

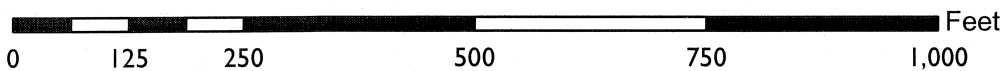
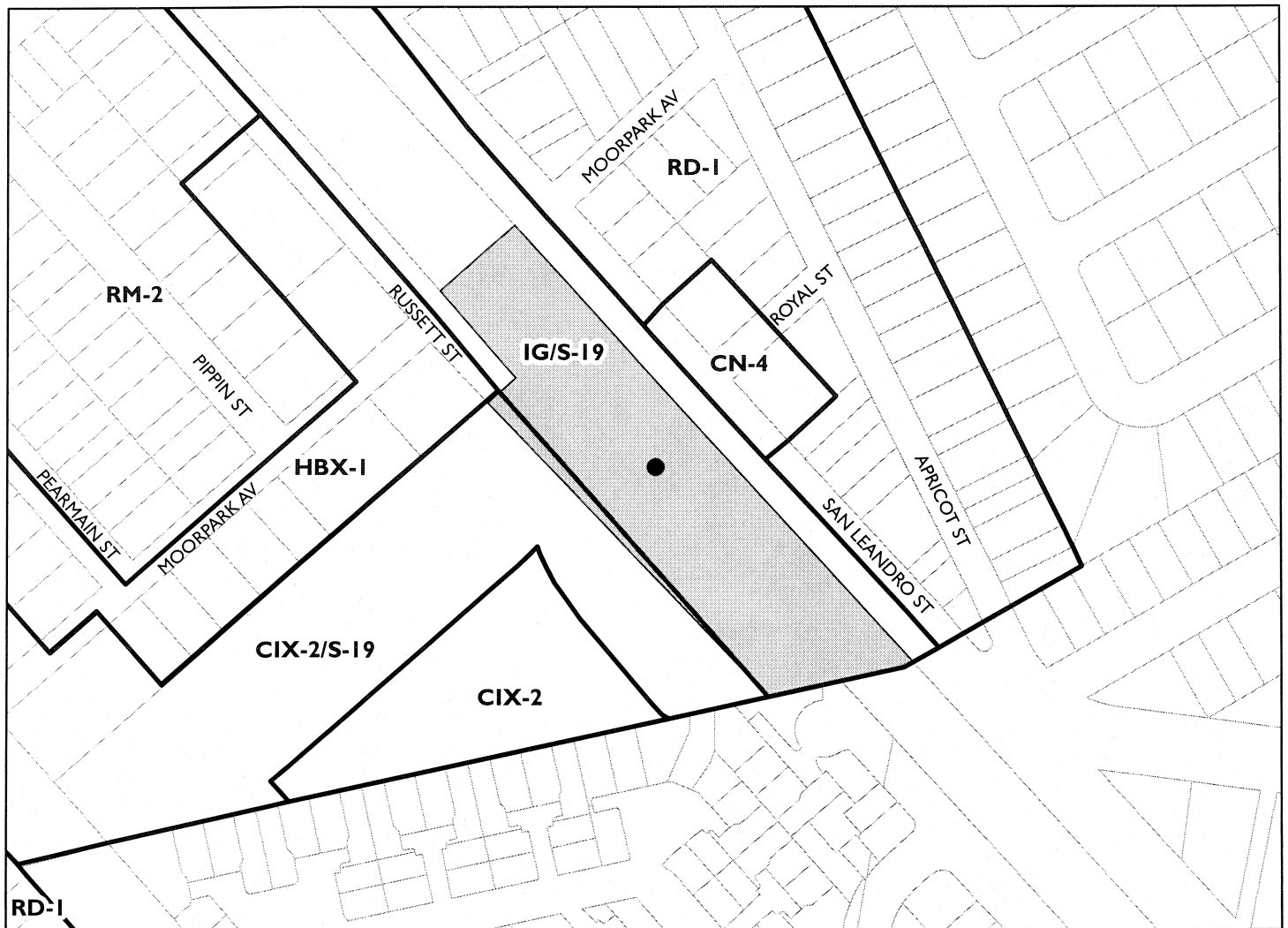
Location:	10911 Russet Street
Assessors Parcel Numbers:	045 -5257-011-00
Proposal:	Modification to existing telecommunication facility (Monopole and associated telecommunication facilities and equipment) to add 12 new antennas, 15 new RRU's, and increase the height of the pole by 10 feet overall.
Applicant:	Modus Inc. for AT & T
Owner:	Union pacific Railroad Company
Planning Permits Required:	Major Conditional Use Permit and Regular Design review to establish new telecommunication facility (adding 12 new un-concealed panel antennas and 15 RRU's on an existing Monopole for a total of 15 antennas and 15 RRU's) within 300 feet of a residential zone.
Case File Number	CMD13-299
General Plan:	Detached Unit Resident
Zoning:	IG, General industrial and S-19 Health and safety Protection Combining Zone
Environmental	Exempt, Section 15301, State CEQA Guidelines, Existing Facilities
Determination:	Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status:	Non-Historic Property
Service Delivery District:	6
City Council District:	7
Finality of Decision	Appealable to the City Council within 10 days
Date Filed:	October 28, 2013
Staff recommendation:	Decision based on staff report
For further information:	Contact case planner Moe Hackett, 238-3973 or mhackett@oaklandnet.com

SUMMARY

Modus Inc. on behalf of AT & T has submitted a Major Conditional Use Permit and Regular Design Review application for the expansion of an existing 60' tall telecommunications monopole that was created with a Minor variance in 2010. The effective zoning code today has reclassified the use and facility as one requiring a major Conditional use permit due to its proximity to a nearby residential zone (Royal Street which is less than 300 away). The site contains the equipment enclosure only and is otherwise vacant industrial land. The proposal would, if approved, create a 70 foot tall monopole with appurtenances and a new 11 ½' by 28' approximately 10-foot tall self contained equipment shed.

The existing monopole with three (3) T-Mobile antennas mounted upon (approximately) 10' 5" wide armatures that are mounted at the 55' height level was created with a total pole height of 60' under the provisions of a Minor Variance (V10-169). At the time the height allowance for such device was 45' feet. This Variance was approved in 2010 with the intent to avoid multiple monopoles or more a massive tower. The monopole was most recently altered as a Regular Design Review (DR13-111) to allow for a minor revision that removed and replaced the existing antennas, with new antennas, and added 3 additional antennas at locations that were previously approved under V10-169 (for a total of 6 functioning antennas on the pole). The Zoning Code has since been revised and provides new allowances for monopole facilities in the industrial zones up to a maximum height of 80', upon the granting of regular design review.

CITY OF OAKLAND PLANNING COMMISSION



Case File: CMD13-299
Applicant: Modus, Inc. for AT&T
Address: 10911 Russett Street
Zone: IG/S-19

As proposed the design does not conform to the 2010 approved variance as it creates a new more visually massive aperture and more than triples the number of antennas, while also increasing the height by an additional 10 feet and locating this second antenna aperture at the new 70' height level. As such, it therefore cannot be considered as a simple modification to an existing facility, but as an expansion of the facility.

PROJECT DESCRIPTION

The applicant seeks to significantly modify an existing telecommunication facility (Monopole and associated telecommunication facilities and equipment) to add 12 new antennas, 15 new RRU's, and to increase the height of the pole by 10 feet. The existing 3 T-Mobile antennas will remain at their current locations. The existing pole would be altered in order to achieve this goal. The project would if approved as currently designed create extensive visual impacts to several residential properties in the abutting residential zone on and near Royal Street and beyond. With regard to the alterations or replacement of the monopole element, and the addition of 3 times as many new antennas; this proposal represents a more than 100% expansion in the facility and is de-facto a new monopole. As recommended by staff with specific conditions (Condition # 15) this overall expansion will be compatible with and complimentary to the area and neighborhoods that it currently serves.

PROPERTY DESCRIPTION

The existing otherwise vacant industrially zoned parcel is currently owned by Union Pacific Rail Road. Its primary function is that of a heavy rail arterial that is currently used by the Bay Area Rapid Transit System (BART) as a corridor for elevated Bart tracks and for the existing 30-foot by 100-foot fenced compound containing a 60' tall monopole with 6 antennas. The existing 6 antennas are located on aperture areas that project approximately 8' from the pole and have a horizontal mounting width of approximately 10' 5". The project site is immediately abutted by a commercial and a residential zone within 300 feet.

GENERAL PLAN ANALYSIS

The subject property is located within General Industrial General Plan designation which allows for wide variety of businesses and related commercial and industrial activities in an area. The General Industrial and transportation classification is intended to recognize, preserve, and enhance areas of the City for a wide variety of businesses and related establishments that may have the potential to create off-site impacts such as noise/ glare, truck traffic, and odor.

