**Case File Number: CMD13-312** **December 4, 2013**

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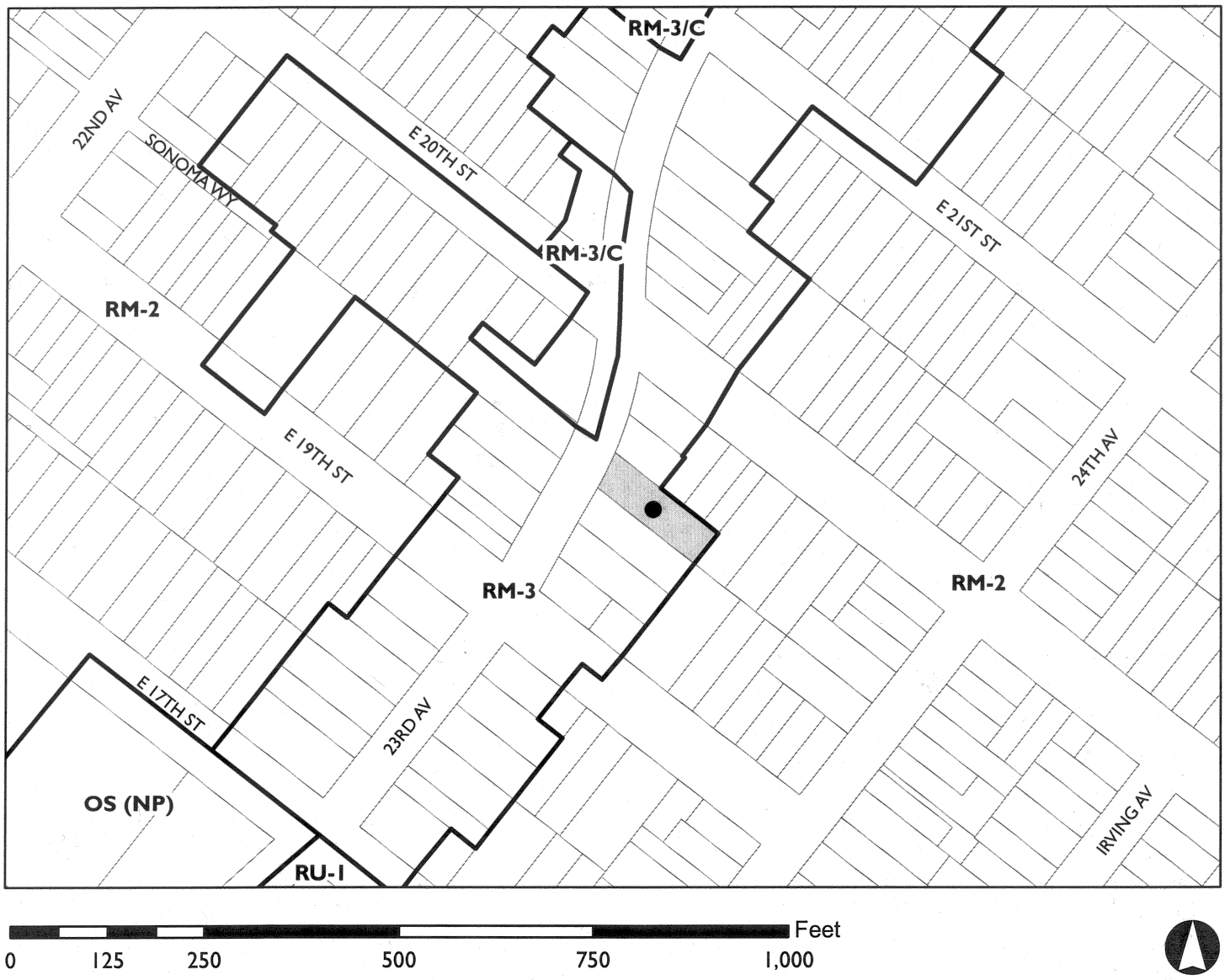
|---|---|
| **Location:** | **1940 23rd Avenue. (See map on reverse)** |
| **Assessors Parcel Numbers:** | **(021-0249-026-00)** |
| **Proposal:** | Installation of a wireless telecommunications facility. The project would include; installation of six (6) new antennas and three (3) tower amplifiers to be placed behind a new stealth (4'x4') chimney faux located on the roof of church building. The associated mechanical equipment cabinet are located inside the church structure. |
| **Applicant:** | Wireless Network support for Metro PCS. |
| **Contact Person/ Phone Number:** | Mark Bullard (916)801-6112 |
| **Owner:** | West Oakland Church of God Inc. |
| **Case File Number:** | **CMD13-312** |
| **Planning Permits Required:** | Major Conditional Use Permit and Regular Design Review to install a Mini Telecommunications Facility located in residential zone. |
| **General Plan:** | Mixed Housing Type Residential |
| **Zoning:** | RM-3 Residential Mixed Housing Type-3 Zone |
| **Environmental Determination:** | Exempt, Section 15301 of the State CEQA Guidelines; add telecommunication facility to an existing church structure Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a Community Plan, General Plan or Zoning. |
| **Historic Status:** | Not a Potential Designated Historic Property; Survey Rating: N/A |
| **Service Delivery District:** | 4 |
| **City Council District:** | 5 |
| **Date Filed:** | 11/05/2013 |
| **Finality of Decision:** | Appealable to City Council |
| **For Further Information:** | Contact case planner Jason Madani at **(510) 238-4790** or jsmadani@oaklandnet.com |

