Oakland City Planning Commission *STAFF REPORT*

Case File Number: PLN18447 **February 20, 2019**

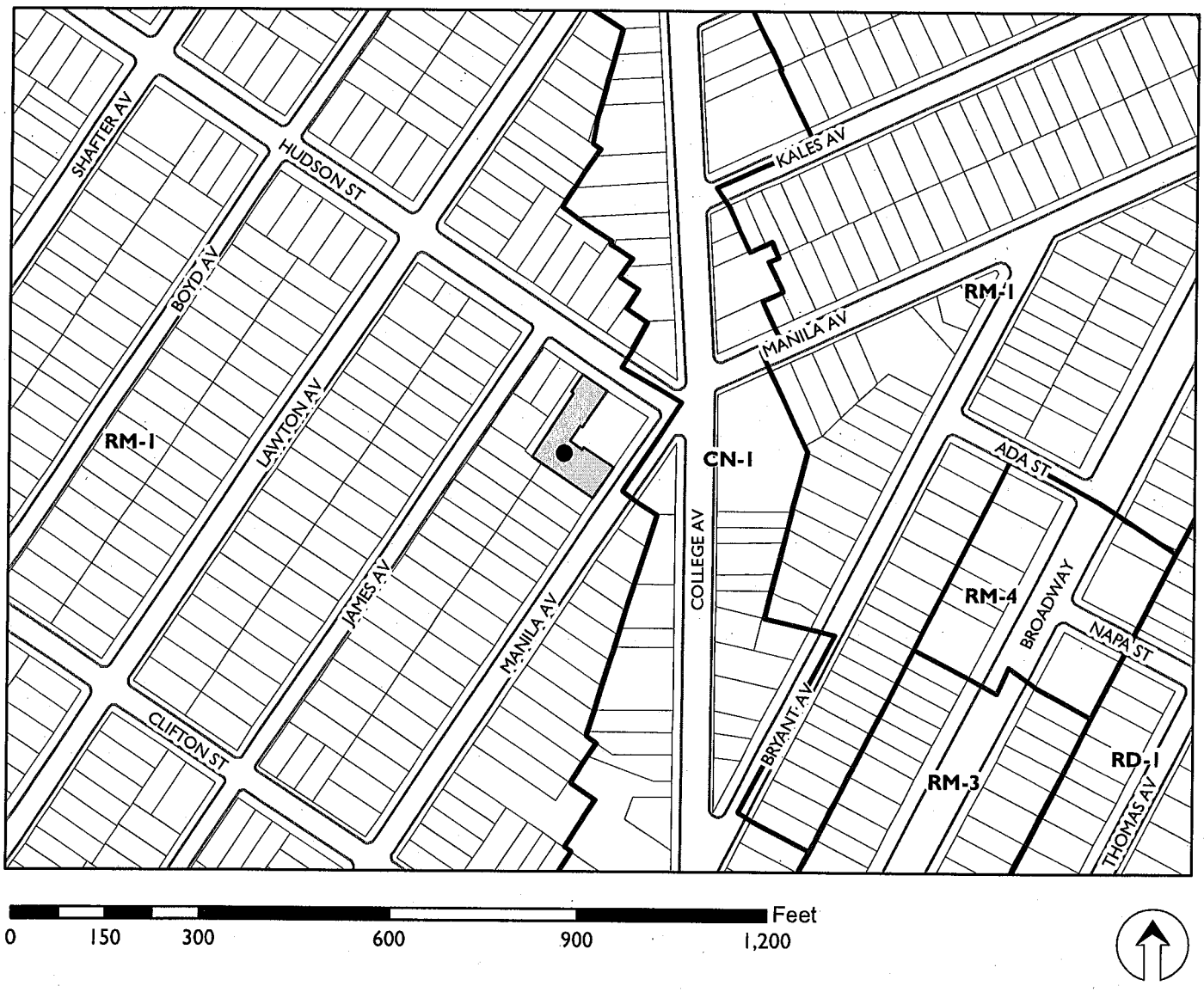
Location:	**5375 Manila Ave. (See map on reverse)**
Assessor Parcel Numbers:	**(014-1251-007-01)**
Proposal:	Installation of a rooftop wireless telecommunications facility involving eight (8) new antennas; twelve (12) radio units; and three (3) power cabinets located within two (10'x10') and one (11'x13') screening enclosures located on the roof of an existing residential building and; associated cable runs, located on the roof of this forty-one (41')-foot tall residential building.
Applicant:	Complete Wireless Consulting.
Contact Person	Gerie Johnson
Phone Number:	(916) 709-2057
Owner:	Satellite Senior Homes. Inc.
Planning Permits Required:	Major Conditional Use Permit; and Regular Design Review to install a Macro Telecommunications Facility within a residential zone; Conditional Use Permit for ten (10') foot projection above existing forty-one (41')-foot tall residential building.
General Plan:	Mixed Housing Type Residential
Zoning:	RM-1 Mixed Housing Type Residential -1
Environmental Determination:	Exempt, Sections 15301: existing facilities; Section 15183: projects consistent with a community plan, general plan or zoning.
Historic Status:	Non-Historic Property;
City Council District:	1
Staff Recommendation:	Determine on application based on staff report.
Finality of Decision:	Appealable to City Council
For Further Information:	Contact case planner Robert Smith at **(510) 238-5217** or rsmith3@oaklandca.gov

SUMMARY

The project applicant (Complete Wireless Consulting) is proposing to install a wireless telecommunications facility involving eight (8) new antennas; twelve (12) radio units; and three (3) associated equipment cabinets on the roof of an existing multi-unit residential building. The facility will be housed within one 11'x13' and two 10'x10' enclosures, with the structure providing screening on all sides to match existing building siding. The three new structures will be approximately ten (10') feet in height above the roof line (50'above ground level), and will be set back at least ten (10') feet from the existing buildings exterior walls.

The site is located in the RM-1 Zone, where a Major Conditional Use Permit and Design Review are required to install a Macro Telecommunications Facility within a residential zone. The proposal is located within an area consisting of several one-and, two-story residential homes to the north, south, and west, and religious and commercial buildings of two-and three-story's to the east in the College Avenue commercial corridor characterized by restaurants, general retail stores, café, church, and restaurants. The proposed antennas and equipment cabinets are designed to be largely concealed from public view and constructed to match the

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18447
Applicant: Gerie Johnson
Address: 5375 Manila Avenue
Zone: RM-1

existing building. The rooftop cabinets are among allowed projections, subject to the conditional use permit, at roof level for these types of utility structures.

The telecommunications facility will fill a service gap in coverage in the area around College Avenue. The project meets all the required findings for approval (see *Findings* section).

TELECOMMUNICATIONS BACKGROUND

Limitations on Local Government Zoning Authority under the Telecommunications Act of 1996
approval of the project subject to the attached conditions of approval.

Section 704 of the Telecommunications Act of 1996 (TCA) provides federal standards for the siting of "Personal Wireless Services Facilities." "Personal Wireless Services" include all commercial mobile services (including personal communications services (PCS), cellular radio mobile services, and paging); unlicensed wireless services; and common carrier wireless exchange access services. Under Section 704, local zoning authority over personal wireless services is preserved such that the FCC is prevented from preempting local land use decisions; however, local government zoning decisions are still restricted by several provisions of federal law. Specifically:

- Under Section 253 of the TCA, no state or local regulation or other legal requirement can prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service.

- Further, Section 704 of the TCA imposes limitations on what local and state governments can do. Section 704 prohibits any state and local government action which unreasonably discriminates among personal wireless providers. Local governments must ensure that its wireless ordinance does not contain requirements in the form of regulatory terms or fees which may have the "effect" of prohibiting the placement, construction, or modification of personal wireless services.

- Section 704 also preempts any local zoning regulation purporting to regulate the placement, construction and modification of personal wireless service facilities on the basis, either directly or indirectly, on the environmental effects of radio frequency emissions (RF) of such facilities, which otherwise comply with Federal Communications Commission (FCC) standards in this regard. (See 47 U.S.C. Section 332(c)(7)(B)(iv) (1996)). This means that local authorities may not regulate the siting or construction of personal wireless facilities based on RF standards that are more stringent than those promulgated by the FCC.

- Section 704 mandates that local governments act upon personal wireless service facility siting applications to place, construct, or modify a facility within a reasonable time (See 47 U.S.C.332(c)(7)(B)(ii) and FCC Shot Clock ruling setting forth "reasonable time" standards for applications deemed complete).

For more information on the FCC's jurisdiction in this area, consult the following:
Competition & Infrastructure Policy Division (CIPD) of the Wireless Telecommunications Bureau, main division number: (202) 418-1310. **https://www.fcc.gov/general/competition-infrastructure-policy-division-wireless-telecommunications-bureau**

PROPERTY DESCRIPTION

The subject property is a 10,971 sq. ft. parcel containing a forty-one (41') foot tall, residential building. The building is located adjacent to the College Avenue commercial corridor.

PROJECT DESCRIPTION

The applicant is proposing to (Attachments C and D):

- Install a wireless telecommunications facility involving eight (8) new antennas;
- Install twelve (12) radio units;
- Locate the facility on the roof behind three (3) screened enclosures: one 11'x13' and two 10'x10'. The 10'x10' enclosures will locate four (4) antennas each. The larger screened area will support equipment platforms and house three (3) equipment cabinets providing power to the facilities. The antenna areas will be setback at least ten (10') feet from the edge of the roofline of the building on all sides.

SURROUNDING USES

The subject property is located at the northwest corner of Manila Avenue with a frontage (providing access to parking) also located on Hudson Street. The proposal is in an area consisting of several one-and two-story residential and one-two-and three-story commercial buildings (restaurants, general retail stores, church, and restaurant).

SIMILAR CASES

Records show that the Planning Commission has approved over 100 Macro Telecommunications Facilities requiring Design Review throughout the City since 2016. However, most of the projects are located on City light or utility poles, whereas this application is proposed to be mounted on the roof of a building.

GENERAL PLAN ANALYSIS

The subject property is located within the Mixed Housing Type Residential land use classification of the Oakland General Plan's Land Use and Transportation Element (LUTE). The Mixed Housing Type Residential classification is intended to create, maintain and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate. The proposed unmanned wireless telecommunication facility will not adversely affect or detract from the desired character and intent of the neighborhood. The proposed antennas will be behind two ten (10') feet tall, enclosures located on the roof. Visual impacts to the building will be mitigated since the antennas will be screened by the enclosures which will be painted to give the appearance of being part of the existing building structure. As such, the proposed project will have minimal effect on the character of the existing structure.

The proposed unmanned wireless telecommunication facility will provide better telecom services and will not adversely affect nor detract from the characteristics of the residential neighborhood or adjacent commercial corridor. As a result, the proposal is an appropriate

location and would not significantly increase negative visual impacts to adjacent neighboring commercial or residential properties.

ZONING ANALYSIS

The subject property is in the RM-1 Zoning District. The intent of the RM-1 Zone is to enhance the character of established neighborhood residential areas and commercial centers that have a compact, vibrant pedestrian environment.

Section 17.17.040 of the City of Oakland Planning Code requires a Conditional Use Permit to install a Macro Telecommunication facility. Furthermore, pursuant to Section 17.134.020 (A)(3)(d), a Major Conditional Use Permit is required for any telecommunication facility in or within 300' of the boundary of any residential zone.

Sections 17.128.070, and 17.136.040(A)(10) of the City of Oakland Planning Code requires a regular Design Review permit for Macro Telecommunication facilities. Special findings are also required for Design Review approval to ensure that the facility is concealed to the greatest extent possible. The project design is discussed later in the *Key Issues* section of this report, and the required *Findings* for the Major Conditional Use Permit and Design Review are included in staff's evaluation later in this report.

Section 17.108.030 (A) of the City of Oakland Planning Code requires a minor Conditional Use Permit for structures above the allowed height limit. As a projection above the maximum vertical allowed height, Section 17.108.030 allows a structure in excess of the maximum allowed height.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from the environmental review requirements pursuant to Section 15301; for minor alterations to existing facilities. In addition, the project is also exempt per Section 15183; projects consistent with a community plan, general plan or zoning. The project does not meet the exceptions for use of the exemption and specifically the finding related to an adverse effect on historic structures as noted in the findings below.

KEY ISSUES AND IMPACTS

Project Site

Section 17.128.110 of the City of Oakland Telecommunication Regulations requires that new wireless facilities shall generally be located on designated properties or facilities in the following ranked order of preference:

A. Co-located on an existing structure or facility with existing wireless antennas.
B. City owned properties or other public or quasi-public facilities.
C. Existing commercial or industrial structures in non-residential zones (excluding all HBX Zones and the D-CE3 and D-C-4 Zones).

D. Existing commercial or industrial structures in residential zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.
E. Other non-residential uses in residential zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.
F. Residential uses in non-residential zones (excluding all HBX Zones and the D-CE-3 and D-CE-4 Zones).
G. Residential uses in residential zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.

Facilities sited on an A, B or C ranked preferences do not require a site alternatives analysis. Since the proposed project involves installation of fully concealed new telecommunication facility within a residential zone, the proposed project meets preference G, and a site alternatives analysis is provided (Attachment D). The applicant reviewed a number of other properties in the vicinity for the proposed installation. The alternative sites were generally discarded due to their height limitations with more appropriate alternatives having challenging roof slopes, lacking landlord support or having locational constraints.

Project Design

Section 17.128.120 of the City of Oakland Telecommunications Regulations requires that new wireless facilities shall generally be designed in the following order of preference:

A. Building or structure mounted antennas completely concealed from view.
B. Building or structure mounted antennas set back from roof edge, not visible from the public right-of way.
C. Building or structure mounted antennas below roof line (facade mount, pole mount) visible from public right-of-way, painted to match existing structure.
D. Building or structure mounted antennas above roof line visible from public right of-way.
E. Monopoles.
F. Towers.

Facilities designed to meet an A and B ranked preference do not require a site design alternatives analysis. Since the proposed project meets preference A, a site design alternatives analysis is not required. The project has been designed so that new antennas, radio units, and equipment cabinets will be screened behind three, rooftop enclosures. The structures will extend above the roof approximately ten (10') feet. The screening walls around each enclosure are designed to reduce visual impacts as seen from the street level. Furthermore, staff has included a condition of approval requiring the applicant to submit further details of the screening materials, colors, and textures to ensure that the facilities don't detract from the building.

Project Radio Frequency Emissions Standards

Section 17.128.130 of the City of Oakland Telecommunication Regulations require that the applicant submit the following verifications including requests for modifications to existing facilities:

a. The Telecommunications regulations require that the applicant submit written documentation demonstrating that the emission from the proposed project are within the limits set by the Federal Communications Commission.

b. Prior to final building permit sign off, a Radio Frequency (RF) emissions report indicating that the site is operating within the acceptable thresholds as established by the Federal government or any such agency who may be subsequently authorized to establish such standards.

In the RF emissions report (Attachment F) prepared by Hammett & Edison, the proposed project was evaluated for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. The report states that the proposed project will operate and comply with the prevailing standards for limiting public exposure to radio frequency energy, and therefore, will not cause a significant impact on the surrounding environment. Additionally, staff recommends that, prior to the final building permit sign off, the applicant submits a certified RF emissions report stating that the facility is operating within acceptable thresholds established by the regulatory federal agency.

CONCLUSION

The new telecommunication facility will be largely concealed from public view and will not have significant visual impacts on the characteristics of the existing neighboring residential and commercial areas. It will provide an essential telecommunication service to the community and the City of Oakland at large. It will also be available to emergency services such as Police, Fire and Health response teams. Staff believes that the findings for approval can be made to support the Conditional Use, and Design Review Permits.

RECOMMENDATIONS:

1. Affirm staff's Environmental Determination

2. Approve the Conditional Use Permit, Design Review, application subject to the attached Findings and Conditions of Approval

Prepared by:

Robert smith
Planner III

Reviewed by:

Robert Merkamp
Zoning Manager

Approved for forwarding to the
City Planning Commission

Ed Manasse Interim Deputy Director
Bureau of Planning

ATTACHMENTS:

A. Findings
B. Conditions of Approval
C. Project Plans
D. Site Alternative Analysis
E. Photo-simulations
F. RF Emissions Report
G. CPUC Compliance Letter
H. Proof of public notification posting
I. Public comments received by date of packet preparation

FINDINGS FOR APPROVAL

This proposal meets the required findings under Sections 17.134.050 (General Use Permit criteria); 17.136.050 (Design Review criteria); and 17.128.060(B) (Telecommunications Macro Facilities 17.128.060(C)), as set forth below. Required findings are shown in **bold** type; reasons proposal satisfies them are shown in normal type.

SECTION 17.134.050 – GENERAL USE PERMIT FINDINGS:

A. That the location, size, design, and operating characteristics of the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.

The purpose of the project is to enhance wireless telecommunications service in this area. The installation of the telecommunications equipment will not adversely affect the operating characteristics of the existing residential or adjacent commercial area because the proposed antennas, radio units, and equipment cabinets will be behind proposed enclosures located to maintain a 1:1 ratio setback from the edge of building roof line to minimize visual impacts at the street level. The enclosures will read as typical mechanical equipment enclosures located on building rooftops. The proposed rooftop enclosures will be approximately ten (10') feet above the existing roofline. In the Mixed Housing Type Residential -1 the maximum height limit is set at thirty-five (35') foot. At the time the building was constructed, the height of the building was forty-one (41') foot with an additional fifty (50') foot circulation tower. Although the existing building exceeds the allowed height limit, the building in its present form is considered to be legal, but nonconforming. The addition of roof level projections is allowed, with the submission of a conditional use permit. As the proposed projections (roof level enclosures) do not exceed that allowed by the projections section of the development standards, the proposed enclosures are considered acceptable and within the parameters of the height limits for the legal nonconforming structure. The facility will be unmanned and will not create additional vehicular traffic in the area.

B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.

The location, design and site planning of the proposed facility will provide enhanced telecommunications service for the area. The proposed telecommunications use will not alter existing residential uses or commercial uses within the adjacent commercial corridor. The appearance of the building will not be altered due to the similar appearance of the proposed enclosures to other rooftop enclosures. The project is not expected to negatively affect the general quality and character of the neighborhood.