The proposed unmanned wireless telecommunication facility as recommended with specific Condition # 15 will only minimally affect and detract from the residential or commercial characteristics of the abutting neighborhood. Per Condition # 15 the antennas will be mounted on the new taller (up to 80') monopole in a pattern with a projection length of approximately 8' and a horizontal mounting width of approximately 10' 5", which is generally consistent with the projection of the existing array of antennas. General Plan Policy N5.2 states that residential areas should be buffered and reinforced from conflicting uses through the establishment of performance-based regulation, the removal of non-conforming uses, and other tools. The Zoning code includes elements that specifically address the intent of the General Plan through design review and Conditional Use permit requirements. As recommended with conditions this facility can meet the same intent of the 2010 variance, which was to avoid unnecessary mass and bulk associated with horizontal expansion (such as a pole or the as proposed antenna array), and would improve and expand telecommunication services provided to the community and surrounding areas.

ZONING ANALYSIS

The subject property is located within the IG, General Industrial Zone, and the S-19 Health and Safety Protection Combining Zone. The intent of these zones is to create, preserve and enhance areas of the City that are appropriate for a variety of business and related commercial and industrial establishments and to (with regard to the S-19) promote the public health, safety and welfare. Section 17.128.025C establishes a boundary separation in which residential areas are recognized and for which the impacts of the telecommunication facilities (which are not fully concealed) would be addressed through the Major Conditional Use and Design Review Permitting process. The provisions of Section 17.128.080A(6), allows for the same 45' in height that was outright permitted in 2010 when the variance for this poles 60' height was approved. Section 17.128.080A(6) now also allows a monopole of up to 80' upon the granting of Regular Design Review. Staff recognizes that this is an existing Monopole in an industrial zone and that it can be modified only within the limitations and intent of the current zoning code.

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, additions and alterations to existing facilities, and 15183, projects consistent with a community plan, general plan or zoning.

KEY ISSUES AND IMPACTS**DESIGN REVIEW – Consistent Dimensions of Armatures & Brackets**

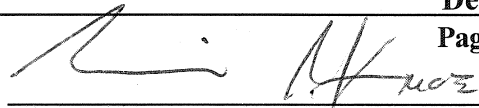
Staff understands the needs and requirements of the telecommunication industries with regard to clear and unobstructed transmission paths. It is to this end that the Zoning Code created the new allowance for taller monopoles in certain zones, while at the same time protecting the quality of life for residents who would be in visual range of such devices. In this case, Staff has identified a set of specific conditions (Specific Condition # 15) which when applied, would allow this project to meet the required Findings for Approval. These conditions would allow for the increased height in this zone to create a facility design that is less bulky and massive by repeating the aperture design dimensions (possibly at more than the proposed single level). As such, Staff recommends approval of the project subject to the provisions of Specific Condition # 15 and all other attached conditions.

CONCLUSION

The proposed expansion or replacement of the existing 60' tall monopole with a taller monopole up to 80' in height with little or no additional horizontal expansion will not severely impact the quality of life of the nearby residential communities, and with the implementation of Specific Condition # 15 Staff recommends approval of the project subject to the plans and other attached conditions.

RECOMMENDATIONS:

1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit and Design Review subject to the attached Findings and Conditions of Approval.

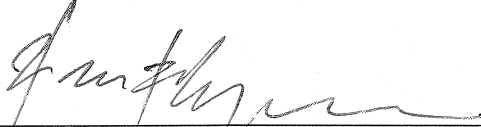


Prepared by: MOE HACKETT
Planner II

Approved by:



SCOTT MILLER
Zoning Manager



RACHEL FLYNN, DIRECTOR
Department of Planning and Building

ATTACHMENTS:

- A. Findings
- B. Conditions of Approval
- C. Project Plans

ATTACHMENT A

This proposal meets all the required findings under Design Review criteria for 17.134.050 and 17.128.080C -General Use Permit Criteria and General Use Permit Criteria Monopoles, and Section 17.136.070B and 17.128080B -Non-Residential Design Review Criteria and Design Review Criteria for Monopoles as set forth below and which are required to approve your application. Required Findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type .

SECTION 17.134.050 – GENERAL USE PERMIT CRITERIA:

- 1. 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 proposal involves the expansion of a wireless telecommunications monopole facility on an otherwise vacant industrial lot located less than 300 feet from a residential zone. Specifically, it would provide for 12 new antennas and 15 Radio Remote Unit's (RRU's) and would increase the height of the pole in to 80'. The proposal would result in a total of 21 antennas, 15 RRU's, and create a new self-contained equipment shelter /shed (within an existing fenced in ground level compound). With the implementation of Specific Condition # 15 the project will be compatible with the nearby residential neighborhood, and will not pose a hazard to the public. There is a clear benefit to colocation on the monopole at this location and that with the Conditions of Approval the addition would be acceptable. The site is located next to Bart tracks, railroad right of way, and other industrial areas and has served the community well with little or few impacts for a number of years.

- 2. 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 expansion/ collocation of a wireless telecommunications facility in an industrial zone, at a location surrounding by a vacant industrial open space in the vicinity of an elevated Bart track and nearby residential neighborhoods would increase services. However, in order to reduce negative aesthetic impacts to the area this proposal must adhere to Specific Condition # 15 make the additional armatures consistent dimensionally to the existing armature on the monopole to reduce the overall visual bulk of the facility.

- 3. 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 expansion / collocation of a wireless telecommunications site will increase services for residents, commercial patrons, and visitors to the City.

- 4. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.**

As approved with the provisions of Specific Condition # 15 the proposal will conform to Design Review findings which are included in this attachment below.

5. That the proposal conforms in all significant respects with the Oakland Comprehensive Plan and with any other applicable plan or development control map which has been adopted by the City Council. The project is consistent with the following Policy of the Oakland General Plan's Land Use & Transportation Element (adopted 1998):

Policy I/C4.2 Minimizing Nuisances

The potential for new or existing industrial or commercial uses, including seaport and airport activities, to create nuisance impacts on surrounding residential land uses should be minimized through appropriate siting and efficient implementation and enforcement of environmental and development controls.

The proposal to expand a wireless telecommunications facility at an industrial site located within 300 feet of a Residential Zone by raising the height, adding new antennas and RRU's, and creating new associated equipment will reduce the need for new monopole facilities in the area by adding on to an existing facility that is appropriately located adjacent to rail right of way and partially screened by the BART aerial tracks. In addition, the project possesses a satisfactory emissions report. Adherence to Specific Condition of Approval #15 will reduce the visual impacts of the facility.

SECTION 17.128.070(C) – CONDITIONAL USE PERMIT CRITERIA FOR MONOPOLE FACILITIES.

In addition to the conditional use criteria listed in Chapter 17.134, the following specific additional criteria must be met before a conditional use permit can be granted:

- 1. The project must meet the special design review criteria listed in subsection B of this section.**

The proposal conforms to Design Review findings which are included in this attachment below.

- 2. Monopoles should not be located any closer than one thousand five hundred (1,500) feet from existing monopoles unless technologically required or visually preferable.**

By adding new amratures and antennas onto an existing monopole, the potrential future need for additional monooles within 1,500 feet would be reduced.

- 3. The proposed project must not disrupt the overall community character.**

The addition of 12 additional antenna panels and 15 RRU's onto an existing monopole will not alter or disrupt the current overall character of the community. With implementation of the design provisions contained in Specific Condition # 15, the visual mass of the facility would be reduced.

SECTION 17.128.080(B) – DESIGN REVIEW CRITERIA FOR MONOPOLE FACILITIES

In addition to the design review criteria listed in Chapter 17.136, the following specific additional criteria must be met when design review is required before an application can be granted:

- 1. Collocation is to be encouraged when it will decrease visual impact and collocation is to be discouraged when it will increase negative visual impact.**

The 12 new antennas and 15 new RRU's will be collocated on a vertically extended monopole up to 80' in height. The 12 new antennas will be added to the 6 existing antennas, anlong with 15 new RRU's. New equipment and appurtenances will be located on the pole and ground level compound directly

beneath the new facilities. The entire Facility would be painted in a matching "sky gray" color as existing. To reduce the visual impacts of the facility the project will adhere to the provisions of Specific Condition # 15 which states that the height of the pole can be raised up to the 80' limit allowed by Section 17.128.08(6). The mounting arrays (pole extensions) shall be limited to within 6"- 1' of their current horizontal dimensions /length and shall not create any more visual mass per pole extension azimuth and the existing poles. The final approvable plans may increase the number of arrays /pole extensions towards the intent of maintaining the existing level of visual massing on each horizontal level as is presented on the currently existing monopole. The number of antennas, RRU's, and other cable, equipment, or devices on each pole extension / mounting array shall be equally distributed, and shall not be increased in number beyond 50% of the total of all such devices approved for the monopole. This equal distribution of antennas and equipment is to address Section(s) 17.128.080 and 17.128.025C intention to reducing the obvious impacts that monopoles can have on residential zones. Specific Condition # 15 is intended to protect livability and value of the nearby residential zones. The colocation reduces the need for additional monopole facilities and specific Conditions of Approval would achieve a reduced visual impact from the facility.