## SUMMARY

The following staff report addresses the proposal to install six (6) new antennas and three (3) tower amplifiers to be placed behind a new stealth (4'x4') chimney faux located on the roof of church building. Currently, there is one existing façade mounted antenna on this location. The associated mechanical equipment cabinets are located inside the church structure. Given the number of proposed antennas, this would be considered a "Mini" telecommunications facility. The site is located within the RM-3 Residential Mixed Housing Type-3 Zone. A Major Conditional Use Permit and Design Review are required to install a Mini Telecommunications Facilities located in a residential zone. As detailed below, the project meets all of the required findings for approval. Therefore, staff recommends approval of the project subject to the attached conditions of approval.

# CITY OF OAKLAND PLANNING COMMISSION




Case File: CMD13-312
Applicant: Wireless Network Support for Metro PCS
Address: 1940 23rd Avenue
Zone: RM-3

## PROJECT DESCRIPTION

The applicant (Wireless Network Support for Metro PCS. Wireless) is proposing to install six (6) new antennas and three (3) tower amplifiers to be placed behind a new stealth (4'x4') chimney faux located on the roof of church building. The associated mechanical equipment cabinets are located inside the church structure. (**See Attachment A**)

## PROPERTY DESCRIPTION

The subject property is an approximately 8,257 square foot parcel with a two- story church structure. The subject property is located between E.19th Street and E.20th Street and bounded with residential properties.

## BACKGROUND

### Limitations on Local Government Zoning Authority under the Telecommunications Act of 1996

Section 704 of the Telecommunications Act of 1996 (TCA) provides federal standards for the sitting 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. 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 FCC standards in this regard. See, 47 U.S.C. 332(c) (7) (B) (iv) (1996). This means that local authorities may not regulate the sitting 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 sitting applications to place, construct, or modify a facility within a reasonable time. 47 U.S.C.332(c) (7) (B) (ii). See FCC Shot Clock ruling setting forth "reasonable time" standards for applications deemed complete. Section 704 also mandates that the FCC provide technical support to local governments in order to encourage them to make property, rights-of-way, and easements under their jurisdiction available for the placement of new spectrum-based telecommunications services. This proceeding is currently at the comment stage. For more information on the FCC's jurisdiction in this area, contact Steve Markendorff,

Chief of the Broadband Branch, Commercial Wireless Division, Wireless Telecommunications Bureau, at (202) 418-0640 or e-mail "smarkend@fcc.gov".

## GENERAL PLAN ANALYSIS

The subject property is located within the Mixed Housing Type Residential General Plan Designation. The Mixed Housing Type Residential land use 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 and detract from the mixed housing type residential characteristics of the neighborhood. The proposed antennas will be behind a new stealth (4'x4') chimney faux screen located on the roof of a church building. Visual impacts will be mitigated since the antennas will be screened and painted to match the color of the building. The associated mechanical equipment cabinets are located inside the church structure. The proposed project will have minimal effect on the existing structure and surrounding area.

## ZONING ANALYSIS

The subject property is located in the RM-3 Mixed Housing Type Residential #3 Zone. The intent of the RM-3 is to create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings at somewhat higher densities than in RM-2, and neighborhood businesses where appropriate. The project requires a Major Conditional Use Permit, since it is located in a residential zone. Staff finds that the proposed application meets applicable RM-3 Zoning and City of Oakland Telecommunication Regulations as discussed under the "Key Issues" and Section of "Findings" of this report.

## 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 additions and alterations to existing facilities. In addition, the project is also exempt per Section15183, for projects consistent with a community plan, general plan or zoning.

## KEY ISSUES AND IMPACTS

### 1. Conditional Use Permit

Section 17.17.02 of the City of Oakland Planning Code requires a Conditional Use Permit to install a Mini Telecommunication facility in the RM-3 Mixed Housing Type Residential #3 Zone. Furthermore, pursuant to Section 17.134.020 (A) (3) (i) of the Oakland Planning Code, a Major Conditional Use Permit is required for: Any telecommunication facility in or within one hundred (100) feet of the boundary of any residential zone. The required findings for a major conditional use permit are listed and included in staff's evaluation as part of this report.

### 2. Project Site

Section 17.128.110 of the City of Oakland Telecommunication Regulations indicate that new wireless facilities shall generally be located on designated properties or facilities in the following 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.
D. Existing commercial or industrial structures in residential zones.
E. Other non-residential uses in residential zones.
F. Residential uses in non-residential zones.
G. Residential uses in residential zones.