C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.

The proposed facility will enhance the successful operation of the surrounding area in its basic community function and will provide an essential telecommunications service to the community. Specifically, the proposal will improve telecommunications coverage for residents and businesses within the surrounding residential neighborhoods and College Avenue commercial corridor, and will be available to the Police, Fire Services, and the public safety organizations and the general public.

D. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.

The proposal conforms to all significant aspects of the Design Review criteria set forth in Chapter 17.136 of the Oakland Planning Code, as outlined below.

E. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.

The subject property is located within the Mixed Housing Type Residential classification of the Oakland General Plan's Land Use and Transportation Element (LUTE). The Mixed Housing Type Residential classification is intended to create, maintain and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate. The proposed unmanned wireless telecommunications facility will not adversely affect or detract from the Mixed Housing Type Residential characteristics of this residential neighborhood.

The proposed unmanned wireless telecommunications facility will not adversely affect and detract from the residential characteristics of the area where it will be located. It will be similar in design to other rooftop mechanical equipment structures. Therefore, the facility is not expected to affect the general quality and character of the neighborhood. As a result, the proposal is appropriate for the location and would not significantly increase negative visual impacts to adjacent neighboring residential properties.

17.128.070(B) DESIGN REVIEW CRITERIA FOR MACRO FACILITIES

1. Antennas should be painted and/or textured to match the existing structure:

The proposed enclosures will be compatible in color and texture with the existing building materials. The proposed equipment will be screened and enclosures designed to blend in with existing structures at roof level. The rooftop equipment/antenna areas will be setback 10' from the edge of the rooftop to reduce potential visual impacts at street level.

2. Antennas mounted on architecturally significant structures or significant architectural details of the building should be covered by appropriate casings which are manufactured to match existing architectural features found on the building:

The proposed telecommunications facility consists of three new rooftop mounted antenna and radio unit platforms housed behind screen walls on top of an existing building. The proposed screen walls will be painted to match existing color and style of the building. The screen wall structures are designed to look like other typical rooftop equipment on residential structures.

3. Where feasible, antennas can be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging:

The antennas are located on the proposed rooftop, behind screen walls, and are largely screened from view and look similar to other rooftop equipment.

4. Equipment shelters or cabinets shall be screened from the public view by using landscaping, or materials and colors consistent with surrounding backdrop:

The proposed equipment cabinets are located on the roof. The equipment will be behind enclosures and painted to be identified as utility structure associated with the existing architectural style of the building.

5. Equipment shelters or cabinets shall be consistent with the general character of the area.

See above findings.

6. For antennas attached to the roof, maintain a 1:1 ratio for equipment setback; screen the antennas to match existing air conditioning units, stairs, or elevator towers; avoid placing roof mounted antennas in direct line with significant view corridors.

The placement of the enclosures will maintain a 1:1 ratio setback from the edge of building roof line. The proposed equipment enclosures are designed to generally match other typical roof level structures.

7. That all reasonable means of reducing public access to the antennas and equipment has been made, including, but not limited to, placement in or on buildings or structures, fencing, anti-climbing measures and anti-tampering devices.

The proposed panel antennas and radio units will be mounted on the roof of an existing residential building and will not be accessible to the public due to the location, approximately 50' above ground. The associated equipment cabinets will be fully concealed from public view with limited access.

Section 17.128.070(C) CONDITIONAL USE PERMIT (CUP) FINDINGS FOR MACRO FACILITIES

1. The project must meet the special design review criteria listed in subsection B of this section (17.128.070B):

The proposed project meets the special design review criteria listed in section 17.128.070B (see above).

2. The proposed project must not disrupt the overall community character:

The proposed telecommunications facility will be located on the roof of existing residential building, and is fully screened from public view. Therefore, the proposal will not disrupt the overall community character surrounding the subject site.

CONDITIONS OF APPROVAL

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, **PLN18447** and the plans **received January 22nd, 2018**, as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning

b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

a. The project applicant and property owner, including successors, (collectively referred to hereafter as the "project applicant" or "applicant") shall be responsible for compliance

with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.

c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60 days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination,

extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

10. Job Site Plans

Ongoing throughout demolition, grading, and/or construction

At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval, shall be available for review at the job site at all times.

11. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Management

Prior to issuance of a demolition, grading, and/or construction permit

The project applicant may be required to pay for on-call special inspector(s)/inspections as needed during the times of extensive or specialized plan check review, or construction. The project applicant may also be required to cover the full costs of independent technical and other types of peer review, monitoring and inspection, including without limitation, third party plan check fees, including inspections of violations of Conditions of Approval. The project applicant shall establish a deposit with the Building Services Division, as directed by the Building Official, Director of City Planning or designee.

12. Days/Hours of Construction Operation

Ongoing throughout demolition, grading, and/or construction

The project applicant shall require construction contractors to limit standard construction activities as follows:

a) Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday.
b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.
c) Construction activity shall not occur on Saturdays, with the following possible exceptions:
    i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the

proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.

ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.

iii. No construction activity shall take place on Sundays or Federal holidays.

d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.

e) Construction activities include but are not limited to: truck idling, moving equipment (including trucks, elevators, etc) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

13. Radio Frequency Emissions

Prior to the final building permit sign off.

The applicant shall submit a certified RF emissions report stating the facility is operating within the acceptable standards established by the regulatory Federal Communications Commission.

14. Operational

Ongoing.

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the Planning and Zoning Division and Building Services.

15. Graffiti Control

Requirement: During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation: The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:

i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.

ii. For galvanized poles, covering with new paint to match the color of the surrounding surface.

iii. Replace pole numbers.

When Required: Ongoing
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

16. Screening Materials and revised plan

The project applicant shall submit to City Bureau of Planning staff a revised plan showing, for review and approval:

- Enclosure screen walls,
- A materials board,
- Samples and colors (gray color) of the following: FRP screen; exposed cabinet platform including posts; cable runs; and proposed enclosure texturing.

Applicant Statement

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

_____
Name of Project Applicant

_____
Signature of Project Applicant

_____
Date

ZD DRAWING SIGN-OFF

DATE: TIME: % CWC-PLEASE RETURN BY:

	SIGNATURE	DATE
SITE ACQUISITION:		
PLANNING:		
CONSTRUCTION:		
MANAGEMENT:		

verizon	SIGNATURE	DATE
CONSTRUCTION:		
REAL ESTATE:		
RF ENGINEER:		
EQUIPMENT ENGINEER:		
MW ENG./TRANSPORT:		

OTHER (IF APPLICABLE)

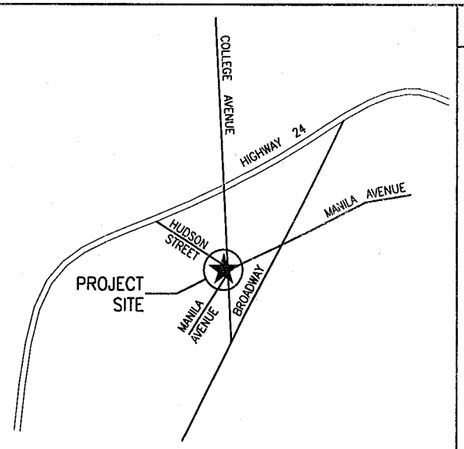
SIGNATURE	DATE

verizon

2785 Mitchell Drive, Walnut Creek, CA 94598

ROCKRIDGE

5375 MANILA AVE.
OAKLAND, CA 94618
APN: 014-1251-007-01
LOCATION #: 286675



LOCATION PLAN

INDEX OF DRAWINGS

PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

ARCHITECT:
MANUEL S. TSIHLAS
MST ARCHITECTS, INC.
1520 RIVER PARK DRIVE
SACRAMENTO, CA 95815
916-567-9630
manuel@mstarchitects.com

SURVEYOR:
PHIL AUER SURVEYING
14407 CORTE LEJOS
BAKERSFIELD, CA 93314
661-587-6129
pasis5075@att.net

PROPERTY OWNER:
SATELLITE SENIOR HOMES
1835 ALCATRAZ AVENUE
BERKELEY, CA 94703
CONTACT: ALEX RODGERS
510-809-2766
arodgers@sahahomes.org

CONSTRUCTION MANAGER:
MARK CASEY
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-508-7945
mcasey@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER:	014-1251-007-01
JURISDICTION:	CITY OF OAKLAND
OCCUPANCY:	S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)
TYPE OF CONSTRUCTION:	V-B
ZONING:	RM-1 MIXED USE RESIDENTIAL

CODE COMPLIANCE

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

2016 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS EFFECTIVE JANUARY 1, 2017

PART 1	CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2	CALIFORNIA BUILDING CODE
PART 2.5	CALIFORNIA RESIDENTIAL BUILDING CODE
PART 3	CALIFORNIA ELECTRICAL CODE
PART 4	CALIFORNIA MECHANICAL CODE
PART 5	CALIFORNIA PLUMBING CODE
PART 6	CALIFORNIA ENERGY CODE
PART 8	CALIFORNIA HISTORICAL BUILDING CODE
PART 9	CALIFORNIA FIRE CODE
PART 10	CALIFORNIA EXISTING BUILDING CODE
PART 11	CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12	CALIFORNIA REFERENCE STANDARDS CODE

LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2016 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

DIRECTIONS

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
2. TURN RIGHT ONTO OAK GROVE RD
3. TURN RIGHT ONTO YGNACIO VALLEY RD
4. YGNACIO VALLEY RD TURNS RIGHT AND BECOMES HILLSIDE AVE
5. TURN RIGHT ONTO THE 24 W RAMP TO OAKLAND
6. CONTINUE ONTO CA-24 W/HWY 24 W
7. KEEP LEFT AT THE FORK TO CONTINUE ON CA-24 W
8. TAKE EXIT 4B TO MERGE ONTO BROADWAY
9. MERGE ONTO BROADWAY
10. TURN RIGHT ONTO MANILA AVE
11. DESTINATION WILL BE ON THE RIGHT

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A ROOFTOP EQUIPMENT LEASE AREA.
- A METAL EQUIPMENT PLATFORM WITH CONTINUOUS EQUIPMENT SCREEN WALL, TEXTURED AND PAINTED TO MATCH EXISTING BUILDING.
- (2) ANTENNA LEASE AREAS.
- OUTDOOR EQUIPMENT CABINETS ON METAL EQUIPMENT PLATFORM.
- POWER & TELCO CONDUITS FROM EXISTING POINTS OF CONNECTION.
- ROOFTOP CABLE TRAYS.
- ANTENNAS MOUNTED ON ANTENNA FRAMES.
- (2) PROPOSED VERIZON WIRELESS ANTENNA RF SCREEN ENCLOSURES W/ ACCESS DOOR, TEXTURED AND PAINTED TO MATCH EXISTING BUILDING

PROJECT MILESTONES

08/14/2017	90% ZONING DOCUMENTS
11/15/2017	100% ZONING DOCUMENTS
12/01/2017	100% ZONING DOCUMENTS REV 1
11/08/2018	100% ZONING DOCUMENTS REV 2
01/21/2019	100% ZONING DOCUMENTS REV 3
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

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916-567-9630
www.MSTARchitects.com

COMPLETE Wireless Consulting, Inc.

verizon
ROCKRIDGE
5375 MANILA AVE.
OAKLAND, CA 94618
SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA

Revisions:
- 12/01/2017
- 11/08/2018
- 01/21/2019
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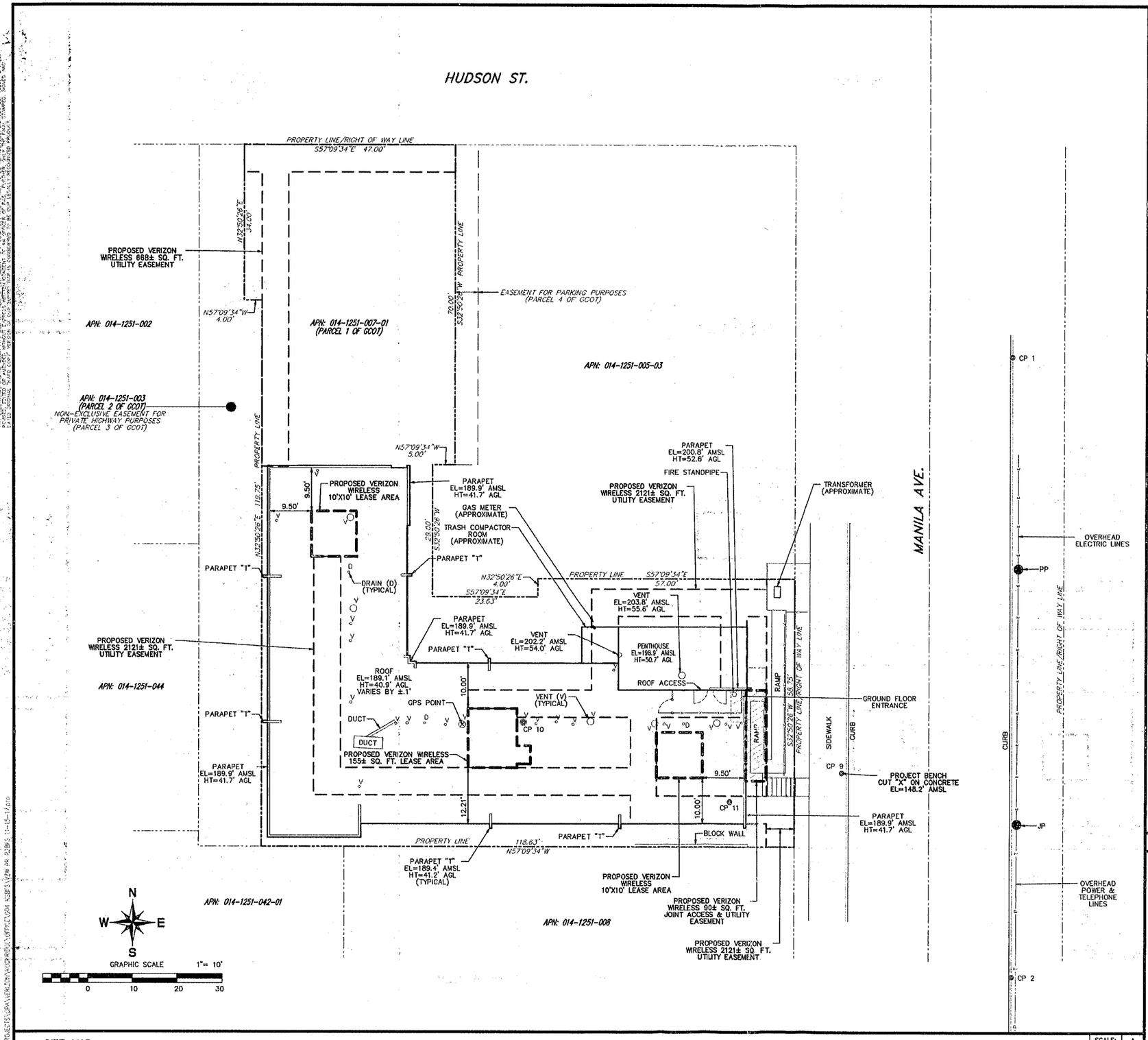
- --

File: 162.2082_T11.dwg
Drawn By: KRT
Checked By: SV
Scale: AS NOTED
Date: 01/21/2019

Job No. 162.2082

T1.1



SITE MAP

SCALE: 1"=10'

A

LEGEND

GCOT = GUARANTEE CONDITION OF TITLE

LIGHT POLE		MONUMENT	
TREE		HANDICAPPED PARKING	
JP	JOINT POLE	TP	TELEPHONE POLE
FIRE HYDRANT		+ EL=124.5'	SPOT ELEVATION

P T — OVERHEAD POWER & TELEPHONE LINES

E E — OVERHEAD ELECTRIC LINE

X X X — RAIL

PROPERTY LINE

AMSL.....ABOVE MEAN SEA LEVEL

AGL.....ABOVE GROUND LEVEL

⊕ CP #.....FIELD CONTROL POINT

DATE OF FIELD VISIT: 08/02/2017

SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer L.S. 5075

NOTES:

THIS IS NOT A BOUNDARY SURVEY. THIS IS A CELLULAR TELECOMMUNICATIONS TOPOGRAPHIC SURVEY MAP WITH EXISTING PARENT PARCEL LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY REPORTS, RECORD INFORMATION AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. UNLESS OTHERWISE NOTED, NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.

PARENT PARCEL DESCRIPTION:

SEE GUARANTEE CONDITION OF TITLE DESCRIPTION EXTRACT, LS2 SHEET.

LEASE AREA DESCRIPTIONS:

SEE LS2 SHEET.

JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:

SEE LS2 SHEET.

UTILITY EASEMENT DESCRIPTIONS:

SEE LS2 SHEET.

BASIS OF ELEVATIONS: NAVD 88.

BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3, NAD 83.

PROJECT BENCH; AS INDICATED HEREON.

LANDLORD INFORMATION: SATELLITE SENIOR HOMES INC.
1835 ALCATRAZ AVENUE
BERKELEY, CA 94703

NET AREA OF:
UNDERLYING PARCEL(S): 0.25± AC.

SITE LOCATED IN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM COMMUNITY PANEL NUMBER 06001C0059G, EFFECTIVE DATE 08/03/2009, PER FEMA INTERACTIVE WEBSITE.

FAA 1A CERTIFICATION:

LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM NGS CORS STATION(S) USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

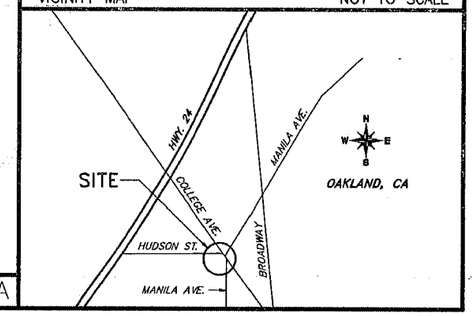
LATITUDE, LONGITUDE AND ELEVATIONS DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD.

