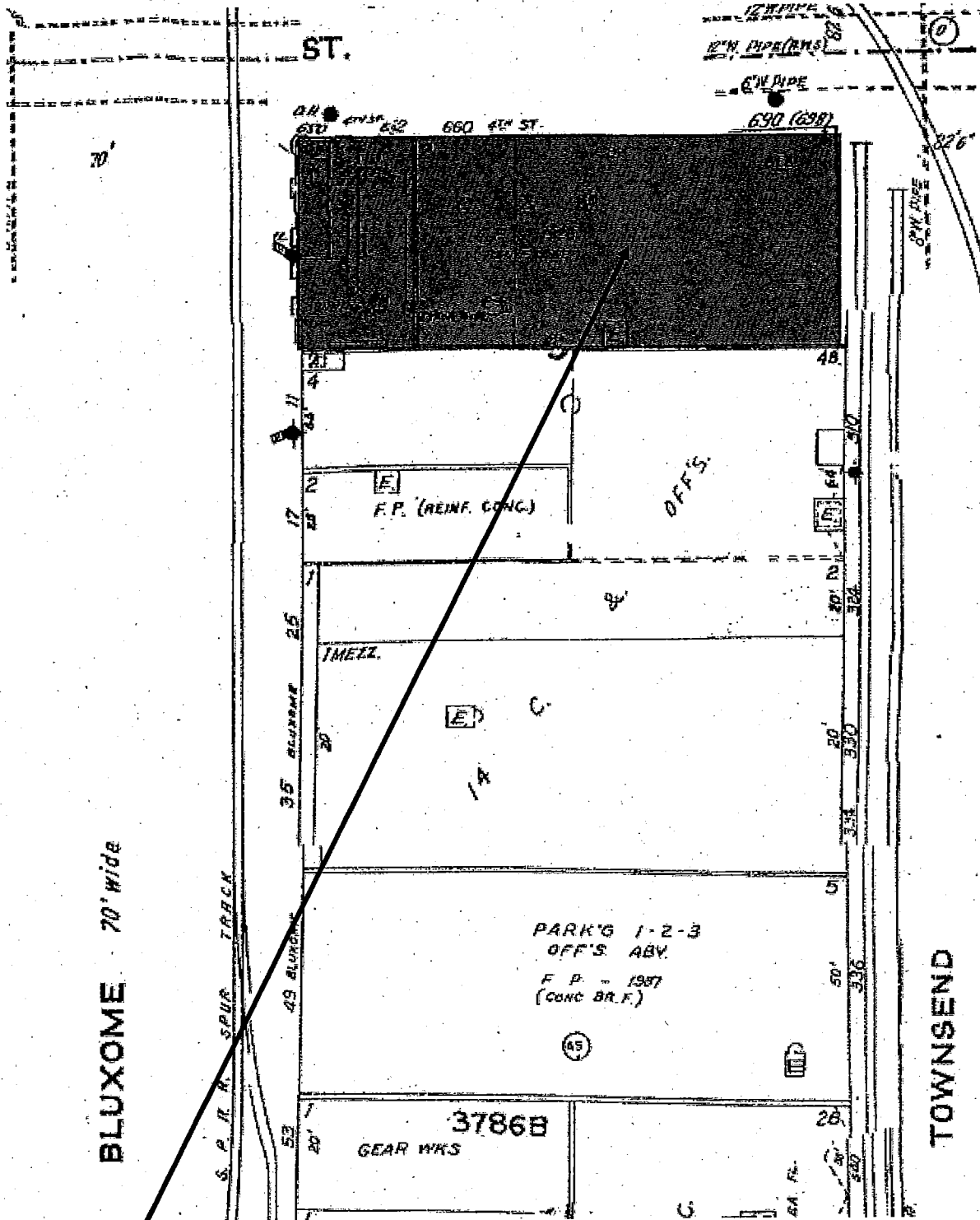
**SUBJECT PROPERTY**



CEQA Appeal Hearing  
 Board File No. 110941  
 660-670 4th Street  
 3786/104-160

# Sanborn Map\*

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

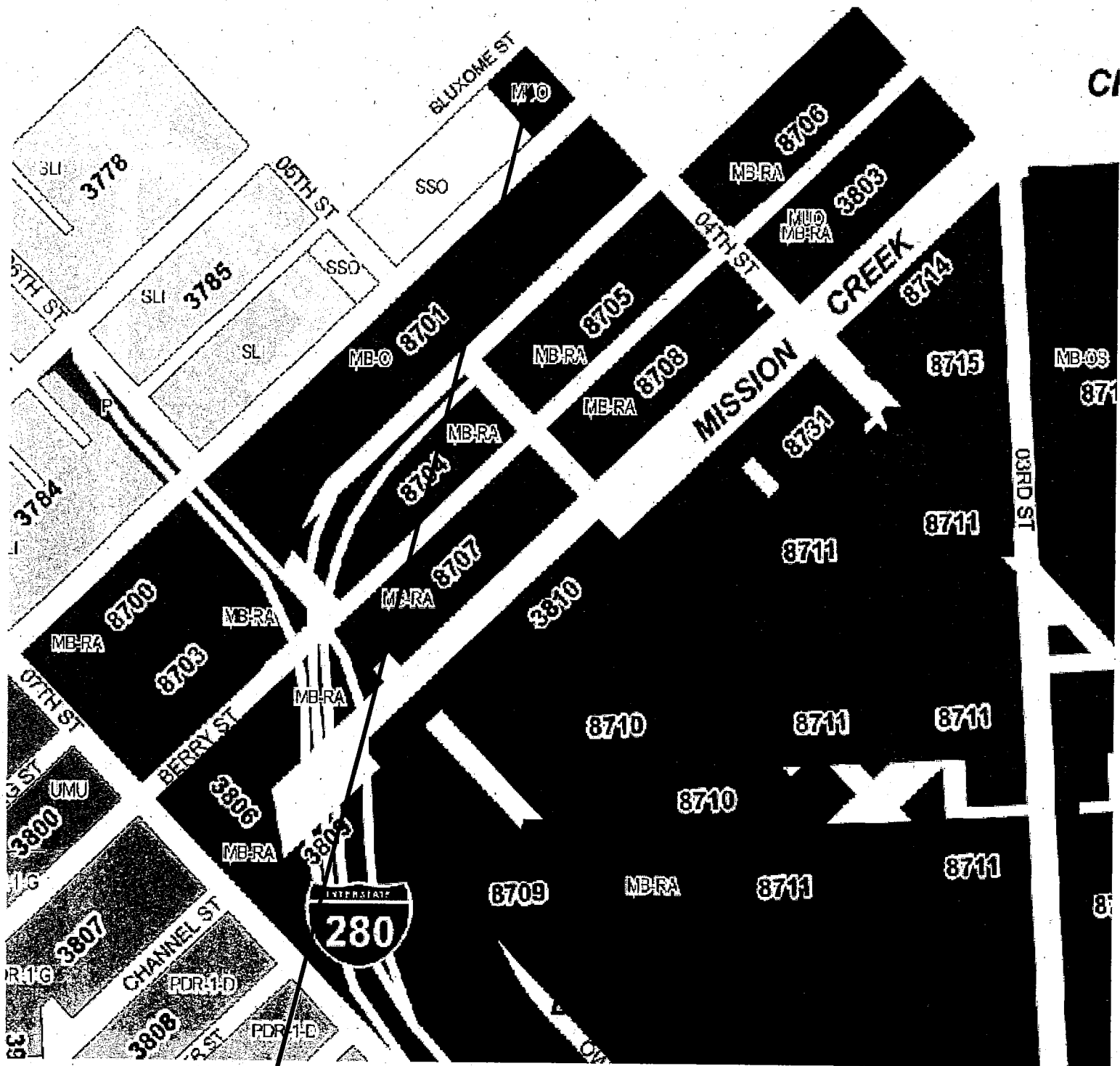


**SUBJECT PROPERTY**



CEQA Appeal Hearing  
 Board File No. 110941  
 660-670 4th Street  
 3786/104-160

# Zoning Map

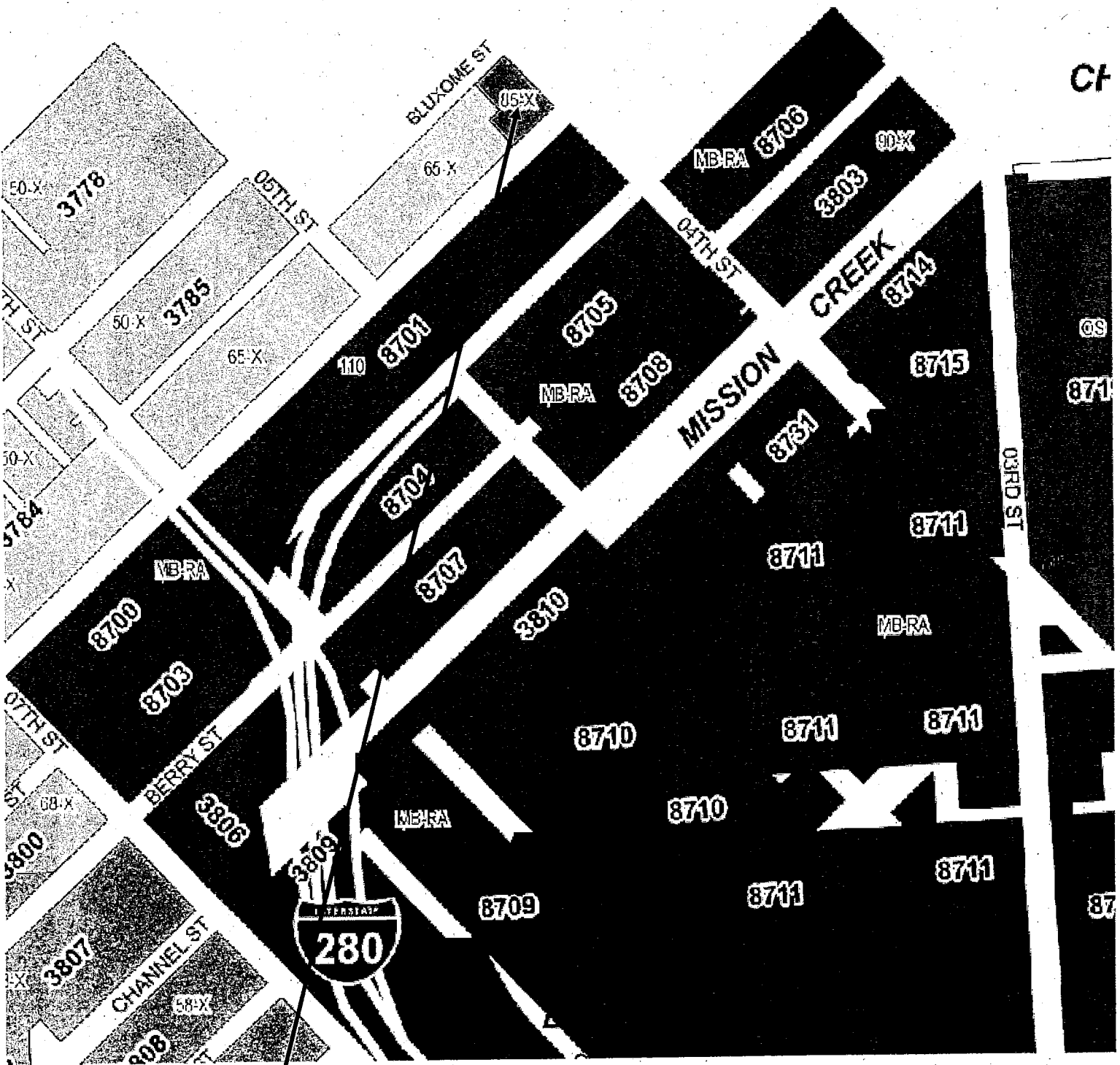


**SUBJECT PROPERTY**



CEQA Appeal Hearing  
 Board File No. 110941  
 660-670 4th Street  
 3786/104-160

# Height & Bulk Map



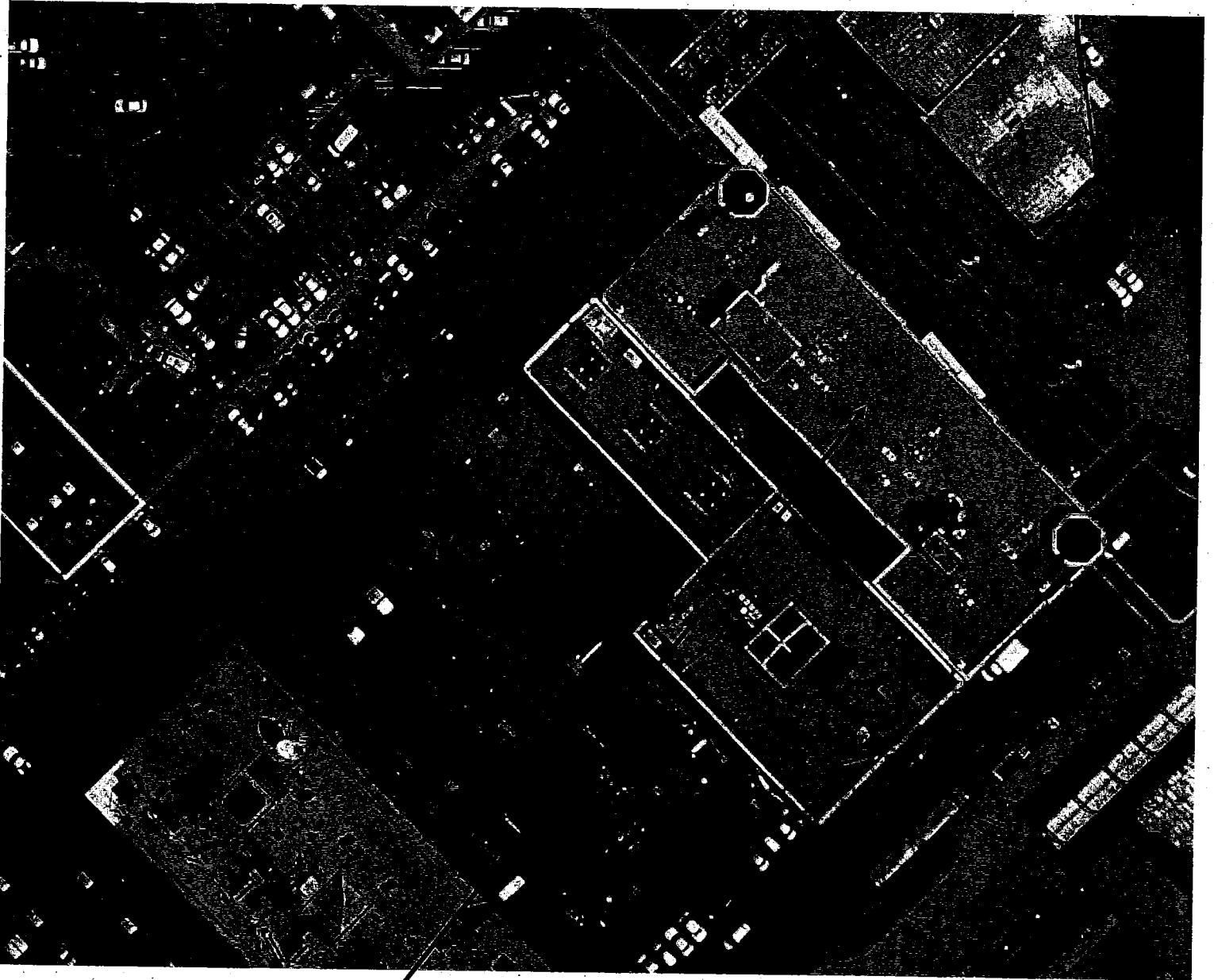
**SUBJECT PROPERTY**



CEQA Appeal Hearing  
 Board File No. 110941  
 660-670 4th Street  
 3786/104-160