*Facilities locating on an A, B or C ranked preference do not require a site alternatives analysis.

Since the proposed project involves co-location at an existing facility, the proposed project meets (A).

**3. Project Design**

Section 17.128.120 of the City of Oakland Telecommunications Regulations indicates 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 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 or B ranked preference does not require a site design alternatives analysis. Facilities designed to meet a C through F ranked preference, inclusive, must submit a site design alternatives analysis as part of the required application materials. (A) site design alternatives analysis shall, at a minimum, consist of:

Written evidence must indicate why each higher preference design alternative can not be used. Such evidence shall be in sufficient detail that independent verification could be obtained if required by the City of Oakland Zoning Manager. Evidence should indicate if the reason an alternative was rejected was technical (e.g. incorrect height, interference from existing RF sources, inability to cover required area) or for other concerns (e.g. inability to provide utilities, construction or structural impediments).

City of Oakland Planning staff have reviewed the applicant is written evidence (see attachment A) and determined that the site selected conforms to the telecommunication regulation requirements. The project has met design criteria (B) and (C) since the antennas will be roof

mounted and screened/ painted to match the color of the building. The roof-mounted antennas will be partially set back from the roof edge and not visible from surrounding streets.

**4. 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. In the document (attachment B) prepared by Klaus Bender, P.E. Licensed professional Engineer, Consulting engineers, the proposed project was evaluated for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. According to the report on the proposal, the project will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, the proposed site will operate within the current acceptable thresholds as established by the Federal government or any such agency that may be subsequently authorized to establish such standards.

***b.*** Prior to final building permit sign off, 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 who may be subsequently authorized to establish such standards.

The information submitted with the initial application was an RF emissions report, **prepared by Klaus Bender, P.E. Licensed Professional Engineer** (**Attachment B**). The report states that the proposed project will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not cause a significant impact on the environment. Additionally, staff recommends that prior to the final building permit sign off; the applicant submits certified RF emissions report stating that the facility is operating within acceptable thresholds established by the regulatory federal agency.

**CONCLUSION**

Staff believes that, installation of six (6) new antennas and three (3) tower amplifiers to be placed behind a new stealth (4'x4') chimney faux located on the roof of two-story church structure; and associated mechanical equipment cabinet located inside the church structure will have a minimum visual impact to the surrounding neighborhood. Staff believes that, the findings for approval can be made to support the Conditional Use Permit, Design Review Findings.

**RECOMMENDATIONS:**

1. Affirm staff's environmental determination
2. Approve Conditional Use Permit, Design Review application CMD13-314 subject to the attached findings and conditions of approval

Prepared by:

Jason Madani
Planner II

Approved by:

Scott Miller,
Zoning Manager

Approved for forwarding to the
City Planning Commission

Rachel Flynn Director
Department of Planning and Building

**ATTACHMENTS:**

A. Project Plans & Alternative site selection & Photo simulations
B. Klaus Bender, P.E. Licensed Professional Engineer RF Emissions Report

## FINDINGS FOR APPROVAL

This proposal meets all the required findings under Sections 17.134.050, (General Use Permit criteria); 17.136.050. (B), (Non-Residential Design Review criteria); Section 17.128.060(B), of the Telecommunication Facilities (Mini) Design Review criteria; as set forth below. Required findings are shown in **bold** type; reasons your 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 in the area. The proposed six (6) new screened antennas located inside (4'x4') chimney faux mounted on the roof will be camouflaged and blend in with surrounding residential buildings. The telecommunications 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 development will provide enhanced telecom service to support a convenient and functional working and shopping environment. It will maintain the nature of the use of the church building. The proposal will preserve a convenient and functional institutional facility and will not likely 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 development will enhance the successful operation of the surrounding area in its basic community function and will provide an essential service to the community or region. This will be achieved by improving the functional use of the site by providing a regional telecommunication facility for the community and will be available to police, fire, 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 with 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 General Plan Designation. The Mixed Housing Type Residential land use 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 and detract from the mixed housing type residential characteristics of the neighborhood. The proposed antennas will be behind a new stealth (4'x4') chimney faux screen located on the roof of church building. Visual impacts will be mitigated since the antennas will be screened and painted to match the color of the building. The associated mechanical equipment cabinets are located inside the church structure. The proposed project will have minimal effect on the existing structure and surrounding area.

**17.136.050(B) – NONRESIDENTIAL DESIGN REVIEW CRITERIA:**

1. **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, and 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 17.136.060;**
The proposed six (6) new screened antennas located inside (4'x4') chimney faux mounted on the roof will be camouflaged and blend in with surrounding residential buildings.
The proposed screening enclosures are compatible with the existing building material. Photo simulations submitted for the project show the view of the proposed antennas and screen as seen from the street with minimum visual impacts. Therefore, the proposal will not have significant impacts on the operating characteristic of the existing church building and surrounding neighborhood.

2. **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 antennas will be screened and painted to match the existing building and will not have significant visual impact on this residential neighborhood.