ELEVATION OF GROUND AT GPS POINT: 148.2' AMSL

STRUCTURE HEIGHT: TOP OF (E) VENT/EL=203.8' AMSL/HT=55.6' AGL

LATITUDE: N37°50'23.44"
LONGITUDE: W122°15'07.52" (NAD 83)

VICINITY MAP NOT TO SCALE



Phil Auer Surveying
14407 Corte Lejos
Poway, CA 92064
Phone: (858) 487-6129
Mobile: (510) 714-7224
E-mail: Pastis5075@att.net

verizon

ROCKRIDGE
5375 MANILA AVE.
OAKLAND, CA 94618

SHEET TITLE: TOPOGRAPHIC SURVEY MAP

LICENSED LAND SURVEYOR OLIVER PHILIP AUER NO 5075 (Exp. 06/30/19) STATE OF CALIFORNIA

Revisions:
1.
2.
3.
4.
5.

Name: ROCKRIDGE
Drawn By: PAO
Checked By: OPA
Scale: AS NOTED
Date: 11/15/17

Job No. N/A

LS1

S:\PROJECTS\PAI\VERIZON\ROCKRIDGE\CAD\ROCKRIDGE_TOPO_11-15-17.DWG

GUARANTEE CONDITION OF TITLE DESCRIPTION EXTRACT

Real property in the City of Oakland, County of Alameda, State of California, described as follows:

PORTION OF LOT 6 IN BLOCK "L" AS SHOWN ON THE MAP OF A PORTION OF VERNON PARK, FILED APRIL 14, 1894, IN BOOK 4 OF MAPS, PAGE 18, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 014-1251-007-01)

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF SAID LOT 6, DISTANT THEREON SOUTH 57° 37' EAST, SAID BEARINGS USED FOR THE PURPOSE OF THIS DESCRIPTION, 14.00 FEET FROM THE INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF THE PARCEL OF LAND DESIGNATED AS PARCEL 4 IN THE DEED TO BERNARD E. MOTT, JR., ET AL., RECORDED FEBRUARY 9, 1971, ON REEL 2783, IMAGE 843, INSTRUMENT NO. 14624, ALAMEDA COUNTY RECORDS. RUNNING THENCE NORTH 32° 23' EAST 119.75 FEET; THENCE NORTH 57° 37' WEST 4.00 FEET; THENCE NORTH 32°23' EAST 34.00 FEET TO THE SOUTHWESTERN LINE OF HUDSON STREET, AS SHOWN ON SAID MAP; THENCE ALONG THE LAST NAMED LINE SOUTH 57° 37' EAST 47.00 FEET; THENCE SOUTH 32° 23' WEST 70.00 FEET; THENCE NORTH 57° 37' WEST 5.00 FEET; THENCE SOUTH 32° 23' WEST 29.00 FEET; THENCE SOUTH 57° 37' EAST 23.63 FEET; THENCE NORTH 32° 23' EAST 4.00 FEET; THENCE SOUTH 57° 37' EAST 57.00 FEET TO THE NORTHWESTERN LINE OF MANILA AVENUE, FORMERLY FOURTH AVENUE, AS SHOWN ON SAID MAP; THENCE ALONG SAID NORTHWESTERN LINE SOUTH 32° 23' WEST 80.75 FEET TO SAID SOUTHWESTERN LINE OF LOT 6; THENCE ALONG THE LAST NAMED LINE NORTH 57° 37' WEST 118.63 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (PORTION OF APN: 014-1251-03)

AN UNDIVIDED 2/3 INTEREST IN AND TO THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF SAID LOT 6 DISTANT THEREON SOUTH 57° 37' EAST, SAID BEARINGS USED FOR THE PURPOSE OF THIS DESCRIPTION, 14.00 FEET FROM THE INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF THE PARCEL OF LAND DESIGNATED AS PARCEL 4 IN THE DEED TO BERNARD E. MOTT, JR., ET AL., RECORDED FEBRUARY 9, 1971 ON REEL 2783, IMAGE 843, INSTRUMENT NO. 14624, ALAMEDA COUNTY RECORDS; RUNNING THENCE NORTH 32° 23' EAST 119.75 FEET; THENCE NORTH 57° 37' WEST 4.00 FEET; THENCE NORTH 32° 23, EAST 34.00 FEET TO THE SOUTHWESTERN LINE OF HUDSON STREET, AS SHOWN ON SAID MAP, THENCE ALONG THE LAST NAMED LINE NORTH 57° 37' WEST 10.00 FEET TO THE NORTHWESTERN LINE OF SAID PARCEL OF LAND DESIGNATED AS PARCEL 4 IN SAID DEED TO BERNARD E. MOTT, JR., ET AL., 2783, O.R. 843; THENCE ALONG SAID NORTHWESTERN LINE SOUTH 32° 23' WEST 153.75 FEET TO THE SOUTHWESTERN LINE OF SAID LOT 6 THENCE ALONG THE LAST NAMED LINE SOUTH 57° 37' EAST 14.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR PRIVATE HIGHWAY PURPOSES OVER THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF SAID LOT 6, DISTANT THEREON SOUTH 57° 37' EAST, SAID BEARINGS USED FOR THE PURPOSE OF THIS DESCRIPTION, 14.00 FEET FROM THE INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF THE PARCEL OF LAND DESIGNATED AS PARCEL 4 IN THE DEED TO BERNARD E. MOTT, JR., ET AL., RECORDED FEBRUARY 9, 1971, ON REEL 2783, IMAGE 843, INSTRUMENT NO. 14624, ALAMEDA COUNTY RECORDS; RUNNING THENCE NORTH 32° 23' EAST 119.75 FEET; THENCE NORTH 57° 37' WEST 4.00 FEET; THENCE NORTH 32°23' EAST 34.00 FEET TO THE SOUTHWESTERN LINE OF HUDSON STREET, AS SHOWN ON SAID MAP; THENCE ALONG THE LAST NAMED LINE NORTH 57° 37' WEST 10.00 FEET TO THE NORTHWESTERN LINE OF SAID PARCEL OF LAND DESIGNATED AS PARCEL 4 IN SAID DEED TO BERNARD E. MOTT, JR., ET AL., 2783 O.R. 843; THENCE ALONG SAID NORTHWESTERN LINE SOUTH 32° 23' WEST 153.75 FEET TO THE SOUTHWESTERN LINE OF SAID LOT 6; THENCE ALONG THE LAST NAMED LINE SOUTH 57° 37' EAST 14.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

AN EASEMENT FOR PARKING PURPOSES OVER THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERN LINE OF HUDSON STREET, AS SHOWN ON SAID MAP, WITH THE SOUTHEASTERN LINE OF PARCEL 1 ABOVE; RUNNING THENCE ALONG THE LAST NAMED LINE SOUTH 32° 23' WEST, SAID BEARINGS USED FOR THE PURPOSE OF THIS DESCRIPTION, 70.00 FEET; THENCE SOUTH 57° 37, EAST 5.00 FEET; THENCE NORTH 32° 23' EAST 70.00 FEET TO SAID LINE OF HUDSON STREET, THENCE ALONG THE LAST NAMED LINE NORTH 57° 37' WEST 5.00 FEET TO THE POINT OF BEGINNING.

Phil Auer Surveying
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Bakersfield, CA 93314
Phone: (661) 587-6129
Mobile: (510) 714-7284
E-mail: Pasils5075@att.net

verizon

ROCKRIDGE
5375 MANILA AVE.
OAKLAND, CA 94618

SHEET TITLE: TOPOGRAPHIC SURVEY MAP

LICENSED LAND SURVEYOR
GLYNN PHILIP AUER
NO. 5075
(Exp. 06/30/19)
STATE OF CALIFORNIA

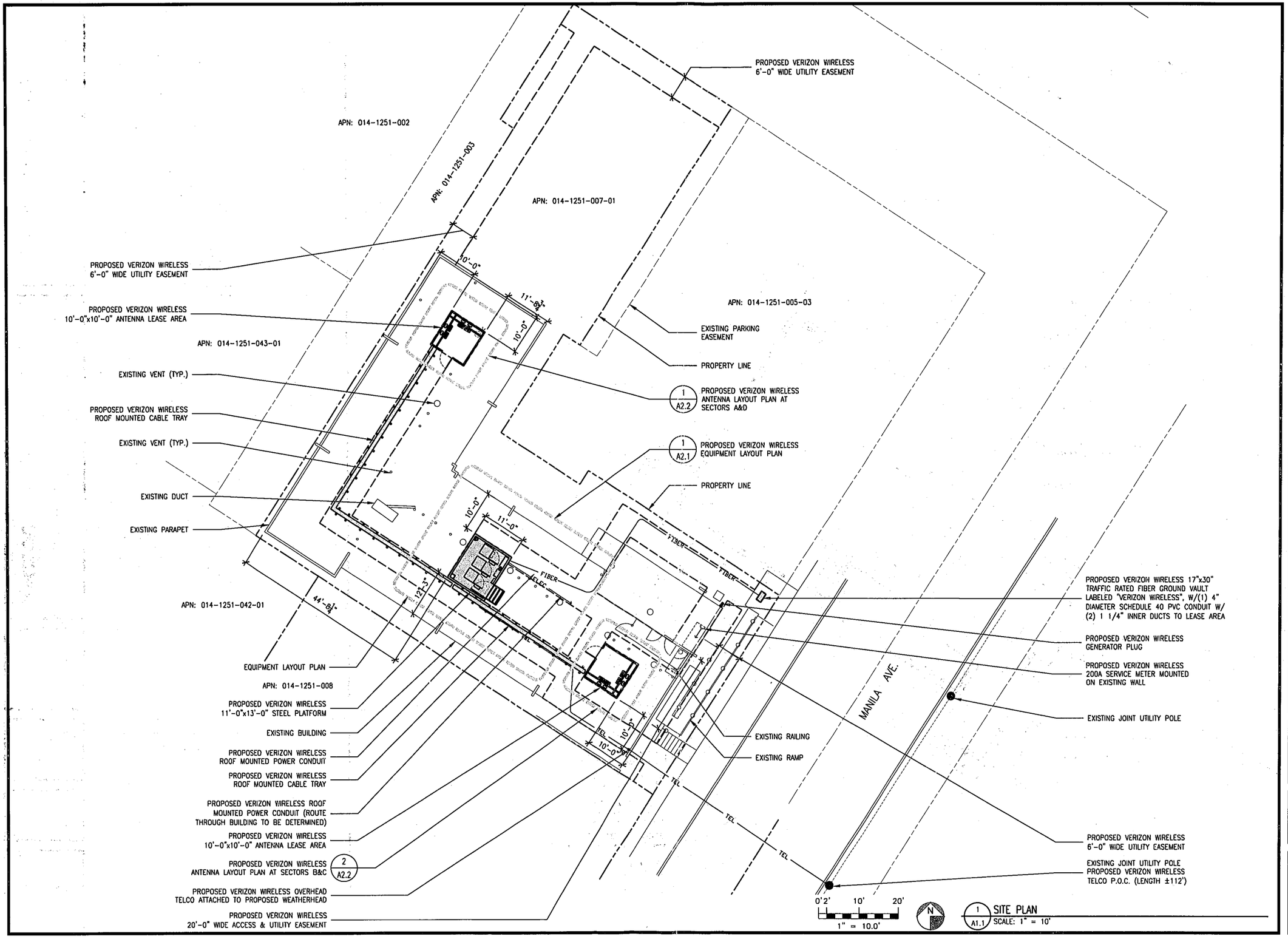
Revisions:
1.
2.
3.
4.
5.

Name: ROCKRIDGE
Drawn By: PAD
Checked By: GPA
Scale: AS NOTED
Date: 11/15/17

Job No. N/A

LS2

F:\PROJECTS\GPA\VERIZON\ROCKRIDGE\OFFICE\GPA ROBBS 11-15-17.DWG



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WIRELESS TELECOMMUNICATIONS FACILITIES DESIGN CONSULTANTS
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916.565.8800
www.MSTArchitects.com

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5375 MANILA AVE.
OAKLAND, CA 94618

SHEET TITLE: SITE PLAN

Revisions:
- 12/01/2017
- 11/08/2018
- 01/21/2019
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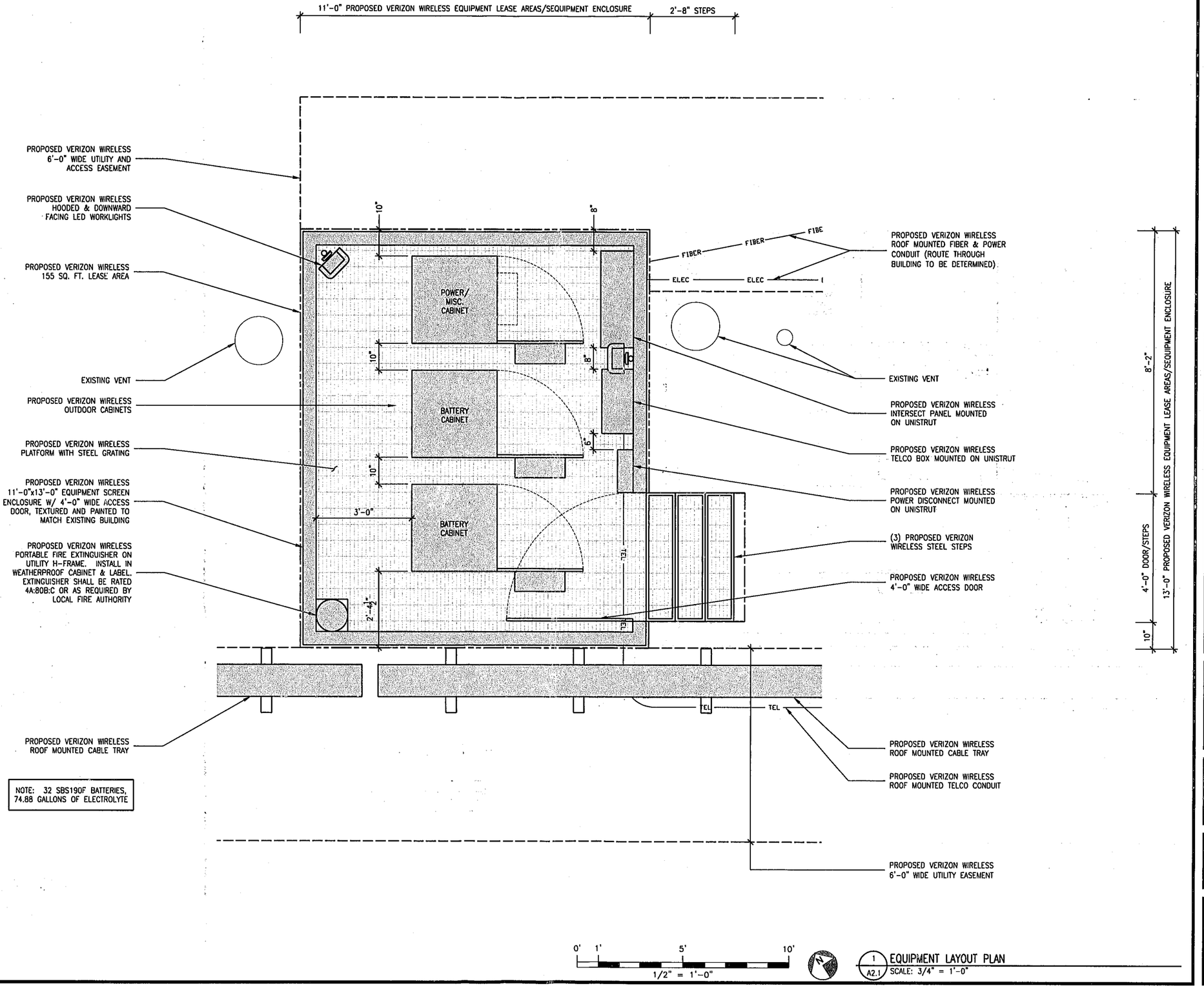
File: 162.2082_LAYOUTS.dwg
Drawn By: KRT
Checked By: SV
Scale: AS NOTED
Date: 01/21/2019

Job No. 162.2082

A1.1



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5375 MANILA AVE.
OAKLAND, CA 94618

SHEET TITLE: EQUIPMENT LAYOUT PLAN

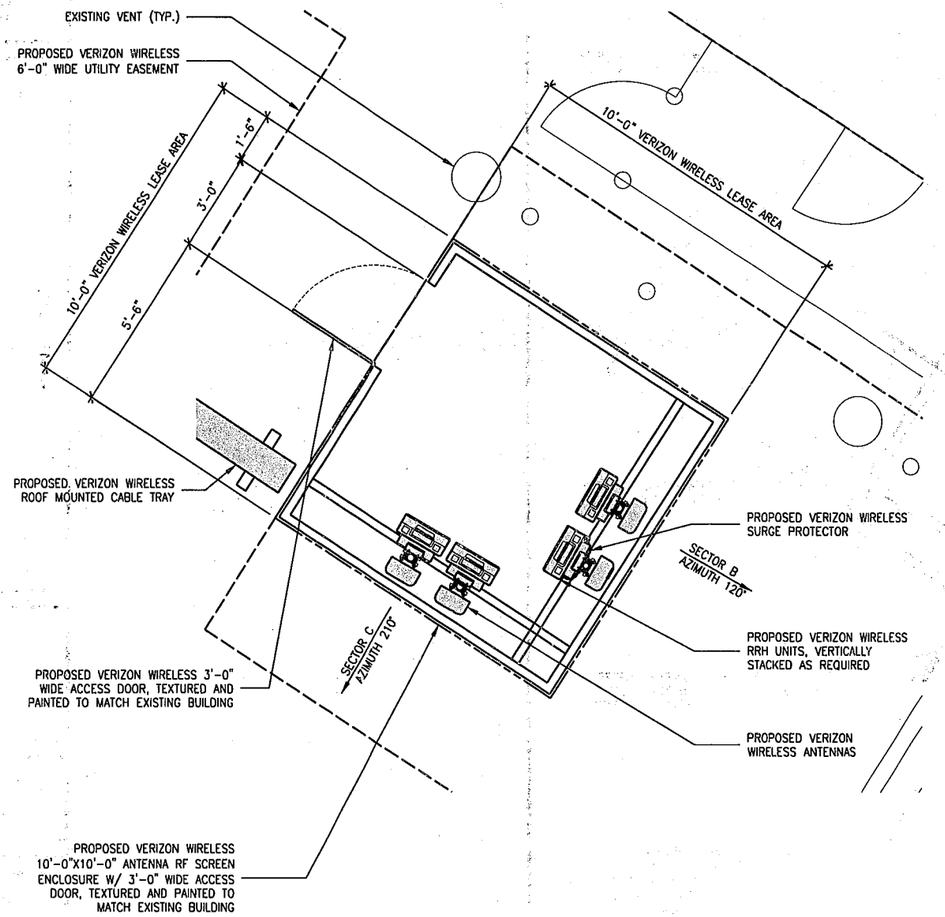
Revisions:
- 12/01/2017
- 11/08/2018
- 01/21/2019
- --
- --