# Aerial Photograph – Site View

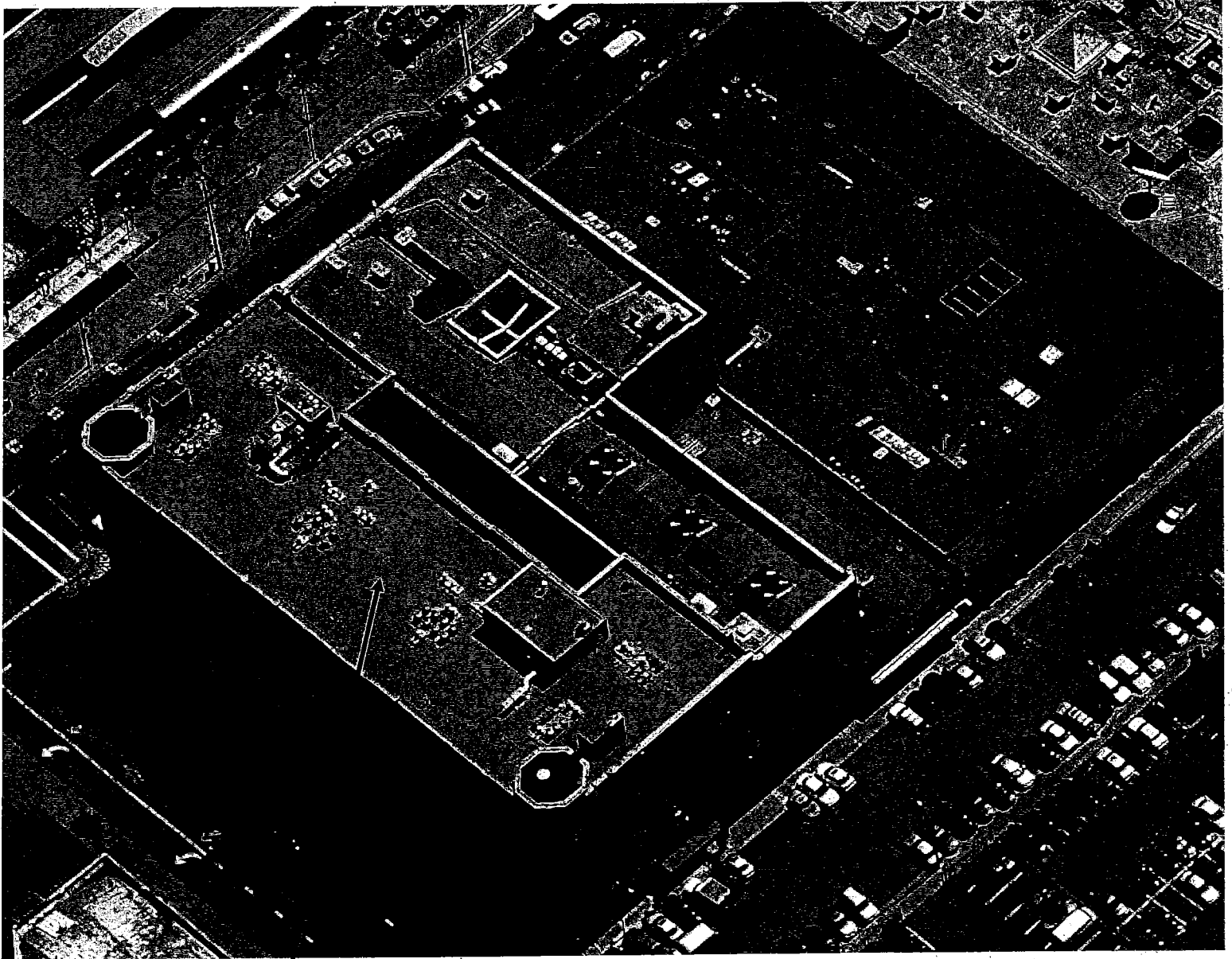


**SUBJECT PROPERTY**



CEQA Appeal Hearing  
Board File No. 110941  
660-670 4th Street  
3786/104-160

# Aerial Photograph – Looking South

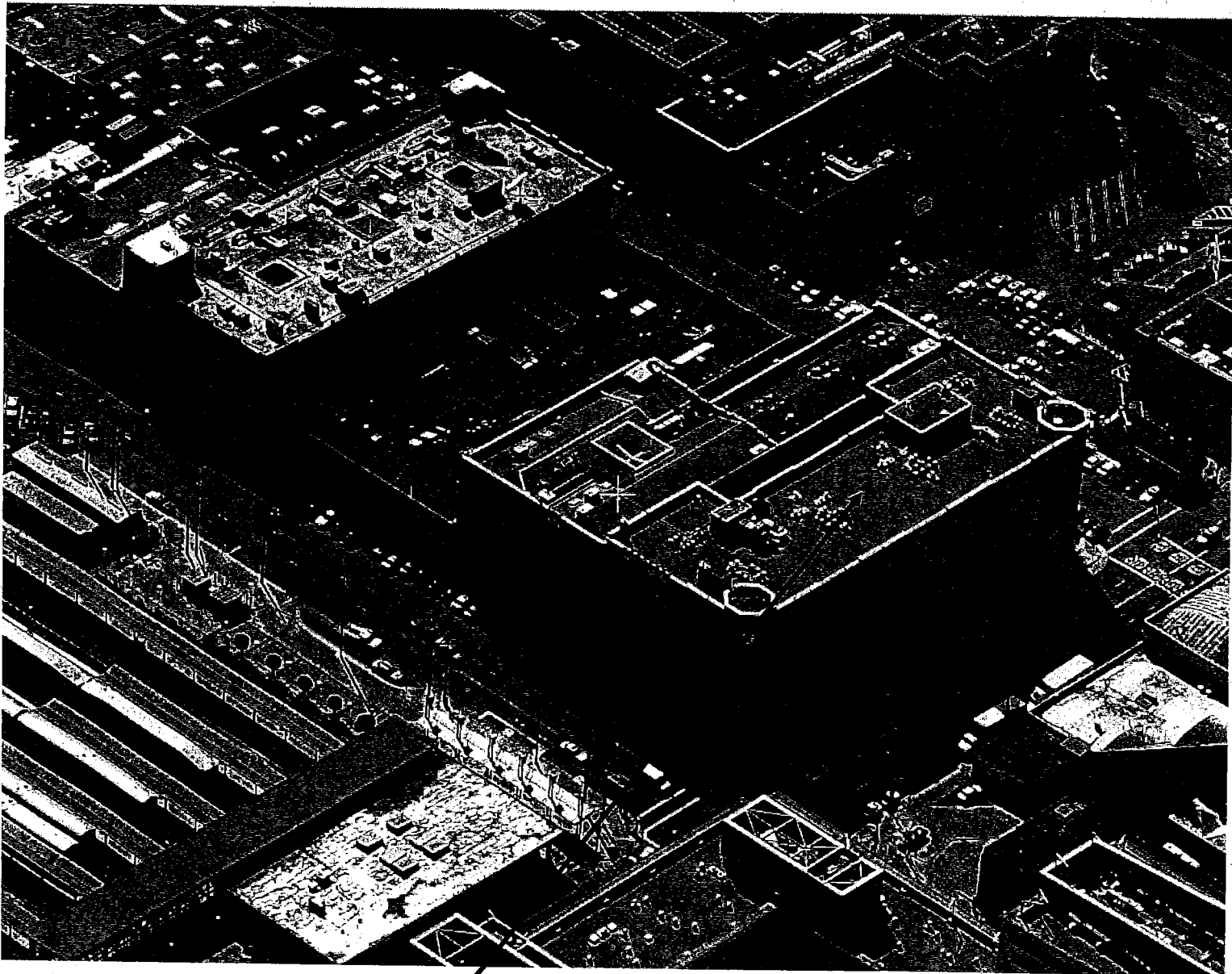


**SUBJECT PROPERTY**



CEQA Appeal Hearing  
Board File No. 110941  
660-670 4th Street  
3786/104-160

# Aerial Photograph – Looking West



**SUBJECT PROPERTY**



**SAN FRANCISCO  
PLANNING DEPARTMENT**

**CEQA Appeal Hearing  
Board File No. 110941  
660-670 4th Street  
3786/104-160**

# Aerial Photograph – Looking North

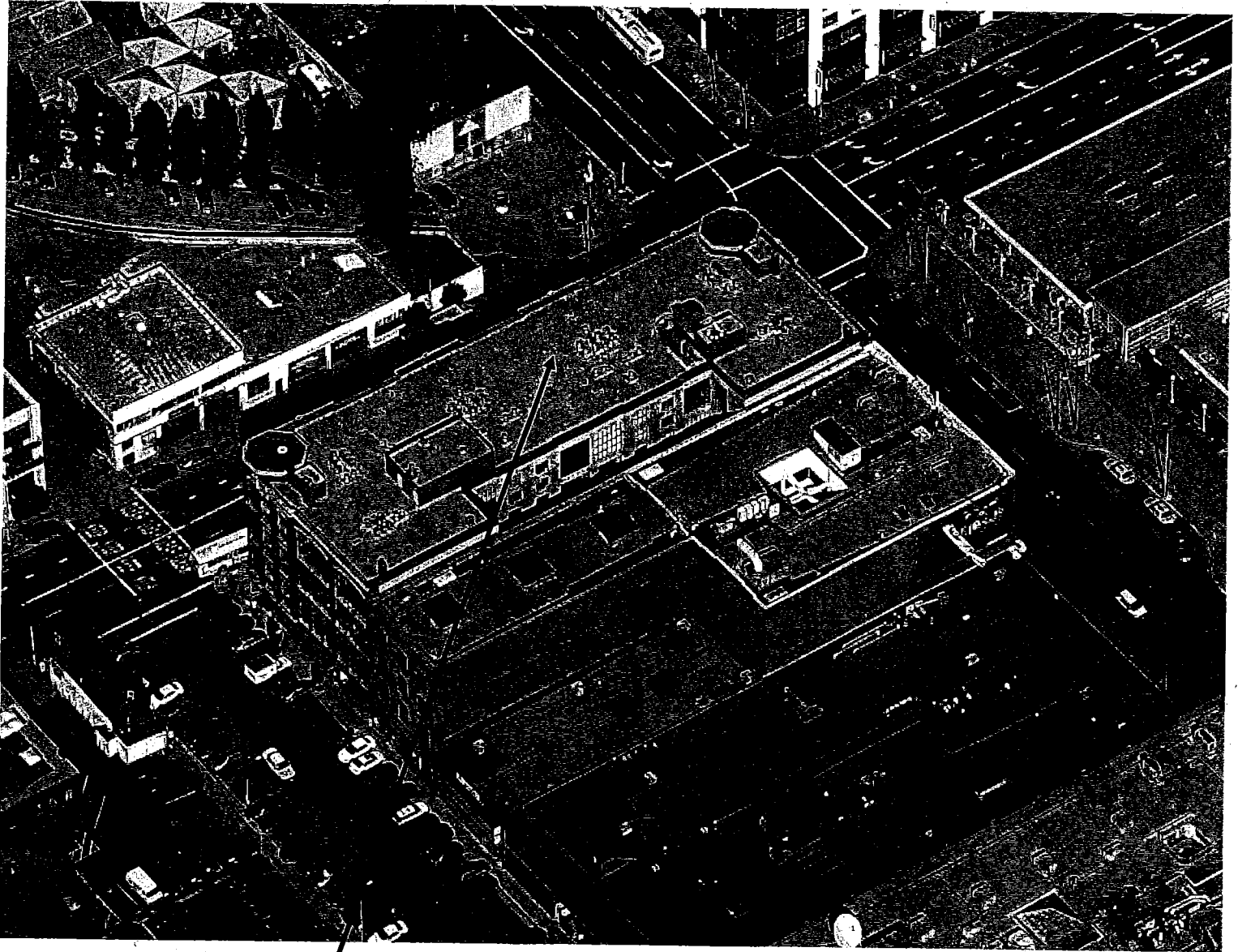


**SUBJECT PROPERTY**



CEQA Appeal Hearing  
Board File No. 110941  
660-670 4th Street  
3786/104-160

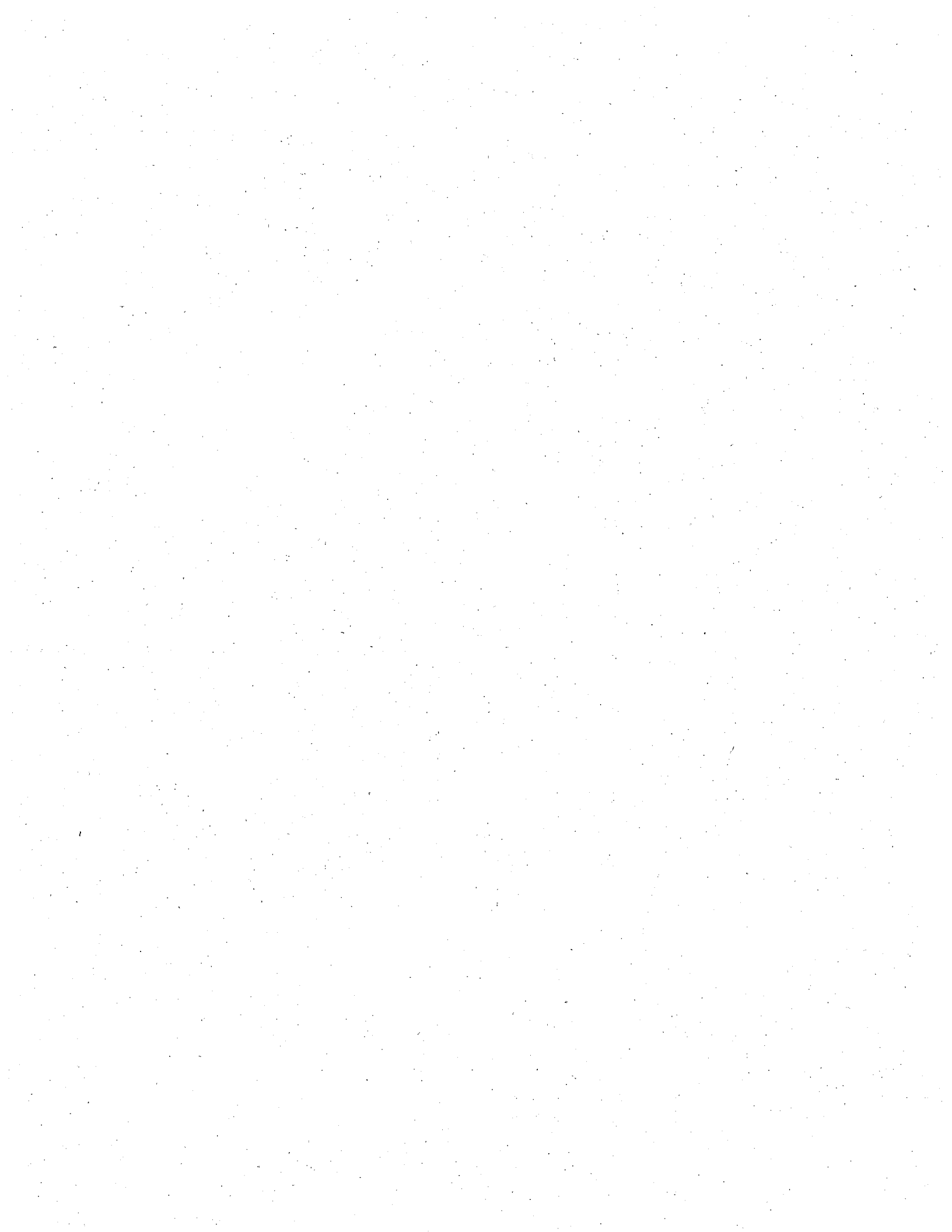
# Aerial Photograph – Looking East



**SUBJECT PROPERTY**



CEQA Appeal Hearing  
Board File No. 110941  
660-670 4th Street  
3786/104-160





City and County of San Francisco  
DEPARTMENT OF PUBLIC HEALTH  
ENVIRONMENTAL HEALTH SECTION

Gavin Newsom, Mayor  
Mitchell H. Katz, MD, Director of Health  
Rajiv Bhatia, MD, MPH, Director of EH

Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless Planner: Jonas Ionin

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

Project Address/Location: 1 Bluxome St

Site ID: 1321 SiteNo.: CN5524

The following information is required to be provided before approval of this project can be made. These information requirements are established in the San Francisco Planning Department Wireless Telecommunications Services Facility Siting Guidelines dated August 1996. In order to facilitate quicker approval of this project, it is recommended that the project sponsor review this document before submitting the proposal to ensure that all requirements are included.

- 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)  
 Existing Antennas    No Existing Antennas: 0
- 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)  
 Yes     No
- 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)  
 Yes     No
- 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)  
Maximum Power Rating: 7490 watts.
- 6. The total number of watts per installation and the total number of watts for all installations on the building (roof or side) (WTS-FSG, Section 10.5.1).  
Maximum Effective Radiant: 7490 watts.
- 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200  $\mu\text{w}/\text{cm}^2$ )  
Maximum RF Exposure: 0.0045 mW/cm<sup>2</sup>    Maximum RF Exposure Percent: 0.78
- 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
  - Public\_Exclusion\_Area    Public Exclusion In Feet: 58
  - Occupational\_Exclusion\_Area    Occupational Exclusion In Feet: 19

X 10. Statement on who produced this report and qualifications.

X **Approved.** Based on the information provided the following staff believes that the project proposal will comply with the current Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC standard 1986-NCRP **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

*Comments:*

There are currently no existing antennas operated by AT&T Wireless installed on the roof top of the building at 1 Bluxome Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by Sprint located within 100 feet of this site. AT&T Wireless proposes to install 10 new antennas. The antennas will be mounted at a height of 78 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0045 mW/sq cm., which is 0.78 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 58 feet which includes areas of the roof top but does not reach any publicly accessible areas. Barricades must be installed in front of the antennas in order to prevent the public from having access to the public exclusion zones on the roof top. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 19 feet of the front of the antennas while they are in operation.

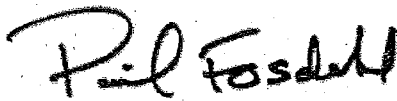
       **Not Approved**, additional information required.

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

       1 Hours spent reviewing

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

Signed: \_\_\_\_\_

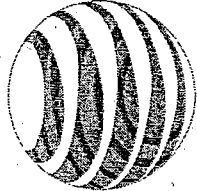


Dated: 11/22/2010

Patrick Fosdahl

Environmental Health Management Section  
San Francisco Dept. of Public Health  
1390 Market St., Suite 210,  
San Francisco, CA. 94102  
(415) 252-3904





**at&t**  
 4TH STREET WALGREENS  
 670 4TH STREET  
 SAN FRANCISCO, CA 94107  
 CN5524

**ATTACHMENT E**

**4TH STREET WALGREENS**  
 CN5524  
 SAN FRANCISCO, CA 94107

AL	DATE	DESCRIPTION	BY
07/15/10	07/07/10	2D SET	LAB
07/16/10	07/08/10	3D WORK	LAB
07/17/10	07/08/10	CONTRACT REV.	LAB
07/17/10	07/08/10	CONTRACT REV.	LAB
07/17/10	07/08/10	CONTRACT REV.	LAB
07/17/10	07/08/10	CONTRACT REV.	LAB

DRAWN BY: J. SMITH  
 CHECKED BY: L. HOUGHTON  
 APPROVED BY: H. FLEMING  
 DATE: 07/07/10

**Streamline Engineering**  
 2255 Argon Rd, Suite 200, Livermore, CA 94550  
 Phone: (925) 433-2840  
 Email: hsmith@streamlineeng.com, FPC: 181-650-1541

**at&t**  
 430 BUSH STREET, 5TH FLOOR  
 SAN FRANCISCO, CA 94108

SHEET TITLE:	T-1
TITLE:	
SHEET NUMBER:	

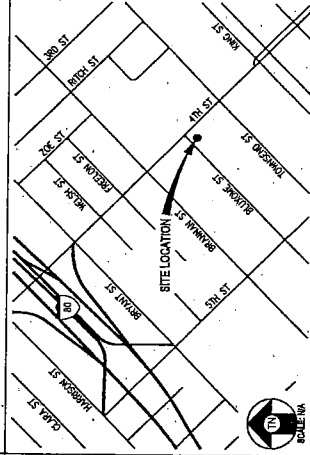
**PROJECT DESCRIPTION**

A (P) UNIMATED TELECOMMUNICATION FACILITY CONSISTING OF ADDING A (P) AT&T 20'-0" X 15'-0" ROOF TOP LEASE AREA W/ (6) (P) RES CIRCERS. ALSO ADDING (10) (P) AT&T ANTENNAS ON A (E) BUILDING W/ (P) TFP SCREEN PANELS PAINT TO MATCH (E) BUILDING.

**PROJECT INFORMATION**

SITE NAME:	4TH STREET WALGREENS	SITE #:	CH524
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
BLOCK/LOT:	3784/104 THROUGH 3786/160	POWER:	POLE
SITE ADDRESS:	670 4TH ST SAN FRANCISCO, CA 94107	TELEPHONE:	AT&T
CURRENT ZONING:	MUO		
CONSTRUCTION TYPE:			
OCCUPANCY TYPE:			
HEIGHT / DIAM:	65'-X		
PROPERTY OWNER:	DANAZA PROPERTIES 320 WEST FREMONT AVE SUNNYVALE, CA 94087		
APPLICANT:	AT&T 430 BUSH STREET, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	AT&T, COREY ALVIN (415) 760-9793		
ZONING CONTACT:	AT&T, AMY MULLON (949) 307-4431		
CONSTRUCTION CONTACT:	AT&T, STEVE ROUSO (415) 774-1163		
LATITUDE:	N 37.45 34.17' N40 03'		
LONGITUDE:	W 122 37' 44.01" W08 03'		
ANGL:	± 0"		

**VICINITY MAP**



**DRIVING DIRECTIONS**

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108  
 TO: 670 4TH ST, SAN FRANCISCO, CA 94107

- HEAD EAST ON BUSH ST TOWARD CLAUDE LN
- TURN RIGHT AT MONTGOMERY ST
- SLIGHT LEFT AT NEW MONTGOMERY ST
- TURN RIGHT AT HOWARD ST
- TURN LEFT AT 4TH ST

END AT: 670 4TH ST, SAN FRANCISCO, CA 94107

ESTIMATED TIME: 8 MINUTES ESTIMATED DISTANCE: 1.4 MILES

**CODE COMPLIANCE**

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2007 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2007 CALIFORNIA BUILDING CODE
- 2007 CALIFORNIA ELECTRICAL CODE
- 2007 CALIFORNIA MECHANICAL CODE
- 2007 CALIFORNIA PLUMBING CODE
- 2007 CITY OF SAN FRANCISCO FIRE CODE
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES
- AHJ/TA-19A-222-0

**HANDICAP REQUIREMENTS**

THIS FACILITY IS HANDICAPPED & NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, TITLE 24 PART 2, SECTION 110833.4.2, CAPTION 1

**APPROVAL**

SHEET	DESCRIPTION	REV
T-1	TITLE	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLAN & DETAILS	-
A-3	ANTENNA PLANS & DETAILS	-
A-4	ELEVATIONS	-
A-5	ELEVATIONS	-



4TH STREET  
WALGREENS

CNS5524  
SAN FRANCISCO, CA 94107

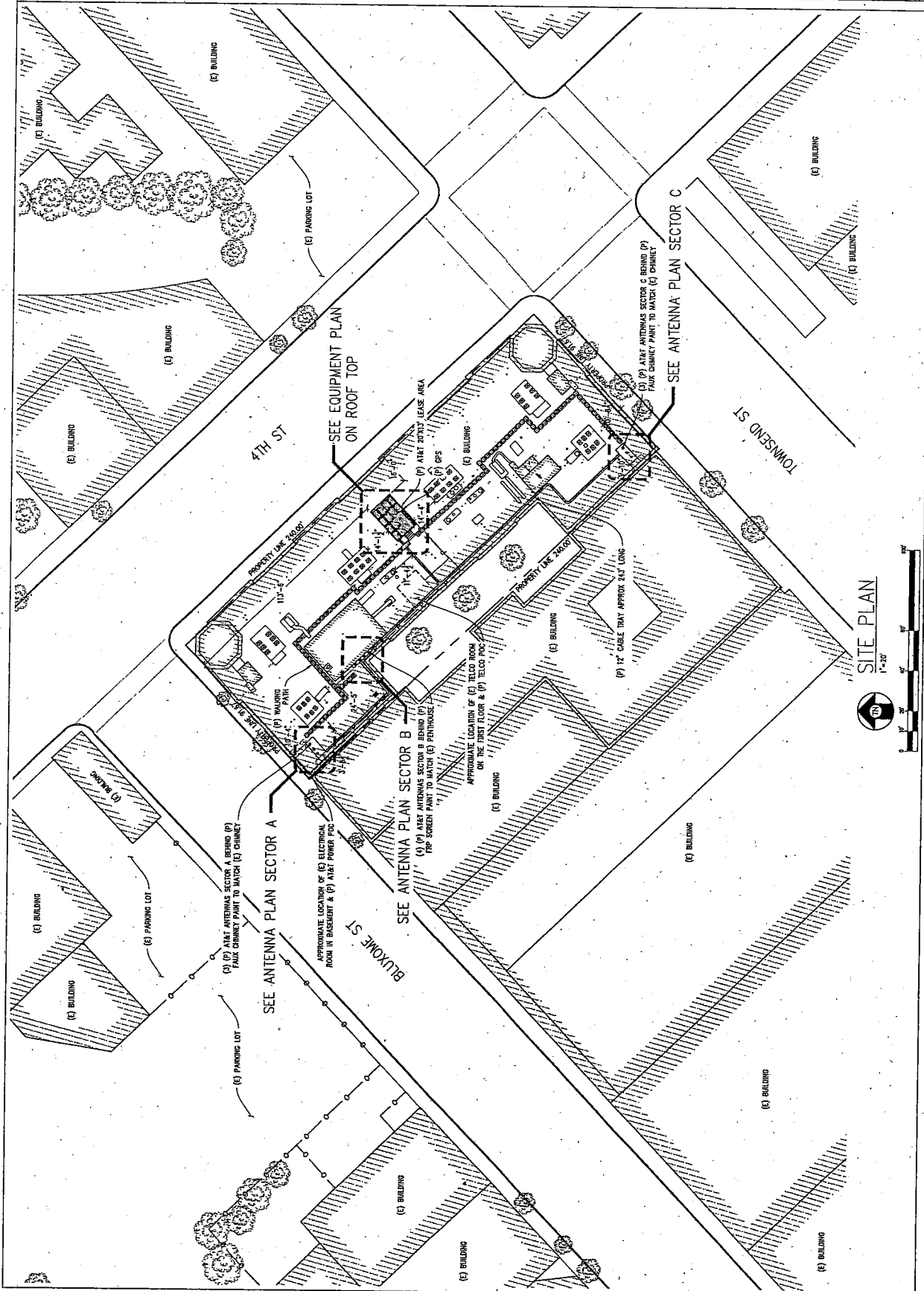
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A	DATE
B	DESCRIPTION
C	BY
D	DATE
E	BY
F	DATE
G	BY
H	DATE
I	BY
J	DATE
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L	DATE
M	BY
N	DATE
O	BY
P	DATE
Q	BY
R	DATE
S	BY
T	DATE
U	BY
V	DATE
W	BY
X	DATE
Y	BY
Z	DATE

DRAWN BY: J. SMITH  
 CHECKED BY: L. MOOREHEAD  
 APPROVED BY: M. FLEMING  
 DATE: 10/27/10

**Streamline Engineering**  
 3288 Parnassus Rd., Suite 200, Loma, CA 94550  
 Contact: Larry Hengstler, Phone: 916-273-4184  
 Email: Larry.Hengstler@streamlineeng.com, Fax: 916-273-4184  
**PRILL DESIGN INC.**

**at&t**  
 400 BUSH STREET, 5TH FLOOR  
 SAN FRANCISCO, CA 94108

SHEET TITLE:	SITE PLAN
SHEET NUMBER:	A-1



4TH STREET  
WALGREENS

CN5524  
400 AT&T ST  
SAN FRANCISCO, CA 94107

ISSUE STATUS

NO.	DATE	DESCRIPTION	BY
1	07/15/00	FOR RFP	JAB
2	07/25/00	FOR RFP	JAB
3	08/01/00	CLIENT REV. 1	JAB
4	08/07/00	CLIENT REV. 2	JAB
5	08/07/00	CLIENT REV. 3	JAB

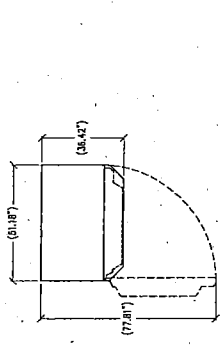
DRAWN BY: J. SMITH  
CHECKED BY: L. HOUGHTON  
APPROVED BY: H. FLEMING  
DATE: 10/07/00

**Streamline Engineering**  
3268 Fremont Rd., Suite 200, Lomaes, CA 95650  
Contact Larry Houghton, Phone: 916-275-1180  
E-Mail: Larry.Houghton@streamlineeng.com Fax: 916-654-1241

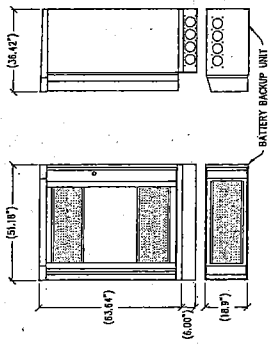
**at&t**  
400 BUSH STREET, 5TH FLOOR  
SAN FRANCISCO, CA 94108

**at&t**

SHEET TITLE:  
EQUIPMENT PLAN  
& DETAILS  
SHEET NUMBER:  
A-2

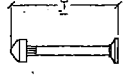


TOP VIEW

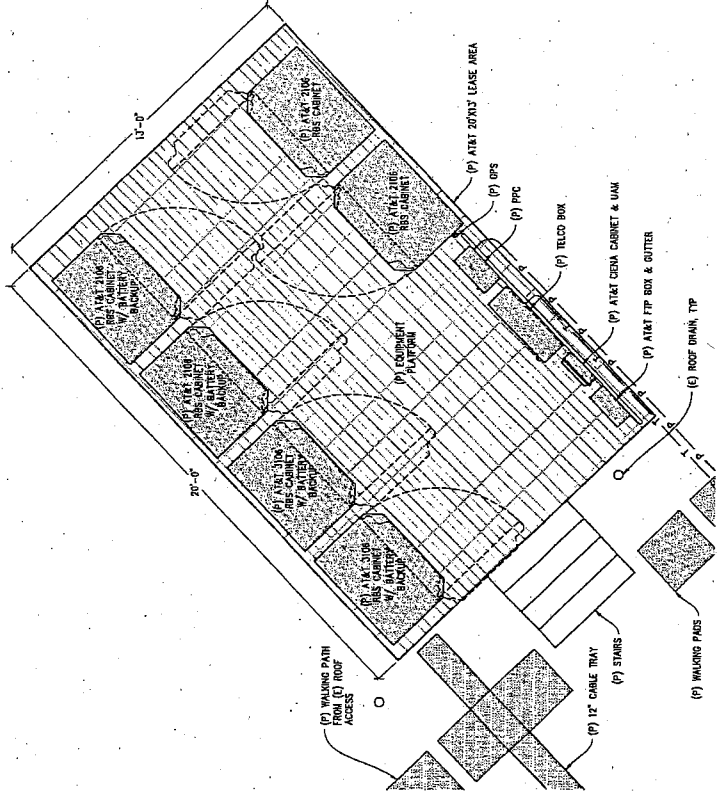


FRONT VIEW RIGHT VIEW

① RBS DETAIL  
7'-4" GREEN RBS / 316 RBS  
CABINET W/ BASE



② GPS DETAIL  
1'-0"



**EQUIPMENT PLAN**  
7'-4"

4TH STREET  
WALGREENS

CN5524  
670 AT&T  
SAN FRANCISCO, CA 94107

ISSUE STATUS

A.I.	DATE	DESCRIPTION	BY
	07/17/10	10 100% LAB	AB
	07/29/10	10 100% LAB	AB
	08/17/10	CLIENT REV. P. 10	AB
	10/07/10	CLIENT REV. 1.5	AB
	10/07/10	CLIENT REV. 2.5	AB

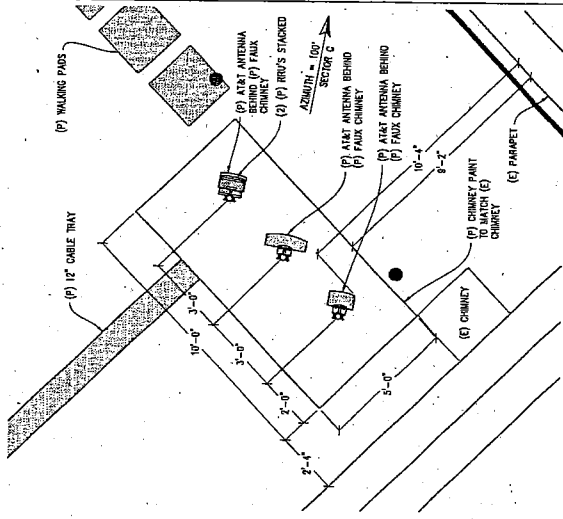
DRAWN BY: J. SMITH  
CHECKED BY: L. HUGHLEY  
APPROVED BY: M. FLEMING  
DATE: 10/07/10

**Streamline Engineering**  
Civil, Mechanical, Electrical, and Structural Engineering  
2268 Fenwick Trl, Suite 200, Larkspur, CA 94950  
Charles Lamy Building, Phone: 708.232.4380  
E-Mail: [Bill@streamlineeng.com](mailto:Bill@streamlineeng.com) Fax: 916.459.1841