3. **That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.**
See above (E) findings.

**SECTION 17.128.060B, TELECOMUNICATION MINI FACILITIES DESIGN CRITERIA:**

1. **Antennas should be painted and/or textured to match the existing structures.**

The proposed antennas will be screened and will be compatible and blend in with the existing structure and adjacent residential buildings.

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 antennas will be mounted on a non- Historic Building. As presented in the attached plans, the proposed (4'x4') chimney faux screening enclosure material is compatible and blends in with architectural style of the building.

3. **Where feasible, antennas can be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging.**
The proposed screened structures are designed as a chimney faux to camouflage the antennas.

4. **Equipment cabinets shall be completely concealed from view or placed underground.**
The proposed equipment cabinet's areas are located inside the building.

5. **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 wireless communication antennas and equipment cabinets will be located in areas not easily accessible to the public.

6. **For antennas attached to the roof, maintain a 1:1 ratio (example: ten feet high antenna requires ten feet setback from facade) for equipment setback unless an alternative replacement would reduce visual impact; treat or screen the antennas to match existing air conditioning units, stairs, elevator towers, or other background; avoid placing roof mounted antennas in direct line with significant view corridors.**
The development proposal for the installation of the new wireless antennas located within screened structure meets the 1:1 setback from the edge of roof line and is screened from public view.

**Section 17.128.060 General Development Standards for Mini Facilities**

1. **The Mini Facilities shall be located on existing buildings, poles or other existing Support structures**.
The proposed antennas are located on the existing church building.

2. **The equipment cabinet(s) must be concealed from public view or placed underground. The cabinet must be regularly maintained.**
The proposed equipment cabinets are located inside the building and will maintain by the Metro PCS staff.

3. **Mini Facilities may exceed the height limitation specified for all zones but may not exceed fifteen (15) feet above the roof line or parapet. Placement of an antenna on a**

**nonconforming structure shall not be considered to be an expansion of the nonconforming structure.** The proposed antennas located inside chimney faux screening box will be 7' in height.

4. **The applicant shall submit written documentation demonstrating that the emissions from the proposed project are within the limits set by the Federal Communications Commission.**
The proposed project will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not cause a significant impact on the environment.

## CONDITIONS OF APPROVAL
## CMD13-312

## STANDARD CONDITIONS:

### 1. Approved Use
***Ongoing***

a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, **CMD13-312**, and the plans dated **October 22, 2013** and submitted on **November 5, 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 required 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: **installation of six (6) new antennas and three (3) tower amplifiers to be placed behind a new stealth (4'x4') chimney faux located on the roof of church building. The associated mechanical equipment cabinets are located inside the church structure.**

### 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 **Oakland 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 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.

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.

**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***

**i.** 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.

**ii.** Within ten (10) calendar days of the filing of any Action as specified in subsection A above, the applicant shall execute a Letter of 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 of 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 any 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.

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

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

f) 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.

**PROJECT SPECIFIC CONDTIONS:**

**12. 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.

**13. 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.

**14. Compliance with Title 24**
***Prior to issuance of certificate of occupancy.***
The applicant shall implement acoustical techniques in compliance with Title 24 to ensure that noise levels in interior spaces remain at or below 45 CNEL with all doors and windows closed.

# metroPCS

## ATTACHMENT A

SITE NAME:
# CHURCH OF GOD

SITE NUMBER:
# SF1891A

1940 23rd AVENUE
OAKLAND, CA 94606



THESE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ISSUANCE OF A BUILDING PERMIT AND ALL SHEETS HAVE BEEN ISSUED "FOR CONSTRUCTION".