2. Monopoles should not be sited to create visual clutter or negatively affect specific views.

The antennas would be attached to an existing Monopole and the entire Facility would be located in an industrial zoned location. Per **Specific Condition #15** the entire monopole, antennas, equipment and equipment shelter shall be designed and painted to fade into the open space when viewed from the surrounding flat area adjacent to railroad tracks and the bart aerial that doesn't have any specific views and Condition of Approval #15 would reduce visual impacts.

3. Monopoles shall be screened from the public view wherever possible.

The antennas would be attached to or replace an existing Monopole and the entire Facility would be painted to fade into the horizon when viewed from the surrounding areas The existing monopole represents an established visual element at this location.

4. Equipment shelter or cabinet must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. The shelter or cabinet must be regularly maintained.

The Equipment shelter will be new, and will be sited within and existing fenced in compound. Cabinets and equipment will be concealed within this new shelter. Per **Specific Condition # 16** the facilities will be maintained in good condition.

5. Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the zone district as much as possible. Wireless communication towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area. Equipment shelters or cabinets shall be consistent with the general character of the area.

The proposal calls for new self-contained equipment shelter and alterations to the monopole. The shelter provided is consistent with the general character of the area (industrial open space and rail corridor). The new ground level equipment located within the existing compound to be sufficiently screened. As required by **Specific Condition #16** the monopole and antennas and ground level equipment shall be

modified with regard to painted color and screening requirements to better reduce the visual impacts of the facility.

6. 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.

Antennas will be attached to an expanded or new monopole [which?] within an existing fenced in compound, out of reach to the public.

17.136.070B - NON-RESIDENTIAL DESIGN REVIEW CRITERIA:

A. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, ad appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.102.030 (Special Regulations for Designated Landmarks).

The existing and proposed expanded Monopole and it's associated equipment shelter are located in an industrial area and rail corridor. Due to the location and nature of the site the proposal would not create a negative visual impact from the directions northwest to southeast on Russet or San Leandro Streets, or to the immediate west of the pole . However, the site is adjacent to existing residential properties and Zones both to the east and to the south (in the City of san Leandro). Due to these existing and evolving uses the project will require minor alterations to the proposed plans (see Specific Condition #15). With the implementation of these Condition(s), The addition of more facilities onto the pole are appropriate given the location adjacent to rail right of way and immediate screening from BART aerial – Specific Conditions of Approval's will reduce visual impacts by maintaining the existing basic dimensions of the existing pole projections.

B. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.

The proposal would enhance the operation of the surrounding area by improving essential communication services for the community. The Specific Conditions of Approval's will reduce visual impacts by maintaining the existing basic dimensions of the existing pole projections..

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

The proposed Monopole wireless facility in the General Industrial General Plan (Note: a city computer mapping error represents the General plan as Detached Unit Residential, however it is intended to be and is consistent with General Industrial. Previous permits have sited it as being General Industrial.) The subject property is located within General Industrial General Plan designation which allows for wide variety of businesses and related commercial and industrial activities in an area The General Industrial and transportation classification is intended to recognize, preserve, and enhance areas of the City for a wide variety of businesses and related establishments that may have the potential to create off-site impacts such as noise/ glare, truck traffic, and odor.

ATTACHMENT B

The proposal is hereby approved subject to the following Conditions of Approval:

1. Approved Use

Ongoing

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff Report, and the plans dated June 14, 2013 and submitted on October 28, 2013, and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall require prior written approval from the Director of City Planning or designee.
- b) This action by the City Planning Commission ("this Approval") includes the approvals set forth below. This Approval includes: Approval of the expansion of an existing Monopole to up to 80' in height, the addition of new panel antennas up to 24 total and Radio Remote units (RRU's) up to 15 total, the creation of a new equipment shelter within an existing compound, under Oakland Municipal code sections 17.134.050 General use Permit, Section 17.128.080(C) Conditional Use Permit Criteria for Monopoles, Section 17.128.080(B) Design Review Criteria for Monopoles, 17.136.080B Non-residential Design Review

2. Effective Date, Expiration, Extensions and Extinguishment

Ongoing

Unless a different termination date is prescribed, this Approval shall expire two calendar years from the approval date, 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 permit, 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 for this project may invalidate this Approval if the said extension period has also expired.

3. Scope of This Approval; Major and Minor Changes

Ongoing

The project is approved pursuant to the Planning Code only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

4. Conformance with other Requirements

Prior to issuance of a demolition, grading, P-job, or other construction related permit

- a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. 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 of Approval 3.
- b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

5. Conformance to Approved Plans; Modification of Conditions or Revocation

Ongoing

- a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.
- b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.
- c) Violation of any term, Conditions or project description relating to the Approvals 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 Approvals 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 Conditions of Approval.

6. Signed Copy of the Conditions

With submittal of a demolition, grading, and building permit

A copy of the approval letter and Conditions shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

7. Indemnification

Ongoing

- a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland

City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (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, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the 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 applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter Agreement does not relieve the applicant of any of the obligations contained in this condition or other requirements or conditions of approval that may be imposed by the City.

8. Compliance with Conditions of Approval

Ongoing

The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

9. Severability

Ongoing

Approval of the project 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 third-party special inspector(s)/inspections as needed during the times of extensive or specialized plancheck review or construction. The project applicant may also be required to cover the full costs of independent technical review 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. Construction Emissions

Prior to issuance of a demolition, grading or building permit

To minimize construction equipment emissions during construction, the project applicant shall require the construction contractor to:

- a) Demonstrate compliance with Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. BAAQMD Regulation 2, Rule 1 provides the issuance of authorities to construct and permits to operate certain types of portable equipment used for construction purposes (e.g., gasoline or diesel-powered engines used in conjunction with power generation, pumps, compressors, and cranes) unless such equipment complies with all applicable requirements of the "CAPCOA" Portable Equipment Registration Rule" or with all applicable requirements of the Statewide Portable Equipment Registration Program. This exemption is provided in BAAQMD Rule 2-1-105.
- a) Perform low- NOx tune-ups on all diesel-powered construction equipment greater than 50 horsepower (no more than 30 days prior to the start of use of that equipment). Periodic tune-ups (every 90 days) shall be performed for such equipment used continuously during the construction period.

13. Hazards Best Management Practices

Prior to commencement of demolition, grading, or construction

The project applicant and construction contractor shall ensure that construction of Best Management Practices (BMPs) are implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following:

- a) Follow manufacture's recommendations on use, storage, and disposal of chemical products used in construction;
- b) Avoid overtopping construction equipment fuel gas tanks;
- c) During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d) Properly dispose of discarded containers of fuels and other chemicals.
- e) Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination beneath all UST's, elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition, or construction activities would potentially affect a particular development or building.
- f) If soil, groundwater or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate

measures shall include notification of regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

PROJECT SPECIFIC CONDITIONS FOR TELECOMMUNICATIONS FACILITIES

14. Emissions Report

Prior to a final inspection

An RF emissions report indicating that the site is actually operating within the acceptable thresholds as established by the Federal government or any such agency that may be subsequently authorized to establish such standards.

15. Antenna and Monopole and Appurtenances Visual Impact Minimizations

Prior to issuance of a demolition, grading or building permit

Final building plans shall be approved by the Zoning Manager prior to the start of construction. These plans shall include but may not be limited to the following provisions.

1. The height of the pole shall be raised to as much as the 80' limit allowed by Section 17.128.080A(6).
2. The mounting arrays/ apertures /pole extensions shall be consistent dimensionally with the existing ones, which shall be shown in the building permit plan sets. The limit to projection is approximately 8' from the pole and 10' 5' in mounting length (horizontal plain). Their horizontal dimensions /length and shall not create any more visual mass per pole extension azimuth than the existing mounting arrays /apertures (T-Mobile) on the poles. The final approvable plans may increase the number of arrays /pole extensions towards the intent of maintaining the existing level of visual massing on each horizontal level as is presented on the existing monopole.
3. The number of antennas, RRU's, and other cable, equipment, or devices on each pole extension / mounting array per directional azimuth shall be equally distributed, and shall not be increased in number beyond 3 per aperture as previously approved on V10-169. This equal distribution of antennas and equipment is to address the intent of Planning Code Section's 17.128.080 and 17.128.025Ci to reduce the obvious impacts that monopoles can have on residential zones. The intended effect of this is to create a visual balance and reduce the visual mass (i.e. the horizontal expansion as well as density of devices per mounting array / pole extension.) associated with this monopole expansion as seen primarily from the surrounding residential areas within sight of the pole.

All antenna cables and cable attachments shall be located and otherwise concealed within the monopole and armatures where possible to lessen unnecessary visual clutter. Upon the discretion or request of the Zoning Manager the monopole and antennas shall be painted in different color(s) as the need to camouflage becomes necessary. The color of the monopole shall be shown on plans. The painted pole and antennas shall be maintained in good condition and partially or wholly repainted as needed.