File: 162.2082_LAYOUTS.dwg
Drawn By: MWS
Checked By: SV
Scale: AS NOTED
Date: 01/21/2019

Job No. 162.2082

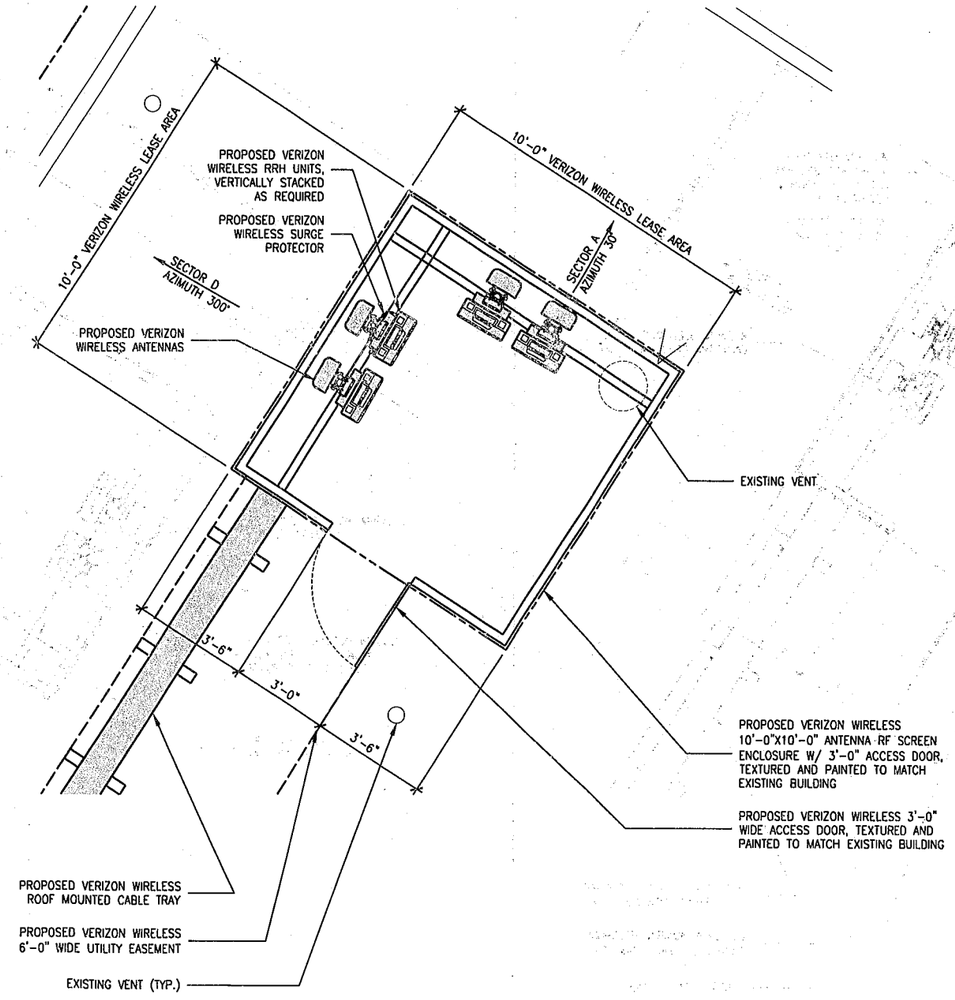
A2.1

TOWER MOUNTED EQUIPMENT SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)						
EQUIPMENT	DESCRIPTION	QUANTITY				TOTAL
		SECTOR A	SECTOR B	SECTOR C	SECTOR D	
ANTENNA	TO BE DETERMINED	2	2	2	2	8
RRH/RADIO	RRUS	3	3	3	3	12
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 OR EQUIVALENT / HYBRID TRUNK CABLE	2/2				2/2
COAXIAL CABLE	1 5/8" DIAMETER COAX	0	0	0	0	0



0' 1' 5' 10'
1/2" = 1'-0"

2 A2.2 ANTENNA LAYOUT PLAN @ SECTOR B & C
SCALE: 1/2" = 1'-0"



0' 1' 5' 10'
1/2" = 1'-0"

1 A2.2 ANTENNA LAYOUT PLAN @ SECTOR A & D
SCALE: 1/2" = 1'-0"

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OAKLAND, CA 94618

SHEET TITLE: ANTENNA LAYOUT PLAN

Revisions:
12/01/2017
11/08/2018
01/21/2019
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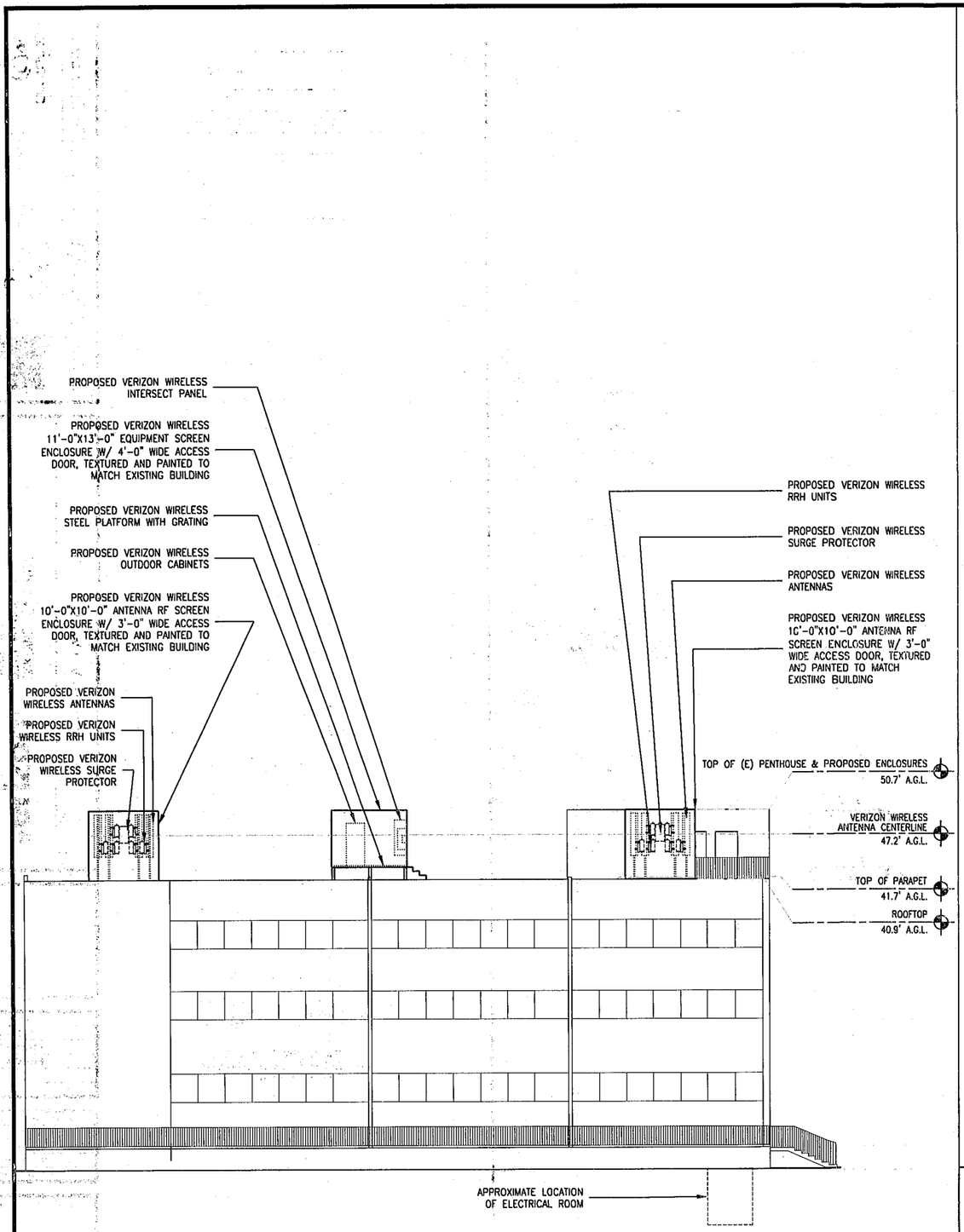
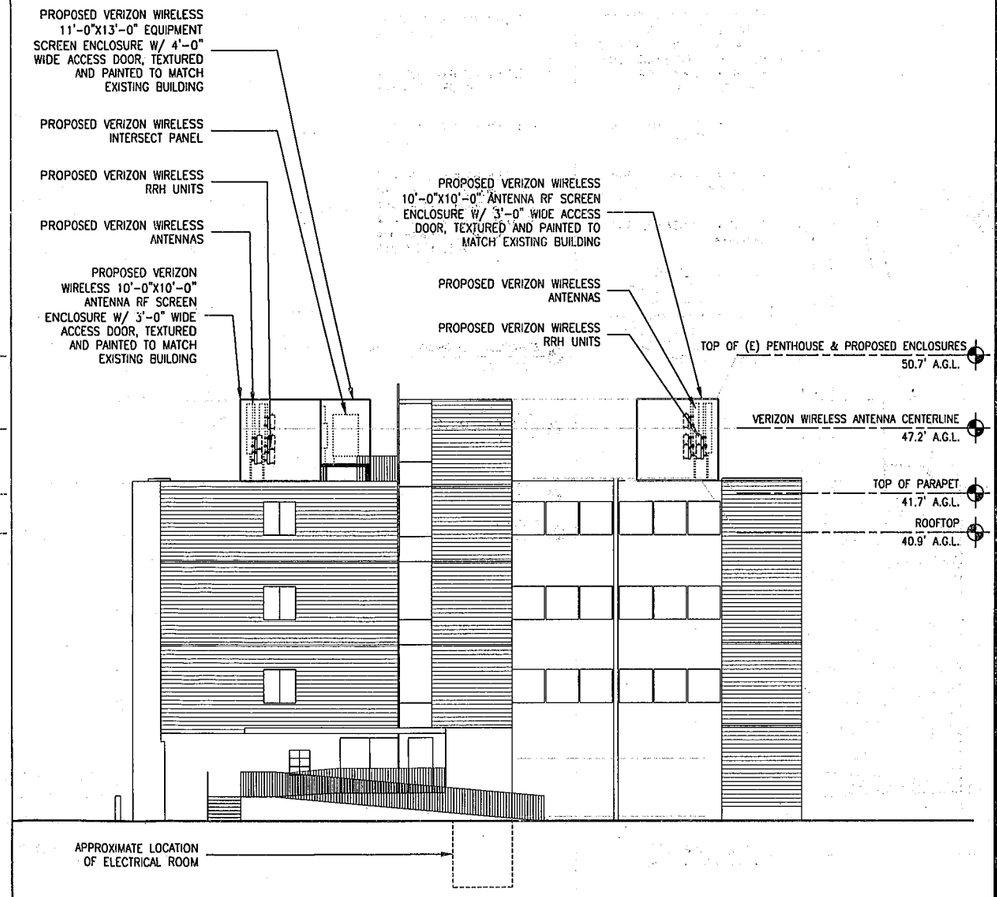
File: 162.2082_LAYOUTS.dwg
Drawn By: KRT
Checked By: SV
Scale: AS NOTED
Date: 01/21/2019

Job No. 162.2082

A2.2



2 A3.1 PROPOSED SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



1 A3.1 PROPOSED SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

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916-567-9680
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5375 MANILA AVE.
OAKLAND, CA 94618

SHEET TITLE: ELEVATIONS

Revisions:
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Drawn By: KRT
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Job No. 162.2082

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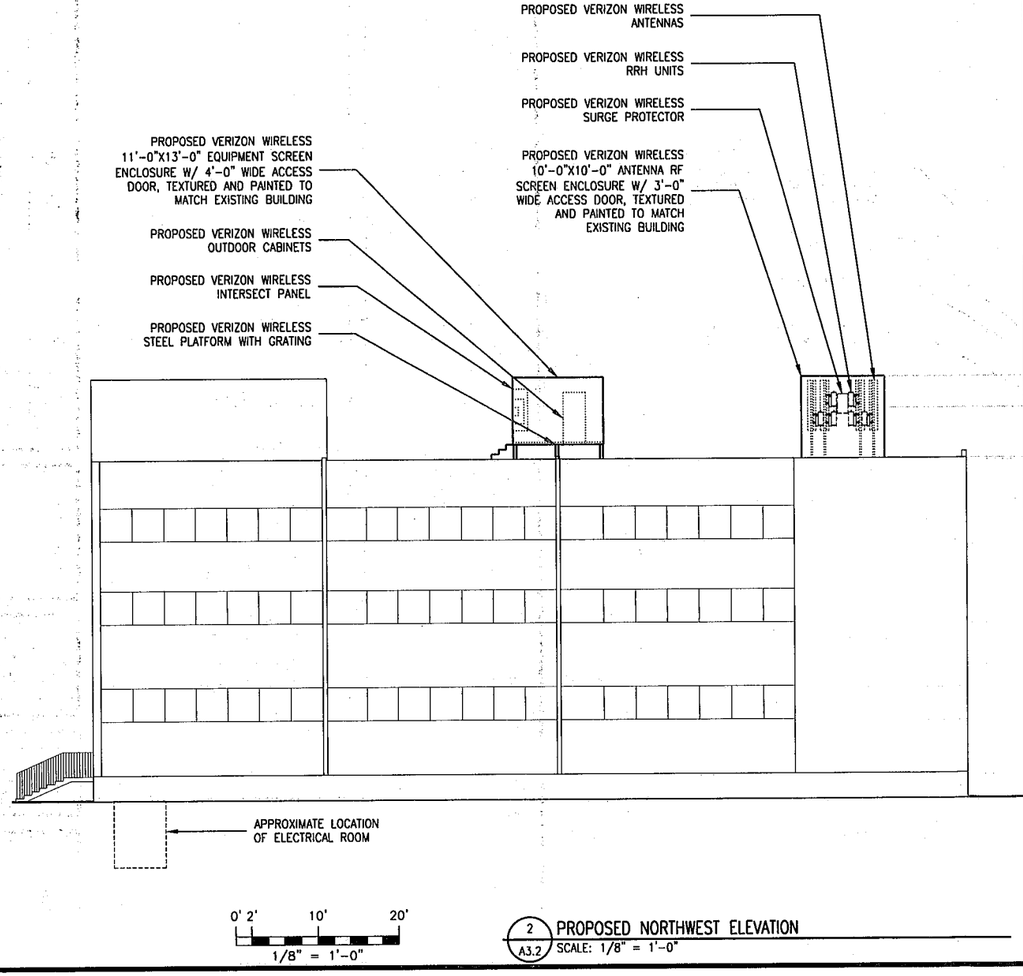

2 A3.2 PROPOSED NORTHWEST ELEVATION
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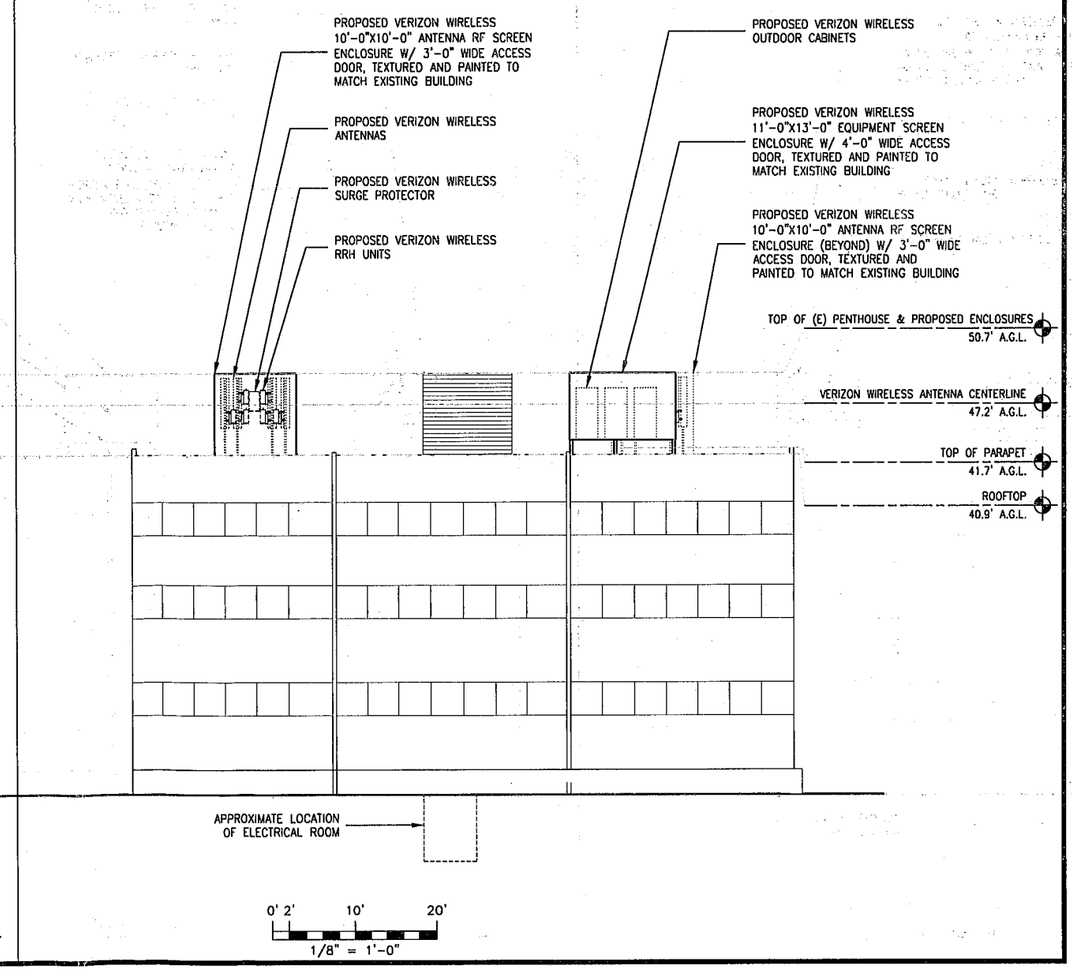

MST ARCHITECTS
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1535 Response Road, Suite 200, Sacramento, CA 95815
916-567-9639
www.MSTArchitects.com

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Wireless Consulting, Inc.