| | | | |
|---|---|---|---|
| ABV | ABOVE | MECH | MECHANICAL |
| ADJ | ADJUSTABLE | MED | MEDIUM |
| ALT | ALTERNATE | MFR | MANUFACTURER |
| APPROX | APPROXIMATE | MIN | MINIMUM |
| APP | APPROXIMATE | MIR | MIRROR |
| AUTO | AUTOMATIC | MISC | MISCELLANEOUS |
| AWG | AMERICAN WIRE GUAGE | MM | MILLIMETER(S) |
| | | MTL | MATERIAL |
| BBU | BASE BAND UNIT | NOM | NOMINAL |
| BEL | BELOW | NTS | NOT TO SCALE |
| BLK | BLOCK | OD | OUTSIDE DIAMETER |
| BOT | BOTTOM | | |
| BTCW | BARE TINNED COPPER WIRE | PAR | PARALLEL |
| | | PBC | POWER BACKUP CABINET |
| CHAM | CHAMFER | | |
| CIR | CIRCLE | PERI | PARALLEL |
| CIRC | CIRCUMFERENCE | PPC | POWER PROTECTION CABINET |
| CLR | CLEAR | | |
| CMU | CONCRETE MASONRY UNIT | PT | PRESSURE TREATED |
| COL | COLUMN | | |
| COMB | COMBINATION | PVC | POLY VINYL CHLORIDE |
| CONT | CONTINUOUS | | |
| CTR | COUNTER | RAD | RADIUS |
| DBS | DISTRIBUTED BASE STATION | REF | REFERENCE |
| | | RET | RETURN |
| DEP | DEPRESSED | REV | REVISION |
| DET | DETAIL | RFU | RADIO FREQUENCY UNIT |
| DIAG | DIAGONAL | | |
| DIA | DIAMETER | | |
| DIM | DIMENSION | SCH | SCHEDULE |
| DIV | DIVISION | SECT | SECTION |
| DN | DOWN | SF | SQUARE FOOT |
| DWG | DRAWING | SHT | SHEET |
| EA | EACH | SIM | SIMILAR |
| EQ | EQUAL | SPEC | SPECIFICATION(S) |
| EQPT | EQUIPMENT | SPL | SPECIAL |
| EXG | EXISTING | SQ | SQUARE |
| FUT | FUTURE | STD | STANDARD |
| GALV | GALVANIZED | SYM | SYMETRICAL |
| GND | GROUND | SYS | SYSTEM |
| HD | HEAVY DUTY | TEMP | TEMPORARY |
| HDWR | HARDWARE | THK | THICK(NESS) |
| HORZ | HORIZONTAL | TOL | TOLERANCE |
| HR | HOUR | TYP | TYPICAL |
| HT | HEIGHT | UBC | UNIFORM BUILDING CODE |
| ID | INSIDE DIAMETER | | |
| L | LENGTH | VERT | VERTICAL |
| LBL | LABEL | W/ | WITH |
| MAX | MAXIMUM | W/O | WITHOUT |

ABBREVIATIONS

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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

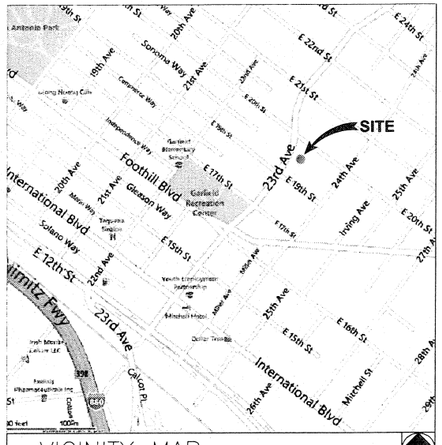
1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2010
2. CALIFORNIA BUILDING CODES 2010
3. CALIFORNIA ELECTRICAL CODES 2010
4. CALIFORNIA MECHANICAL CODES 2010
5. CALIFORNIA PLUMBING CODES 2010
6. ANSI / EIA-222 E & F
7. LOCAL BUILDING CODES
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2010 EDITION

CODE COMPLIANCE

UNMANNED WIRELESS TELECOMMUNICATION PCS EQUIPMENT.

- NEW INSTALLATION OF 4'x4'x6'H FRP FAUX CHIMNEY ON ROOF OF EXISTING CHURCH.
- NEW INSTALLATION OF (6) ERICSSON AIR21 ANTENNAS INSIDE NEW FRP FAUX CHIMNEY, (2) PER SECTOR, (3) SECTORS.
- NEW INSTALLATION OF (3) TMA UNITS INSIDE NEW FRP FAUX CHIMNEY; (1) PER SECTOR, (3) SECTORS.
- REMOVE/REPLACE EXISTING BTS CABINET W/ NEW LTE CABINET;
- NEW INSTALLATION OF (2) NEW COAX CONDUITS;
- NEW COAX CABLE RUNS FROM NEW LTE CABINET TO NEW ANTENNAS UTILIZING EXISTING COAX CABLE ROUTE.

PROJECT DESCRIPTION




VICINITY MAP

| SHEET | DESCRIPTION | REV. |
|---|---|---|
| T1 | TITLE SHEET | 2 |
| A1 | SITE PLAN | 2 |
| A2 | EQUIPMENT & ANTENNA PLANS | 2 |
| A3 | ELEVATIONS | 2 |
| A4 | DETAILS | 2 |
| A5 | DETAILS | 2 |
| E1 | GROUNDING PLAN | 2 |
| E2 | DETAILS | 2 |

SHEET INDEX

ISSUED FOR:

DATE:

## CONSULTANTS

### ARCHITECT:

CONSULTANT: MSA ARCHITECTURE + PLANNING, INC.