16. Equipment Cabinets, Fence

Prior to a final inspection

The existing wrought iron fence height shall be retained at no greater than 10 feet. Located on or within this wrought iron fence shall be a solid or semi-solid screening wall made of metal or some other like ridged material with a height no greater than 6 feet. The screening wall(s) shall encompass

the actual equipment cabinets (referred to as new H-frame). This fence and screening material shall be painted in such a way as to be visually unobtrusive. All fencing and screening shall be maintained in good condition and painted or replaced as needed. Graffiti shall be removed or painted over (in uniform color) as needed. Upon the discretion or request of the Zoning Manager the fencing, screening wall and equipment cabinets shall be painted in different color(s) as the need to camouflage becomes necessary.

17. On-site Clean-up and Site Maintenance Plan

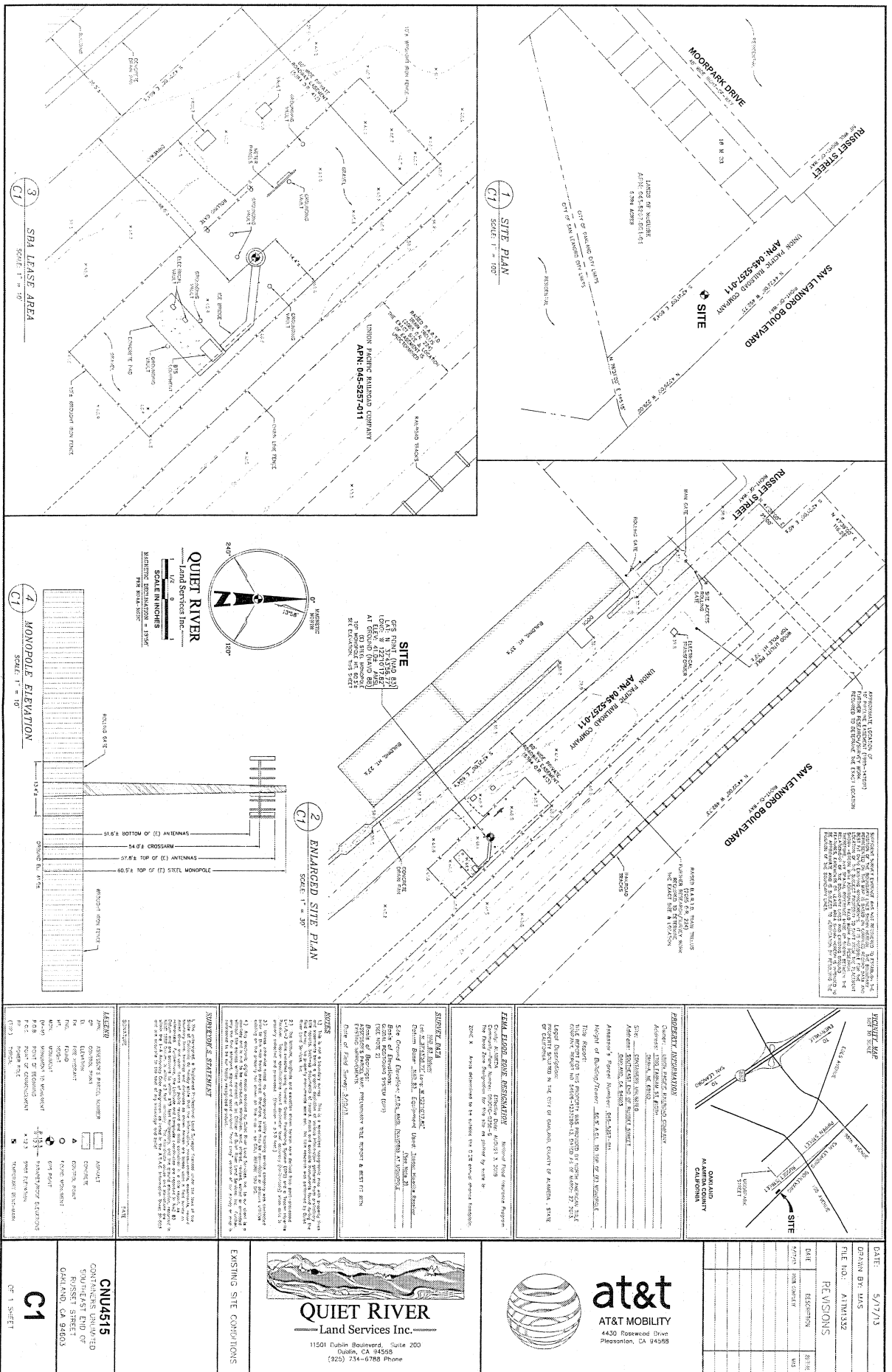
Prior to a final inspection and ongoing

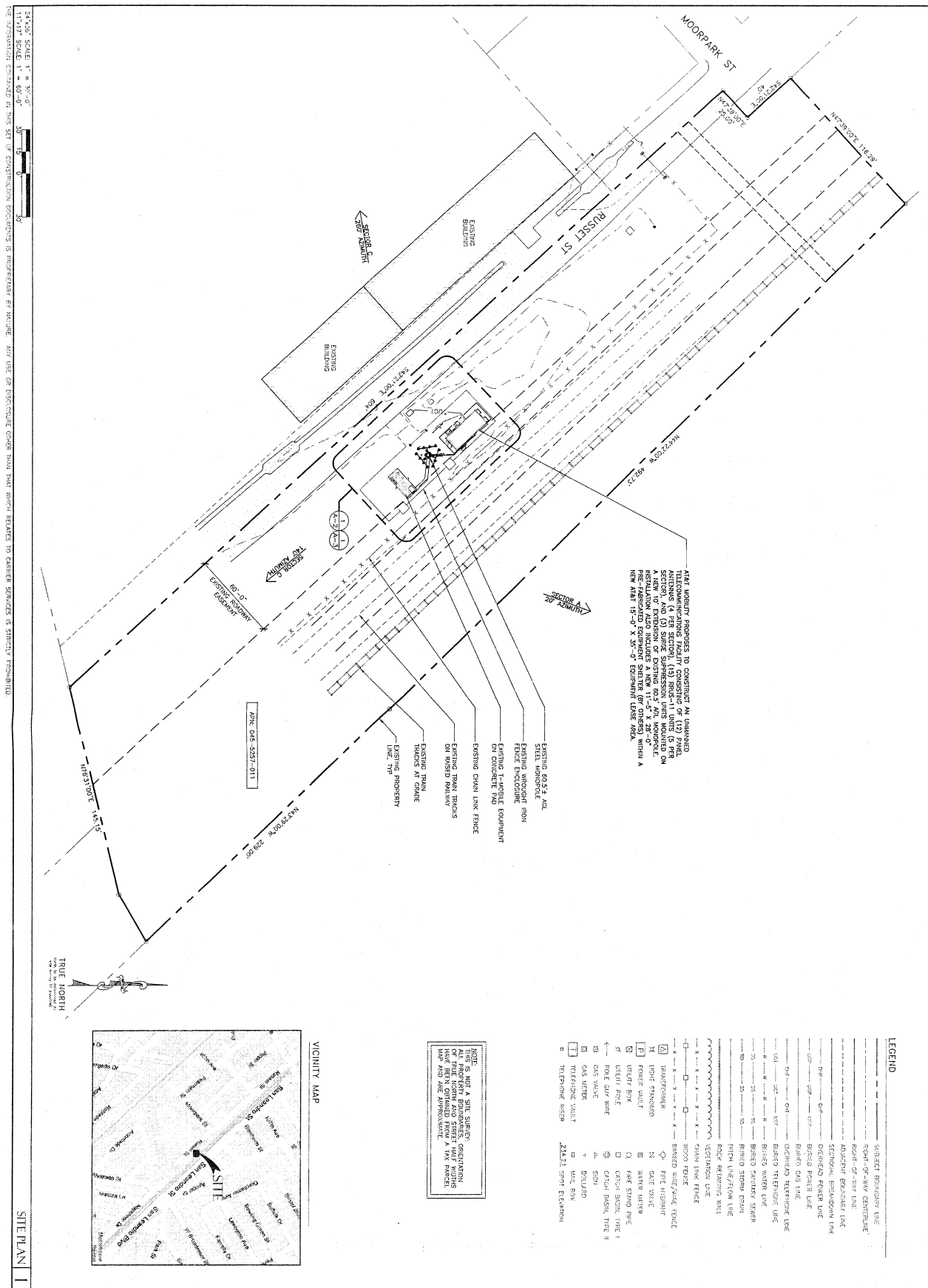
The applicant shall clear litter and debris for a distance of 80 feet (approximately) from perimeter of the fence enclosure and to the edge of the road way. The litter and debris shall be removed from the area and disposed of at an appropriate collection facility. The applicant shall submit for review and approval by the Planning and Zoning Division, a Site Maintenance Plan. The site maintenance plan shall identify procedures, practices and personnel to ensure appropriate site maintenance to keep the site and surrounding areas free of trash and debris.