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ROCKRIDGE
5355 MANILA AVE.
OAKLAND, CA 94618

SHEET TITLE: ELEVATIONS

Revisions:
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- --

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Drawn By: KRT
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Scale: AS NOTED
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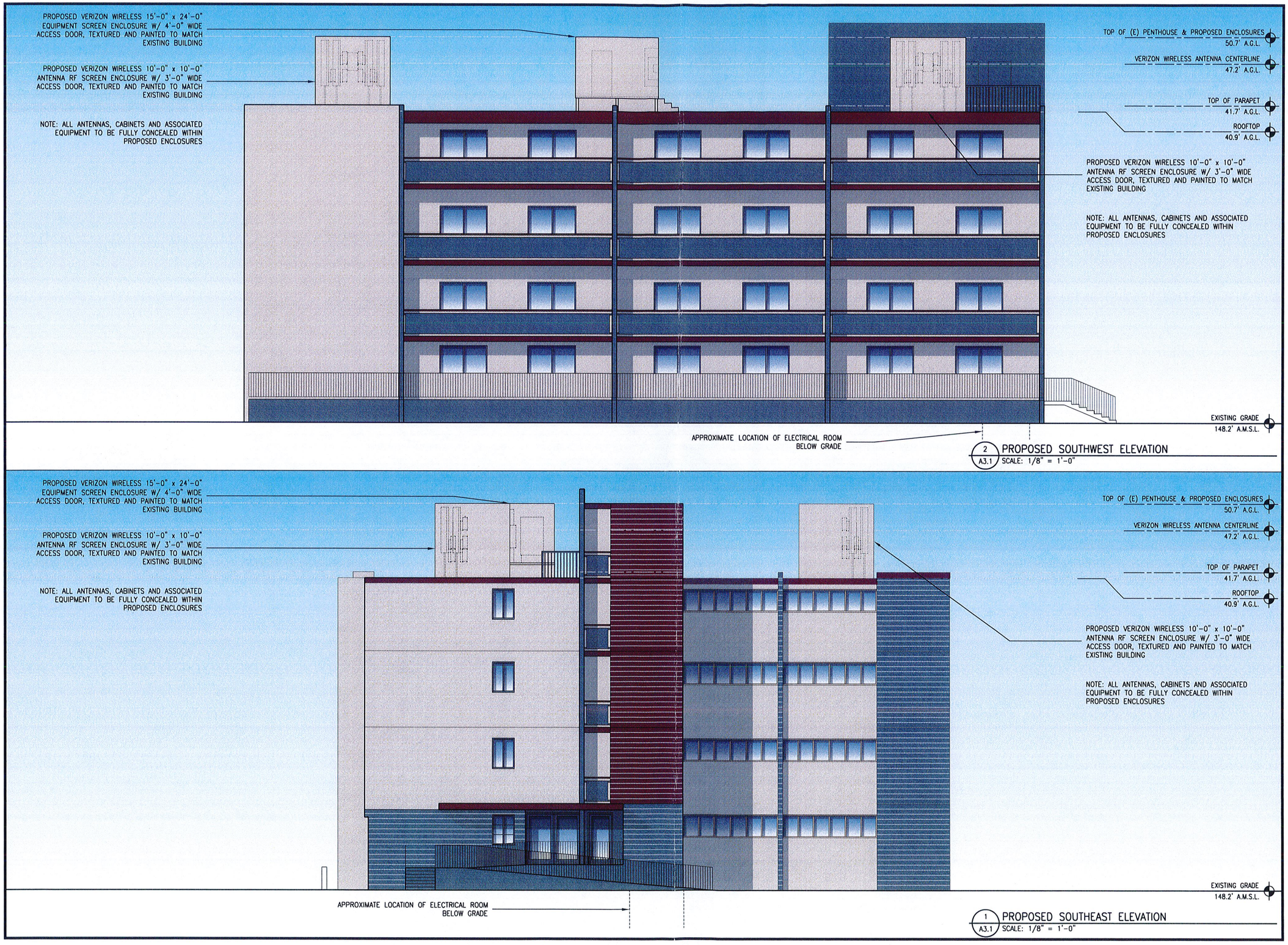
Job No. 162.2082

A3.2



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916 567 9630
www.MSTArchitects.com

COMPLETE
Wireless Consulting, Inc.

ROCKRIDGE
5375 MANILA AVE.
OAKLAND, CA 94618

verizon

SHEET TITLE:
COLOR BOARD

Revisions:
1.
2.
3.
4.
5.

File:162.2082_COLOR BOARD.dwg
Drawn By: MST
Checked By: MST
Scale: AS NOTED
Date: 02/28/18

Job No. 162.2082

CB

Supplemental Alternative Sites Analysis
Verizon Wireless

Site Name: Rockridge
Site Address: 5375 Manila Avenue, Oakland, CA 94618
APN: 014-1251-007

Introduction

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a search ring on a map is provided to a real estate professional to search for a suitable location. To satisfy the coverage objective, Verizon Wireless must balance the land use goals of the community while still meeting technical, design and construction objectives for the installation.

Four key elements are considered in the selection process:

- Leasing: The property must have an owner who is willing to enter a long-term lease agreement under very specific terms and conditions.

- Zoning: It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.

- Construction: Construction constraints and costs must be reasonable from a business perspective, and it must be feasible for the proposed project to be constructed in accordance with local building code and safety standards.

- Radiofrequency (RF): The property and facility must strategically be located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

Factors which govern the network objectives include, but are not limited to, RF signal strength, topography, and the physical proximity to existing facilities in the network. Topography is a critical component because wireless facilities utilize line of sight technology, which means that the antennas must be able to "see" the facilities in the existing network for the wireless devices to be served. The antennas must be installed at a sufficient height above ground level to function properly; this height is referred to as the "centerline." Natural features such as hills, rocks, or mountains can block signal transmission. Similarly, man-made structures such as buildings can restrict network performance if located within the requisite "line of sight."

In December of 2013, Verizon Wireless (VZW) began a search within Oakland to secure a location for a new communications facility, in the Rockridge neighborhood around College Avenue. To address a significant coverage gap in this area and to offload capacity from an existing UC Berkeley site, VZW identified a search area in Oakland and a requisite antenna centerline height of at least 50 feet above-ground-level.

17.128.110 - Site location preferences.

New wireless facilities shall generally be located on the following properties or facilities in order of preference:

A. Co-located on an existing structure or facility with existing wireless antennas.

B. City-owned properties or other public or quasi-public facilities.

C. Existing commercial or industrial structures in Nonresidential Zones (excluding all HBX Zones and the D-CE-3 and D-CE-4 Zones).

D. Existing commercial or industrial structures in Residential Zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.

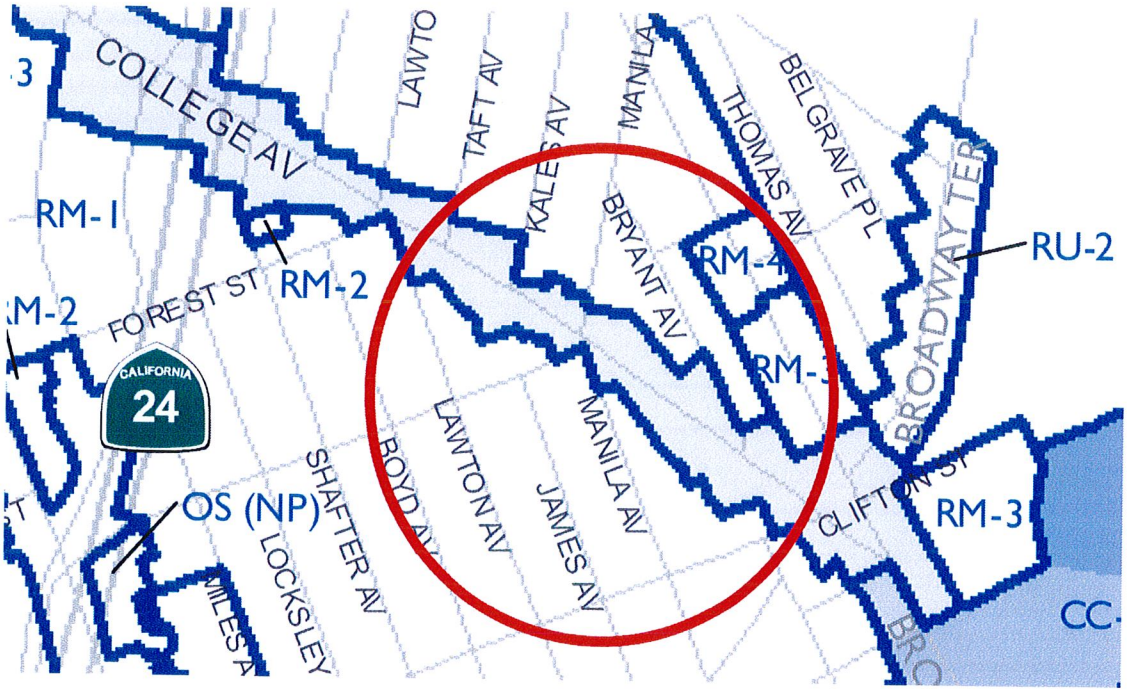
E. Other Nonresidential uses in Residential Zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.

F. Residential uses in Nonresidential Zones (excluding all HBX Zones and the D-CE-3 and D-CE-4 Zones).

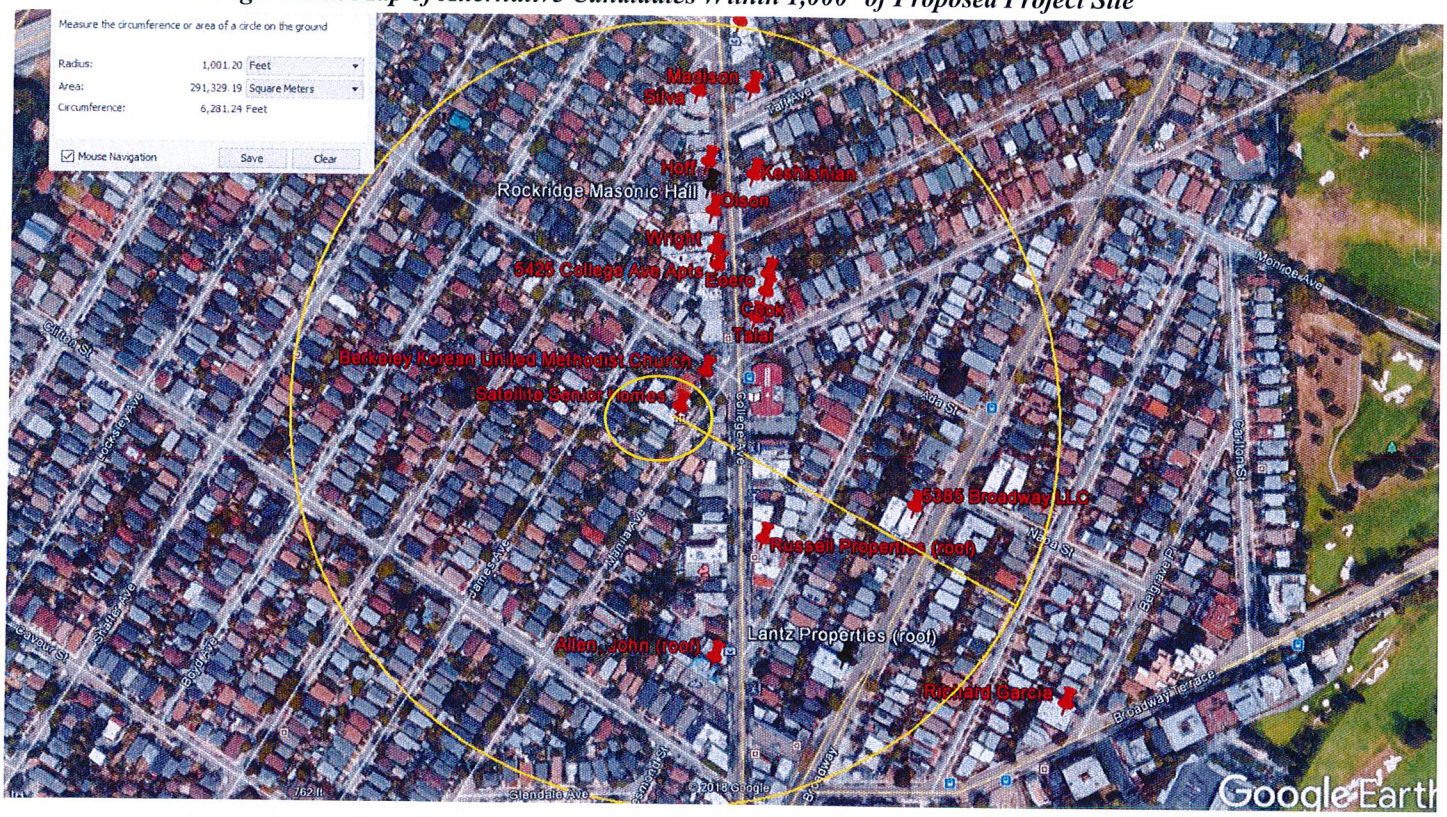
G. Residential uses in Residential Zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.

The search area for this facility is zoned residential. In order to maximize the chances of success in obtaining use permit by avoiding placement of the facility in a residential zone, we focused on properties in the few non-residential areas. A total of twenty-two candidates were investigated in this search, but for various reasons, only one satisfied coverage objections and factors mentioned in Page 1. Despite the best efforts to find a non-residential candidate, the proposed facility is located on a parcel zoned RM-1 (Residential Mixed Use). Viable candidates that would meet Site Preferences A through F were located outside the target area and/or or would not meet coverage objectives. Additionally, out of the parcels investigated, lease negotiations were not successful and/or no positive responses were received from potential and/or investigated property owners.

Zoning Map (Zoning Districts Within 1,000' of Proposed Location)



Google Earth Map of Alternative Candidates Within 1,000' of Proposed Project Site



Below is a list of other candidates that were investigated but ultimately rejected, as well as the reasons they were unsuitable for this facility.

List of alternative candidates investigated but not selected:

The following properties were considered due to their location as good options for placement of a new facility. However, upon review by Verizon Wireless Radiofrequency Engineer, they were all found to be too low in height to provide the necessary antenna centerline for the facility to accomplish the necessary coverage objective.

- **Cook**: 5418 College Avenue, Oakland, CA 94618-1503
- **Eoero** At the intersection of College Avenue and Kales Avenue
- **5425 College Ave. Apts** 5425 College Avenue, Oakland, CA 94618-1566
- **Olson** 5445 College Avenue, Oakland, CA 94618-1502
- **Keshishian** 5450 College Avenue, Oakland, CA 94618-1553
- **Hoff** 5469 College Avenue, Oakland, CA 94618
- **Silva** 5491 College Avenue, Oakland, CA 94618-1502
    - Additionally, the topography of the roof would make construction of the facility very difficult.
- **Russell Properties** 5330 College Avenue, Oakland, CA 94618-2812
- **Allen, John** 5295 College Avenue, Oakland, CA 94618-1462
- **Roman Catholic Church** 4529 Howe Street, Oakland, CA 94611-4217
    - Additionally, the topography of the roof would make construction of the facility very difficult.
- **Mountain View Cemetery** 5000 Piedmont Avenue, Oakland, CA 94611-4220

- **Kroot** 5488 College Avenue, Oakland, CA 94618-1552
    - Additionally, this location was deemed too far north by the RF Engineer.
- **310 Forest Street Associates** 310 Forest Street, Oakland, CA 94618-1206
    - Additionally, this location was also deemed too far north, and the shape of the building would limit design.