ADDRESS: 3194-C1 AIRPORT LOOP DRIVE
COSTA MESA, CA 92626

CONTACT: RUSS ULEP
PHONE: (949) 251-1177
EMAIL: rulepe@msa-ap.com

### PLANNING & SITE ACQUISITION:

CONSULTANT: WIRELESS NETWORK SUPPORT

ADDRESS: 111 HEKILI STREET
KAILUA, HI 96734

CONTACT: MARK BULLARD
PHONE: (808) 295-0002

EMAIL: mark@wirelessns.net

PROJECT TEAM

### APPLICANT/LESSEE

NAME: metroPCS, Inc.
ADDRESS: 1080 MARINA VILLAGE PKWY, 4TH FL.
ALAMEDA, CA 94501
CONTACT: JAMES WEILAND
PHONE: (510) 747-4606

### OWNER:

NAME: PASTOR CYNTHIA JAMES
ADDRESS: 8113 REGENCY DRIVE
PLEASANTON, CA. 94588
CONTACT: PASTOR CYNTHIA JAMES
PHONE: (925) 918-0106

### PROPERTY INFORMATION

OWNER: WEST OAKLAND CHURCH OF GOD
ADDRESS: 1940 23rd AVENUE
OAKLAND, CA. 94606

AREA OF CONSTRUCTION: 128 S.F.±

OCCUPANCY TYPE: A-3 / S-2

CONSTRUCTION TYPE: TYPE V-B

CASE FILE NO: DS12-0204

CURRENT ZONING: RM-3

EXEMPT PER CEQA SECTIONS: 15301
A.P.N.: 021-0249-026-00
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

### GEODETIC COORDINATES

NAD: 83
LAT: 37° 47' 13.33" N
LONG: 122° 13' 55.31" W

NOTE: NORTH SHOWN HAS BEEN ESTABLISHED USING COMPASS AND IS APPROXIMATE. ALL ANTENNA AZIMUTHS ARE MAGNETIC NORTH. MAGNETIC DEVIATION HAS NOT BEEN ACCOUNTED FOR. VERIFY TRUE NORTH PRIOR TO INSTALLATION OF ANTENNAS.

PROJECT SUMMARY

1080 MARINA VILLAGE PKWY, ALAMEDA, CA 94501
DEPART MARINA VILLAGE PKWY TOWARD MARINA VILLAGE PLAZA
TURN RIGHT ONTO CONSTITUTION WAY
BEAR RIGHT ONTO CA-260 NORTH / WEBSTER ST
ROAD NAME CHANGES TO HARRISON ST
TURN RIGHT ONTO 7TH ST
KEEP STRAIGHT ONTO E 8TH ST
KEEP RIGHT ONTO E 12TH ST
TURN LEFT ONTO 23RD AVE
ARRIVE AT 1940 23RD AVE, OAKLAND, CA 94606

DRIVING DIRECTIONS

| TITLE | SIGNATURE | DATE |
|---|---|---|
| MDCMC | | |
| RF ENGINEER | | |
| REAL ESTATE | | |
| METRO PCS GSA AREA MNGR. | | |
| PROPERTY OWNER | | |
| ZONING APPROVAL | | |
| CONSTRUCTION DIRECTOR | | |
| ADDITIONAL APPROVAL | | |

APPROVAL LIST

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MSA
Architecture & Planning, Inc.
3194-C1 Airport Loop Drive
Costa Mesa, CA 92626
949.251.1177 fax 949.251.1120
www. msa-ap.com

A&E SEAL

LICENSED ARCHITECT
MICHAEL SHEWBRIDGE
No. C-19797
9-30-15
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NO: SF1891A
DRAWN BY: JWH
CHECKED BY: MJS
CAD FILE: SF1891A