APPROVED BY:

City Planning Commission: _____ (date) _____ (vote)

City Council: _____ (date) _____ (vote)



[illegible]

SHEET TITLE

SHEET NUMBER

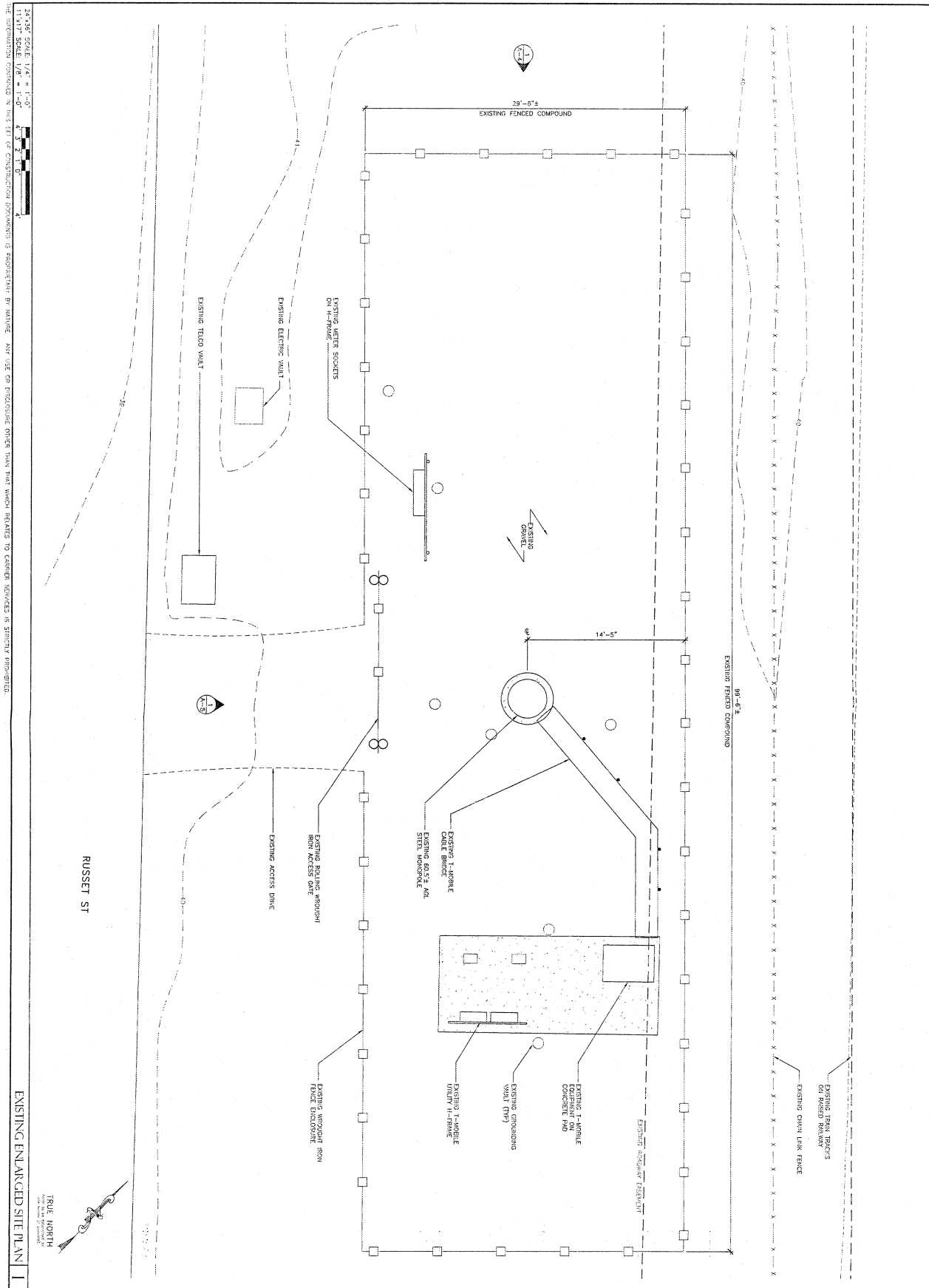
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CNU4515

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OAKLAND, CA 94603



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PACIFIC TELECOM SERVICES, INC.



24" X 36" SCALE 1/4" = 1'-0"
 11" X 17" SCALE 1/8" = 1'-0"
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EXISTING ENLARGED SITE PLAN 1

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REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/10/01	ISSUED FOR SET	MS	
2	10/10/01	ISSUED FOR SET	MS	