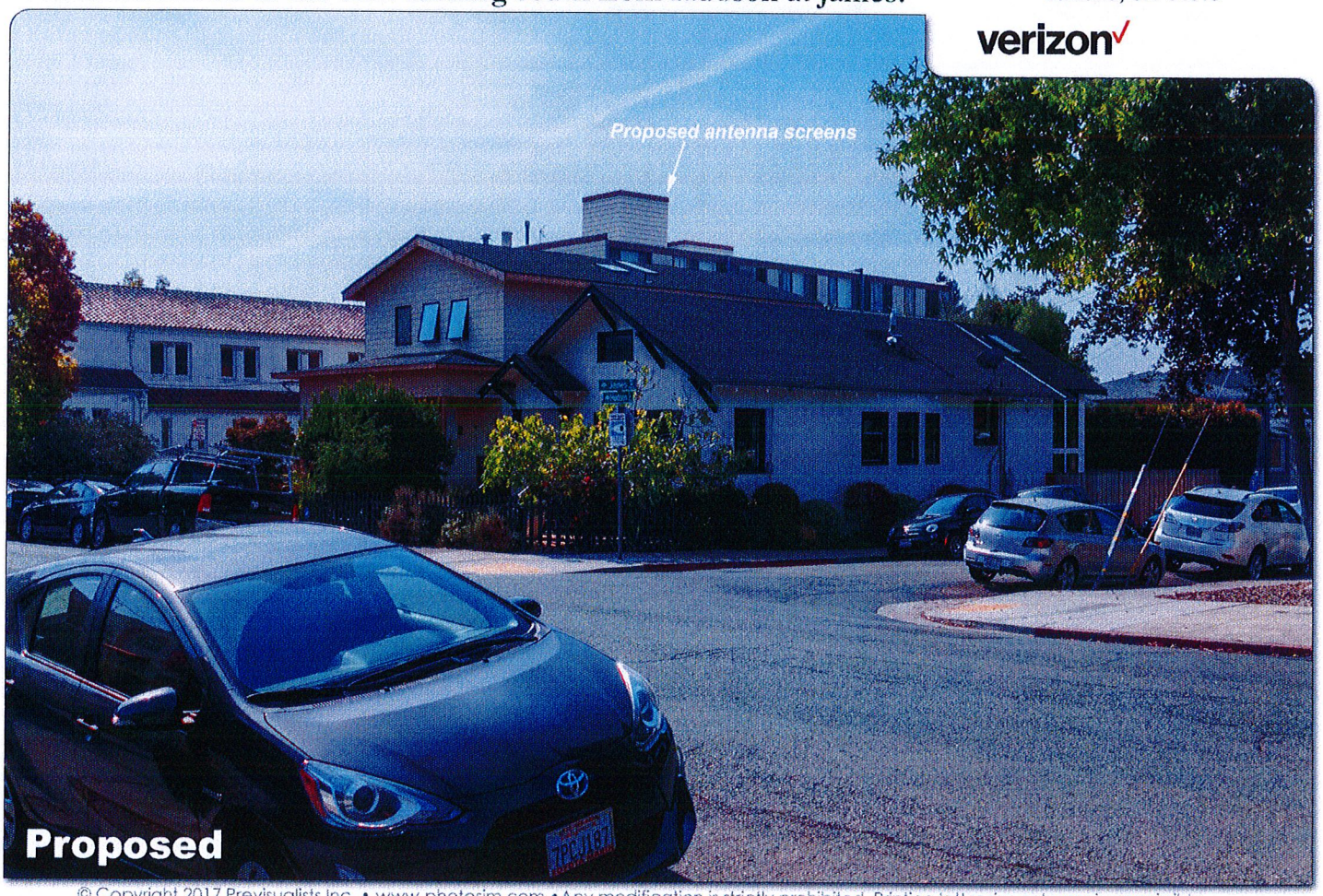
Other candidates that were considered but not selected

- **Lantz**
    - This was the initially accepted Candidate – A. Was rejected after the LL would only move forward with substantially more rent than proposed.
- **Rockridge Masonic Hall** 5449 College Avenue, Oakland, CA 94618-1502
    - Previously and accepted candidate. LL Backed out of process after informed a Phase II environmental would be required
- **Berkeley Korean United Methodist Church** 303 Hudson Street, Oakland, CA 94618-1101
    - Site Ranked as a less desirable location by RF due to low roofs. No response from LL after multiple attempts. Letters sent 3/2014, 4/2017. No response to calls.
- **Talai** 5400 College Avenue, Oakland, CA 94618-1503
    - Site ranked as a less desirable location by RF. No response from LL after multiple attempts. Letters sent 12/2014, 1/2015, 4/2017. No response to calls.
- **Madison** 5474 College Avenue, Oakland, CA 94618-1552
    - Site ranked unacceptable by RF. No response from LL after multiple attempts.
- **5385 Broadway LLC** 5385 Broadway, Oakland, CA 94618-1454
    - Site ranked unacceptable by RF, stating this site was too close to another search ring (CCA Oakland)
- **Richard Garcia** 5351 Belgrave PL #1, Oakland, CA 94618-1700
    - Site ranked unacceptable by RF, stating that it was too close to another search ring (CCA Oakland)
- **Wright** 5427 College Avenue, Oakland, CA 94618
    - Ranked acceptable by RF, but with poor views in some directions. Unable to get in contact with LL after multiple attempts by mail. Unable to locate any additional contact information.

Rockridge
5375 Manila Ave
Oakland, CA 94618

verizon

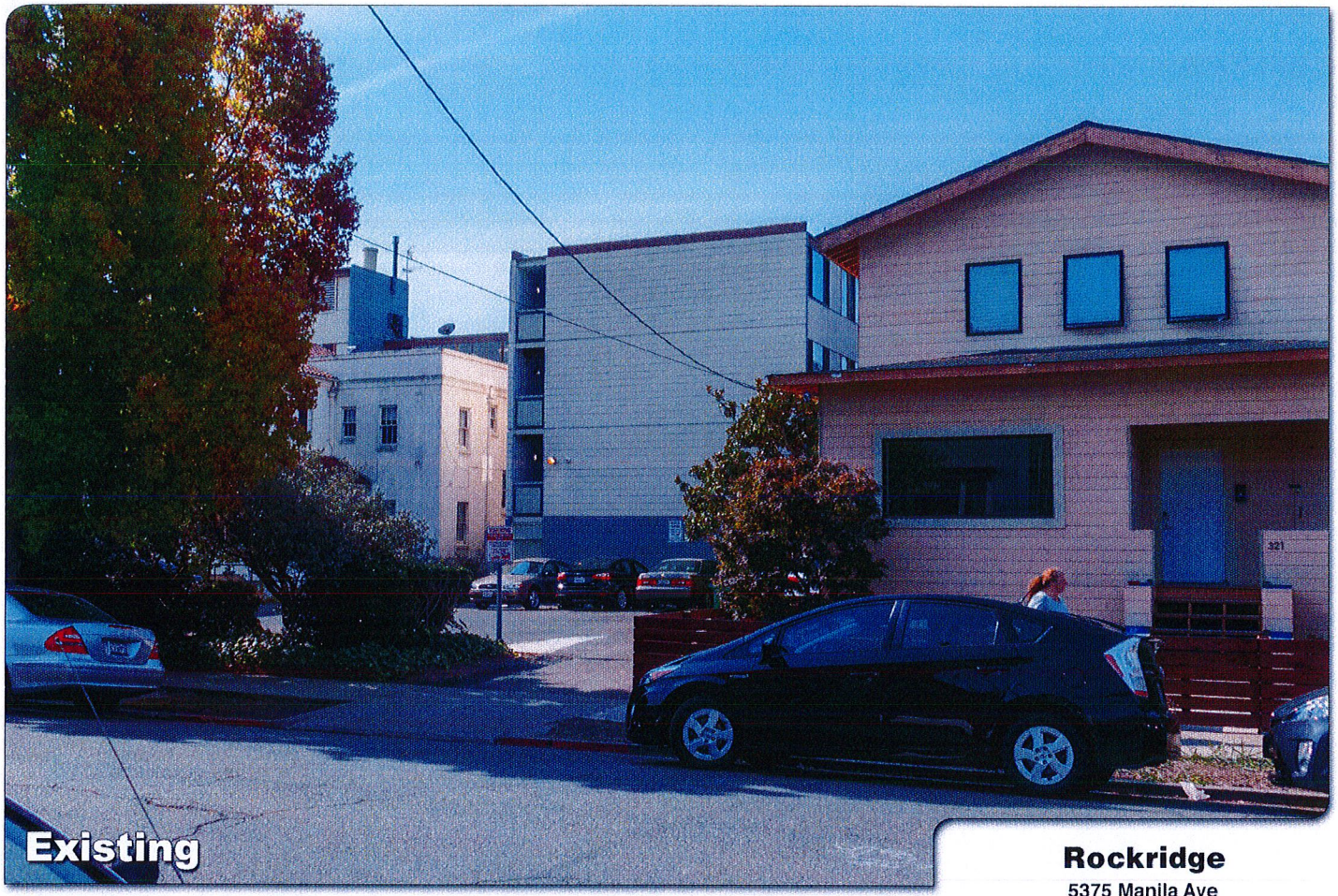
Photosimulation of the view looking south from Hudson at James.



Photosimulation of the view looking west from College Ave.

Rockridge
5375 Manila Ave
Oakland, CA 94618

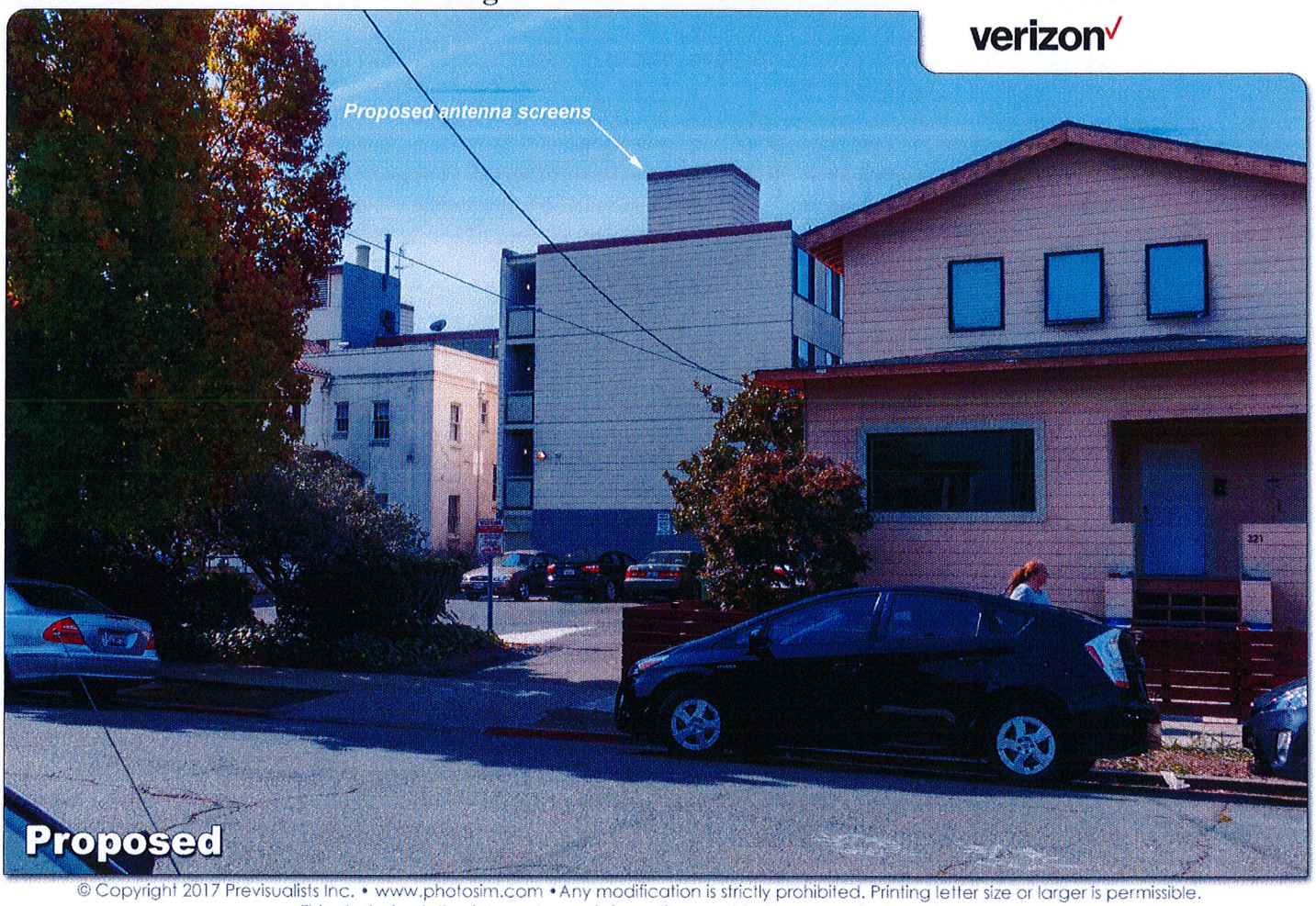
verizon



Rockridge
5375 Manila Ave
Oakland, CA 94618

verizon

Photosimulation of the view looking south from across Hudson St.

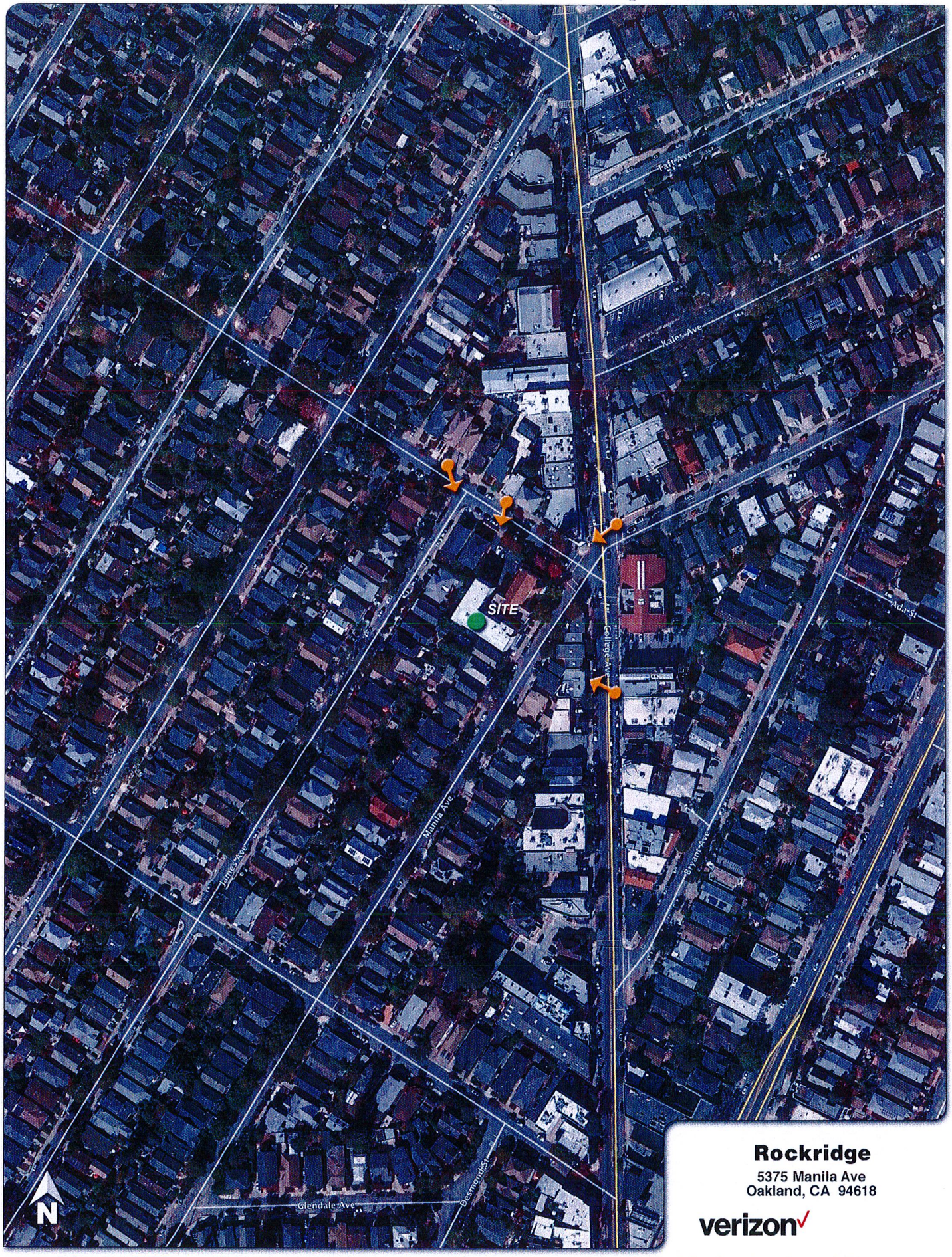


Photosimulation of the view looking southwest across College at Manila.

Rockridge
5375 Manila Ave
Oakland, CA 94618

verizon

Aerial photograph showing the viewpoints for the photosimulations.



Rockridge
5375 Manila Ave
Oakland, CA 94618

verizon

Verizon Wireless • Proposed Base Station (Site No. 286675 "Rockridge")
5375 Manila Avenue • Oakland, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 286675 "Rockridge") proposed to be located at 5375 Manila Avenue in Oakland, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas above the roof of the four-story apartment building located at 5375 Manila Avenue in Oakland. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy; certain mitigation measures are recommended to comply with FCC occupational guidelines.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm^2	1.00 mW/cm^2
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	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	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by MST Architects, dated November 15, 2017, it is proposed to install eight CommScope Model SBNHH-1D45B directional panel antennas within two view screen enclosures to be constructed near the north and south ends of the roof of the four-story apartment building located at 5375 Manila Avenue in Oakland. The antennas would employ up to 6° downtilt, would be mounted at an effective height of about 47 feet above ground, 6 feet above the roof, and would be oriented in pairs toward 30°T, 120°T, 210°T, and 300°T, to provide service in all directions. The maximum effective radiated power in any direction would be 27,040 watts, representing simultaneous operation at 9,220 watts for AWS, 8,460 watts for PCS, 5,000 watts for cellular, and 4,360 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.044 mW/cm^2, which is 8.1% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence is 14% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

Recommended Mitigation Measures

It is recommended that the roof access door be kept locked, so that the Verizon antennas are not accessible to unauthorized persons. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the structure, including employees and contractors of Verizon and of the property owner. No access within 37 feet directly in front of the Verizon antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that the boundary lines be marked on the roof with yellow paint to identify areas within which exposure levels are calculated to exceed the FCC public or occupational limits, as shown in Figure 3. It is recommended that explanatory signs* be posted at the roof access door, on the antenna enclosure, at the boundary lines, and at the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

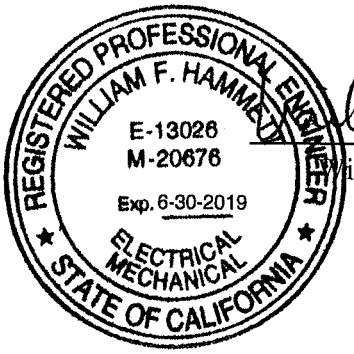
Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 5375 Manila Avenue in Oakland, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Locking the roof access door is recommended to establish compliance with public exposure limits; training authorized personnel, marking roof areas, and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

* 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, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2019. 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.