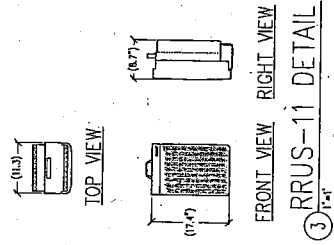


430 RUSH STREET, 5TH FLOOR  
SAN FRANCISCO, CA 94108

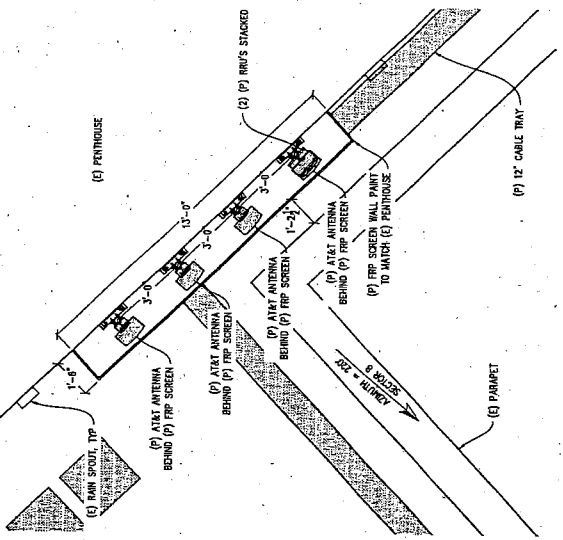
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& DETAILS  
SHEET NUMBER:  
A-3



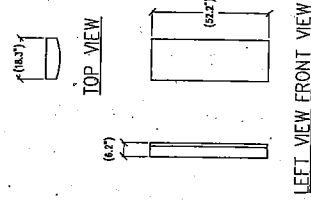
ANTENNA PLAN SECTOR C  
1/8" = 1'-0"



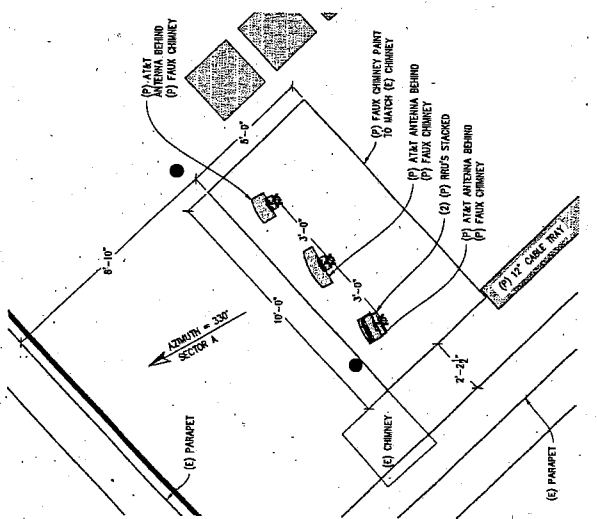
FRONT VIEW RIGHT VIEW  
11.7  
11.7  
11.3  
TOP VIEW  
11.3  
11.7  
11.7  
RRUS-11 DETAIL  
1/8" = 1'-1"



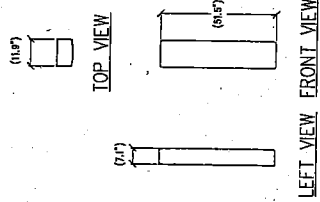
ANTENNA PLAN SECTOR B  
1/8" = 1'-0"



TOP VIEW  
11.3  
11.7  
11.7  
LEFT VIEW FRONT VIEW  
11.7  
11.7  
ANTENNA DETAIL  
1/8" = 1'-1"



ANTENNA PLAN SECTOR A  
1/8" = 1'-0"



TOP VIEW  
11.3  
11.7  
11.7  
LEFT VIEW FRONT VIEW  
11.7  
11.7  
ANTENNA DETAIL  
1/8" = 1'-1"

4TH STREET  
WALGREENS

CN5524  
SAN FRANCISCO, CA 94107

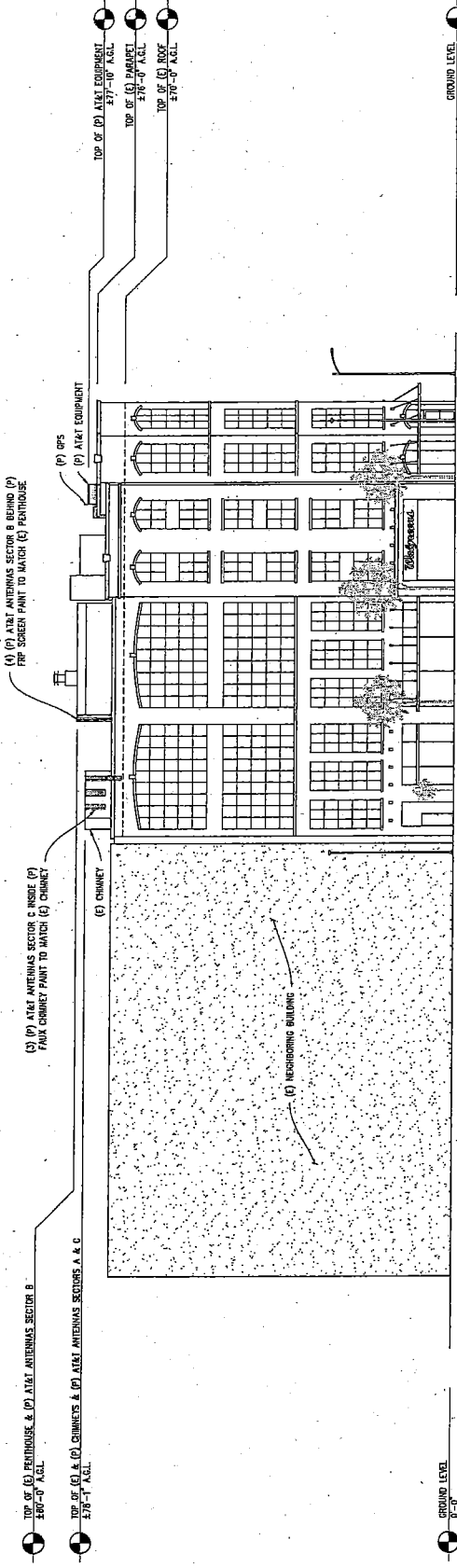
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DATE	DESCRIPTION BY
07/26/10	01
08/19/10	02
09/17/10	03
10/07/10	04

BRANK BY: A. SMITH  
CHECKED BY: L. HODURRY  
APPROVED BY: M. FLEMING  
DATE: 10/07/10

**Streamline Engineering**  
3280 Penny Rd. Suite 200, Leoma, CA 94550  
Contact: Larry Houghby Phone: 916-275-4190  
E-Mail: larry@streamlineeng.com Fax: 916-282-1941

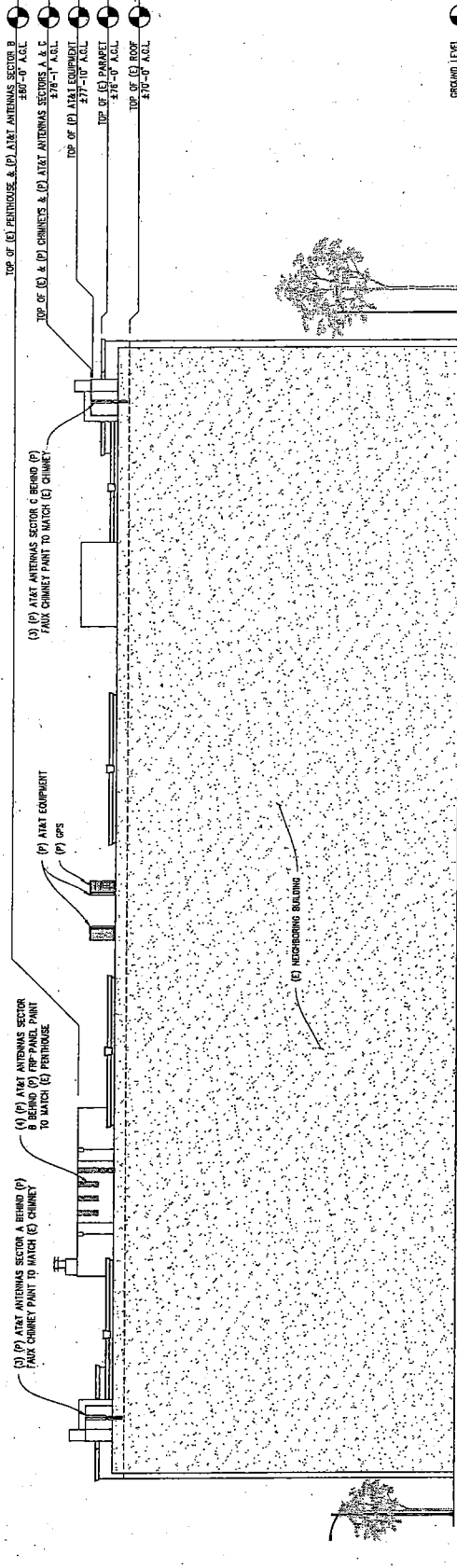
**at&t**  
430 BUSH STREET, 5TH FLOOR  
SAN FRANCISCO, CA 94108

SHEET TITLE:  
ELEVATIONS  
SHEET NUMBER:  
A-4



**SOUTHEAST ELEVATION**  
7/8'-4"

VIEW FROM TOWNSEND ST



**SOUTHWEST ELEVATION**  
7/8'-4"

VIEW FROM 5TH ST

**4TH STREET  
WALGREENS**

CNS524  
SAN FRANCISCO, CA 94107

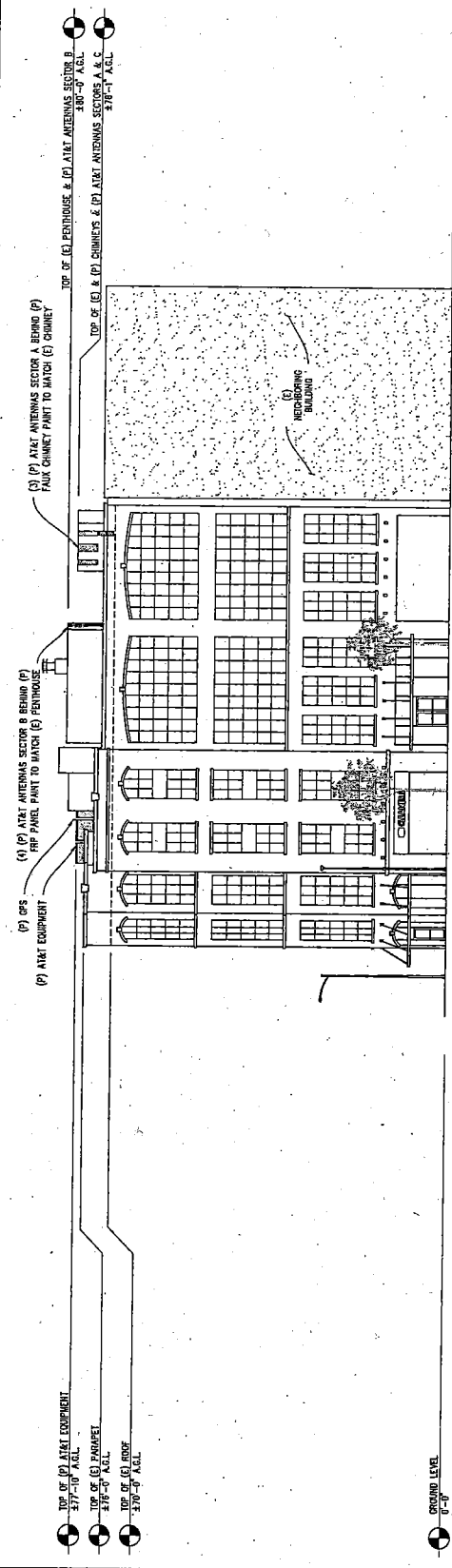
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08/15/08	9D SHS
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08/15/08	93D SHS
08/15/08	94D SHS
08/15/08	95D SHS
08/15/08	96D SHS
08/15/08	97D SHS
08/15/08	98D SHS
08/15/08	99D SHS
08/15/08	100D SHS

**Streamline Engineering**  
3059 Peninsula Rd, Suite 200, Loma Prieta, CA 94550  
Contact: Larry Houghton, Project Manager, 916-275-4180  
E-mail: larryh@streamlineeng.com, Fax: 916-275-4181

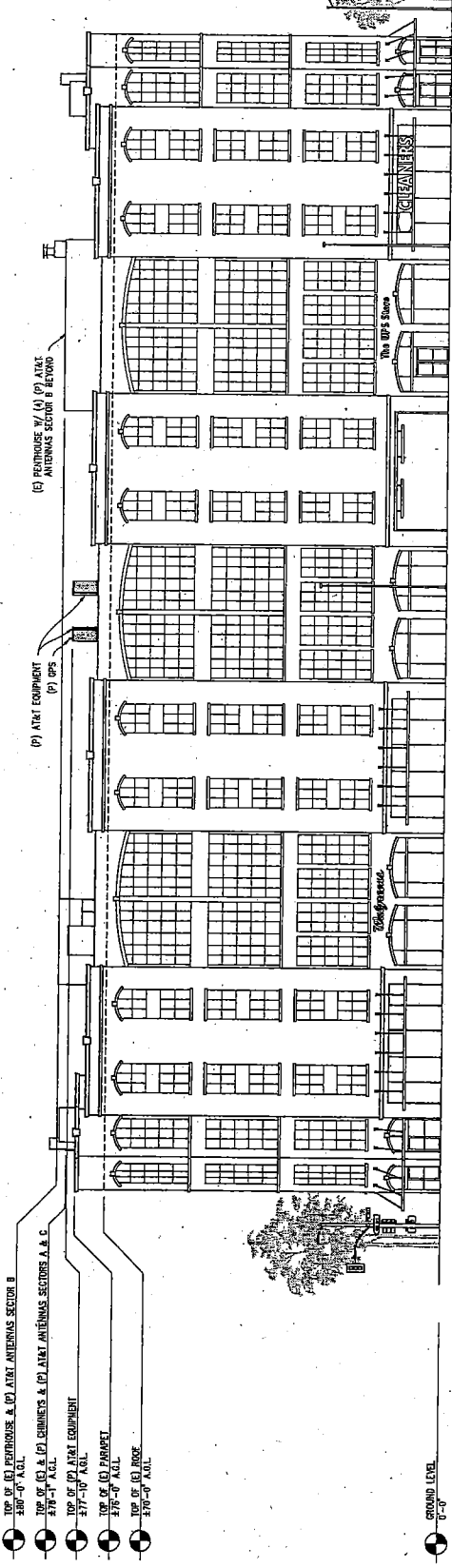
**at&t**  
400 BUSH STREET, 5TH FLOOR  
SAN FRANCISCO, CA 94108

**at&t**

SHEET TITLE:	ELEVATIONS
SHEET NUMBER:	A-5



**NORTHWEST ELEVATION**  
1/4" = 1'-0"  
VIEW FROM BLUHKNE ST



**NORTHEAST ELEVATION**  
1/4" = 1'-0"  
VIEW FROM 4TH ST







DENNIS J. HERRERA  
City Attorney

MARLENA G. BYRNE  
Deputy City Attorney

DIRECT DIAL: (415) 554-4620

E-MAIL: marlena.byrne@sfgov.org

**MEMORANDUM**

(Revised July 27, 2011)

TO: Angela Calvillo  
Clerk of the Board of Supervisors

FROM: Marlena G. Byrne  
Deputy City Attorney *MGB*

DATE: August 4, 2011

RE: Appeal of Determination of Exemption from Environmental Review for Project  
Located at 660-670 4<sup>th</sup> Street

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You have asked for our advice on the timeliness of an appeal to the Board of Supervisors by Jason Sanders, received by the Clerk's Office on July 25, 2011, of the Planning Department's determination that a project located at 660-670 4<sup>th</sup> Street is exempt from environmental review under the California Environmental Quality Act ("CEQA"). The proposed work involves installation of a wireless telecommunications facility consisting of ten new panel antennas and six new equipment cabinets on the rooftop of an existing mixed use building. The Appellant provided a copy of Planning Commission Motion No. 18399, approving a conditional use authorization for the project on July 7, 2011, and a Planning Department staff report for that approval stating that the proposed project is exempt from environmental review.

Because the Planning Commission has approved a conditional use authorization for the proposed project the appeal is ripe for review. Additionally, because this appeal of the Planning Department's exemption determination was filed with the Clerk's Office within the 30-day period for appealing the Planning Commission's conditional use authorization, the appeal is also timely. Therefore, the appeal should be calendared before the Board of Supervisors. We recommend that you so advise the Appellant.

Please let us know if we may be of further assistance.

MGB

cc: Rick Caldeira, Deputy Director, Clerk of the Board  
Joy Lamug, Board Clerk's Office  
Andrea Ausberry, Board Clerk's Office  
Cheryl Adams, Deputy City Attorney  
Kate Stacy, Deputy City Attorney  
Scott Sanchez, Zoning Administrator, Planning Department  
Bill Wycko, Environmental Review Officer, Planning Department  
AnMarie Rodgers, Planning Department  
Tina Tam, Planning Department  
Nannie Turrell, Planning Department  
Linda Avery, Planning Department  
Erika Jackson, Planning Department

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

August 4, 2011

Jason Sanders  
1 Bluxome Street, #411  
San Francisco, CA 94107

**Subject: Appeal of Determination of Exemption from Environmental Review for Project Located at 660-670 4<sup>th</sup> Street.**

Dear Mr. Sanders:

The Office of the Clerk of the Board is in receipt of a memorandum dated August 4, 2011, (copy attached) from the City Attorney's Office regarding the timely filing of an appeal of Determination of Exemption from Environmental Review for the property located at 660-670 4th Street.

The City Attorney has determined that the appeal was filed in a timely manner.

A hearing date has been scheduled on **Tuesday, September 6, 2011 at 2:30 P.M.**, at the Board of Supervisors meeting to be held in City Hall, Legislative Chamber, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco.

Pursuant to the Interim Procedures 7 and 9, please provide to the Clerk's Office by:

**8 days prior to the hearing:** any documentation which you may want available to the Board members prior to the hearing;

**11 days prior to the hearing:** names of interested parties to be notified of the hearing.

Please provide 18 copies of the documentation for distribution, and, if possible, names of interested parties to be notified in label format.

If you have any questions, please feel free to contact Rick Caldeira at (415) 554-7711 or Andrea Ausberry at (415) 554-4442.

Very truly yours,

A handwritten signature in black ink that reads "Angela Calvillo".

Angela Calvillo  
Clerk of the Board

c:  
Cheryl Adams, Deputy City Attorney  
Kate Stacy, Deputy City Attorney  
Marlena Byrne, Deputy City Attorney  
Scott Sanchez, Zoning Administrator  
Bill Wycko, Chief, Major Environmental Analysis  
AnMarie Rodgers, Manager, Legislative Affairs

Tina Tam, Historic Preservation  
Nannie Turrell, Major Environmental Analysis  
Linda Avery, Planning Commission Secretary  
Cynthia Goldstein, Executive Director, Board of Appeals  
Erika Jackson, Planner  
Amy Million, Project Sponsor

BOARD of SUPERVISORS



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Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

July 26, 2011

To: Cheryl Adams  
Deputy City Attorney

From: Rick Caldeira  
Deputy Director

**Subject: Appeal of Categorical Exemption from Environmental Review for Property Located at 660-670 4<sup>th</sup> Street, Block No. 3786, Lot No. 104-160**

An appeal of categorical exemption from environmental review issued for property located at 660-670 4th Street, Block No. 3786, Lot No. 104-160, was filed with the Office of the Clerk of the Board on July 25, 2011, by Jason Sanders.

Pursuant to the Interim Procedures of Appeals for Negative Declaration and Categorical Exemptions No. 5, I am forwarding this appeal, with attached documents, to the City Attorney's office to determine if the appeal has been filed in a timely manner. The City Attorney's determination should be made within 3 working days of receipt of this request.

If you have any questions, you may contact me on (415) 554-7711.

c: Angela Calvillo, Clerk of the Board  
Kate Stacy, Deputy City Attorney  
Marlena Byrne, Deputy City Attorney  
Scott Sanchez, Zoning Administrator, Planning Department  
Bill Wycko, Environmental Review Officer, Planning Department  
Nannie Turrell, Major Environmental Analysis, Planning Department  
AnMarie Rodgers, Manager, Legislative Affairs, Planning Department  
Tina Tam, Historic Preservation, Planning Department  
Linda Avery, Secretary, Planning Commission  
Erika Jackson, Planner, Planning Department

July 25, 2011

Angela Calvillo  
Clerk of the Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, Ca. 94102-4689

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2011 JUL 25 PM 3:13  
BY AA

RE: Environmental appeal of Planning Commission case 2010.1042C

Dear Angela and the entire San Francisco Board of Supervisors:

For the first time in our lives, my wife (who was born in San Francisco) and I feel the need to appeal a decision made by members of our local government.

The basis of this appeal is quite simple. The project sponsor (Amy Million of KDI Planning on behalf of AT&T) excluded and misrepresented very pertinent environmental information regarding their proposal. Finding 8 (on page 4) clearly states that "The three dimensional perimeter of RF levels equal to the public exposure limit extends 58 feet, which includes areas of rooftop **but does not reach any publicly accessible areas** [emphasis added]...Workers should not have access to within 19 feet of the front of the antennas while they are in operation." Additionally, Finding 14B (on page 6) states that "There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working in the area."

As you review the attached file (including site photos), there are several points to be made. First, the original proposal by AT&T was to literally attach the antennas to the staircase that leads up to my roof deck located on the SE corner of the building. Second, when I informed all parties that my family (including my two daughters, ages 3 and 6), children's friends and our friends use this deck on a near daily basis, there was a look of horror on people's faces. They realized that they could never install antennas next to the deck given the aforementioned 19' and 58' perimeter requirements. Third, instead of aborting the plan, **they simply revised their plans and ignored the safety issues knowing the public exposure limit perimeters would be breached.**

The proposed structure that was approved by the Planning Department **places the antennas just 36' 5" from the staircase to my roof deck, well short of the 58' requirement.** For the Project Sponsor to claim that 36' 5" is not within a 58' public exposure limit is disingenuous (OK, an outright lie) given they were up on my roof deck with me. It should also be noted that the proposal states that the set back from the Townsend Street façade is 10' 8.5". This, too, is not correct and perhaps another lie to get the proposal through Planning Department. The chimney mentioned in the proposal to which these antennas will be attached is set back at 8' 1.5". Please note that the set back is not the reason for my appeal, but these additional misrepresentations should be considered when evaluating the intention and totality of the case. Given the access point/stairs to the roof deck and the roof deck are within the perimeter deemed to be unsafe, **Finding 8 and Finding 14B are not correct and should provide the necessary basis for the granting of this appeal.**

It should also be noted that the Board will not see an appeal from the resident with access to the roof deck on the NW corner of the property because he is the counterparty to the contract with AT&T; he is the developer of the building, maintains roof rights and controls the HOA. Therefore, he is financially incented by the installation of the antennas (and, perhaps not coincidentally, does not reside in the building).

If you require additional environmental data points, the window washers will no longer have access to the windows facing Townsend Street or Bluxome Street without putting themselves in harms way per the 19' and 58' exposure perimeters because they clip into anchor points on the roof adjacent to the location of the proposed antennas. Also, HVAC units are located literally next to the proposed location of the antennas, thereby restricting safe access.

Also worth mentioning is that the consulting engineering firm, Hammett & Edison, was retained by AT&T to evaluate human exposure. Even though I gave them access to my roof deck and measurements were taken, their report also excluded any mention of the roof deck. Essentially, **the proposal heard by the Planning Commission effectively wiped out the existence of the roof deck, its close proximity to the antennas or the fact that the structure is used on a very regular basis.** Unlike Findings 8 and 14B, this was not a lie, but a case of selective exclusion, which achieved a similar and intended result.

The irony in all of this is that I have been a long time AT&T mobility customer and find that the coverage in my immediate neighborhood is actually quite good. Interestingly, when the project sponsors were pandering to the Planning Commission regarding the "2010 World Champion Giants" and the poor cell phone coverage during the World Series, the area that has the worst coverage vs. requirements is actually AT&T Park and the immediately surrounding area, and these antennas offer no increase in bandwidth for that area.

As for alternative locations for the antennas, Caltrain Station is right across Townsend Street and a fire station is right across Bluxome Street, and both locations are the number one listed locations under Section 8.1 regarding location preferences for wireless facilities.

Finally, I would like to point out that I attempted to present my case to the Planning Commission. Unfortunately, the hearing occurred while I was out of town. However, I wrote a letter detailing my case, but the letter was not read into the record. Instead, copies were made available after the hearing had begun; no member of the Planning Commission read (or even took a copy of) the letter that was provided to them at that time. Instead, they relied upon the lies, misrepresentations and selective disclosure of information from a very financially interested party in order to come to their decision.