NOT FOR CONSTRUCTION UNLESS
 CARRIED AS CONSTRUCTION SET

SHEET NUMBER
A-2

SHEET TITLE
 EXISTING ENLARGED SITE PLAN

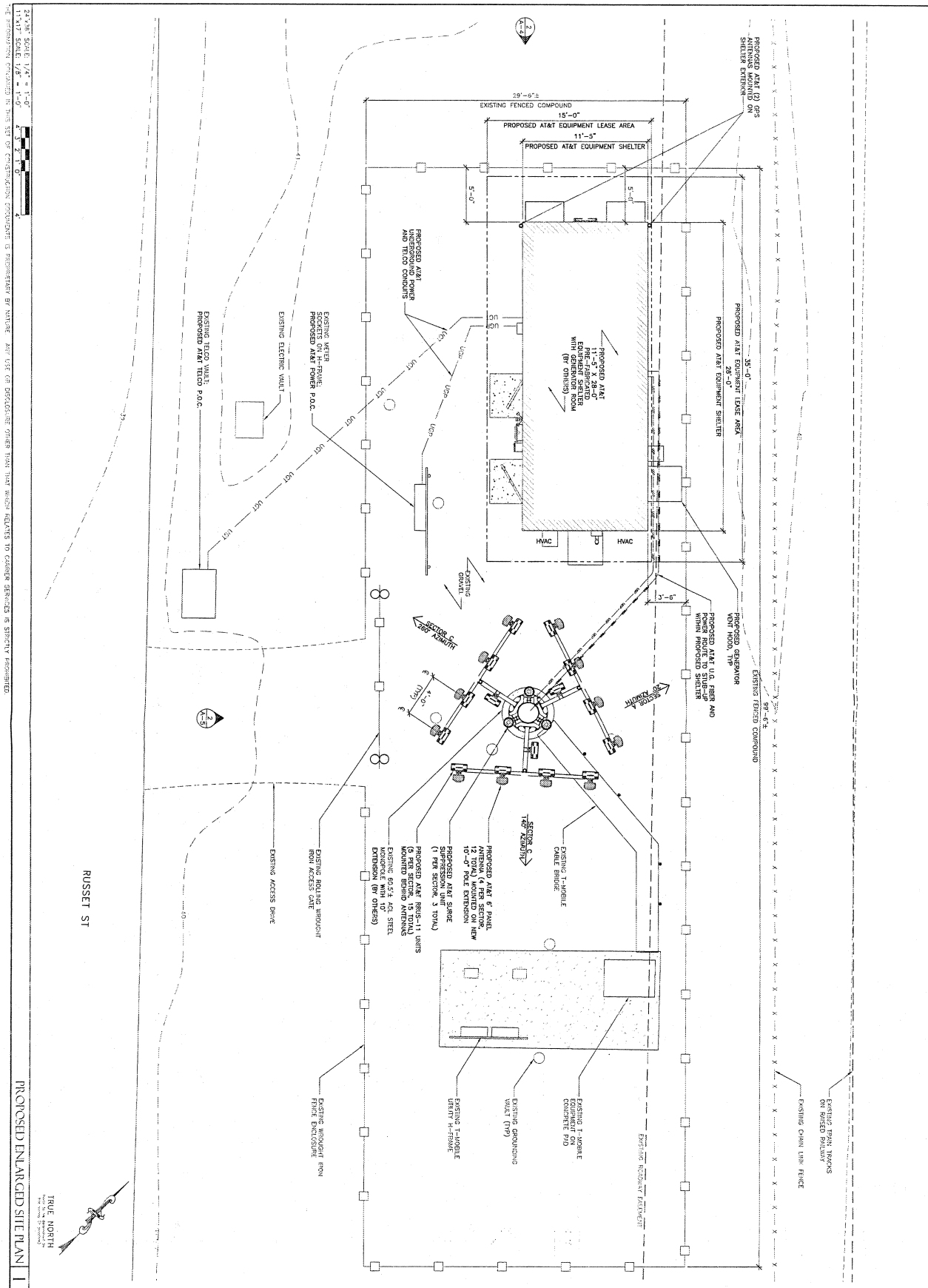


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OAKLAND, CA 94603

SHEET TITLE
PROPOSED ENLARGED SITE PLAN

SHEET NUMBER

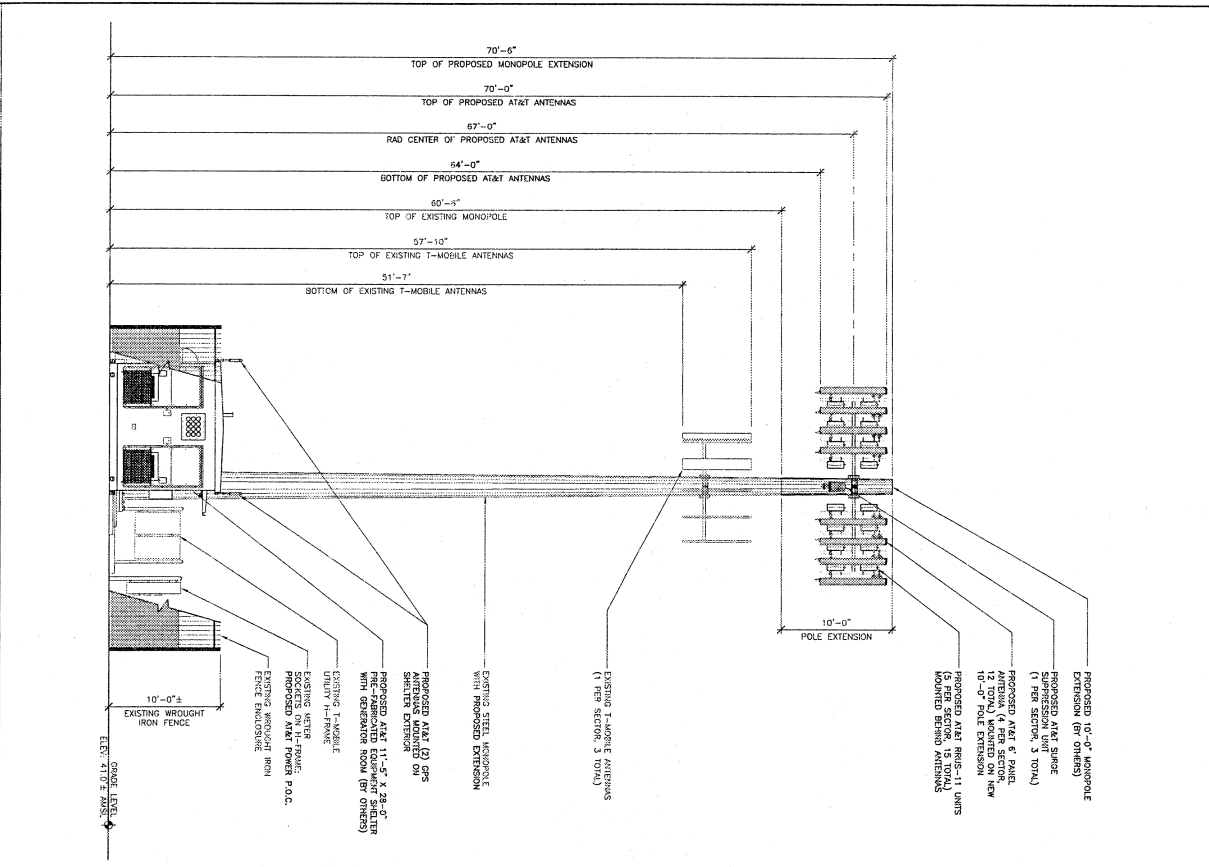
A-3



25'-0" SCALE 3/16" = 1'-0"
 11'-0" SCALE 3/32" = 1'-0"
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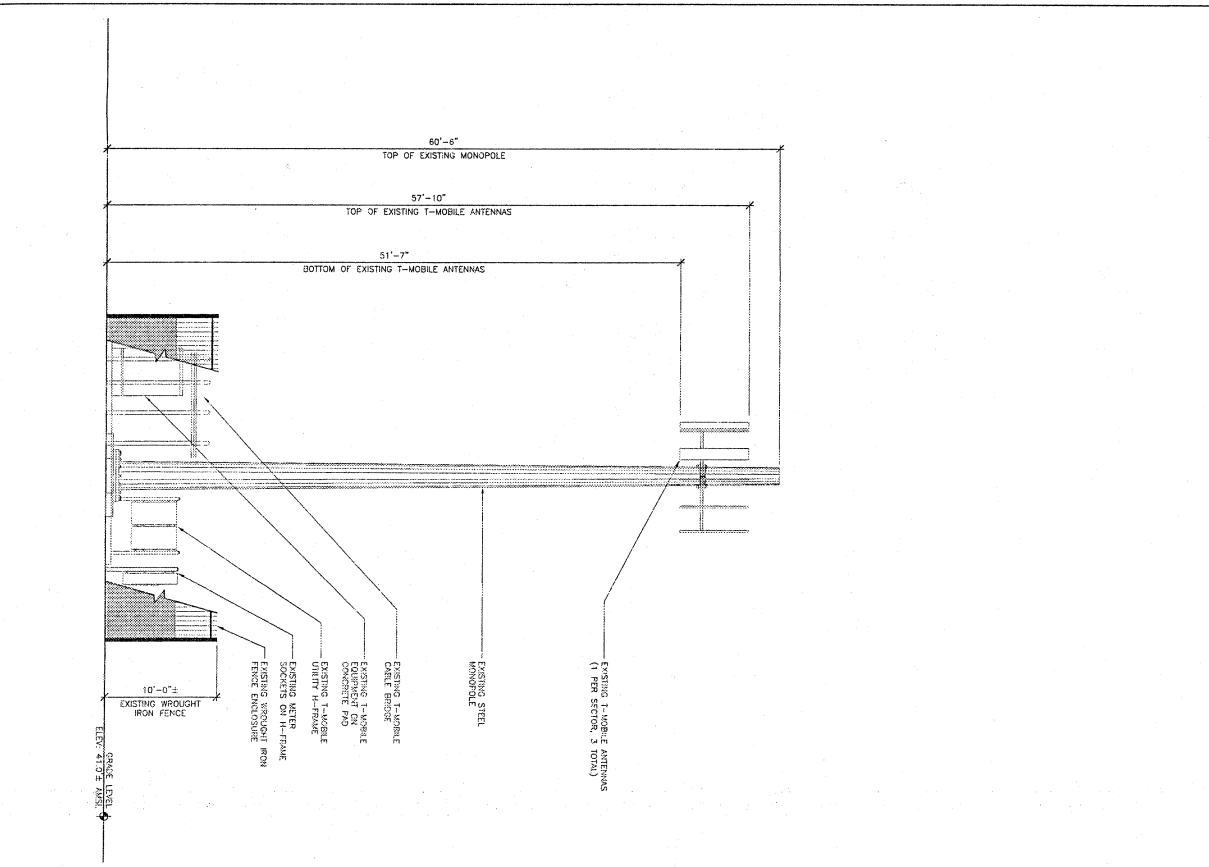
25'-0" SCALE 3/16" = 1'-0"
 11'-0" SCALE 3/32" = 1'-0"
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PREPARED BY VALUE. THE USE OF CONTRACTOR GROUP SHALL BEAT WHICH DETAILS TO EXISTING SERVICES IS STRICTLY PROHIBITED.

PROPOSED NORTHWEST ELEVATION 2



25'-0" SCALE 3/16" = 1'-0"
 11'-0" SCALE 3/32" = 1'-0"
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PREPARED BY VALUE. THE USE OF CONTRACTOR GROUP SHALL BEAT WHICH DETAILS TO EXISTING SERVICES IS STRICTLY PROHIBITED.