SUBMITTALS

| | | |
|---|---|---|
| 2 | 10/22/13 | REV. ANTENNA LOCATION |
| 1 | 10/01/13 | 100% CD |
| 0 | 07/08/13 | 90% CD |

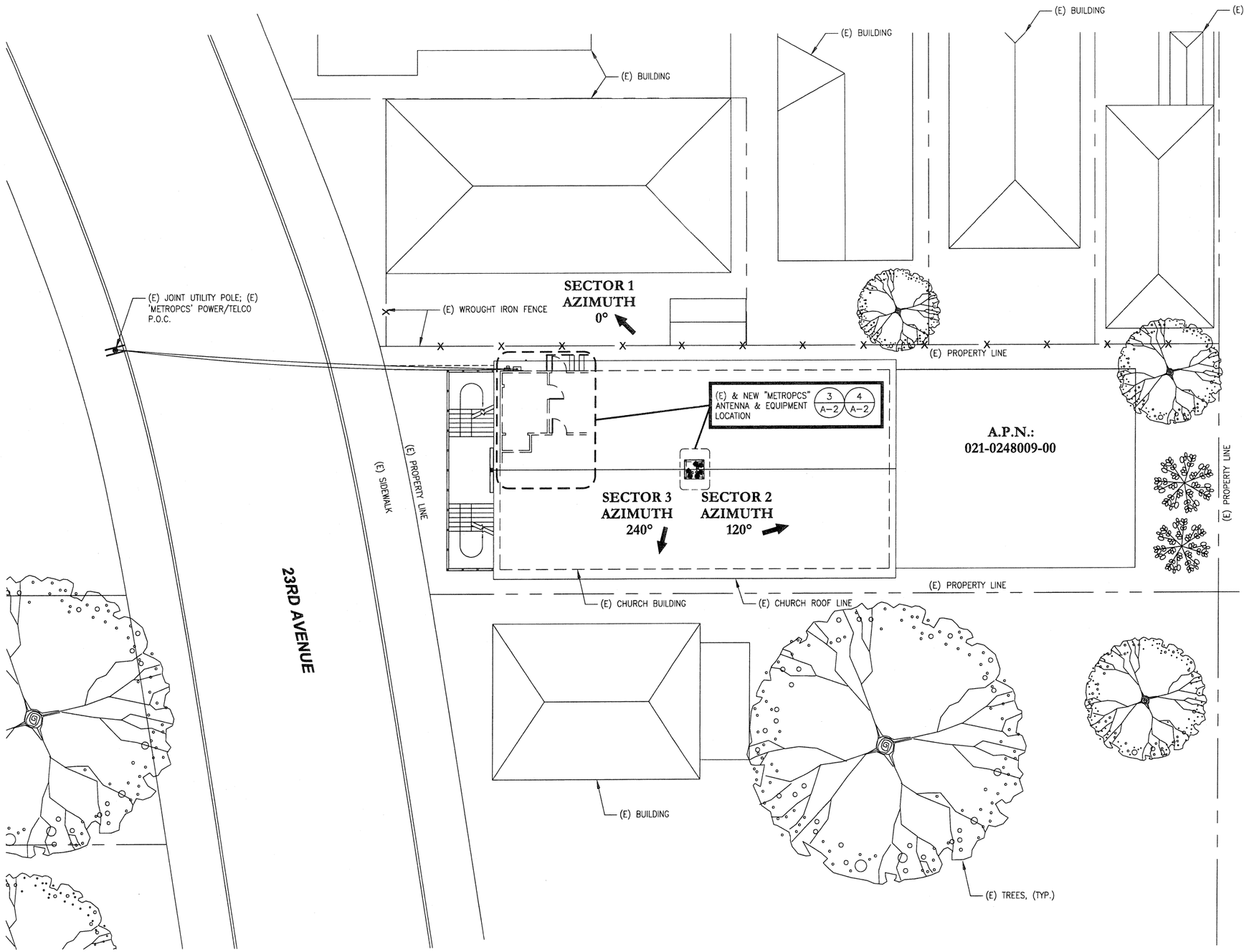


SITE
SF1891A
CHURCH OF GOD

1940 23rd AVENUE
OAKLAND, CA 94606

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T1




SITE PLAN

SCALE 1"=10'

0' 5' 10' 20'