Should you require any additional information, please do not hesitate to contact me at  
1 or Bluxome Street , San Francisco, CA 94107.

Thank you,



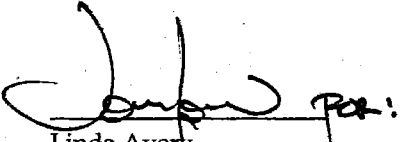
Jason Sanders

### DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections Sections 227(h), 303, and 842.93 to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing mixed use building within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines and is subject to the conditions of approval attached hereto as Exhibit A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this conditional use authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 18399. 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.

I hereby certify that the foregoing Motion was adopted by the Planning Commission on July 7, 2011.

  
Linda Avery  
Commission Secretary

AYES: Olague, Miguel, Antonini, Borden, Fong, Sugaya

NAYS:

ABSENT: Moore

ADOPTED: July 7, 2011



# SAN FRANCISCO PLANNING DEPARTMENT

*.Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

## Planning Commission Motion No. 18399

HEARING DATE: JULY 7, 2011

*Date:* June 30, 2011  
*Case No.:* 2010.1042C  
*Project Address:* 660-670 4<sup>th</sup> Street  
*Current Zoning:* MUO (Mixed Use Office) District  
85-X Height and Bulk District  
*Block/Lot:* 3786/104-160  
*Project Sponsor:* Amy Million for AT&T  
855 Folsom Street, Suite 106  
San Francisco, CA 94107  
*Staff Contact:* Erika S. Jackson – (415) 558-6363  
erika.jackson@sfgov.org

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 227(h), 303, AND 842.93 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF TEN NEW PANEL ANTENNAS AND SIX NEW EQUIPMENT CABINETS ON THE ROOFTOP OF AN EXISTING MIXED USE BUILDING THAT IS APPROXIMATELY 70 FEET TALL WITHIN AN MUO (MIXED USE OFFICE) ZONING DISTRICT, AND A 85-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On November 18, 2010, AT&T (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 660-670 4th Street, Lots 104-160 in Assessor's Block 3786, (hereinafter "Project Site") to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing mixed use building as part of AT&T's wireless telecommunications network within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On July 7, 2011, the San Francisco Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use in Application No. 2010.1042C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

The above recitals are accurate and constitute findings of this Commission.

- 1. Site Description and Present Use.** The site is occupied by a mixed use building that is approximately 70 feet tall and was constructed in 2000. The building has commercial uses on the ground floor and live/work units on the upper floors. The building is located on the corner of Bluxome, Townsend, and 4<sup>th</sup> Streets. The building is located in an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The lot is approximately 13,000 square feet and has street frontage on Bluxome, Townsend, and 4<sup>th</sup> Streets.
- 2. Surrounding Properties and Neighborhood.** The Project Site is located within the South of Market Neighborhood. The subject site is zoned MUO, which is described in the Planning Code as designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. A pattern of mid-rise residential, industrial and office buildings exists in the neighborhood and on a block adjacent to the Caltrain Station, which is located at 4<sup>th</sup> and Townsend Streets. The overall density of dwelling units are high, and buildings are larger scaled. Immediately adjacent to the project site are mixed use buildings ranging from four to seven stories, the Caltrain Station, and some single-story eating establishments.
- 3. Project Description.** The proposal is to install a wireless telecommunications facility consisting of ten new panel antennas and six new equipment cabinets on the rooftop of an existing mixed use building that is approximately 70 feet tall. The proposal is part of a wireless transmission network operated by AT&T. Eight of the antennas measure 51.5" high by 7.1" deep by 11.9" wide and two of the antennas measure 52.2" high by 6.2" wide by 18.3" deep. The antennas would be mounted in three different locations: 1) three antennas on the northwest side of the building attached to an existing chimney structure and setback 10'-4" from the Bluxome Street façade, 2) four antennas along the northwest corner of the interior courtyard attached to an existing penthouse structure, and 3) three antennas along the southeast side of the building attached to an existing chimney structure and setback 10'-8.5" from the Townsend Street façade. Equipment cabinets would be located within a shed on the rooftop and setback 16'-0" from the 4<sup>th</sup> Street facade. The *WTS Facilities Siting Guidelines* identify different types of buildings for the



siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts).

4. **Past History and Actions.** The Planning Commission established guidelines for the installation of wireless telecommunications facilities in 1996 (“*Guidelines*”). 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, requiring community outreach, notification, and detailed information about the facilities to be installed.<sup>1</sup>

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.

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, 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.

On July 7, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Sections 227(h), 303, and 842.93 to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing seven-story mixed use building as part of AT&T’s wireless telecommunications network within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District.

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<sup>1</sup> PC Resolution 16539, passed March 13, 2003.

5. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts).
6. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1710 - 2180 Megahertz (MHZ) bands, which is regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
7. **Radiofrequency (RF) Emissions:** The project sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.
8. **Department of Public Health Review and Approval.** There are currently no existing antennas operated by AT&T Wireless installed on the rooftop of the building at 660-670 4<sup>th</sup> Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by Sprint located within 100 feet of this site. AT&T Wireless proposes to install 10 new antennas. The antennas will be mounted at a height of 78 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0045 mW/sq. cm., which is 0.78% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 58 feet, which includes areas of the rooftop but does not reach any publicly accessible areas. Barricades must be installed in front of the antennas in order to prevent the public from having access to the public exclusion zones on the rooftop. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 19 feet of the front of the antennas while they are in operation.
9. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
10. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was at 7:00 P.M. on August 4, 2010 at the San Francisco Tennis Club, located at 645 5<sup>th</sup> Street. Twelve members of the public attended the meeting asking various questions about the Conditional Use permit application process, maintenance of the proposed equipment, the antenna directions, and the health effects of the facility. Based on the comments and questions provided, AT&T modified the antenna location and roof access to address concerns.
11. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in April 2011.

12. **Public Comment.** The Department has received 3 comments on the project.
13. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
- A. **Use.** Per Planning Code Sections 227(h), 303, and 842.93, a Conditional Use authorization is required for the installation of other uses such as wireless transmission facilities.
14. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

- i *Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the city to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

*The proposed project at 660-670 4<sup>th</sup> Street will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing uses of the property and will be of such size and nature to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character. The project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on the subject known historic resource.*

- ii *Necessary: In the case of wireless installations, there are two criteria that the Commission reviews: coverage and capacity.*

*Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier service). It is necessary for San Francisco to have as much coverage as possible in terms of wireless facilities. Due to the topography and tall buildings in San Francisco, unique coverage issues arise because the hills and building break up coverage. Thus, telecommunication carriers often install additional installations to make sure coverage is sufficient.*

*Capacity: While a carrier may have adequate coverage in a certain area, the capacity may not be sufficient. With the continuous innovations in wireless data technology and demand placed on existing infrastructure, individual telecommunications carriers must upgrade and in some*

*instances expand their facilities network to be able to have proper data distribution. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.*

*The proposed project at 660-670 4<sup>th</sup> Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. Recent drive tests in the subject area conducted by the AT&T Radio Frequency Engineering Team provide conclusive evidence that the subject property is the most viable location, based on factors including quality of coverage, population density, land use compatibility, zoning and aesthetics. The proposed coverage area will serve the vicinity bounded by Morris Street, Berry Street, Ritch Street, and Bryant Street, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the South of Market area as well as to provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region.*

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

- i Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The proposed project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity will not be affected, and prevent harm to other personal property.*

*The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards. The Department has received information that the proposed wireless system must be operated so as not to interfere with radio or television reception in order to comply with the provisions of its license under the FCC.*

*The Department is developing a database of all such wireless communications facilities operating or proposed for operation in the City and County of San Francisco. All applicants are now required to submit information on the location and nature of all existing and approved wireless transmission facilities operated by the Project Sponsor. The goal of this effort is to foster public information as to the location of these facilities.*

- 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;

*No increase in traffic volume is anticipated with the facilities operating unmanned, with a single maintenance crew visiting the site once a month or on an as-needed basis.*

- 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 erection 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 proposed antennas are proposed to be installed on the existing rooftop and screened behind a screen wall painted to match existing rooftop chimneys. The proposal, located at 70 feet above grade, is small in size and is minimally visible at the pedestrian level. The project will not affect the existing landscaping.*

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

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

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

*The proposed project is not within an NC District. Therefore, this finding is not applicable.*

- 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 11 - IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.**

**POLICY 11.2 - Ensure housing is provided with adequate public improvements, services, and amenities.**

*The Project will improve AT&T Wireless coverage in a residential, commercial and recreational area along primary transportation routes in San Francisco.*

## URBAN DESIGN

### Objectives and Policies

**OBJECTIVE 4 - IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.**

**POLICY 4.14 - Remove and obscure distracting and cluttering elements.**

*The Project adequately "stealths" the proposed antennas and related equipment by locating the antennas and equipment cabinets by placing the antennas behind screen walls attached to existing rooftop features. The antennas are minimally visible from the street.*

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

#### OBJECTIVE 1:

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

#### Policy 1:

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

#### Policy 2:

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

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

#### OBJECTIVE 2:

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

#### Policy 1:

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

#### Policy 3:

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

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

**OBJECTIVE 4:**

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

**Policy 1:**

Maintain and enhance a favorable business climate in the City.

**Policy 2:**

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

*The project would benefit the City by enhancing the business climate through improved communication services for residents and workers.*

**OBJECTIVE 8 - ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.**

**POLICY 8.3 -** Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

*The Project will ensure that residents and visitors have adequate public service in the form of AT&T Wireless mobile telecommunications.*

**COMMUNITY SAFETY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 3:**

ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.

**Policy 1:**

Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

**Policy 2:**

Develop and maintain viable, up-to-date in-house emergency operations plans, with necessary equipment, for operational capability of all emergency service agencies and departments.

**Policy 3:**

Maintain and expand agreements for emergency assistance from other jurisdictions to ensure adequate aid in time of need.

**Policy 4:**

Establish and maintain an adequate Emergency Operations Center.

**Policy 5:**

Maintain and expand the city's fire prevention and fire-fighting capability.

**Policy 6:**

Establish a system of emergency access routes for both emergency operations and evacuation.

*The project would enhance the ability of the City to protect both life and property from the effects of a fire or natural disaster by providing communication services.*

## **EAST SOMA (SOUTH OF MARKET) AREA PLAN**

### **Objectives and Policies**

#### **OBJECTIVE 7.1:**

#### **ENSURE PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES**

##### **Policy 7.1.1:**

Support the siting of new facilities to meet the needs of a growing community and to provide opportunities for residents of all age levels.

*The site is an integral part of a new wireless communications network that will enhance the City's community services and facilities.*

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 does comply 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.

*No neighborhood-serving retail use would be displaced and the wireless communications network will enhance personal communication services.*

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 would 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 would have no adverse impact 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 would not be impeded and neighborhood parking would 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 would cause no displacement of industrial and service sector activity.*

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

*Compliance with applicable structural safety and seismic safety requirements would be considered during the building permit application review process.*

- G. That landmarks and historic buildings be preserved.

*The proposed Project does not cause the removal or alteration of any significant architectural features.*

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

*The Project will have no adverse impact on parks or open space, or their access to sunlight or 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 Determination of Compliance authorization would promote the health, safety and welfare of the City.

**DECISION**

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections Sections 227(h), 303, and 842.93 to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing mixed use building within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines and is subject to the conditions of approval attached hereto as Exhibit A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this conditional use authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 18399. 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.

I hereby certify that the foregoing Motion was adopted by the Planning Commission on July 7, 2011.

---

Linda Avery  
Commission Secretary

AYES: Olague, Miguel, Antonini, Borden, Fong, Sugaya

NAYS:

ABSENT: Moore

ADOPTED: July 7, 2011

## **Exhibit A**

# **Conditions of Approval**

### **AUTHORIZATION**

This authorization is for a conditional use to allow a wireless telecommunications facility consisting of This approval is for Conditional Use authorization under Planning Code Sections 227(h), 303, and 842.93 to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing mixed use building within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

### **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 July 7, 2011 under Motion No.18399.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18399 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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

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

### PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

### DESIGN – COMPLIANCE AT PLAN STAGE

3. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
  - a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
  - b. **For the Project Site, regardless of the ownership of the existing facilities.** Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
  - c. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, [www.sf-planning.org](http://www.sf-planning.org).*

4. **Screening - WTS.** To the extent necessary For information about 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 impacts;
    - g. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
    - h. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
    - i. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, [www.sf-planning.org](http://www.sf-planning.org).*

#### **MONITORING - AFTER ENTITLEMENT**

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

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

6. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

**8. Implementation and Monitoring Costs - WTS.**

- a. 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.
- b. The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with the monitoring of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Electricity and Telecommunications, Office of the City Attorney, or any other appropriate City Department or agency pursuant to Planning Code Section 351(f) (2). The Planning Department shall collect such costs on behalf of the City.
- c. The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.

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

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

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

**10. 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.

- i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
- ii. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

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

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

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

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

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

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

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

## OPERATION

14. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator

shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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

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

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

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

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

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

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

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

19. **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>*





# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use Authorization HEARING DATE: JULY 7, 2011

**Date:** June 30, 2011  
**Case No.:** 2010.1042C  
**Project Address:** 660-670 4<sup>th</sup> Street  
**Current Zoning:** MUO (Mixed Use Office) District  
85-X Height and Bulk District  
**Block/Lot:** 3786/104-160  
**Project Sponsor:** Amy Million for AT&T  
855 Folsom Street, Suite 106  
San Francisco, CA 94107  
**Staff Contact:** Erika S. Jackson – (415) 558-6363  
erika.jackson@sfgov.org  
**Recommendation:** Approval with Conditions

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information  
415.558.6377

### PROJECT DESCRIPTION

The proposal is to install a wireless telecommunications facility consisting of ten new panel antennas and six new equipment cabinets on the rooftop of an existing mixed use building that is approximately 70 feet tall. The proposal is part of a wireless transmission network operated by AT&T. Eight of the antennas measure 51.5" high by 7.1" deep by 11.9" wide and two of the antennas measure 52.2" high by 6.2" wide by 18.3" deep. The antennas would be mounted in three different locations: 1) three antennas on the northwest side of the building attached to an existing chimney structure and setback 10'-4" from the Bluxome Street façade, 2) four antennas along the northwest corner of the interior courtyard attached to an existing penthouse structure, and 3) three antennas along the southeast side of the building attached to an existing chimney structure and setback 10'-8.5" from the Townsend Street façade. Equipment cabinets would be located within a shed on the rooftop and setback 16'-0" from the 4<sup>th</sup> Street façade. The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts).

### SITE DESCRIPTION AND PRESENT USE

The site is occupied by a mixed use building that is approximately 70 feet tall and was constructed in 2000. The building has commercial uses on the ground floor and live/work units on the upper floors. The building is located on the corner of Bluxome, Townsend, and 4<sup>th</sup> Streets. The building is located in an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The lot is approximately 13,000 square feet and has street frontage on Bluxome, Townsend, and 4<sup>th</sup> Streets.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the South of Market Neighborhood. The subject site is zoned MUO, which is described in the Planning Code as designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. A pattern of mid-rise residential, industrial and office buildings exists in the neighborhood and on a block adjacent to the Caltrain Station, which is located at 4<sup>th</sup> and Townsend Streets. The overall density of dwelling units are high, and buildings are larger scaled. Immediately adjacent to the project site are mixed use buildings ranging from four to seven stories, the Caltrain Station, and some single-story eating establishments.

## ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The categorical exemption and all pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, San Francisco.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 17, 2011	May 13, 2011	41 days
Posted Notice	20 days	June 17, 2011	June 17, 2011	20 days
Mailed Notice	20 days	June 17, 2011	May 10, 2011	44 days

## PUBLIC COMMENT

As of June 29, 2011, the Department has received two emails in opposition to the proposed project and one phone call with questions regarding the proposal.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 227(h), 303, and 842.93 to allow the installation of wireless facilities.

### **BASIS FOR RECOMMENDATION**

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The project site is a Location Preference 5, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- The project will improve coverage for an area where there is currently poor cell phone coverage.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
--

**ATTACHMENTS**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Proposed Project</u>                             |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Parcel Map          | <input checked="" type="checkbox"/> Photo Simulations         |
| <input checked="" type="checkbox"/> Sanborn Map         | <input checked="" type="checkbox"/> Coverage Maps             |
| <input checked="" type="checkbox"/> Aerial Photo        | <input checked="" type="checkbox"/> RF Report                 |
| <input checked="" type="checkbox"/> Context Photos      | <input checked="" type="checkbox"/> DPH Approval              |
| <input checked="" type="checkbox"/> Site Photos         | <input checked="" type="checkbox"/> Neighbor Letters          |

Exhibits above marked with an "X" are included in this packet.

\_\_\_\_\_ Planner's Initials

ESJ-G:\DOCUMENTS\Projects\CU\WTS\4th Street 670\Exec Sum.doc



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

## Planning Commission Motion No. XXXXX

HEARING DATE: JULY 7, 2011

Date: June 30, 2011  
Case No.: 2010.1042C  
Project Address: 660-670 4<sup>th</sup> Street  
Current Zoning: MUO (Mixed Use Office) District  
85-X Height and Bulk District  
Block/Lot: 3786/104-160  
Project Sponsor: Amy Million for AT&T  
855 Folsom Street, Suite 106  
San Francisco, CA 94107  
Staff Contact: Erika S. Jackson - (415) 558-6363  
erika.jackson@sfgov.org

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 227(h), 303, AND 842.93 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF TEN NEW PANEL ANTENNAS AND SIX NEW EQUIPMENT CABINETS ON THE ROOFTOP OF AN EXISTING MIXED USE BUILDING THAT IS APPROXIMATELY 70 FEET TALL WITHIN AN MUO (MIXED USE OFFICE) ZONING DISTRICT, AND A 85-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On November 18, 2010, AT&T (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 660-670 4th Street, Lots 104-160 in Assessor's Block 3786, (hereinafter "Project Site") to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing mixed use building as part of AT&T's wireless telecommunications network within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On July 7, 2011, the San Francisco Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use in Application No. 2010.1042C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

The above recitals are accurate and constitute findings of this Commission.

1. **Site Description and Present Use.** The site is occupied by a mixed use building that is approximately 70 feet tall and was constructed in 2000. The building has commercial uses on the ground floor and live/work units on the upper floors. The building is located on the corner of Bluxome, Townsend, and 4<sup>th</sup> Streets. The building is located in an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The lot is approximately 13,000 square feet and has street frontage on Bluxome, Townsend, and 4<sup>th</sup> Streets.
2. **Surrounding Properties and Neighborhood.** The Project Site is located within the South of Market Neighborhood. The subject site is zoned MUO, which is described in the Planning Code as designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. A pattern of mid-rise residential, industrial and office buildings exists in the neighborhood and on a block adjacent to the Caltrain Station, which is located at 4<sup>th</sup> and Townsend Streets. The overall density of dwelling units are high, and buildings are larger scaled. Immediately adjacent to the project site are mixed use buildings ranging from four to seven stories, the Caltrain Station, and some single-story eating establishments.
3. **Project Description.** The proposal is to install a wireless telecommunications facility consisting of ten new panel antennas and six new equipment cabinets on the rooftop of an existing mixed use building that is approximately 70 feet tall. The proposal is part of a wireless transmission network operated by AT&T. Eight of the antennas measure 51.5" high by 7.1" deep by 11.9" wide and two of the antennas measure 52.2" high by 6.2" wide by 18.3" deep. The antennas would be mounted in three different locations: 1) three antennas on the northwest side of the building attached to an existing chimney structure and setback 10'-4" from the Bluxome Street façade, 2) four antennas along the northwest corner of the interior courtyard attached to an existing penthouse structure, and 3) three antennas along the southeast side of the building attached to an existing chimney structure and setback 10'-8.5" from the Townsend Street façade. Equipment cabinets would be located within a shed on the rooftop and setback 16'-0" from the 4<sup>th</sup> Street facade. The *WTS Facilities Siting Guidelines* identify different types of buildings for the

siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts).

4. **Past History and Actions.** The Planning Commission established guidelines for the installation of wireless telecommunications facilities in 1996 (“Guidelines”). 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, requiring community outreach, notification, and detailed information about the facilities to be installed.<sup>1</sup>

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.

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, 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.

On July 7, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Sections 227(h), 303, and 842.93 to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing seven-story mixed use building as part of AT&T’s wireless telecommunications network within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District.

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<sup>1</sup> PC Resolution 16539, passed March 13, 2003.

5. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts).
6. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1710 - 2180 Megahertz (MHZ) bands, which is regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
7. **Radiofrequency (RF) Emissions:** The project sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.
8. **Department of Public Health Review and Approval.** There are currently no existing antennas operated by AT&T Wireless installed on the rooftop of the building at 660-670 4<sup>th</sup> Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by Sprint located within 100 feet of this site. AT&T Wireless proposes to install 10 new antennas. The antennas will be mounted at a height of 78 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0045 mW/sq. cm., which is 0.78% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 58 feet, which includes areas of the rooftop but does not reach any publicly accessible areas. Barricades must be installed in front of the antennas in order to prevent the public from having access to the public exclusion zones on the rooftop. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 19 feet of the front of the antennas while they are in operation.
9. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
10. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was at 7:00 P.M. on August 4, 2010 at the San Francisco Tennis Club, located at 645 5<sup>th</sup> Street. Twelve members of the public attended the meeting asking various questions about the Conditional Use permit application process, maintenance of the proposed equipment, the antenna directions, and the health effects of the facility. Based on the comments and questions provided, AT&T modified the antenna location and roof access to address concerns.
11. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in April 2011.



12. **Public Comment.** The Department has received X comments on the project.

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

A. **Use.** Per Planning Code Sections 227(h), 303, and 842.93, a Conditional Use authorization is required for the installation of other uses such as wireless transmission facilities.

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

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

i *Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the city to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

*The proposed project at 660-670 4<sup>th</sup> Street will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing uses of the property and will be of such size and nature to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character. The project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on the subject known historic resource.*

ii *Necessary: In the case of wireless installations, there are two criteria that the Commission reviews: coverage and capacity.*

*Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier service). It is necessary for San Francisco to have as much coverage as possible in terms of wireless facilities. Due to the topography and tall buildings in San Francisco, unique coverage issues arise because the hills and building break up coverage. Thus, telecommunication carriers often install additional installations to make sure coverage is sufficient.*

*Capacity: While a carrier may have adequate coverage in a certain area, the capacity may not be sufficient. With the continuous innovations in wireless data technology and demand placed on existing infrastructure, individual telecommunications carriers must upgrade and in some*

*instances expand their facilities network to be able to have proper data distribution. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.*

*The proposed project at 660-670 4<sup>th</sup> Street is necessary, in order to achieve sufficient street and in-building mobile phone coverage. Recent drive tests in the subject area conducted by the AT&T Radio Frequency Engineering Team provide conclusive evidence that the subject property is the most viable location, based on factors including quality of coverage, population density, land use compatibility, zoning and aesthetics. The proposed coverage area will serve the vicinity bounded by Morris Street, Berry Street, Ritch Street, and Bryant Street, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the South of Market area as well as to provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- i Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The proposed project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity will not be affected, and prevent harm to other personal property.*

*The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards. The Department has received information that the proposed wireless system must be operated so as not to interfere with radio or television reception in order to comply with the provisions of its license under the FCC.*

*The Department is developing a database of all such wireless communications facilities operating or proposed for operation in the City and County of San Francisco. All applicants are now required to submit information on the location and nature of all existing and approved wireless transmission facilities operated by the Project Sponsor. The goal of this effort is to foster public information as to the location of these facilities.*

- 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;

*No increase in traffic volume is anticipated with the facilities operating unmanned, with a single maintenance crew visiting the site once a month or on an as-needed basis.*

- 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 erection 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 proposed antennas are proposed to be installed on the existing rooftop and screened behind a screen wall painted to match existing rooftop chimneys. The proposal, located at 70 feet above grade, is small in size and is minimally visible at the pedestrian level. The project will not affect the existing landscaping.*

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

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

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

*The proposed project is not within an NC District. Therefore, this finding is not applicable.*

- 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 11 - IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.**

**POLICY 11.2 - Ensure housing is provided with adequate public improvements, services, and amenities.**

*The Project will improve AT&T Wireless coverage in a residential, commercial and recreational area along primary transportation routes in San Francisco.*

## **URBAN DESIGN**

### **Objectives and Policies**

#### **OBJECTIVE 4 - IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.**

##### **POLICY 4.14 - Remove and obscure distracting and cluttering elements.**

*The Project adequately "stealths" the proposed antennas and related equipment by locating the antennas and equipment cabinets by placing the antennas behind screen walls attached to existing rooftop features. The antennas are minimally visible from the street.*

## **COMMERCE AND INDUSTRY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

##### **Policy 1:**

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

##### **Policy 2:**

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

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

#### **OBJECTIVE 2:**

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

##### **Policy 1:**

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

##### **Policy 3:**

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

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

**OBJECTIVE 4:**

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

**Policy 1:**

Maintain and enhance a favorable business climate in the City.