EXISTING NORTHWEST ELEVATION 1



NOT FOR CONSTRUCTION UNLESS
 DATED AS CONSTRUCTION SET

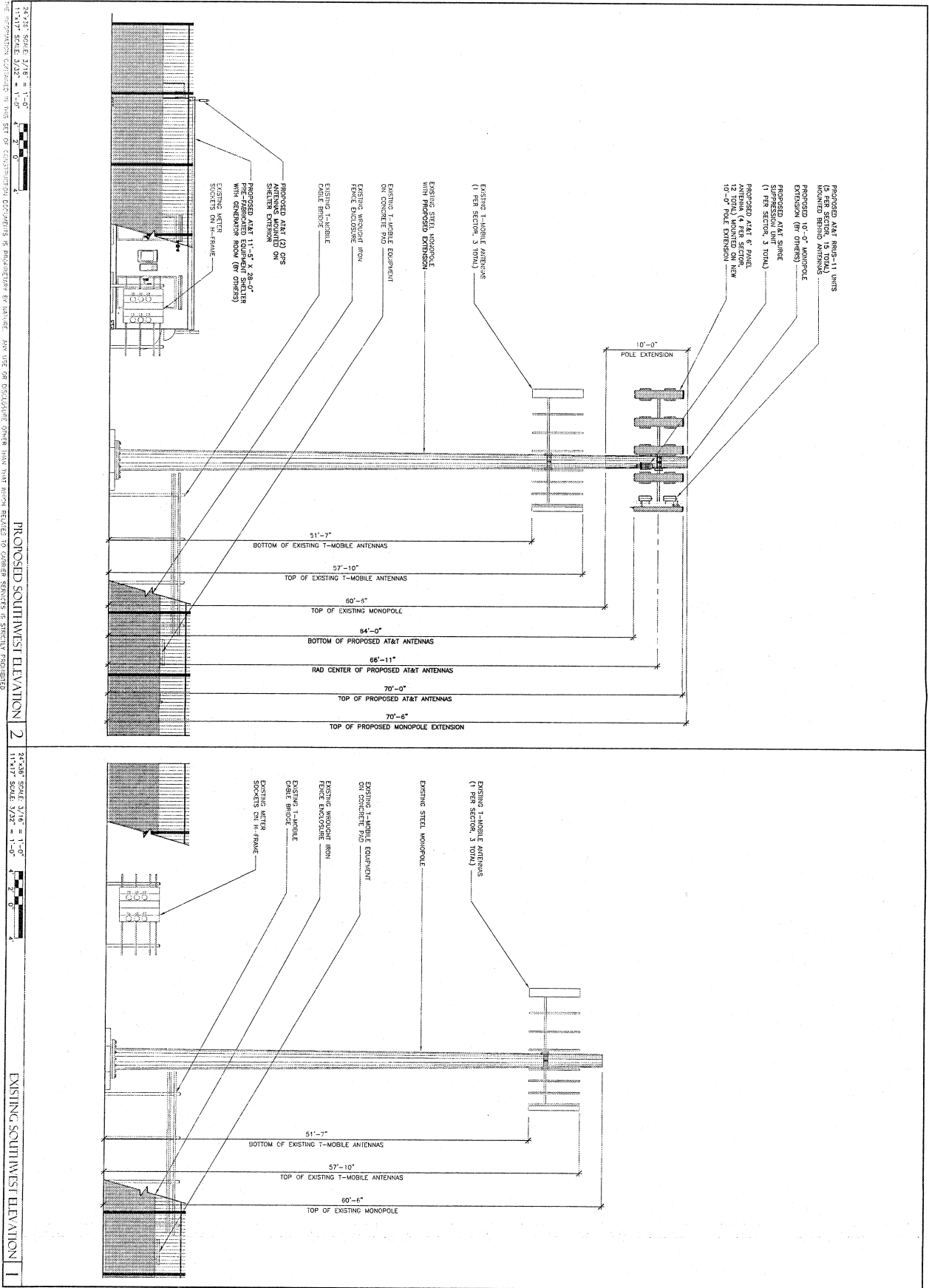
REVISIONS	
1	EXISTING & PROPOSED MONOPOLE EXTENSION
2	EXISTING & PROPOSED MONOPOLE EXTENSION
3	EXISTING & PROPOSED MONOPOLE EXTENSION
4	EXISTING & PROPOSED MONOPOLE EXTENSION
5	EXISTING & PROPOSED MONOPOLE EXTENSION
6	EXISTING & PROPOSED MONOPOLE EXTENSION
7	EXISTING & PROPOSED MONOPOLE EXTENSION
8	EXISTING & PROPOSED MONOPOLE EXTENSION
9	EXISTING & PROPOSED MONOPOLE EXTENSION
10	EXISTING & PROPOSED MONOPOLE EXTENSION

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SHEET NUMBER

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REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/17/07	ISSUED FOR PERMITTING	AK	
2	11/17/07	ISSUED FOR PERMITTING	AK	

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

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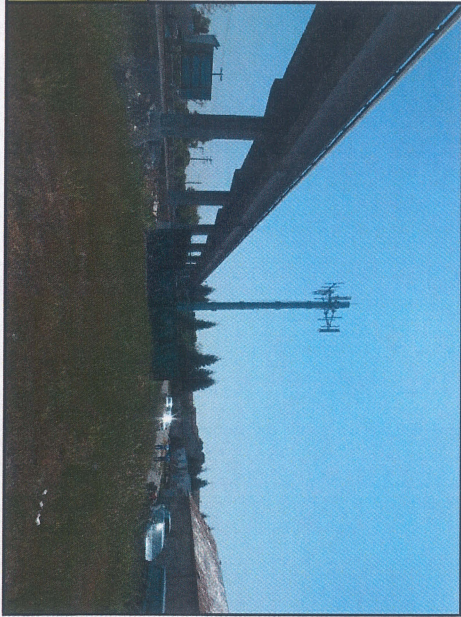
View #: 1

June 19, 2013

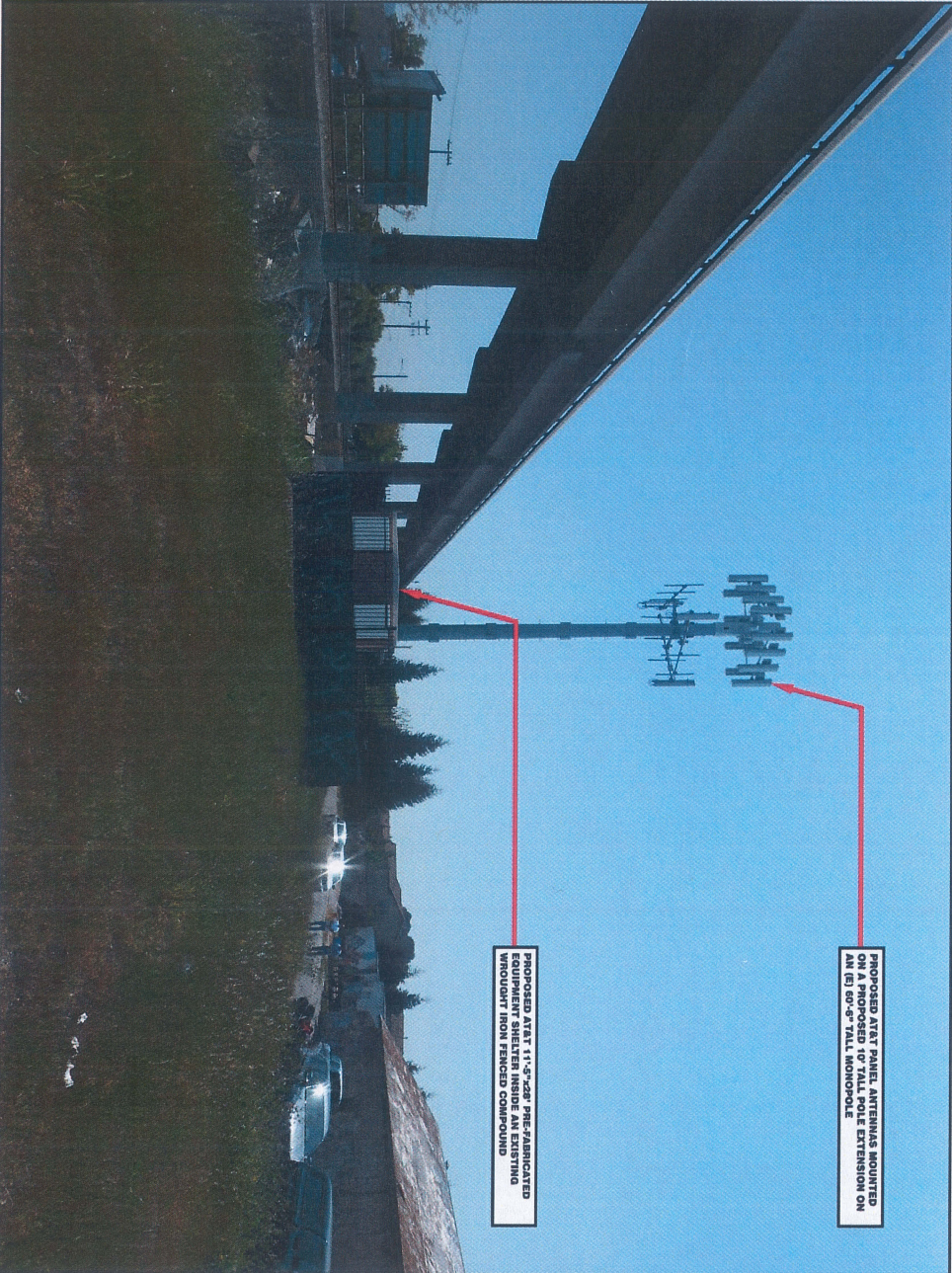
Location



Existing



Proposed



PROPOSED AT&T PANEL ANTENNAS MOUNTED ON A PROPOSED 10' TALL POLE EXTENSION ON AN 80'-0" TALL MONOPOLE

PROPOSED AT&T 11'-5"-0" PRE-FABRICATED EQUIPMENT SHELTER INSIDE AN EXISTING WROUGHT IRON FENCED COMPOUND

The illustration above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore PTS (Pacific Telecom Services) is not responsible for any post production design changes. Monopole disclaimer: (In the event that the proposed installation is an artistic representation of a tree, and not intended to be an exact reproduction of an actual living tree. The final installation will have cables, cable ports, and various attachments, such as antennas, nuts, and bolts. While the appearance of the installation will be as a tree, the true nature of the installation will be apparent, or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

AT&T Mobility
4430 Rosewood Drive
Pleasanton, CA 94588
Jimmy Stillman - Phone: (530) 913-9577

Prepared by: C.J.L.