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

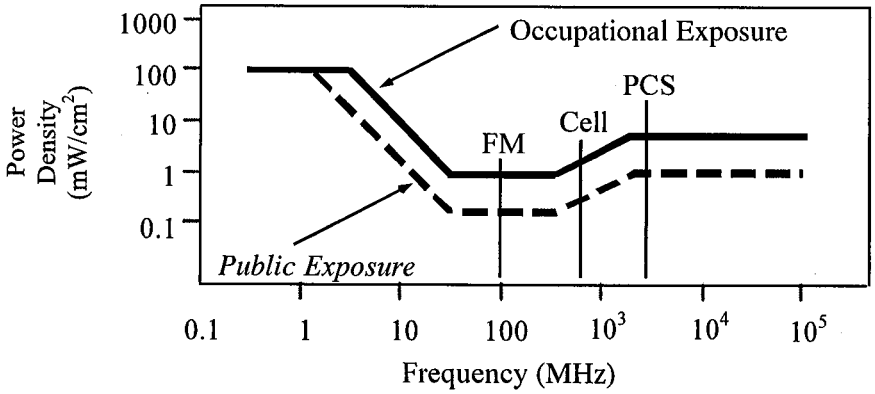
January 2, 2018

FCC Radio Frequency Protection Guide

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

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

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



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

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

Near Field.

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

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

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

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

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

Far Field.

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

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

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

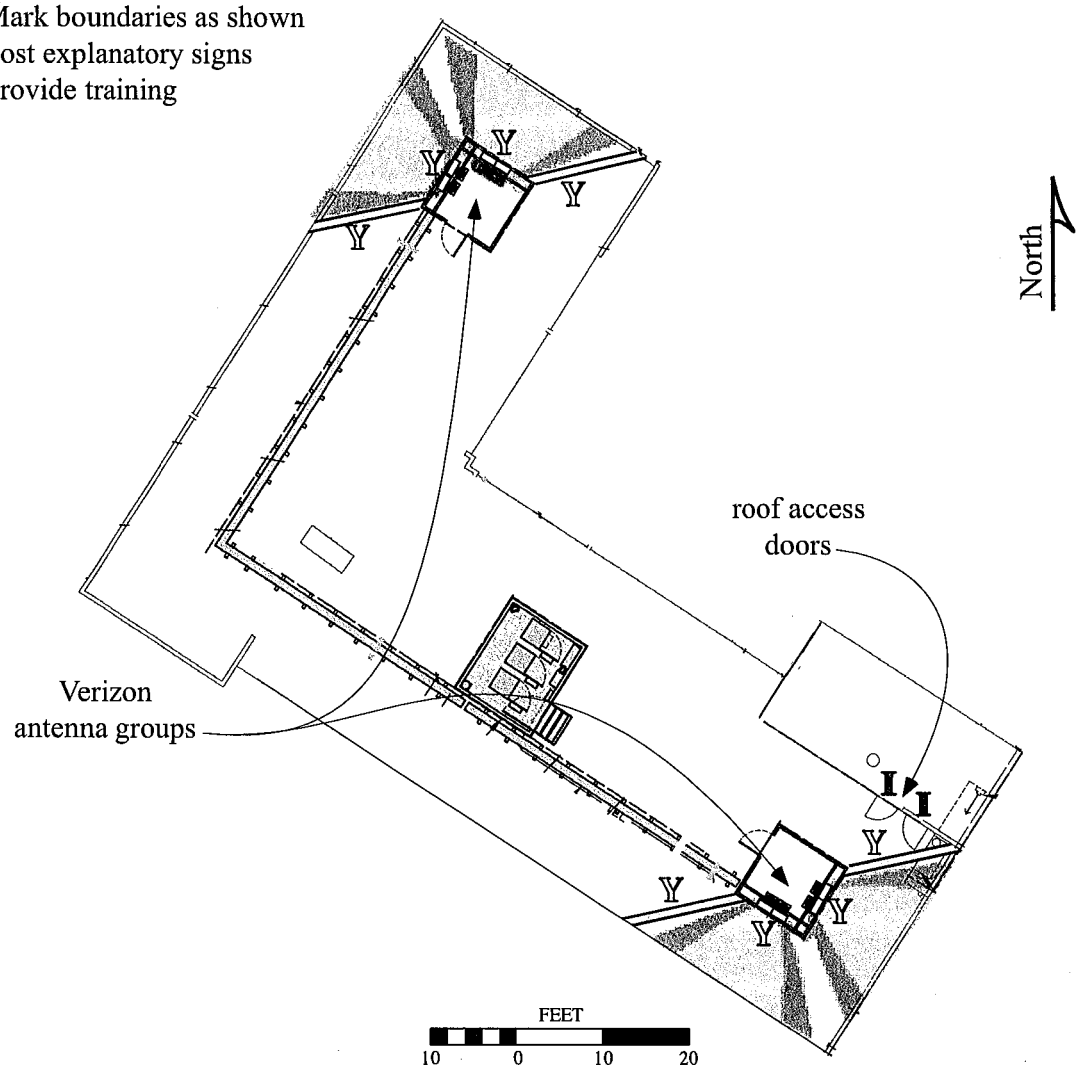
The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

Verizon Wireless • Proposed Base Station (Site No. 286675 "Rockridge")
5375 Manila Avenue • Oakland, California

Calculated RF Exposure Levels on Roof

Recommended Mitigation Measures

- Lock roof access doors
- Mark boundaries as shown
- Post explanatory signs
- Provide training



Notes: See text.
Base drawing from MST Architects, dated November 15, 2017.
Calculations performed according to OET Bulletin 65, August 1997.

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

verizon

February 4, 2019

Ms. Anna Hom
Consumer Protection and Enforcement Division
California Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102
GO159Areports@cpuc.ca.gov

RE: Notification Letter for Rockridge
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

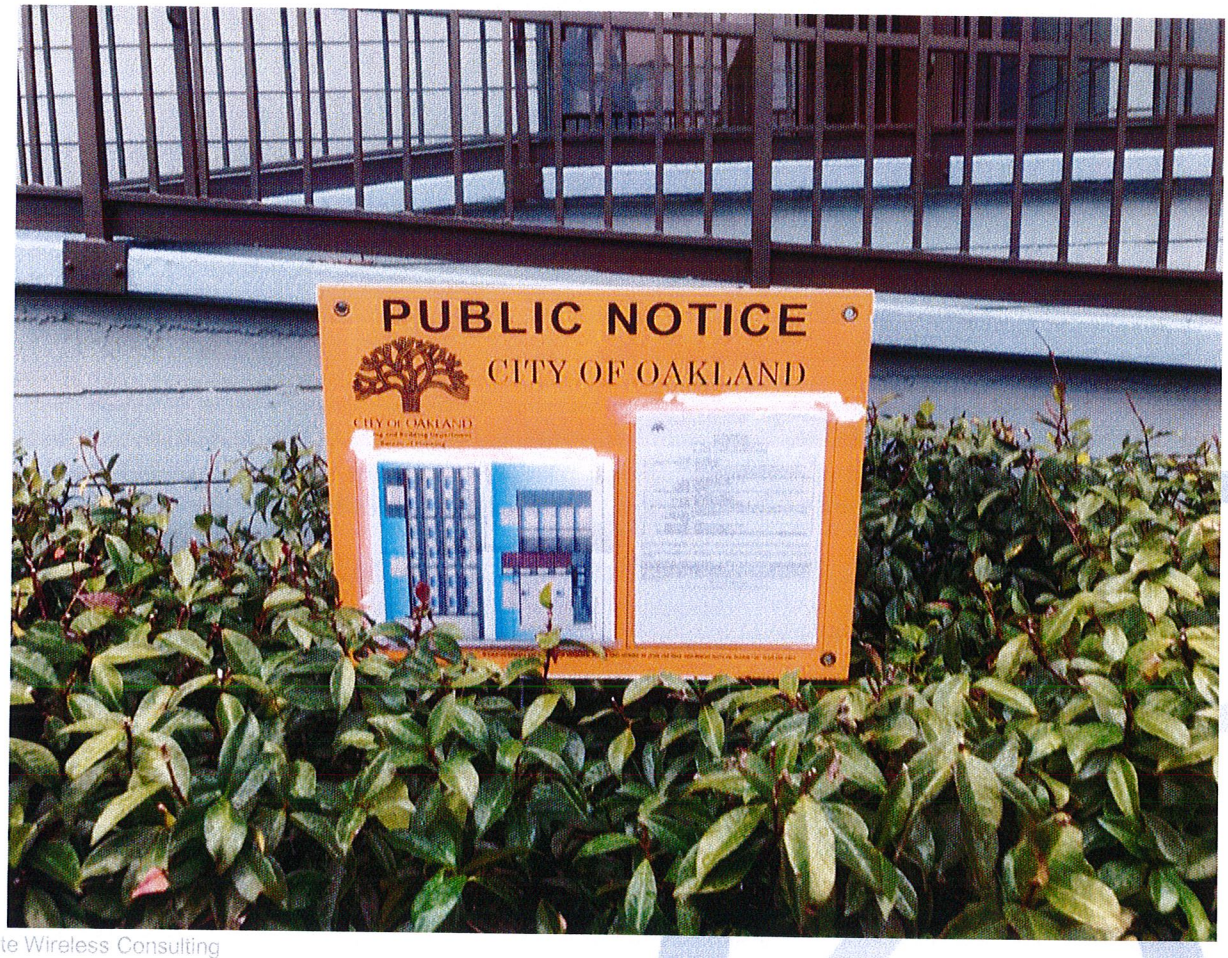
Ann Goldstein
Coordinator RE & Compliance – West Territory
1515 Woodfield Road, #1400, Schaumburg, IL 60173
WestAreaCPUC@VerizonWireless.com

COMPLETE
Wireless Consulting, Inc.

MEMORANDUM

To: Robert Smith, Planner III, City of Oakland Bureau of Planning
From: Gerie Johnson
Date: February 1, 2019
Re: Public Notice – Installation of Public Notice
PLN18447
5375 Manila Avenue, Oakland, CA (APN 014-1251-007-01)

On February 1, 2019, a public notice of the February 20, 2019, Planning Commission Hearing to review Application PLN18447 was installed at 5375 Manila Avenue, Oakland, California by Signarama- Berkeley.



2009 V Street
Sacramento, CA 95818
Benjamin Merritt
(916) 747-0624
bmerritt@completewireless.net


OTTERBEIN | MANOR
5375
NO PARKING
PASSENGER
LOADING
ZONE
PUBLIC NOTICE


5375
OTTERBEIN | MANOR

Smith, Robert

From: Donald F. Switlick <donaldfswitlick42@gmail.com>
Sent: Monday, January 28, 2019 10:23 AM
To: Smith, Robert
Subject: Questions for Hearing Preparation 01

Robert Smith, Case Manager
City of Oakland
Planning & Building Department
Bureau of Planning
rsmith3@oaklandca.gov

Re: PLN18447

Dear Mr. Robert Smith,

Thank you again for rescheduling the hearing on plan. In order to more properly prepare I need the following information.

Regarding: Oakland Planning Commission Staff Report
https://cao-94612.s3.amazonaws.com/documents/2019-01-23-PC-Item-1-for-Publication.pdf#page=4&zoom=auto,-15,792

While Attachment F describes the in general terms of FCC requirements there is no specific notation at to the exact frequency band that will be specifically used in PLN18447

A_ Please provide the exact classification of the type of wireless telecommunications devices in terms of 3G, 4G, or /and 5G or other that will be used in PLN18447, if unknown please indicate.

_____

_____

B_ Please provide the exact wavelengths to be used in PLN18447:_____

_____

C_ I would like the procedure for the Planning Commission similar to Discovery in order to obtain information from the Applicant Complete Wireless Counseling and from Verizon to be on the record that: Wireless technology is safe for the health and safety of the tenants at 5375 Manila and the surrounding residents of the neighborhood.

D_ Please provide the code specifying the time requirements for posting a Notice of a Planning Commission Hearing.

_____

E_ Please provide the Company, Organization, Agent or Entity name and contact information for the responsible party for posting a Planning Commission Public Notice.

_____

F_ Please provide the name and contact information of the specific person who physically posted the Planning Commission Public Notice at 5375 Manila Ave. Oakland CA, 94618

_____

G_ The Form for Appeal is noted as provided by the Planning Department. The form is not apparent at: http://www2.oaklandnet.com/government/o/PBN/OurServices/Forms/index.htm

Please specify the exact form name of the Planning Commission Appeal Form

1_ Name of Form: _____

2_ Web page link: _____

3_ Fee for Appeal $ _____. Web Link: _____

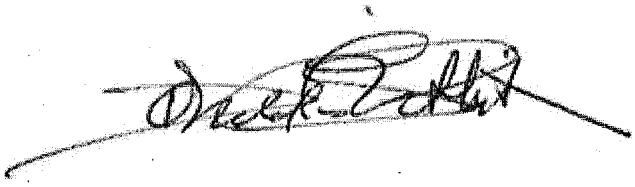
4_ Procedure for Appeal: (where to file)

H_ Pursuant to the Planning Commission Notice Public Notice I am formally requesting to be notified of the Commission's decision regarding PLN18447.

My email address is: DonaldFSwitlick42@gmail.com

If you cannot provide some or any of the requested information, can you please provide the name and contact of the person who can?

Regards,



DON.

Money-in-Politics is The Cause;
everything else is a Symptom.

https://berniesanders.com/issues/money-in-politics/
https://movetoamend.org/other-amendments

Berniecrats DemEnter:
https://www.facebook.com/groups/Berniecrats/

Smith, Robert

From: Donald F. Switlick <donaldfswitlick42@gmail.com>
Sent: Monday, January 21, 2019 7:08 PM
To: Smith, Robert; Brenyah-Addow, Maurice,; jmyres.oakplanningcommission@gmail.com; amandamonchamp@gmail.com; Kalb, Dan
Subject: Request for Continuance PLN18447
Attachments: Continuance PLN18447.odt

Attached please find my request for a continuance of PLN18447 scheduled for Hearing on Wednesday 23 January 2019 by the Oakland City Planning commission.

21 January 2019

Robert Smith, Case Manager rsmith3@oaklandca.gov
City of Oakland
Planning & Building Department
Bureau of Planning

Re: PLN18447 - Planning Commission Hearing January 23, 2019

Dear Mr. Smith,

I regret the writing to you so close to the hearing date. But, as you will see in the following letter, The notice was posted only very recently and the time was interrupted by the weekend and MLK holiday. I have made two attempts to contact you without success. One email and a personal visit to the Planning Department. At that time you reported to be in training session and not available. I have many questions and much to discuss and a continuance of the PLN18447 hearing would save a lot of time and at the same time preserve my due process rights.

With more time, I would be pleased to present my arguments for a dismissal to you and receive your input. I note that I can "work with the case manager for each item I that may be continued." Please contact me if you can postpone the hearing on your own authority and we can meet and discuss both my arguments for improper notice and have sufficient time to present my arguments for denial. For the same reason I note that PLN18447 can be continued without the hearing at the discretion of the Chair. I ask you to make this request.

I have two arguments for a continuance or postponement. 1_ Insufficient technical information for proper notice and 2_ Improper posting of the hearing notice.

My arguments for Dismissal are extensive and not totally complete and therefore not included, but what I have so far can be supplied upon request or preferably in person given enough time.

My argument for requesting more time for the discussion of PLN18447 are based upon the following two reasons:

I_ Insufficient Public Notice of the specific type of wireless telecommunications in PLN18447.

Planning Commission Public Notice provides no indication of the type of microwave device that will be installed. To wit, 3G, 4G, 5G, or /and other types of devices or the wavelength involved. As such, the lack of information does not provide adequate notice to the Public or to the Commission to make a proper determination as to what regulations apply to specific devices. Without this information evaluation of use restrictions can not be determined by the public. Also, the general environmental effect, public health or /and other risks to the building tenants or to the surrounding neighborhood can not be evaluated.

I inquired at the Help Desk at the Planning Department on Friday January 18th but they had only "word of mouth" information and nothing in print. Even in the event there is some

notation in the record regarding the type of equipment the information is not provided in the public notice and is unavailable to the general public for evaluation.

In order to more properly prepare I need the following information.

https://cao-94612.s3.amazonaws.com/documents/2019-01-23-PC-Item-1-for-Publication.pdf#page=4&zoom=auto,-15,792

While Attachment F describes the in general terms of FCC requirements there is no specific notation at to the exact frequency band that will be specifically used in PLN18447

A. Please provide the exact classification of the type of wireless telecommunications devices in terms of 3G, 4G, or /and 5G or other that will be used in PLN18447

Answer 3G, 4G, or/and 5G or other: _____

_____

B. Please provide the exact wavelengths to be used in PLN18447:_____

_____

II_ Insufficient Public Notice due to Improper Posting of the Planning Commission Public Notice for PLN18447.

The Planning Commission Public Notice Posting Date is dated January 4, 2019. The notice was not posted on that date and the date on the notice is incorrect. I personally noted that there was no Notice posted upon leaving the building before noon on January 16th and only noticed the sign for the first time the next morning at 9 AM on January 17th. At the exact same time the Building Custodian, Maurice Brandon said that this was the first time he saw the notice too. Mr. Brandon and other OBM staff can be reached at 510-653-0256.

Due to the insufficient time of the notice posting, I have not been able to complete all the research necessary identify all the issues, craft a complete argument and obtain all the documentation for the record. All these items will will preclude me from raising these issues on appeal or in court. Denial of a continuance will deny me due process and will be an issue for appeal in and of itself irrespective of the elements involved in PLN18447.

In order to more properly prepare I need the following information.

A_ Please provide the proper length of time requirement by code to be proper notice for a Planning Commission Hearing.

_____

B_ Please provide the specific Code describing the time requirement for proper posting or a Planning Commission Hearing:

_____

C_ Please provide the Company, Organization, Agent or Entity name and contact information for the responsible party for posting a Planning Commission Public Notice.