**Policy 2:**

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

*The project would benefit the City by enhancing the business climate through improved communication services for residents and workers.*

**OBJECTIVE 8 - ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.**

**POLICY 8.3 - Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.**

*The Project will ensure that residents and visitors have adequate public service in the form of AT&T Wireless mobile telecommunications.*

**COMMUNITY SAFETY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 3:**

ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.

**Policy 1:**

Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

**Policy 2:**

Develop and maintain viable, up-to-date in-house emergency operations plans, with necessary equipment, for operational capability of all emergency service agencies and departments.

**Policy 3:**

Maintain and expand agreements for emergency assistance from other jurisdictions to ensure adequate aid in time of need.

**Policy 4:**

Establish and maintain an adequate Emergency Operations Center.

**Policy 5:**

Maintain and expand the city's fire prevention and fire-fighting capability.

**Policy 6:**

Establish a system of emergency access routes for both emergency operations and evacuation.

*The project would enhance the ability of the City to protect both life and property from the effects of a fire or natural disaster by providing communication services.*

## **EAST SOMA (SOUTH OF MARKET) AREA PLAN**

### **Objectives and Policies**

#### **OBJECTIVE 7.1:**

**ENSURE PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES**

##### **Policy 7.1.1:**

Support the siting of new facilities to meet the needs of a growing community and to provide opportunities for residents of all age levels.

*The site is an integral part of a new wireless communications network that will enhance the City's community services and facilities..*

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 does comply 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.

*No neighborhood-serving retail use would be displaced and the wireless communications network will enhance personal communication services.*

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 would 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 would have no adverse impact 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 would not be impeded and neighborhood parking would 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 would cause no displacement of industrial and service sector activity.*

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

*Compliance with applicable structural safety and seismic safety requirements would be considered during the building permit application review process.*

- G. That landmarks and historic buildings be preserved.

*The proposed Project does not cause the removal or alteration of any significant architectural features.*

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

*The Project will have no adverse impact on parks or open space, or their access to sunlight or 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 Determination of Compliance authorization would promote the health, safety and welfare of the City.

**DECISION**

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections Sections 227(h), 303, and 842.93 to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing mixed use building within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines and is subject to the conditions of approval attached hereto as Exhibit A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this conditional use authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 18335. 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.

I hereby certify that the foregoing Motion was adopted by the Planning Commission on July 7, 2011.

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Linda Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 7, 2011



## **Exhibit A**

# **Conditions of Approval**

### **AUTHORIZATION**

This authorization is for a conditional use to allow a wireless telecommunications facility consisting of ten new panel antennas and six new equipment cabinets on the rooftop of the existing mixed use building within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

### **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 July 7, 2011 under Motion No. XXXXX.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

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

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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

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

### PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

### DESIGN – COMPLIANCE AT PLAN STAGE

3. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
  - a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
  - b. **For the Project Site, regardless of the ownership of the existing facilities.** Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
  - c. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, [www.sf-planning.org](http://www.sf-planning.org).*

4. **Screening - WTS.** To the extent necessary For information about 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 impacts;
  - g. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
  - h. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
  - i. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, [www.sf-planning.org](http://www.sf-planning.org).*

#### **MONITORING - AFTER ENTITLEMENT**

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

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

6. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

**8. Implementation and Monitoring Costs - WTS.**

- a. 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.
- b. The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with the monitoring of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Electricity and Telecommunications, Office of the City Attorney, or any other appropriate City Department or agency pursuant to Planning Code Section 351(f) (2). The Planning Department shall collect such costs on behalf of the City.
- c. The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.

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

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

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

**10. 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.

- i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
- ii. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

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

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

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

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

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

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

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

## OPERATION

14. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator

shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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

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

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

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

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

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

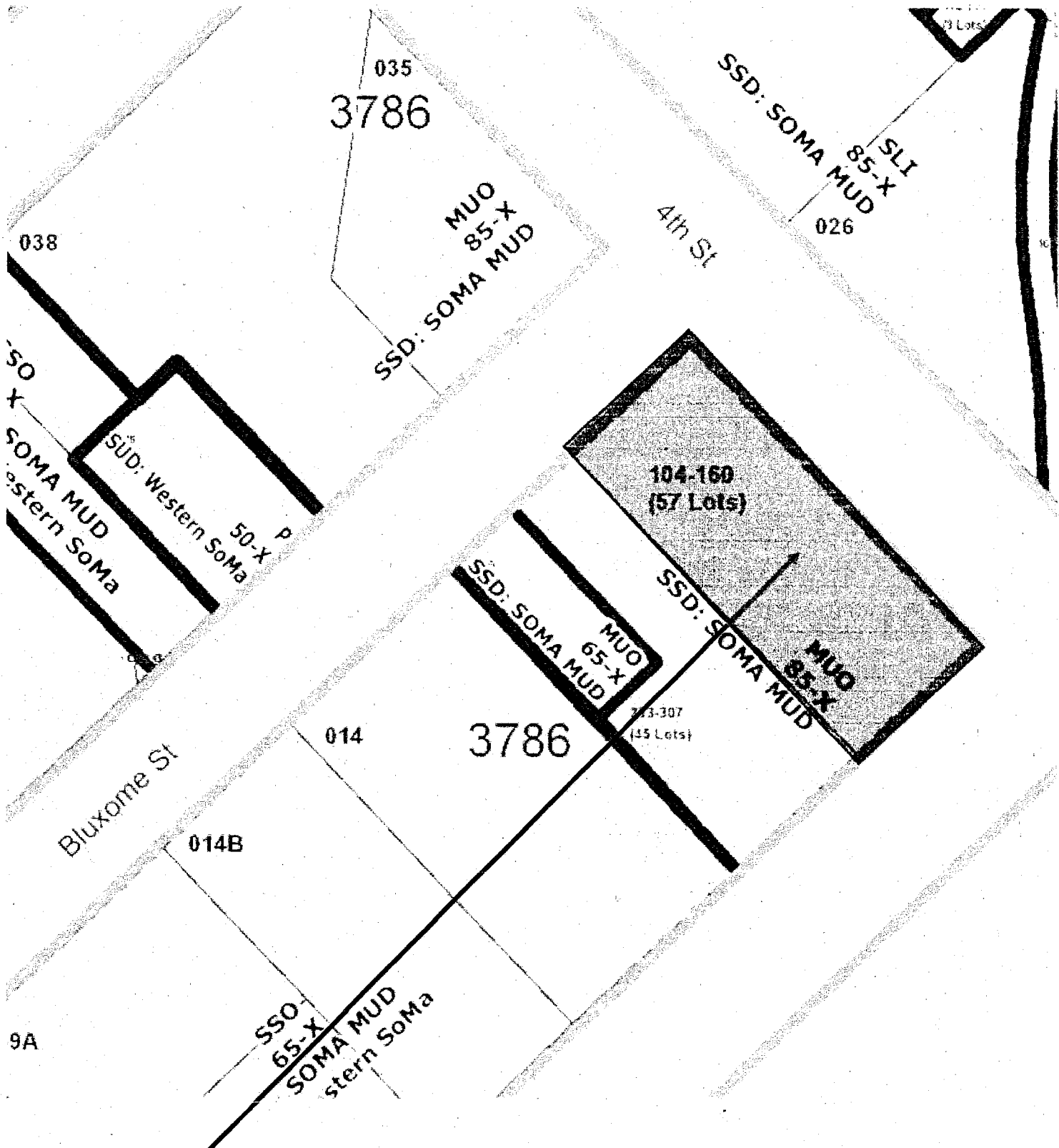
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

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

19. **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>*

# Parcel Map



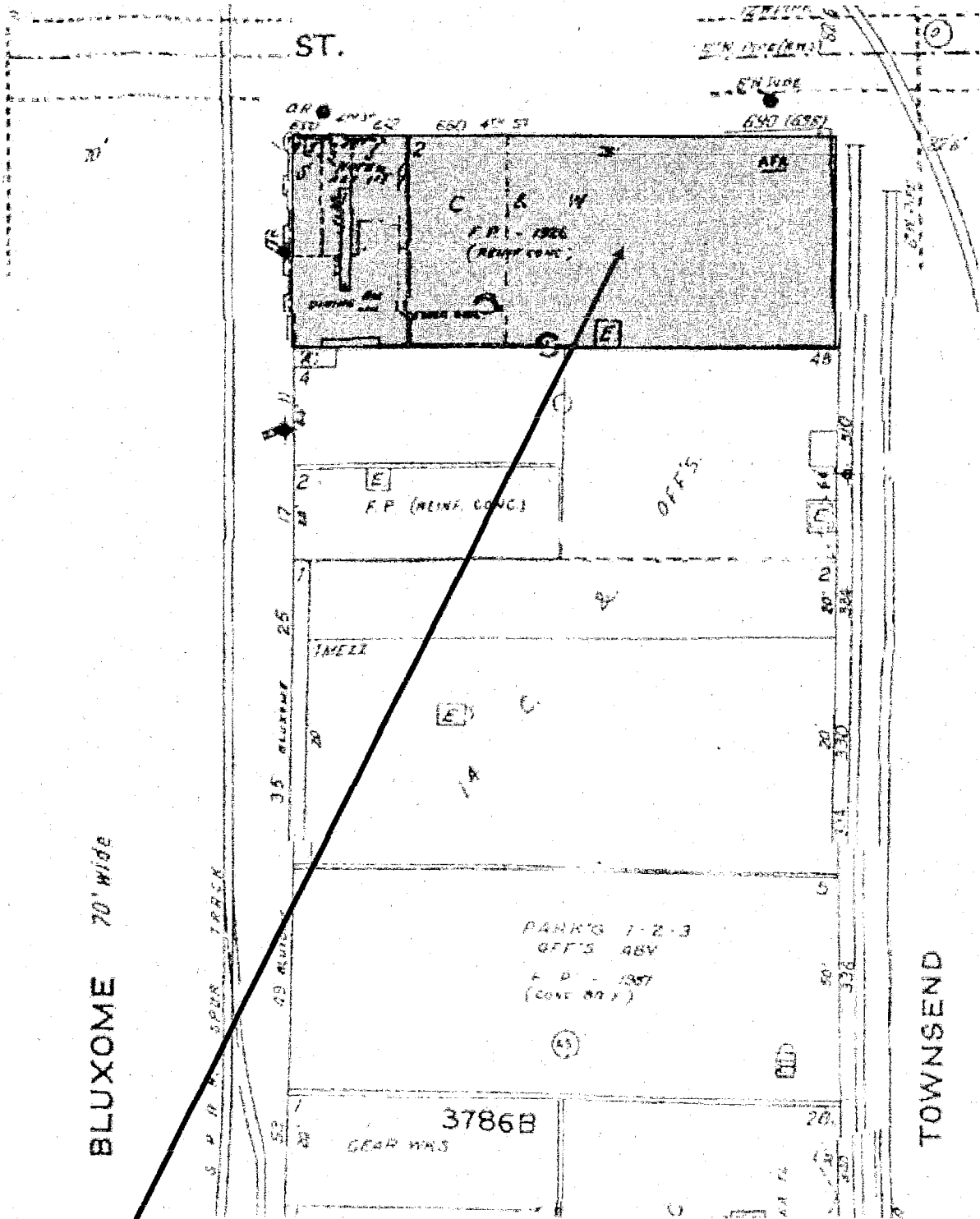
**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2010.1042C  
660-670 4th Street  
3786/104-160

# Sanborn Map\*

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



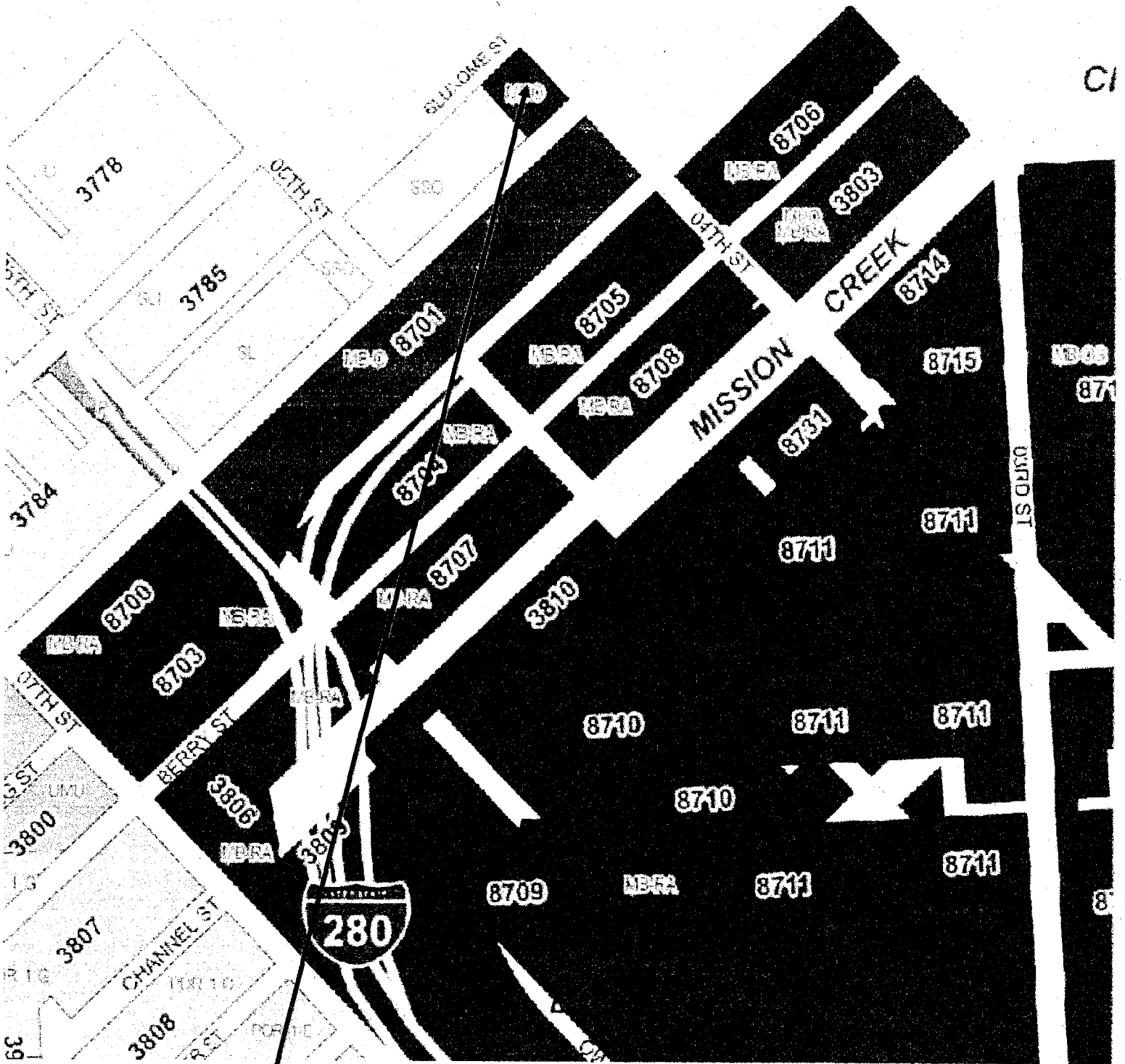
**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2010.1042C  
660-670 4th Street  
3786/104-160



# Zoning Map



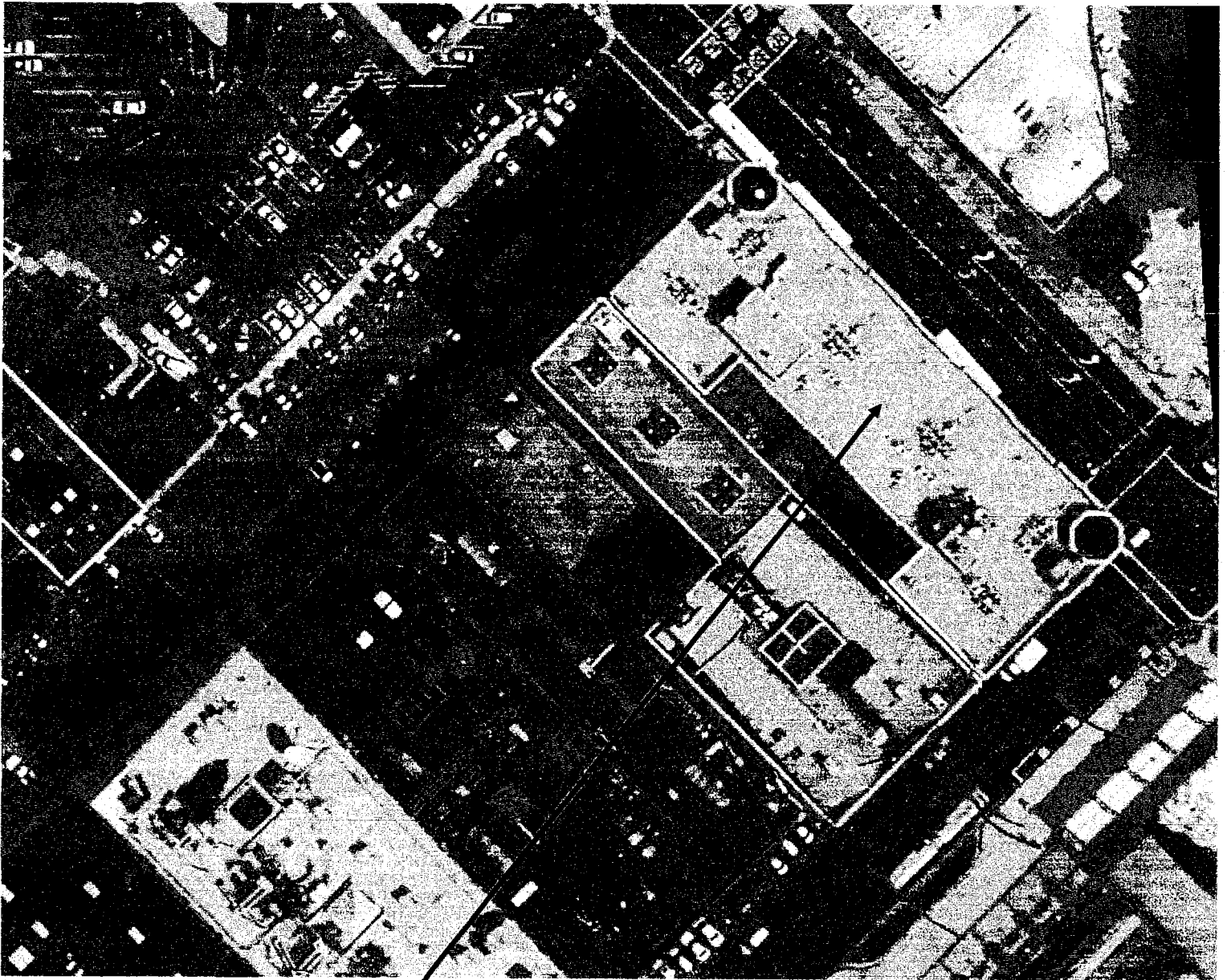
SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2010.1042C  
660-670 4th Street  
3786/104-160



# Aerial Photograph – Site View

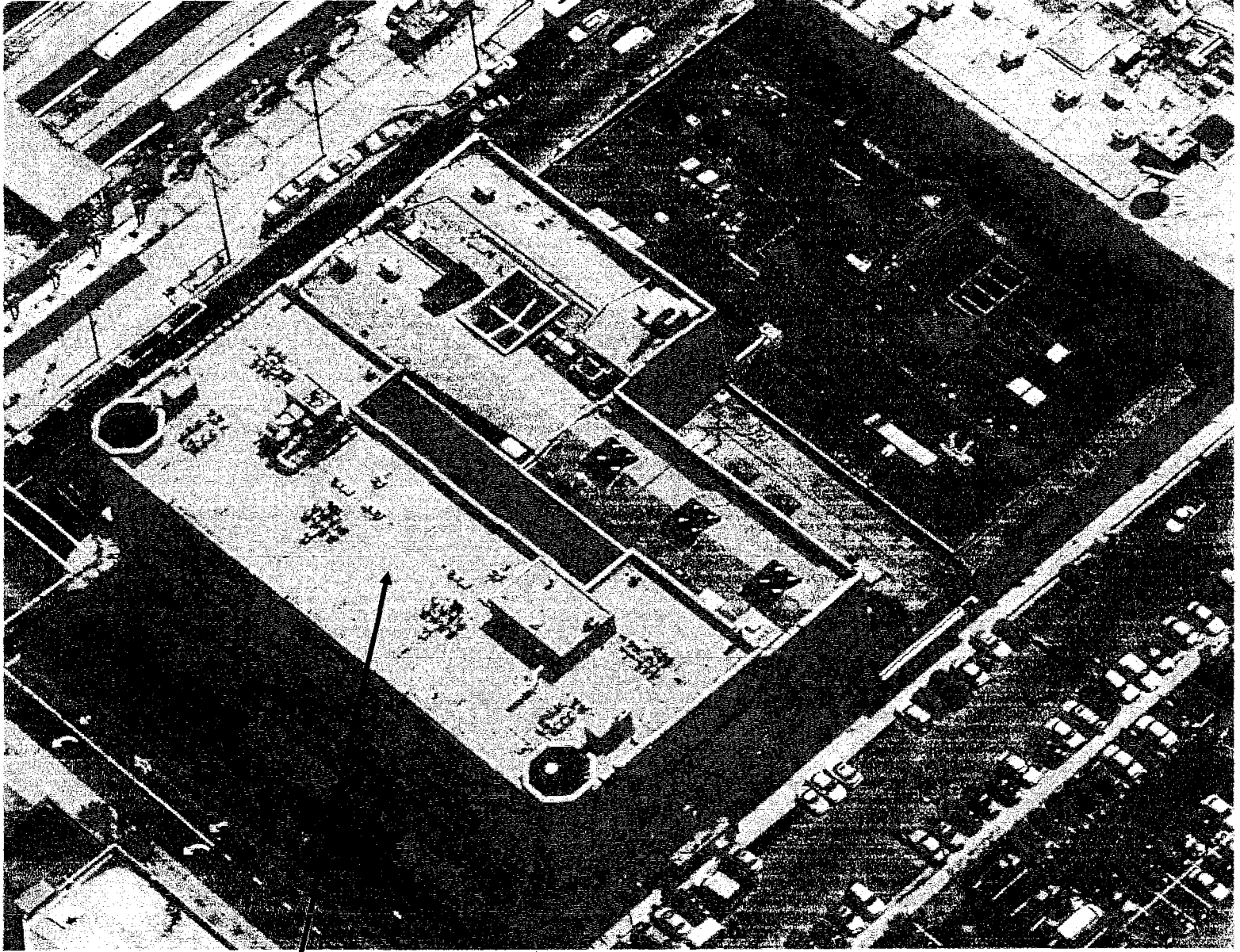


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2010.1042C  
660-670 4th Street  
3786/104-160