PTS
Pacific Telecom Services, LLC
3189 S Airport Loop Drive, Costa Mesa, CA 92626-3414

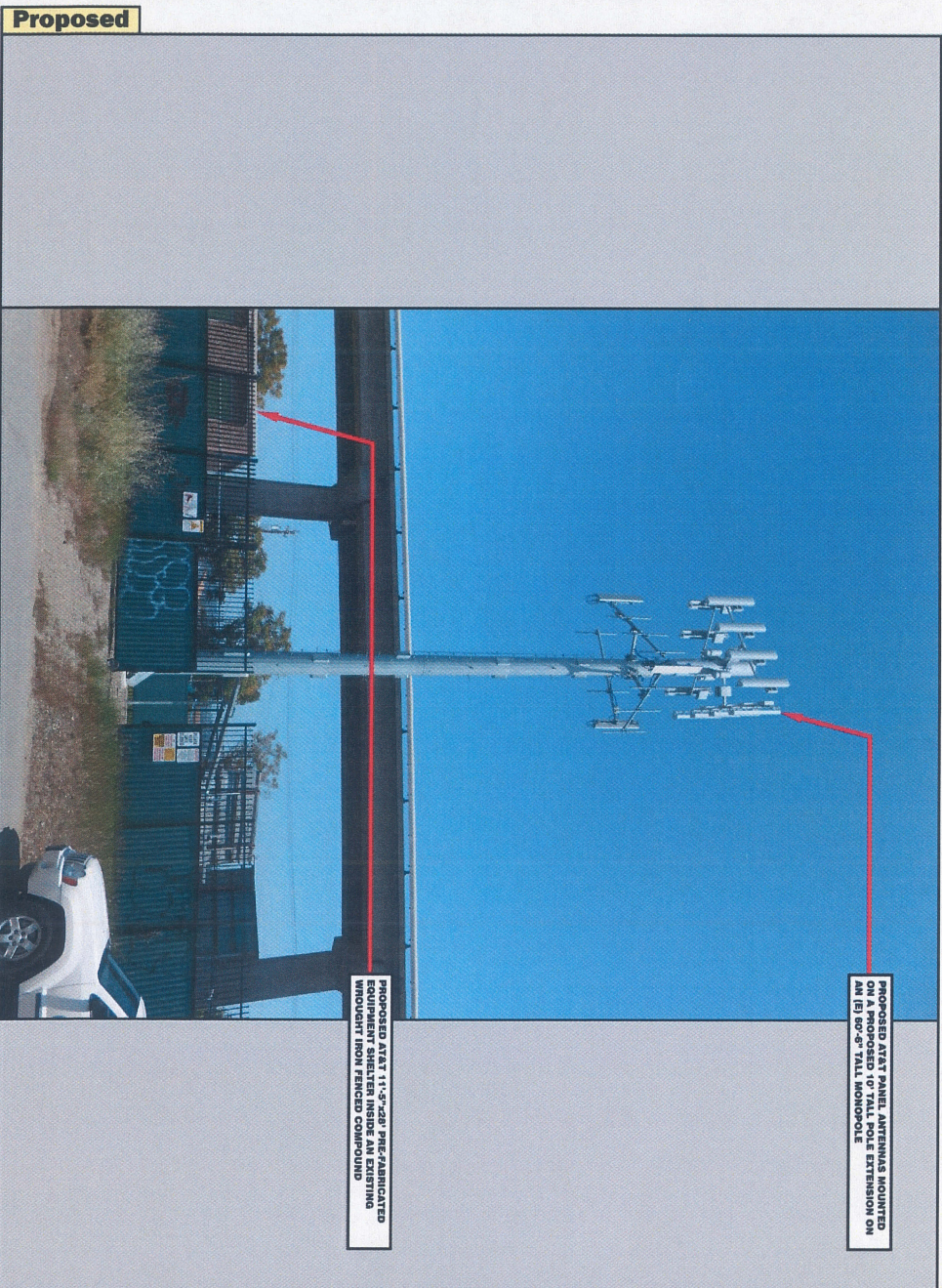
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View #: 2



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June 19, 2013

Prepared by: C.J.L.

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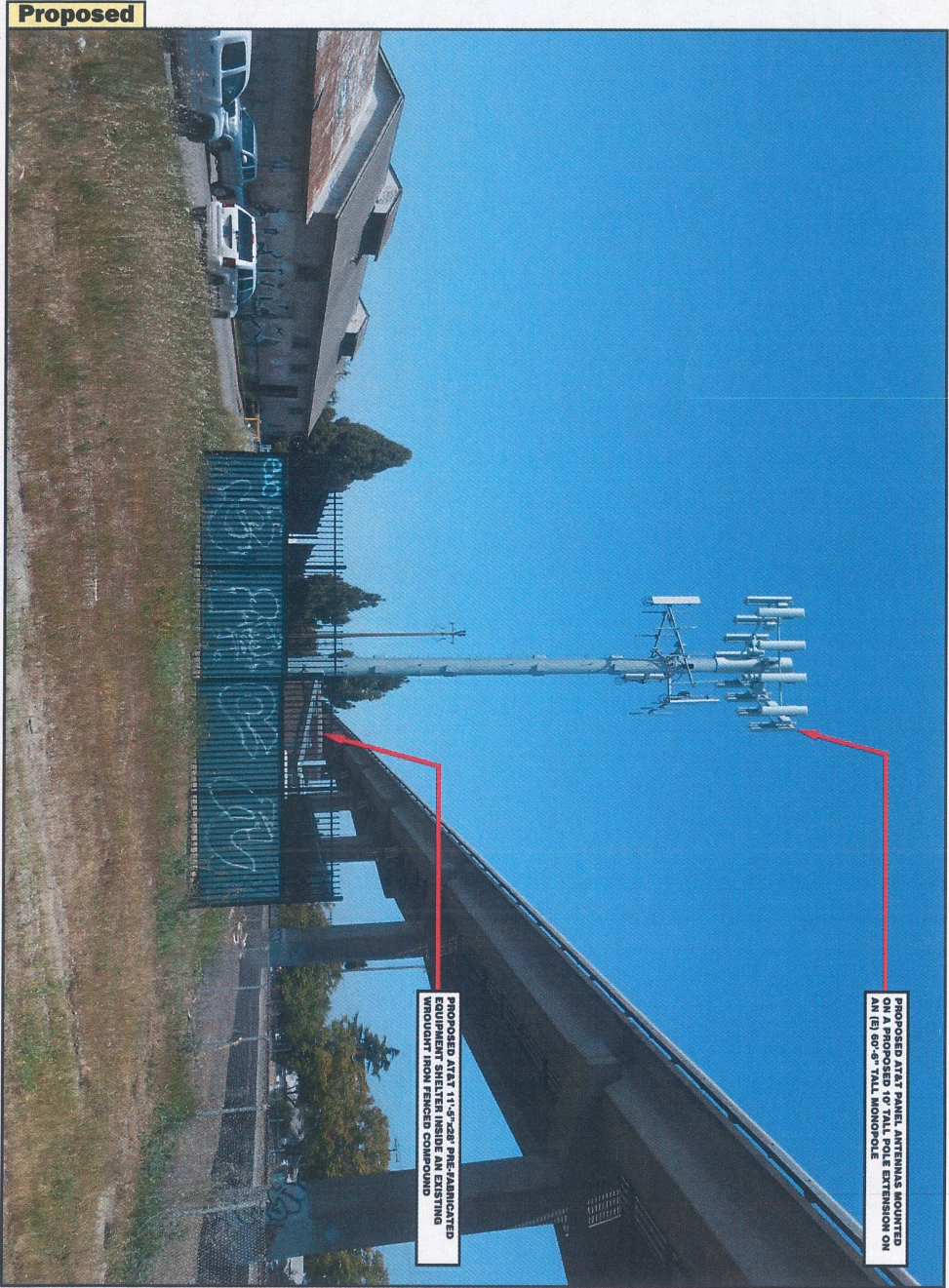


View #: 3

June 19, 2013



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PROPOSED TEST RANGE ANTENNAS MOUNTED ON A PROPOSED 117' TALL POLE EXTENSION ON AN (B) 60'-2" TALL MONOPOLE

PROPOSED AT&T 11'-3"-22' PRE-FABRICATED EQUIPMENT SHELTER INSIDE AN EXISTING WROUGHT IRON FENCED COMPOUND

The illustration above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore PTS (Pacific Telecom Services) is not responsible for any potential design, engineering, or construction issues. While every effort will be made to display these components, they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

Prepared by: CUL
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Pacific Telecom Services, LLC
3199 E Airport Loop Drive, Costa Mesa, CA 92626-3414
REV: A