_____

D_ Please provide the name and contact information of the specific person who physically posted the Planning Commission Public Notice at 5375 Manila Ave. Oakland CA, 94618

_____

III. As there are several possible outcomes prior to and at the Planning Commission Hearing, I include the following questions. I expect a Postponement and a Rescheduling to allow proper preparation to present a case for a denial of PLN18447. As I can not anticipate the decision on January 23, 2019, I am requesting the following, just in case it is necessary to appear at the hearing:

The Form for Appeal is noted as provided by the Planning Department. The form is not apparent at: http://www2.oaklandnet.com/government/o/PBN/OurServices/Forms/index.htm

A_ Please specify the exact form name of the Planning Commission Appeal Form

1_ Name of Form: _____

2_ Web page link: _____

3_ Fee for Appeal $ _____. Web Link: _____

4_ Procedure for Appeal: (where to file)

B_ Pursuant to the Planning Commission Notice Public Notice I am formally requesting to be notified of the Commission's decision regarding PLN18447.

My email address is: DonaldFSwitlick42@gmail.com

Again, I am hoping you can obtain a continuance that we may discuss these issues in detail.

Legal Theory

This is a very tentative legal theory subject to change and not intended to commit me The Respondent (me) totally or in part.

From my initial impression it appears the the Applicant relies heavily, if not exclusively upon Section 704 of the Telecommunications Act of 1996 to do anything they damn well please and bully cities with it. This legal theory applies to both my request for a continuance and for the denial of the entirety of PLN18447.

I can only assume, at this initial stage, that the failure of the Applicant to address the specific devices to be installed in PLN18447 is because they assume they can put any device any where with impunity. I intend to challenge this assumption. As I am raising a Constitutional issue and will proceed to Federal Court, if necessary.

A tentative, legal opinion by the City of Oakland is welcome, but it is to be understood that this opinion will not commit Respondent to accept it or rely upon it, in part, or in total.

<u>All or Nothing at All</u>

Unconstitutional restrictions on State and City Governments.
Planning Commission Report p.3
https://cao-94612.s3.amazonaws.com/documents/2019-01-23-PC-Item-1-for-Publication.pdf#page=4&zoom=auto,-15,792

TELECOMMUNICATIONS BACKGROUND

Limitations on Local Government Zoning Authority under the Telecommunications Act of 1996
approval of the project subject to the attached conditions of approval.

Section 704 of the Telecommunications Act of 1996 (TCA) provides federal standards for the siting of "Personal Wireless Services Facilities." "Personal Wireless Services" include all commercial mobile services (including personal communications services (PCS), cellular radio mobile services, and paging); unlicensed wireless services; and common carrier wireless exchange access services. Under Section 704, local zoning authority over personal wireless services is preserved such that the FCC is prevented from preempting local land use decisions; however, local government zoning decisions are still restricted by several provisions of federal law.

Applicant relies for the entire basis of PLN18447 on the Telecommunications Act of 1996 (the Act), an Act that is thirteen years out-of-date. It is Respondent's position that statements relying on the word "All" used in the Act apply only to the technology approved in the Act in 1996 by Congress. The Constitution limits the application of law in excess of that explicitly authorized by the people through their elected officials. The intent of Congress in using the word "All" can not reasonably be interpreted to mean all unknown technology, forever, without limitation into a timeless future.

The Courts would rule the act applied to "All" subsequently developed and unknown technology as unconstitutionally over broad and vague. There is no reference to an amendment to the 1996 Act, making the technology applicable to technology developed and approved subsequent to the enactment of the Act. The vague and open-ended language of

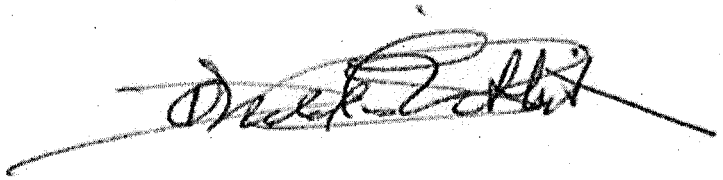
Section 704 does not contain a hidden authority to override state or local laws.

The application of the 1996 Act has been expanded not by Congress, but by Administrative Law only. Preventing Cities from considering health and other issues would therefore be unconstitutional and unenforceable, if applied to restrictions on technology not actually considered and approved by Congress within the scope of the 1996 Act.

In support of my argument, a similar argument was made in SOUTHWESTERN BELL WIRELESS INC SMSA SMSA v. JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS in a privacy rights dispute. However, unlike this case, I am not challenging Federal Law, but agency law by fiat.

Regards,

DON.



Donald F. Switlick
5375 Manila Ave. #203
Oakland CA. 94618
Respondent to PLN18447

Cc:
Maurice Brenyah-Addow, Planner IV, mbrenyah@oaklandca.gov
Jahmese Myers, Chair - Planning Commission, jmyres.oakplanningcommission@gmail.com
Amanda Monchamp, Vice-Chair – Planning Commission, amandamonchamp@gmail.com
Dan Kalb, District 1 Councilmember, dkalb@oaklandca.gov

CITY OF OAKLAND

Planning Commission

250 Frank H. Ogawa Plaza

Oakland, CA 94612

PUBLIC DEMAND FOR DENIAL OF PLN18447

Comes Now Donald F. Switlick, respondent in propria persona, hereinafter Respondent and in his cause and for the tenants at 5375 Manila Ave., shows this Commission as follows:

Based upon the information and calculations submitted by the consulting engineers Hammett & Edison, Inc. in Appendix F of the Oakland Planning Commission's Staff Report[1] for PLN18447, the proposed cell towers planned for 5375 Manila Ave. Oakland, CA 94618 exceed the Public Limits of the FCC on the 4th floor for all Wireless Services devices and on the 3rd floor for SMR, 700MHz and the undefined class of "most restrictive frequency range" of devices as noted in Figure 1 of Attachment F of the Staff Report.

The building for the proposed tower is approx. 40 feet high (Staff Report p.1) with four floors each 10 feet high. Attachment F describes the applicable public exposure limits at ground level and at the second-floor elevation, but the building has 4 floors. The Study fails to give the calculated levels for the third and fourth floors.

Radiation will increase at a geometric rate via the inverse square law as applied to the several floors in PLN18447.

$$\frac{\text{intensity}_1}{\text{intensity}_2} = \frac{\text{distance}_2^2}{\text{distance}_1^2}$$

If the building is 40 feet high and a ground level exposure is 0.044mW/cm^2 as noted in the engineer's report, then the exposure for a 6 foot standing person at 4 feet below the microwave antennas in a fourth floor unit would be 4.40mW/cm^2. This amount far exceeds the exposure standards noted in the engineers report for the most conservative Public Limit of 1.00 mW/cm^2 on all measured heights of the 4th floor.

The Federal Communications Commission's Public Limits would be exceeded on the two upper floors for SMR, 700MHz and the undefined class of "most restrictive frequency range" noted in Figure 1 of Attachment F, as they would exceed the limits by even a greater amount due to higher limit standards for these devices.

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[1] **Staff Report** PLN18447 p.1

https://cao-94612.s3.amazonaws.com/documents/2019-01-23-PC-Item-1-for-Publication.pdf

Distance Floor & Standing	Distance From EMF Source	Distance Squared	Intensity mW/cm^2	Percent of Public Exposure Limit
1st Floor	40	1600	0.044	08.1
Standing	35	1225	0.057	10.5
2nd Floor	30	900	0.078	14.0
Standing	25	625	0.113	25.5
3rd Floor	20	400	0.176	32.4
Standing	15	225	0.313	57.6
4th Floor	10	100	0.704	129.6
Standing 5ft	5	25	2.816	518.0
Standing 6ft	4	16	4.400	810.0

In summary, based upon the data and calculations of Engineer's Report of Hammett & Edison, Inc., the Federal Communications Commission's Public Limits would be exceeded on two floors of the building at 5375 Manila Ave.

WHEREFORE, for the foregoing reasons Respondent prays that this Planning Commission deny the Major Conditional Use Permit proposal of the Applicant, Complete Wireless Consulting, for the instillation of the Macro Telecommunications Facility at 5375 Manila Ave. Oakland, CA 94618.

Respectfully submitted this 4th day of February, 2019

Donald F. Switlick, Respondent
5375 Manila Ave., #203
Oakland, CA 94618
donaldfswitlick42@gmail.com
510-681-4955

Smith, Robert

From: Alexis or Ned Schroeder <alexisned@sbcglobal.net>
Sent: Thursday, January 24, 2019 3:18 PM
To: Smith, Robert
Subject: Re: Agenda Item #1 on January 23rd Planning Commission Meeting

Robert,
Thank you for your call about the rescheduling.

I still have NOT received a return call back from the applicant. I had called them on January 11th.
I was going to have them address my questions/concerns in that phone call, when they called back.

I am concerned that they are not addressing the public adequately. The name with the phone number on the application did not match the name of the individual to whom I left the message for follow-up.
I was told that someone would call me back. So two weeks later, nothing.

Please let me know if you can ask the applicant to return the calls from concerned Oakland residents. I hate to burden you with additional work when the applicant would/should be able to reply to my request for a call back. Or would you prefer a list of my questions?

Let me know how to proceed. I will plan on attending the Feb 20th PC meeting.

Thanks again,
Alexis

On Tuesday, January 22, 2019, 4:27:48 PM PST, Smith, Robert <RSmith3@oaklandca.gov> wrote:

Hello Alexis,

The agenda item #1 for the January 23rd, 2019 Planning Commission Meeting will not be heard at the above Planning Commission meeting and will be rescheduled. The amended Planning Commission date is likely to be February 20th, 2019, however I will email to confirm this is the case before the end of this week.

Thank you for your comments so far and I hope removing the project from the Planning Commission meeting will not cause any inconvenience,

Regards

Robert Smith,

Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 |Oakland, CA 94612 | Phone: (510)238-5217 | Fax: (510) 238-3254 | Email: rsmith3@oaklandca.gov | Website: www.oaklandca.gov/services/planning-and-building-index/planning-and-zoning

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From: Alexis or Ned Schroeder [mailto:alexisned@sbcglobal.net]
Sent: Tuesday, January 22, 2019 10:53 AM
To: Smith, Robert <RSmith3@oaklandca.gov>
Subject: Re: Agenda Item #1 on January 23rd Planning Commission Meeting

Robert,

I can be reached at 510-303-2099. However, I am phone unavailable until 1:30pm today.

Thanks,

Alexis

On Tuesday, January 22, 2019, 8:21:28 AM PST, Smith, Robert <RSmith3@oaklandca.gov> wrote:

Hello Alexis Schroeder,

Thank you for your email which I will review and provide a response by the end of the day.

I would be grateful if you have a contact telephone number I can contact you on if I have questions.

Regards

Robert Smith,

Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 |Oakland, CA 94612 | Phone: (510)238-5217 | Fax: (510) 238-3254 | Email: rsmith3@oaklandca.gov | Website: www.oaklandca.gov/services/planning-and-building-index/planning-and-zoning

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From: Alexis or Ned Schroeder [mailto:alexisned@sbcglobal.net]
Sent: Saturday, January 19, 2019 7:20 AM
To: Jahmese Myres <jmyres.oakplanningcommission@gmail.com>; NHegdeOPC@gmail.com; jfearnopc@gmail.com; amandamonchamp@gmail.com; cmanusopc@gmail.com; tlimon.opc@gmail.com; SShiraziOPC@gmail.com; Smith, Robert <RSmith3@oaklandca.gov>
Cc: Kalb, Dan <DKalb@oaklandca.gov>
Subject: Agenda Item #1 on January 23rd Planning Commission Meeting

Dear Planning Commissioners and Case Planner for PLN 18447 (5375 Manila Avenue in Rockridge),

I am an Oakland resident who used to live in Rockridge in the 1990's and still owns property in the Rockridge area. I would like to share my concerns with the proposed cell antenna installation project at 5375 Manila Avenue. It is currently on your meeting agenda (#1) for January 23rd.

1. The staff report is incomplete. See page 17 and you will notice that the applicant has not signed or dated this staff report in order to be held accountable for the information in this application before you.

2. I called the person listed as the applicant on the staff report (Gerie Johnson at 916-747-0624) a week ago. I did not reach Gerie Johnson (on the staff report as the applicant) but rather it was the voice mail message box for Randy McCoon (sp?) at Complete Wireless Consulting (not Verizon Wireless as detailed on the specification plans). This gentleman noticed that he missed my call then called me back to inquire into my calling.

I mentioned that I wanted to learn more about the project. He then grilled me on who I was and why I was so interested. He was unaware of this project specifically and said that he would have someone call me back. I called them on Friday, January 11 and as of Saturday, January 19, I have not received a call back. So with that being said, I have the following questions that I would like the planning commissioners to please present to the applicant for their answers:

Questions:

a. COMMUNITY OUTREACH: Complete Wireless Consulting was unresponsive to my inquiry into the project. Why did this happen and how many other residents who have concerns about this project have had their questions go unanswered prior to this PC meeting? Did they have a community outreach event since this is a very dense residential and commercial neighborhood? I saw no documentation in the staff report that would indicate that they did have any outreach.

b. COVERAGE GAP/NEED FOR 8: There were no coverage maps showing a gap in service in the staff report. Does this project really warrant the need for 8 cell antennas? Are there sufficient Verizon customers in that area to subject that neighborhood to 8 antennas everyday all day? My understanding is that Verizon Wireless antennas will only benefit Verizon Wireless customers. Is the technical design of this project appropriate for this type of neighborhood?

c. TYPE OF PROJECT: Is this project a 4G or 5G project? Shouldn't the application specifically state this technology specification in order to make sure it is in compliance with safety standards?

see link to antenna specification: https://www.commscope.com/catalog/antennas/pdf/part/50557/SBNHH-1D45B.pdf

I look forward to the meeting and your dialogue with the applicant in order to get these unanswered concerns addressed. Thank you.

-Alexis Schroeder

Oakland resident

cc: Dan Kalb, District Councilmember

Smith, Robert

From: Carol Studier <carolstudier@yahoo.com>
Sent: Wednesday, January 23, 2019 11:12 AM
To: Smith, Robert
Subject: AntennaSearch.com

Hi Robert -

Thank you for talking with me today. Here is the website showing where antennas and towers are placed in the area: http://www.AntennaSearch.com

I don't know if other telecommunication companies have applications in nearby, but it appears that a site on Broadway Terrace or in the cemetery would better fill the gap in coverage if Verizon is going to the trouble of putting up a cluster of antennas. There are tall buildings and hills in that area.

Best,
Carol Studier

Smith, Robert

From: Carol Studier <carolstudier@yahoo.com>
Sent: Friday, January 18, 2019 3:45 PM
To: Smith, Robert
Subject: Re: More information on 5375 Manila Ave proposed towers

Hi again -

Thank you for the information. More questions:

- Are these 5G towers/antennae or will they be allowed to convert to 5G in the future?
- Why are 8-10 antennas being put all in one place when elsewhere in the neighborhood there is only one antenna per site?
- Living near College Avenue, some of us are already dealing with sound of commercial rooftop fans day and night. I assume there would need to be a significant number of fans accompanying the antennae. How can we be assured that these won't compound the noise we are already dealing with?
- What other sites were considered? For example, wouldn't the vast 51st/Broadway parking lot where residences are much further away be more suitable?

I appreciate any further information you can share.

Carol Studier

Carol Studier
Sent from my iPhone

>
>
> <Site Plans (PLN18447).pdf>

> On Jan 17, 2019, at 3:35 PM, Smith, Robert <RSmith3@oaklandca.gov> wrote:
>
> Hello Carol Studier,
>
> Thank you for your email.
>
> I have attached a copy of the submitted drawings which show the height and location of the three proposed enclosures. I can confirm the height of the proposed enclosures will be ten (10') feet and they will be set back from the building edge by ten (10') feet. Drawings A3.1 and A3.2 show the elevation views, the actual equipment is not visible due to the proposed enclosures (constructed to appear as part of the existing building).
>
> If you have further comments or questions I would be happy to discuss the project in more detail.
>
> Regards
>
>

> Robert Smith,
> Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 |Oakland, CA 94612 | Phone: (510)238-5217 | Fax: (510) 238-3254 | Email: rsmith3@oaklandca.gov |
Website: www.oaklandca.gov/services/planning-and-building-index/planning-and-zoning
>
>
>
> -----Original Message-----
> From: Carol Studier [mailto:carolstudier@yahoo.com]
> Sent: Thursday, January 17, 2019 3:20 PM
> To: Smith, Robert <RSmith3@oaklandca.gov>
> Subject: More information on 5375 Manila Ave proposed towers
>
> Hi Mr. Smith -
>
> I live near 5375 Manila Avenue and would like more information on the proposed rooftop wireless telecommunications facility. Can you send me any more information that you have, including how tall these towers would be and how they would be screened? Are there any sketches of what this would look like? Thank you.
>
> Best,
> Carol Studier

Smith, Robert

From: Sharon Flor <sharon.flor@icloud.com>
Sent: Wednesday, January 30, 2019 4:01 PM
To: Smith, Robert
Cc: Albert Flor
Subject: Following Up: Have not heard from you: Re: 5375 Manila Ave - question

Hi, I"m just following up. I haven't heard from you and I don't want to lose my window to appeal. Can you please get back to me? Thank you.
—Sharon Flor

> On Jan 24, 2019, at 1:09 PM, Sharon Flor <sharon.flor@icloud.com> wrote:
>
> Hello,
>
> I live on Hudson Street (since 2001) and the back of the 5375 Manila is facing me. My bedroom window looks out onto that building, and the church and the blue house that's next to the church's parking lot.
>
> (1) I want to know the height of:
> (a) the antennas
> (b) the 12 radio units
> (c) the 3 power cabinets
> (d) the "screening walls"
>
> (2) How many new antennas? The notice states "ten (8) new antennas." Is it 8 or 10?
> (3) Are the screening walls expected to house the antennas, radio units and power cabinets?
> (4) Are the owners of this building putting this telecommunication equipment on top of the building to serve as a revenue source or to have better cell reception in our area?
> (5) What are my appeal options? How does one appeal such a permit request?
>
> Thank you very much,
>
> Sharon Flor
> 364 Hudson
>
>