# Aerial Photograph – Looking South

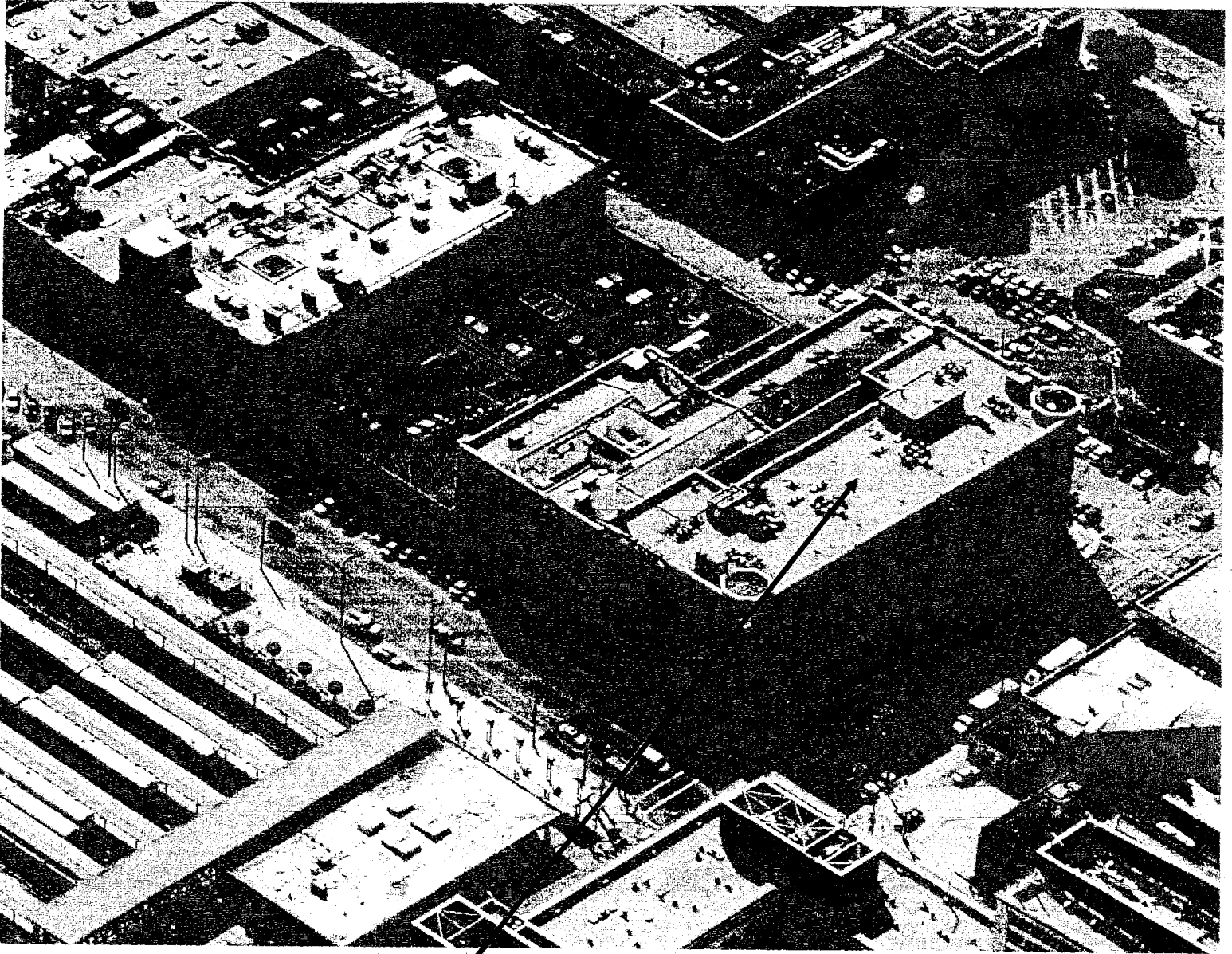


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2010.1042C  
660-670 4th Street  
3786/104-160

# Aerial Photograph – Looking West

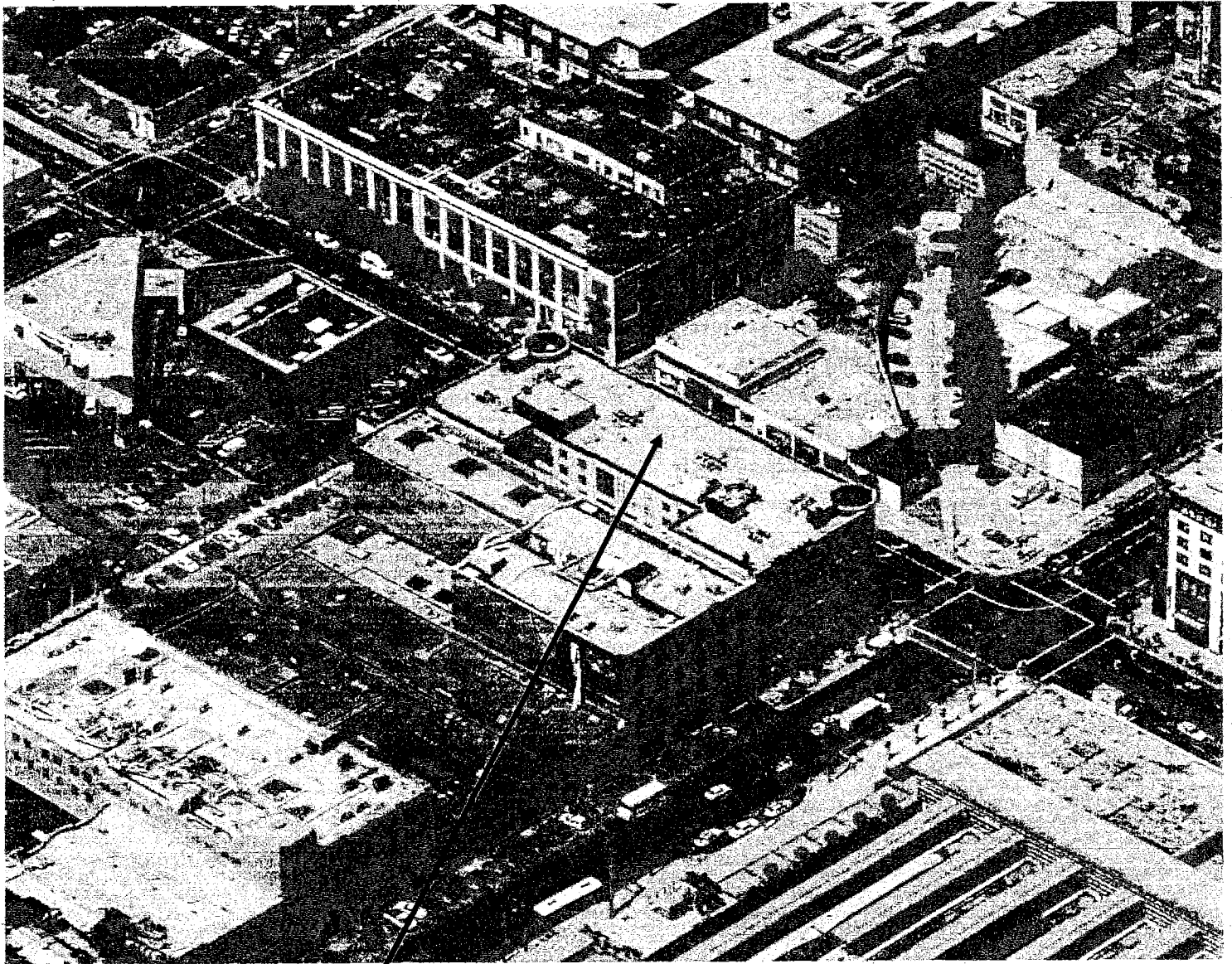


**SUBJECT PROPERTY**

Conditional Use Hearing  
Case Number 2010.1042C  
660-670 4th Street  
3786/104-160



# Aerial Photograph – Looking North

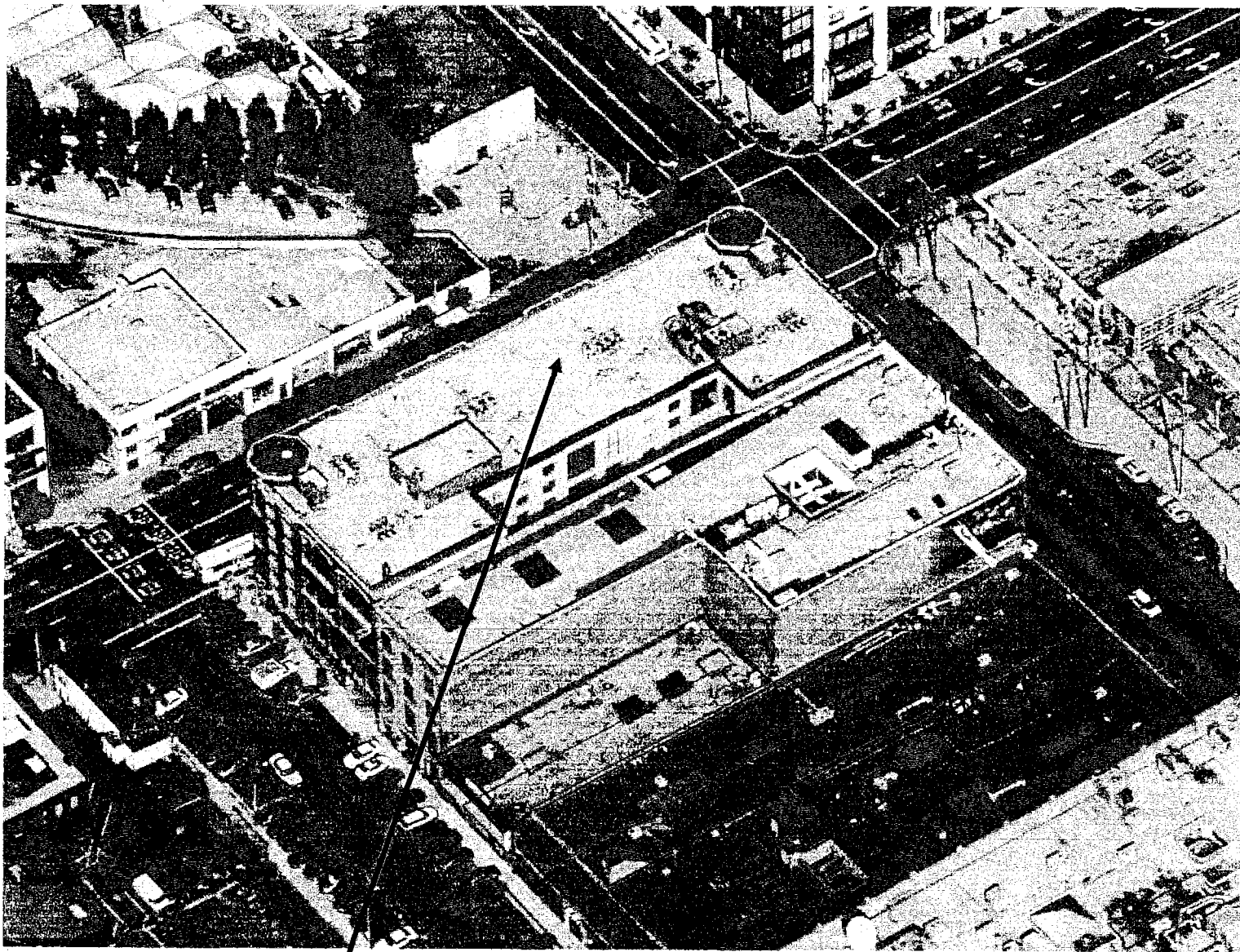


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2010.1042C  
660-670 4th Street  
3786/104-160

# Aerial Photograph – Looking East

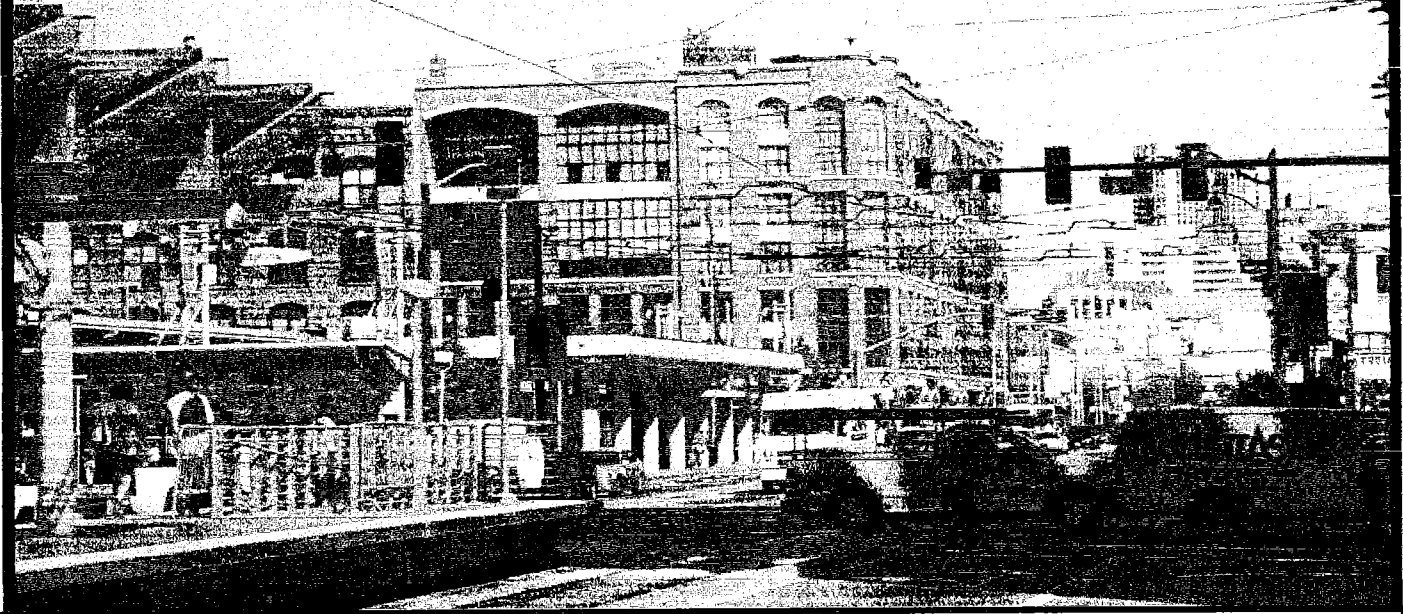


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2010.1042C  
660-670 4th Street  
3786/104-160

Existing



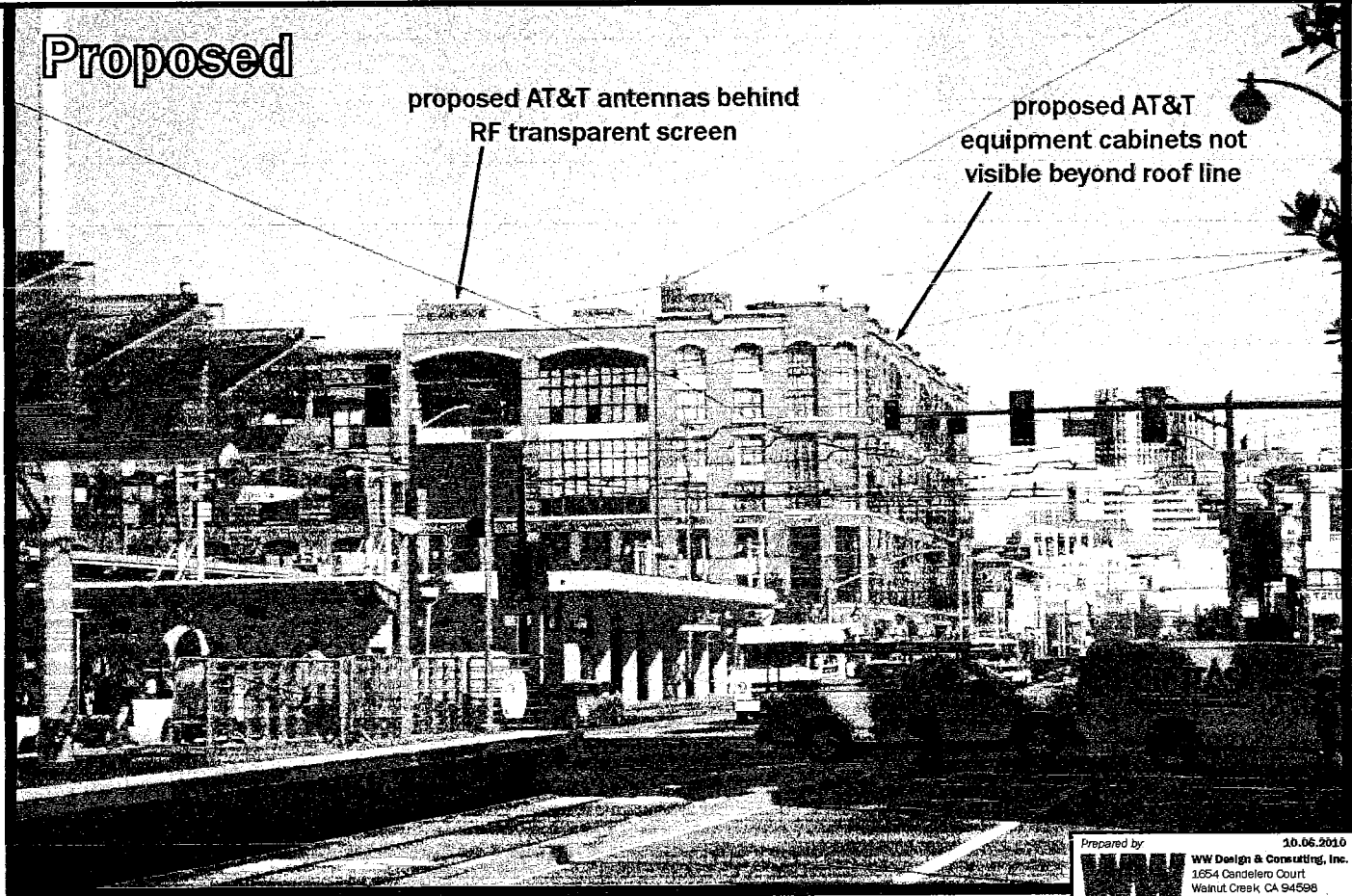
at&t

CN5524

4th Street Walgreens

670 4th Street  
San Francisco, CA 94107

Proposed



proposed AT&T antennas behind  
RF transparent screen

proposed AT&T  
equipment cabinets not  
visible beyond roof line

Prepared by **WW** 10.06.2010  
WW Design & Consulting, Inc.  
1654 Candellero Court  
Walnut Creek CA 94598  
info@photosims.com

Photosimulation of the proposed telecommunication facility as seen looking northwest along 4th Street



# Existing



at&t

CN5524

4th Street Walgreens

670 4th Street  
San Francisco, CA 94107

# Proposed

proposed AT&T  
equipment cabinets not  
visible beyond roof line

proposed AT&T antennas behind  
RF transparent screen

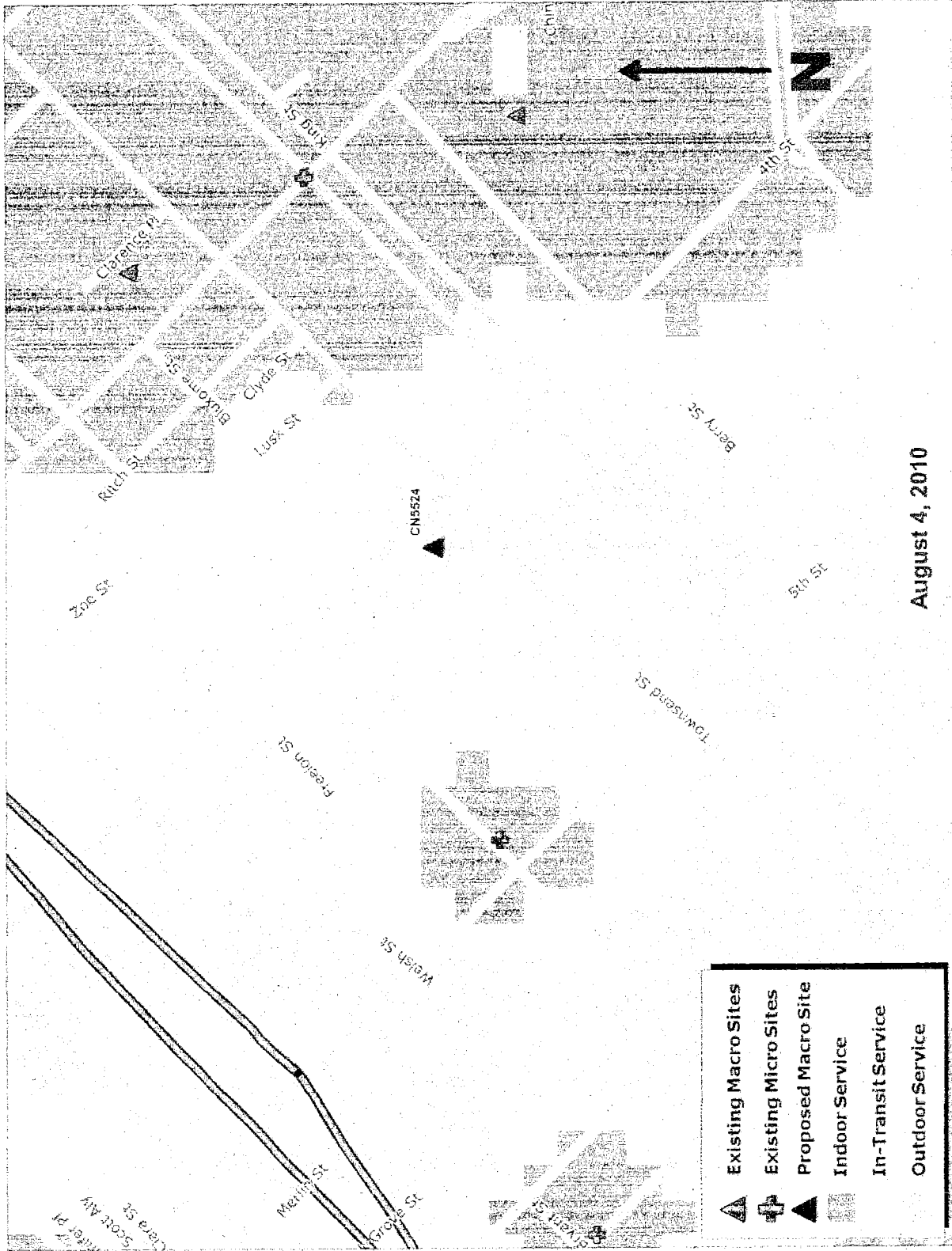


Prepared by: 10.06.2010  
**WW** WW Design & Consulting, Inc.  
1654 Candellero Court  
Walnut Creek, CA 94598  
info@photosims.com

Photosimulation of the proposed telecommunication facility as seen looking southeast along 4th Street

# Proposed Site at 600 4th St (CN5524)

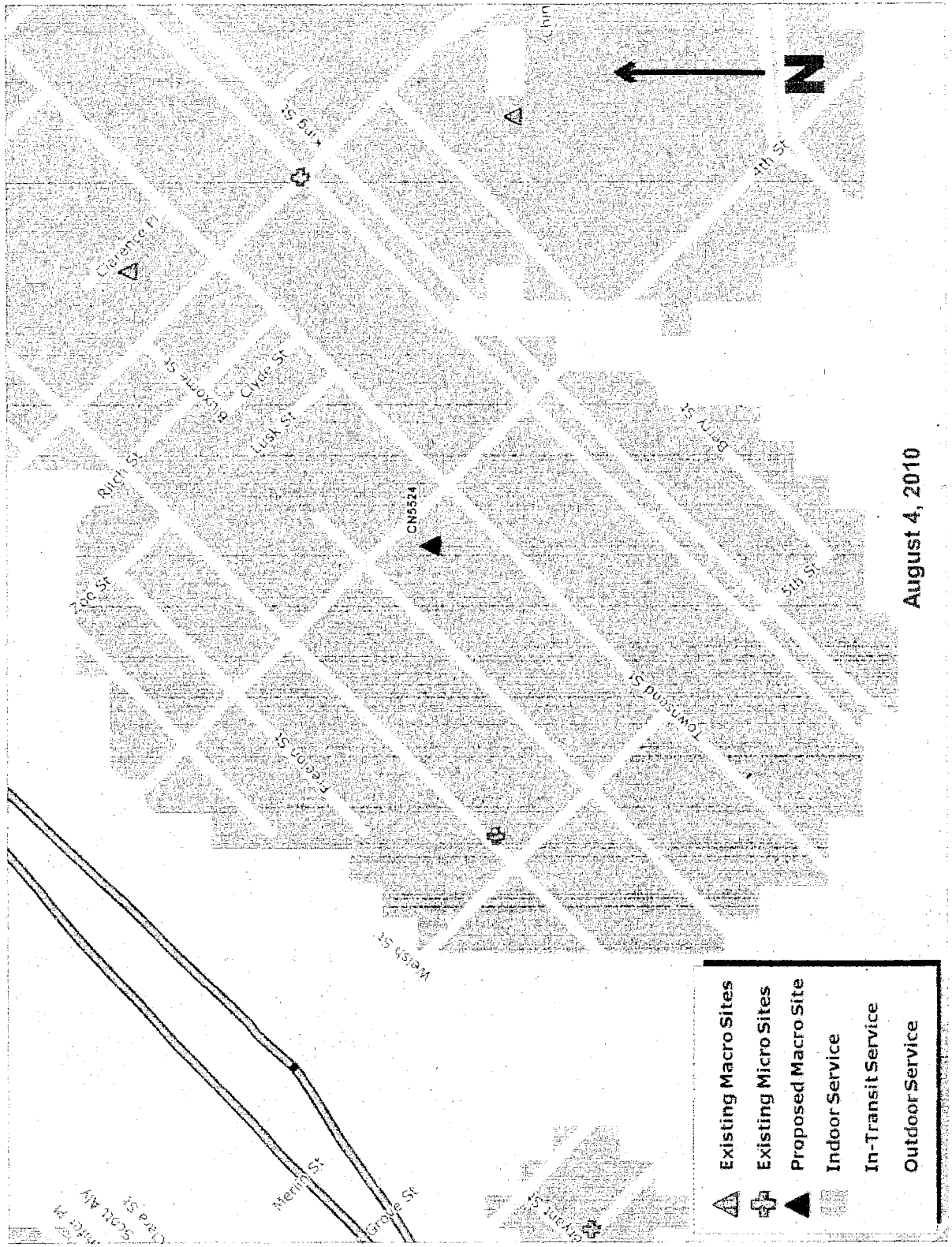
Service Area BEFORE site is constructed



August 4, 2010

# Proposed Site at 600 4th St (CN5524)

Service Area AFTER site is constructed



**AT&T Mobility • Proposed Base Station (Site No. CN5524)  
One Bluxome Street • San Francisco, California**

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

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN5524) proposed to be located at One Bluxome Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

**Background**

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of WTS facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5-23,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30-300	1.00	0.20

The site was visited by Mr. Robert H. Taylor, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on June 29, 2010, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated September 14, 2010.

**Checklist**

**1. The location of all existing antennas and facilities at site. Existing RF levels.**

There were observed no wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

**2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from approved antennas.**

No other WTS facilities or other communications facilities are reported to be approved for this site but not yet installed.

**AT&T Mobility • Proposed Base Station (Call No. CN5524)  
One Bluxome Street • San Francisco, California**

**3. The number and types of WTS within 100 feet of proposed site and estimates of additive EMR emissions at proposed site.**

There were observed antennas for use by Sprint Nextel mounted on short poles, above the roof of the adjoining building to the southwest. The additive effect of the Sprint Nextel operation at ground level is reflected in the measurement of existing conditions reported in Item 1 above.

**4. Location (and number) of Applicant's antennas and back-up facilities per building and location (and number) of other WTS at site.**

AT&T proposes to install ten Andrew directional panel antennas – two Model TBXLHB-6565A-R2M and eight Model DBXNH-6565A-R2M – above the roof of the tall residential building located at One Bluxome Street. The antennas would be mounted with up to 10° downtilt at an effective height of at least 77½ feet above ground, 7½ feet above the roof, and would be oriented in two groups of three (each with one Model TBXLHB and two Model DBXNH) toward 100°T and 330°T, within new view screen enclosures to be constructed next to existing chimneys on the roof, and in a group of four toward 220°T (Model DBXNH) behind a view screen to be installed on the side of the mechanical equipment penthouse above the roof.

**5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to application.**

The expected operating power of the AT&T transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating.

**6. Total number of watts per installation and total number of watts for all installations at site.**

The maximum effective radiated power proposed by AT&T in any direction is 7,490 watts, representing simultaneous operation at 3,700 watts for PCS, 1,190 watts for cellular, 1,820 watts for AWS, and 780 watts for 700 MHz.

**7. Plot or roof plan showing method of attachment of antennas, directionality of antennas, and height above roof level. Discuss nearby inhabited buildings.**

The drawings show the proposed antennas to be installed as described in Item 4 above. There were observed taller buildings in the area, at least 150 feet away. The adjacent building is about 6 feet lower.

**8. Estimated ambient RF levels for proposed site and identify three-dimensional perimeter where exposure standards are exceeded.**

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation by itself is calculated to be 0.0045 mW/cm<sup>2</sup>, which is 0.78% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to remain less than 1% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to

AT&T Mobility • Proposed Base Station (File No. CN5524)  
One Bluxome Street • San Francisco, California

extend up to 58 feet out from the antenna faces and to much lesser distances above, below, and to the sides of the antennas; this includes areas on the roof but does not reach any other publicly accessible areas.

9. Describe proposed signage at site.

It is recommended that barricades be erected to preclude access by the general public to areas in front of the antennas. To prevent occupational exposures in excess of the FCC guidelines, no access within 19 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking with yellow striping the areas within the barricades\* and posting explanatory warning signs† at the barricades and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registrations Nos. E-13026 and M-20676, which expire on June 30, 2011. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

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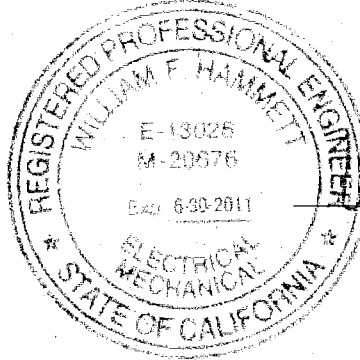
\* Measurements when the base station is ready to begin operation may indicate that lesser distances will suffice.

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

AT&T Mobility • Proposed Base Station (Project No. CN5524)  
One Bluxome Street • San Francisco, California

**Conclusion**

Based on the information and analysis above, it is my professional opinion that operation of the proposed AT&T base station at One Bluxome Street in San Francisco will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. Erecting barricades is recommended to establish compliance with public exposure limitations, and marking areas on the roof and posting signs is recommended to establish compliance with occupational exposure limitations.



*William F. Hammett*

William F. Hammett, P.E.

707/996-5200

November 9, 2010



**Review of Cellular Antenna Site Proposals**

Project Sponsor : AT&T Wireless Planner: Jonas Ionin  
 RF Engineer Consultant: Hammett and Edison Phone Number: (707) 996-5200  
 Project Address/Location: 1 Bluxome St  
 Site ID: 1321 SiteNo.: CN5524

The following information is required to be provided before approval of this project can be made. These information requirements are established in the San Francisco Planning Department Wireless Telecommunications Services Facility Siting Guidelines dated August 1996. In order to facilitate quicker approval of this project, it is recommended that the project sponsor review this document before submitting the proposal to ensure that all requirements are included.

- 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)  
 Existing Antennas No Existing Antennas: 0
- 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)  
 Yes  No
- 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)  
 Yes  No
- 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)  
 Maximum Power Rating: 7490 watts.
- 6. The total number of watts per installation and the total number of watts for all installations on the building (roof or side) (WTS-FSG, Section 10.5.1).  
 Maximum Effective Radiant: 7490 watts.
- 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200  $\mu\text{w}/\text{cm}^2$ )  
 Maximum RF Exposure: 0.0045  $\text{mW}/\text{cm}^2$  Maximum RF Exposure Percent: 0.78
- 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
 

<input checked="" type="checkbox"/> Public_Exclusion_Area	Public Exclusion In Feet:	<u>58</u>
<input checked="" type="checkbox"/> Occupational_Exclusion_Area	Occupational Exclusion In Feet:	<u>19</u>



X 10. Statement on who produced this report and qualifications.

X **Approved.** Based on the information provided the following staff believes that the project proposal will comply with the current Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC standard 1986-NCRP **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

*Comments:*

There are currently no existing antennas operated by AT&T Wireless installed on the roof top of the building at 1 Bluxome Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by Sprint located within 100 feet of this site. AT&T Wireless proposes to install 10 new antennas. The antennas will be mounted at a height of 78 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0045 mW/sq cm., which is 0.78 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 58 feet which includes areas of the roof top but does not reach any publicly accessible areas. Barricades must be installed in front of the antennas in order to prevent the public from having access to the public exclusion zones on the roof top. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 19 feet of the front of the antennas while they are in operation.

       Not Approved, additional information required.

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

       1 Hours spent reviewing

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

Signed:



Dated: 11/22/2010


Patrick Fosdahl

Environmental Health Management Section  
San Francisco Dept. of Public Health  
1390 Market St., Suite 210,  
San Francisco, CA. 94102  
(415) 252-3904



Jax Robertson  
<jax.robertson@gmail.com>  
05/31/2011 10:59 AM

To erika.jackson@sfgov.org  
cc  
bcc  
Subject Case No. 2010.1042C

History:  This message has been replied to.

Erika Jackson,

Case No. 2010.1042C (scheduled for this Thursday, June 2nd) is regarding AT&T putting cell towers on building Bluxome Place, at address 1 Bluxome Street. I am the president of the Bluxome Place HOA. The city sent out notices for the public hearing, yet AT&T has told us they **\*WILL NOT\*** be part of the public hearing. I wanted to know from you if that is correct.

The cell towers are a frustration to the HOA and homeowners. We weren't part of the negotiations, planning, or contract. As a result, at this point in time, we'd rather the towers not be put on tops of our homes and businesses. All discussions and planning was done by the builder, who has maintained ownership of the airspace above our building.

Please let me know if this case number (2010.1042C) will be discussed at the hearing. If so, I will be there.

Regards,

Jax Robertson  
President, Bluxome Place HOA



Jason Sanders  
<jasonwsanders@gmail.com>

To erika.jackson@sfgov.org

cc

bcc

06/02/2011 07:58 AM

Subject Case No 2010.1042C

History:  This message has been replied to.

Erika-

I heard through the grapevine that the public hearing for this case is no longer taking place today.

As I am the one party most affected by the proposal (I have a roof deck where my family, including a 3 and 5 year old, relaxes just feet away from the proposed antennas), I planned on attending the hearing and opposing the project.

Please advise as to whether or not the case will be heard today. Also, if it has been changed, please indicate time and location of next hearing.

Thank you,

Jason

--

Jason Sanders

# DL&L

4TH STREET WALGREENS  
 670 4TH STREET  
 SAN FRANCISCO, CA 94107  
 CN5524

## DESCRIPTION

1) AT&T 20'-0" X 13'-0" ROOF TOP LEASE AREA W/ (E) (P)  
 2) W/ (P) FRP SCREEN PANELS PAINT TO MATCH (E) BUILDING.

## FORMATION

SITE # CN5524  
 JURISDICTION: CITY OF SAN FRANCISCO  
 POWER: PG&E  
 TELEPHONE: AT&T

## VICINITY MAP



## DRIVING DIRECTIONS

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108  
 TO: 670 4TH ST, SAN FRANCISCO, CA 94107

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN.
2. TURN RIGHT AT MONTGOMERY ST.
3. SLIGHT LEFT AT NEW MONTGOMERY ST.
4. TURN RIGHT AT HOWARD ST.
5. TURN LEFT AT 4TH ST.

END AT: 670 4TH ST, SAN FRANCISCO, CA 94107

ESTIMATED TIME: 8 MINUTES      ESTIMATED DISTANCE: 1.4 MILES

## CODE COMPLIANC.

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT THESE CODES:

1. 2007 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
  2. 2007 CALIFORNIA BUILDING CODE
  3. 2007 CALIFORNIA ELECTRICAL CODE
  4. 2007 CALIFORNIA MECHANICAL CODE
  5. 2007 CALIFORNIA PLUMBING CODE
  6. 2007 CITY OF SAN FRANCISCO FIRE CODE
  7. LOCAL BUILDING CODES
  8. CITY/COUNTY ORDINANCES
  9. ANS/EIA-TIA-222-G
- ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

## HANDICAP REQUIREMENTS

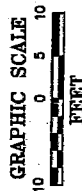
THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS & REQUIREMENTS ARE NO WITH CALIFORNIA STATE ADMINISTRATIVE CODE, TITLE 24 PART 2, SECTION 11058.3.4.2, EXCEPTION 1

## SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLAN & DETAILS	-
A-3	ANTENNA PLANS & DETAILS	-
A-4	ELEVATIONS	-
A-5	ELEVATIONS	-

## APF

RF
LEASING
ZONING
CONSTRUCI
AT&T
EDICSSCAN



Access Easement/Lease Area  
TO BE DETERMINED

Legal Description  
LOTS 8 AND 9 IN BLOCK 3786, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

Bench Mark  
THE CALIFORNIA SPATIAL REFERENCE CORRS "SERV"  
ELEVATION = 101.48 FEET (NAD 83)

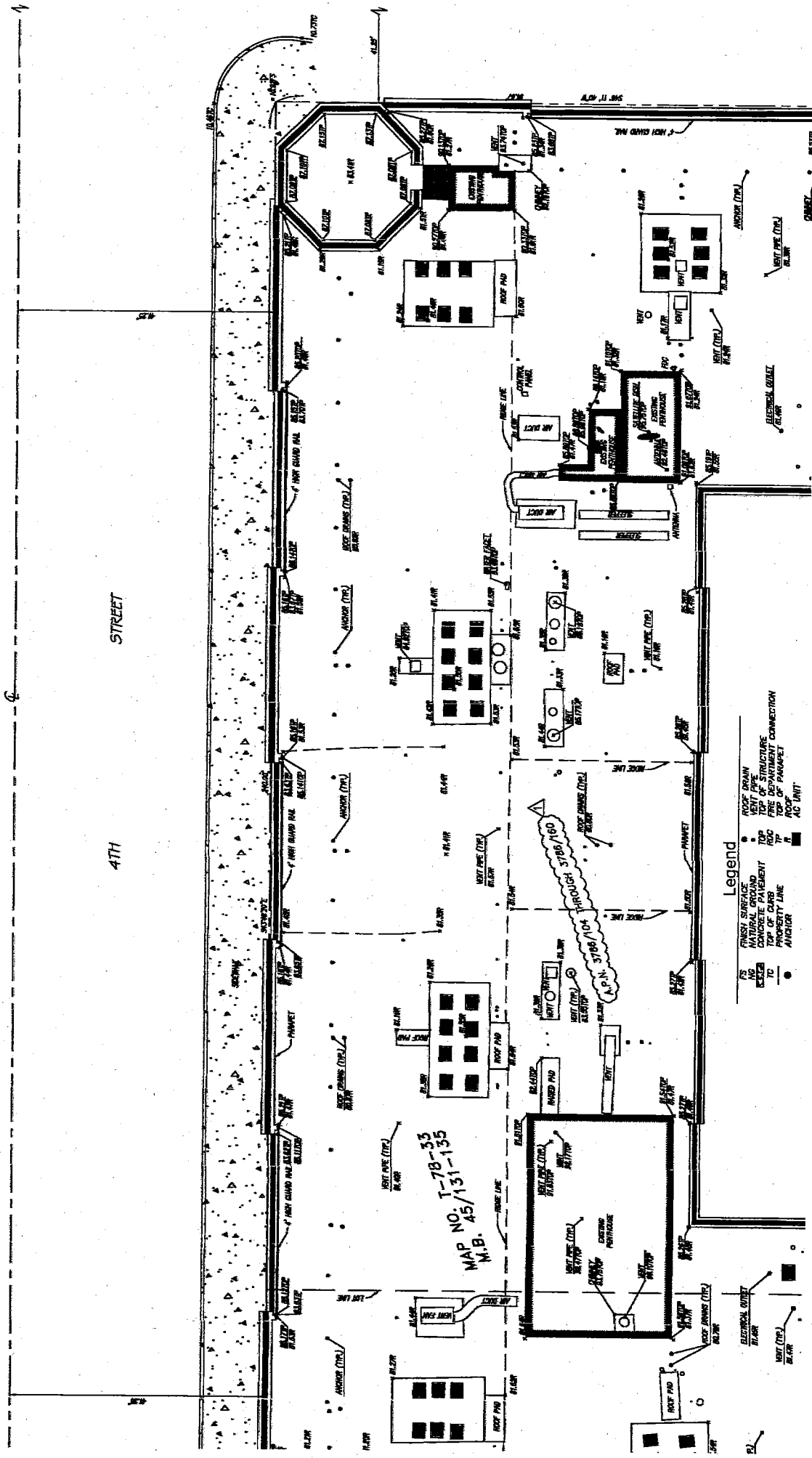
Geographic Coordinates  
TO BE DETERMINED

CERTIFICATION:  
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 1/8 INCH +/- 1/8 INCH HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 1/8 INCH +/- 1/8 INCH VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE 1983 NAD 83 DATUM. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Assessor's Parcel Nos.  
092/104 through 092/106

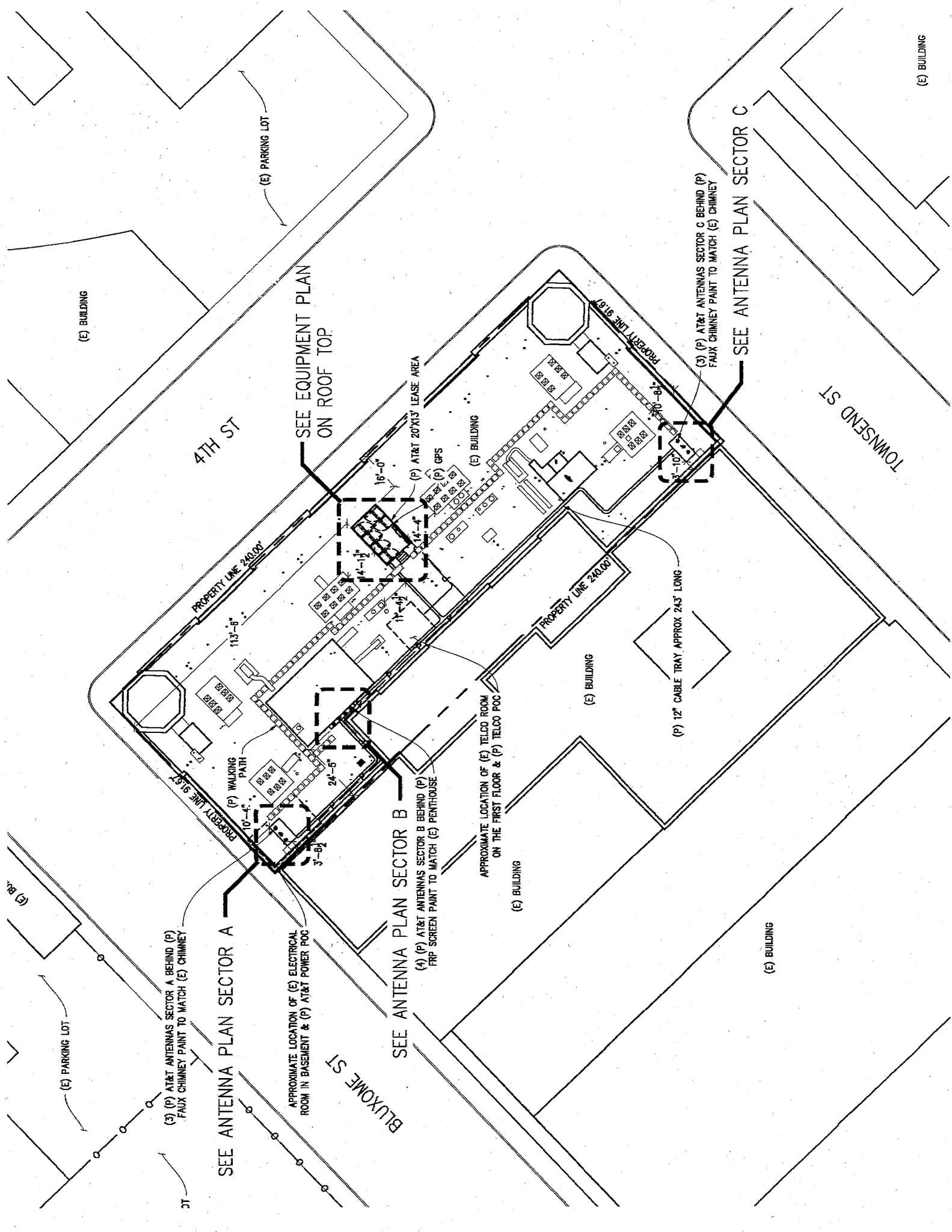
Date of Survey  
MAY 13, 2010

4TH STREET



MAP NO. T-78-33  
M.B. 45/131-135

- Legend
- CS CURB SURFACE
  - AS NATURAL GROUND
  - CONCRETE FLOOR
  - TOP OF CARB
  - PROPERTY LINE
  - ANCHOR
  - AC INT.
  - ROOF DRAIN
  - VENT OF STRUCTURE
  - TOP OF STRUCTURE
  - ADD FIRE DEPARTMENT CONNECTION
  - ROOF OF PARAPET
  - AC INT.



(E) BUILDING

4TH ST

(E) PARKING LOT

SEE EQUIPMENT PLAN ON ROOF TOP

(P) AT&T 20'X13' LEASE AREA

(E) BUILDING

(3) (P) AT&T ANTENNAS SECTOR C BEHIND (P) FAUX CHIMNEY PAINT TO MATCH (E) CHIMNEY

SEE ANTENNA PLAN SECTOR C

TOWNSEND ST

(E) BUILDING

PROPERTY LINE 240.00'

113'-5"

16'-0"

44'-4"

(P) GFS

PROPERTY LINE 240.00'

(P) 12" CABLE TRAY APPROX 243' LONG

(E) BUILDING

PROPERTY LINE 9.57'

(P) WALKING PATH

10'-4"

24'-5"

3'-8"

SEE ANTENNA PLAN SECTOR B

(4) (P) AT&T ANTENNAS SECTOR B BEHIND (P) FRP SCREEN PAINT TO MATCH (E) PENTHOUSE

APPROXIMATE LOCATION OF (E) TELCO ROOM ON THE FIRST FLOOR & (P) TELCO POC

(E) BUILDING

(E) BUILDING

(3) (P) AT&T ANTENNAS SECTOR A BEHIND (P) FAUX CHIMNEY PAINT TO MATCH (E) CHIMNEY

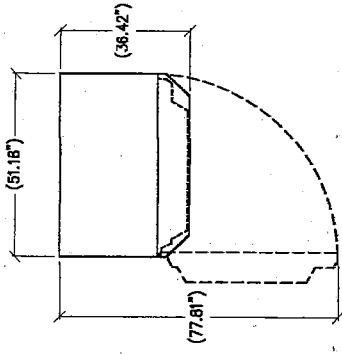
SEE ANTENNA PLAN SECTOR A

APPROXIMATE LOCATION OF (E) ELECTRICAL ROOM IN BASEMENT & (P) AT&T POWER POC

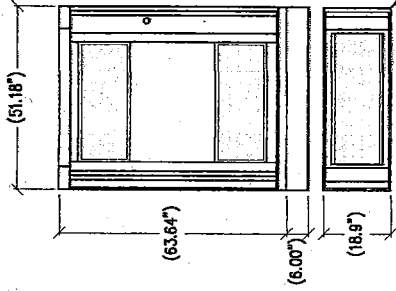
BLUXOME ST

(E) PARKING LOT

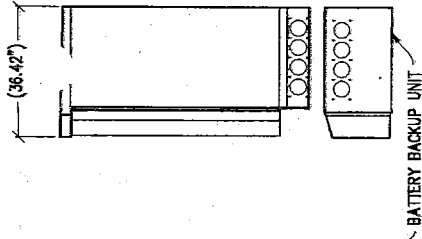
ST



TOP VIEW



FRONT VIEW

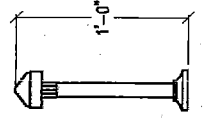


RIGHT VIEW

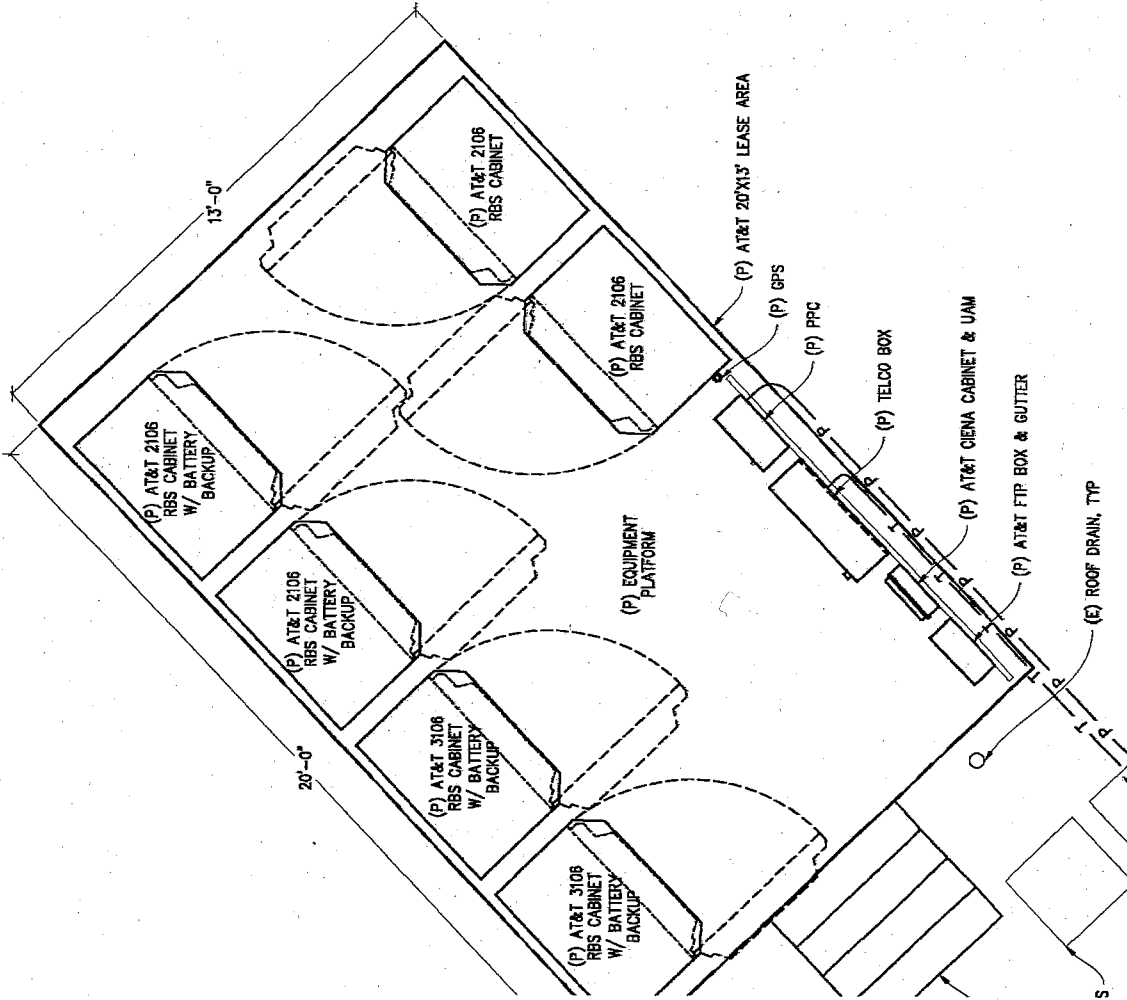
**RBS DETAIL**

① 1/2"-1"

ERICSSON 2106 / 3106 RBS  
CABINET W/ BASE



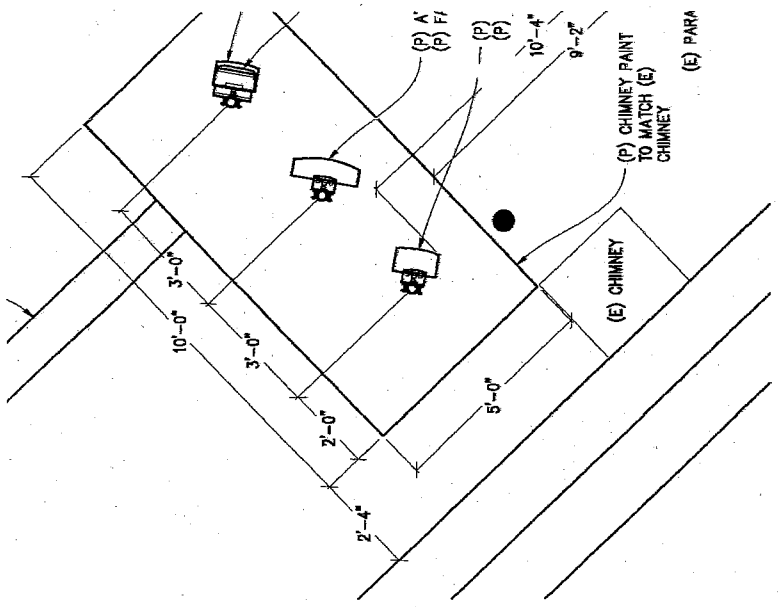
GPS DETAIL



**EQUIPMENT PLAN**

1/2"=1'

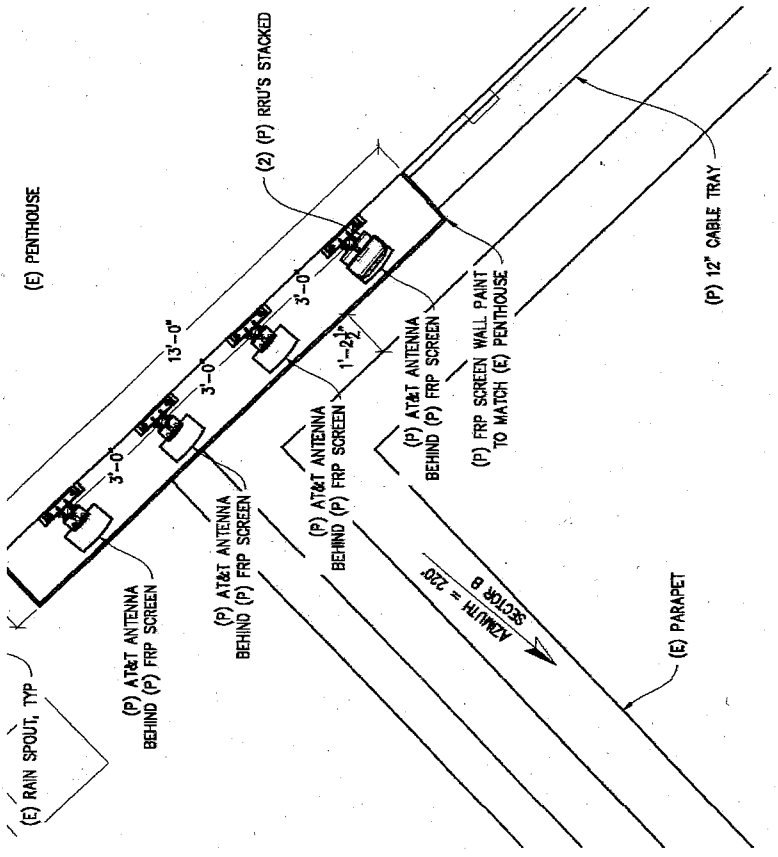




**SECTOR A**

**ANTENNA PLAN SECTOR B**

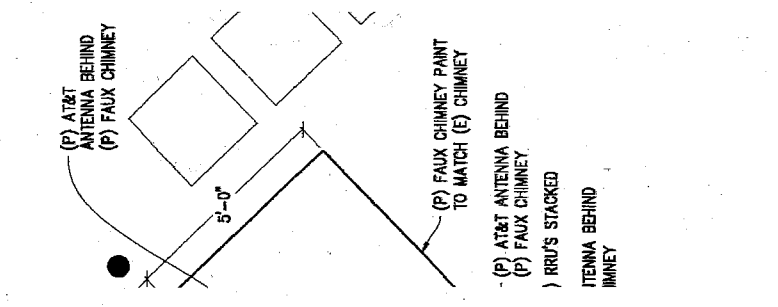
Scale: 1/8" = 1'



**SECTOR B**

**ANTENNA PLAN SECTOR A**

Scale: 1/8" = 1'



**SECTOR A**

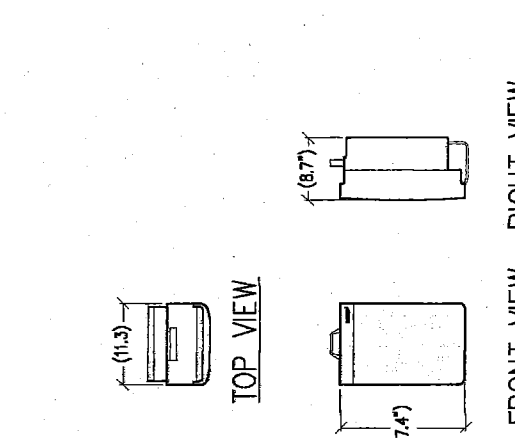
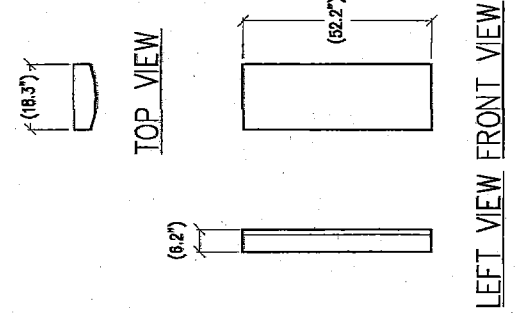
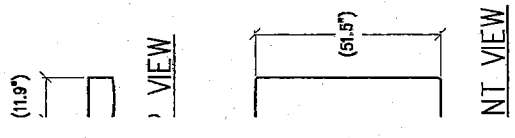
**ANTENNA PLAN SECTOR B**

Scale: 1/8" = 1'

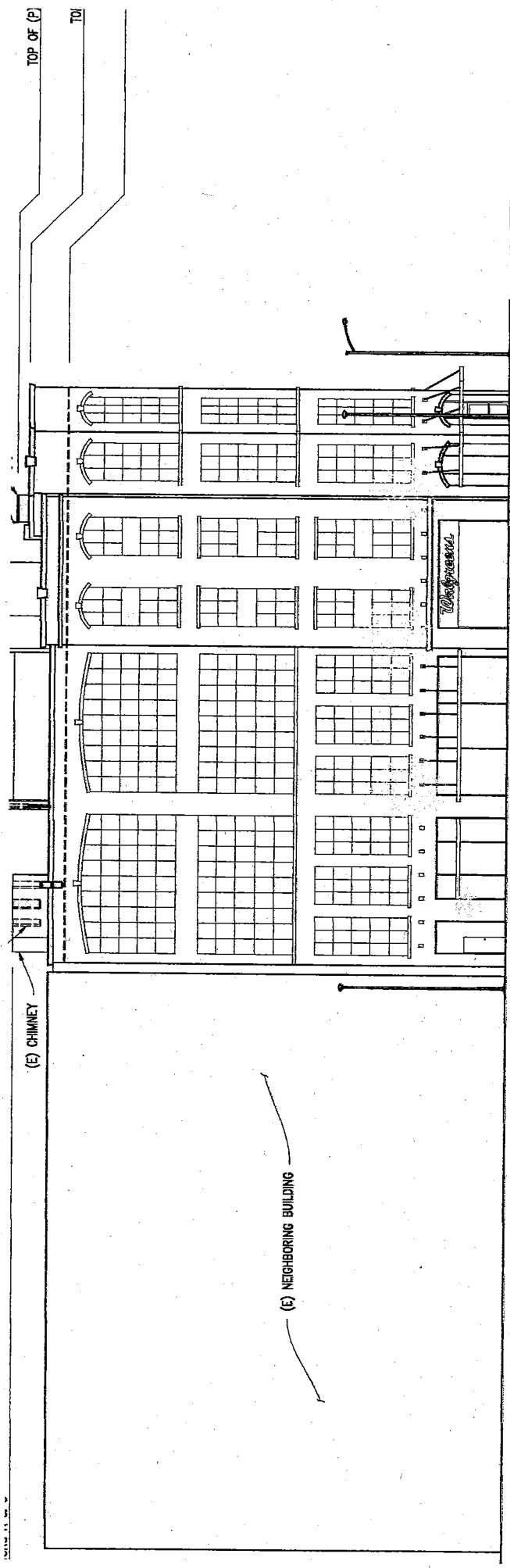
**SECTOR B**

**ANTENNA PLAN SECTOR A**

Scale: 1/8" = 1'

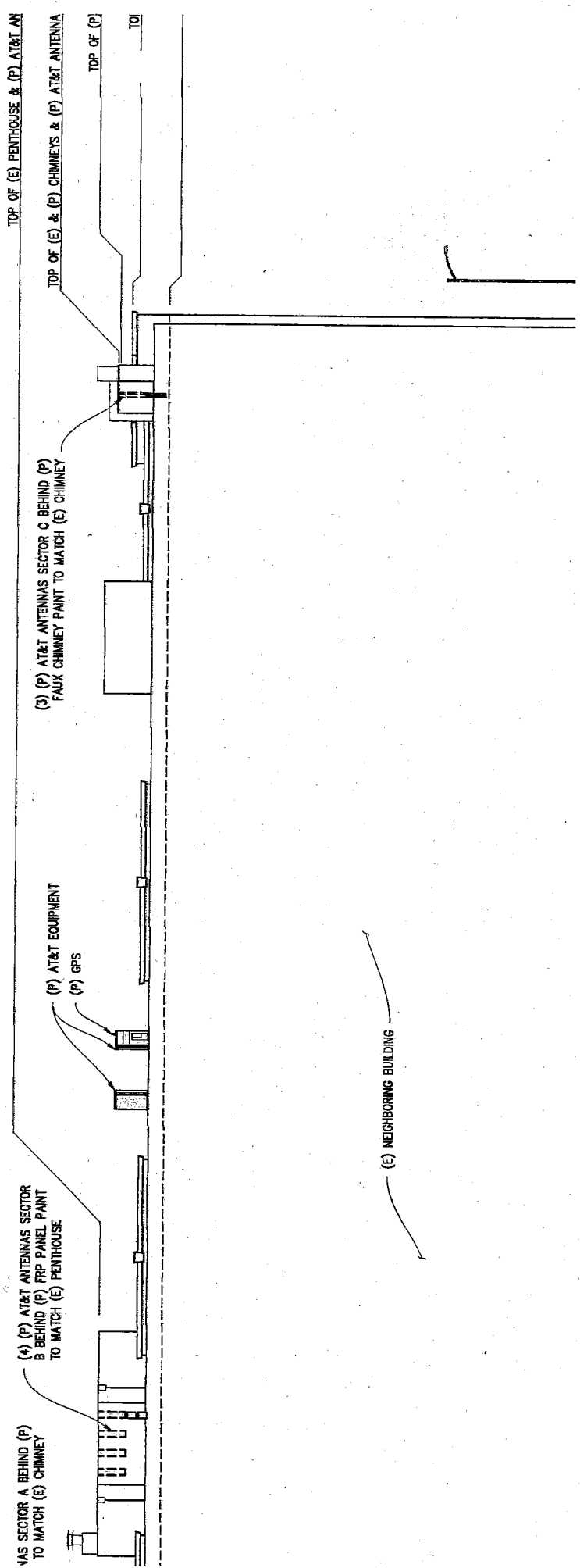






**SOUTHEAST ELEVATION**  
 $\frac{3}{8}'' = 1'$

VIEW FROM TOWNSEND ST



(4) (P) AT&T ANTENNAS SECTOR B BEHIND (P) FRP PANEL PAINT TO MATCH (E) PENTHOUSE

(3) (P) AT&T ANTENNAS SECTOR C BEHIND (P) FAUX CHIMNEY PAINT TO MATCH (E) CHIMNEY

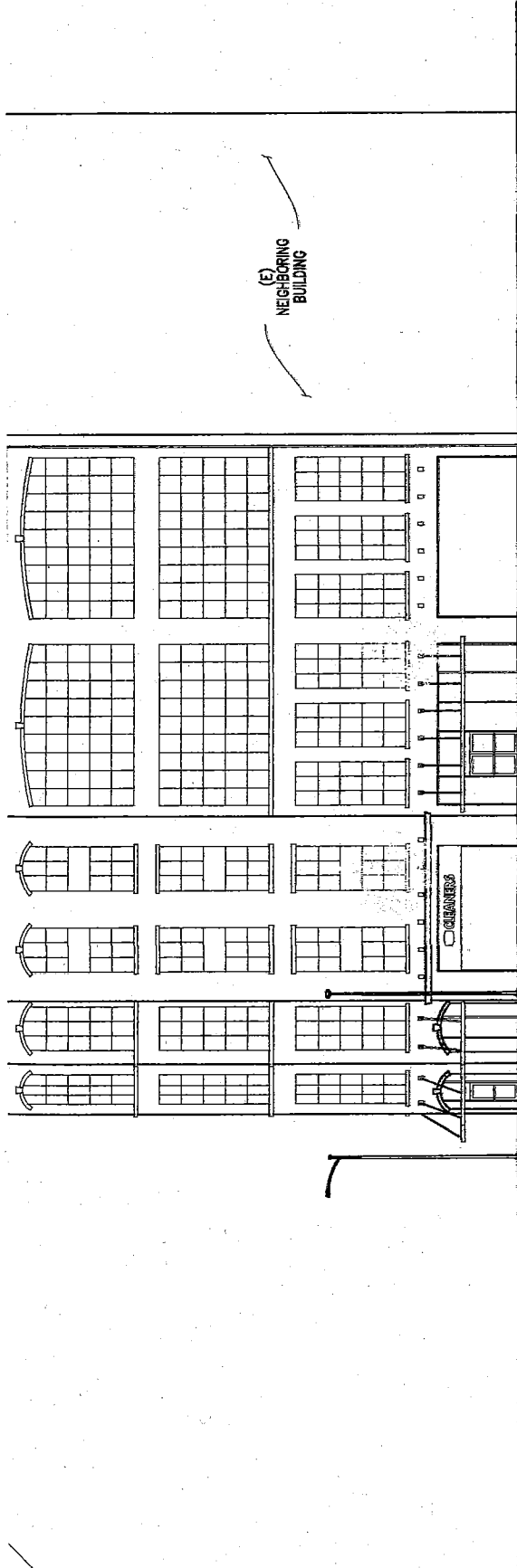
(P) AT&T EQUIPMENT  
 (P) GPS

TOP OF (E) PENTHOUSE & (P) AT&T AN

TOP OF (E) & (P) CHIMNEYS & (P) AT&T ANTENNA

TOP OF (P)

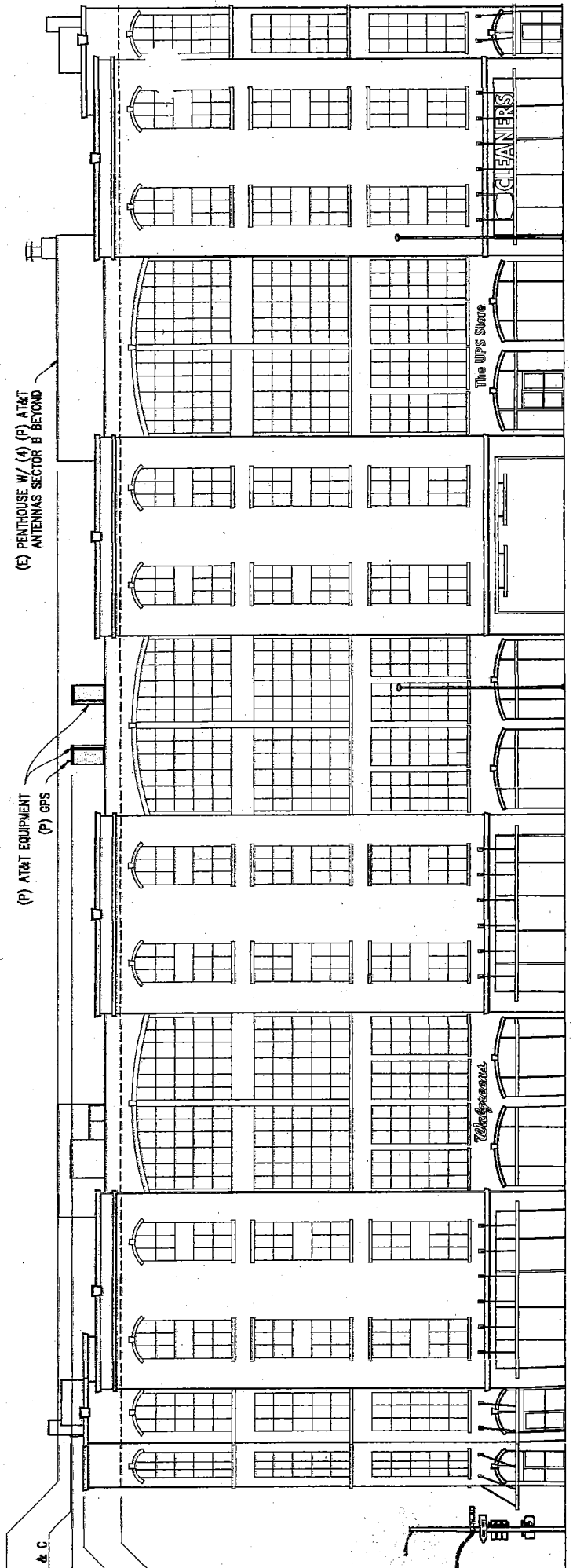
(E) NEIGHBORING BUILDING



# NORTHWEST ELEVATION

3/8"=1'

VIEW FROM BLUXOME ST





File 110941 - 4th Street CEQA Appeal

Board of Supervisors to: Carmen Chu, David Campos, David Chiu,  
Eric L Mar, John Avalos, Ross Mirkarimi,  
Sean Elsbernd, Malia Cohen, Scott Wiener,

08/29/2011 11:36 AM

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The Clerk's Office has received three emails regarding file 110941.

Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
(415) 554-5184  
(415) 554-5163 fax  
Board.of.Supervisors@sfgov.org

Complete a Board of Supervisors Customer Service Satisfaction form by clicking  
<http://www.sfbos.org/index.aspx?page=104>

----- Forwarded by Board of Supervisors/BOS/SFGOV on 08/29/2011 11:38 AM -----

From: kry\_s\_burgos@Hotmail.com  
To: 'Board.of.Supervisors@sfgov.org' <Board.of.Supervisors@sfgov.org>  
Date: 08/26/2011 05:18 PM  
Subject: I Support Wireless Upgrades at 4th Street and King

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August 26, 2011  
Clerk of the Board Angela Calvillo  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689

Dear Angela Calvillo,

Dropped calls are annoying. Slow data connections are annoying. And standing in the way of improving wireless service is not the right approach.

The Board has an opportunity to help improve the wireless experience of San Francisco residents and visitors by approving a cell site at 4th Street and King Street, which will strengthen wireless signals to a very popular area of town. To do otherwise would be short sighted.

Sincerely,

Crescenciano C. Burgos

San Francisco, CA 94110-6405

From: wc9213@hotmail.com  
To: 'Board.of.Supervisors@sfgov.org' <Board.of.Supervisors@sfgov.org>  
Date: 08/26/2011 09:27 PM

Subject: Embracing technology means embracing infrastructure to support it

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August 26, 2011  
Clerk of the Board Angela Calvillo  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689

Dear Angela Calvillo,

Better cell phone coverage has the ability to boost our economy and provide the means to work from anywhere. The proposed cell site on Fourth Street in the King Street corridor would provide better wireless service to tourists visiting the ballpark, eating in our restaurants and shopping in our stores. Tourist dollars go directly into San Francisco's local economy and provide much needed funds for city services for our residents. Also, more reliable coverage also benefits public safety by making sure wireless works when you need it most.

So in the interest of our economic well-being and public safety, I hope you will approve the cell site at Fourth and King.

Sincerely,

Wanda Chu

San Francisco, CA 94122-3531

From: llau515@yahoo.com  
To: "Board of Supervisors@sfgov.org" <Board.of.Supervisors@sfgov.org>  
Date: 08/27/2011 04:28 AM  
Subject: SF as a Tech Hub Needs to Support Wireless Technology and Infrastructure

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August 27, 2011  
Clerk of the Board Angela Calvillo  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689

Dear Angela Calvillo,

Being so close to the Silicon Valley, we San Franciscans have come to love and rely on our wireless devices. Whether it's our smartphones, laptops or tablets, we have become accustomed to real-time interaction that is flexible and convenient. I expect and depend on reliable service when I go to work, to baseball games or even to dinner.

This is why maintaining and building new wireless infrastructure is so important and why I support the building of new cell sites in our city. I welcome with open arms anything that can improve my existing wireless service.

Sincerely,

Lawrence Lau

San Francisco, CA 94122-3531



Support Faster, More Reliable Wireless Connections in San Francisco

Board of Supervisors to: Carmen Chu, David Campos, David Chiu,  
Eric L Mar, John Avalos, Ross Mirkarimi,  
Sean Elsbernd, Malia Cohen, Scott Wiener,

08/29/2011 11:38 AM

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From: brad2k@gmail.com  
To: "Board.of.Supervisors@sfgov.org" <Board.of.Supervisors@sfgov.org>  
Date: 08/27/2011 10:58 PM  
Subject: Support Faster, More Reliable Wireless Connections in San Francisco

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August 27, 2011  
Clerk of the Board Angela Calvillo  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689

Dear Angela Calvillo,

I urge you to approve the permit for the AT&T proposed cell site located near Fourth Street and King Street. San Franciscans and visitors to our city rely on smartphones, tablets, and other wireless devices as an important part of our lifestyle and how we do business. The Board should do everything it can to allow the companies that provide wireless service to the city to do what it needs to do to improve and expand infrastructure so we can have reliable connections, faster data service and fewer dropped calls.

If this cell site can improve wireless coverage in our city, which our local businesses and residents depend on, then it is a no-brainer for the board to approve and support.

Sincerely,

Brad Azevedo

San Francisco, CA 94110-1605

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## NOTICE OF PUBLIC HEARING

### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

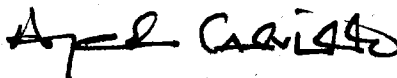
NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

- Date:** Tuesday, September 6, 2011
- Time:** 2:30 p.m.
- Location:** Hearing Room 416 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
- Subject:** File No. 110941. Hearing of persons interested in or objecting to the decision of the Planning Department dated July 25, 2011, Case No. 2010.1042C, that a project located at 660-670 4<sup>th</sup> Street is exempt from environmental review under Categorical Exemption, Class 3 (State CEQA Guidelines Section 15301). The proposed project involves installation of a wireless telecommunications facility consisting of ten new panel antennas and six new equipment cabinets on the rooftop of an existing mixed use building, Lot Nos. 104-160, in Assessor's Block No. 3786. (District 6) (Appellant: Jason Sanders)

Pursuant to Government Code Section 65009, notice is hereby given, if you challenge, in court, the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to

Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information will be available for public review on September 1, 2011.

A handwritten signature in black ink, appearing to read "Angela Calvillo". The signature is stylized and written in a cursive-like font.

Angela Calvillo  
Clerk of the Board

DATED/MAILED: August 26, 2011