1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SITE
SF1891A
CHURCH OF GOD

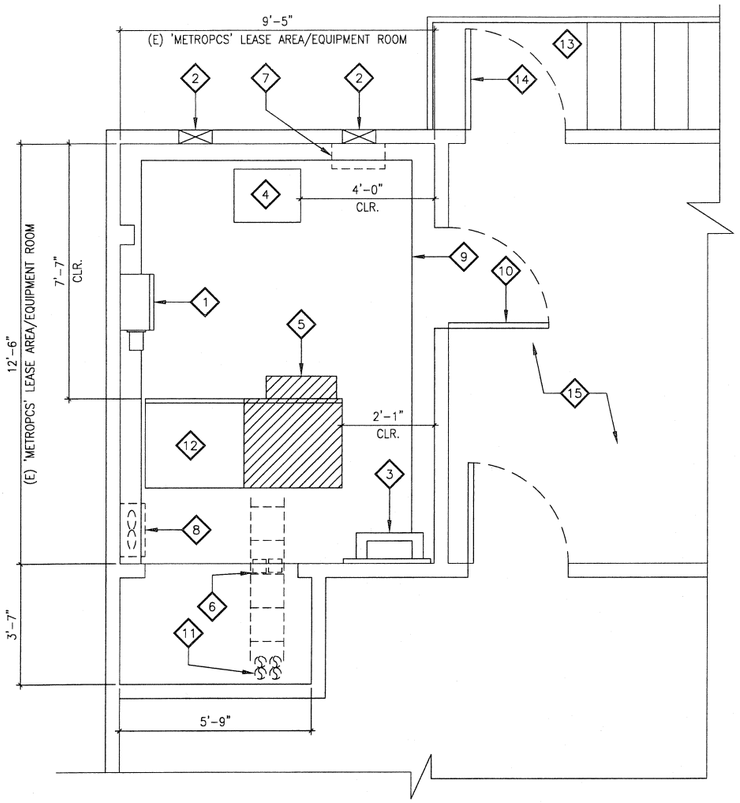
1940 23rd AVENUE
OAKLAND, CA 94606

SHEET TITLE

SITE PLAN

SHEET NUMBER

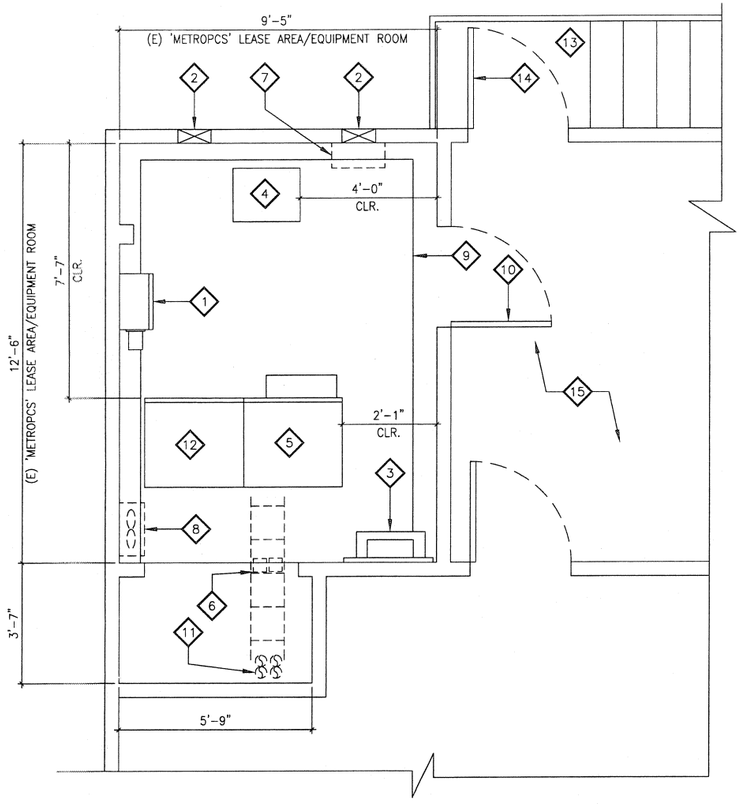
A1




## KEYED NOTES:

1. (E) PPC CABINET ON WALL
2. (E) EXHAUST FAN
3. (E) TELCO FIBER PANEL AND J-BOX ON BACKBOARD
4. (E) INDOOR LTE CABINET
5. NEW LTE CABINET, SEE DETAIL 1/A5
6. (E) DIPLEXERS ON COAX CABLE LADDER, (ABOVE)
7. (E) ETHERNET BOX ON WALL, (ABOVE)
8. (E) WALL FAN
9. (E) RAISED WOOD PLATFORM
10. (E) EQUIPMENT ROOM ACCESS DOOR
11. (2) NEW CABLE PORTS W/ (6) NEW 7/8"ø COAX CABLES & (3) NEW HYBRID CABLES
12. (E) WNG CABINET
13. (E) ACCESS STAIRS TO (E) 'METROPCS' EQUIPMENT ROOM
14. (E) MAIN ACCESS DOOR
15. (E) VESTIBULE

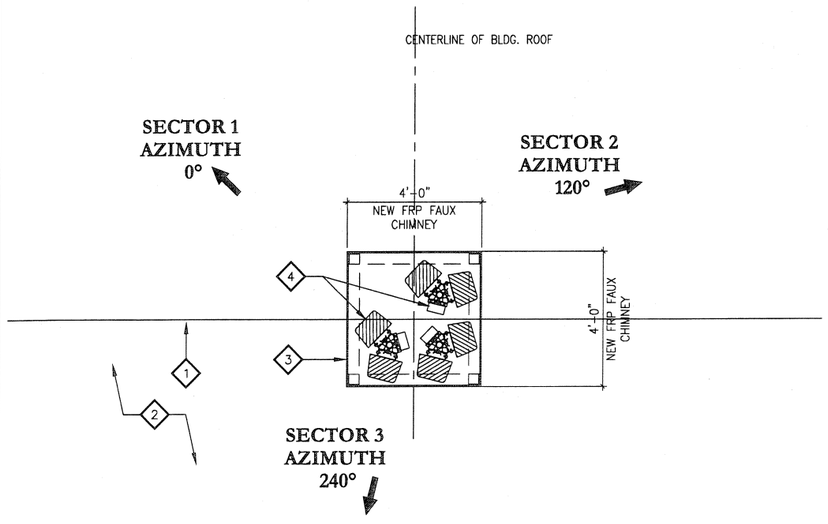
EQUIPMENT PLAN (NEW) — SCALE 1/2"=1' — 3




## KEYED NOTES:

1. (E) PPC CABINET ON WALL
2. (E) EXHAUST FAN
3. (E) TELCO FIBER PANEL AND J-BOX ON BACKBOARD
4. (E) INDOOR LTE CABINET
5. (E) CDMA CABINET TO BE REPLACED
6. (E) DIPLEXERS ON COAX CABLE LADDER, (ABOVE)
7. (E) ETHERNET BOX ON WALL, (ABOVE)
8. (E) WALL FAN
9. (E) RAISED WOOD PLATFORM
10. (E) EQUIPMENT ROOM ACCESS DOOR
11. (E) COAX CABLES ROUTE THRU CEILING TO ROOF ATTIC, (TOTAL OF (6) 1/2"ø COAX CABLES TO BE REPLACED)
12. (E) WNG CABINET
13. (E) ACCESS STAIRS TO (E) 'METROPCS' EQUIPMENT ROOM
14. (E) MAIN ACCESS DOOR
15. (E) VESTIBULE

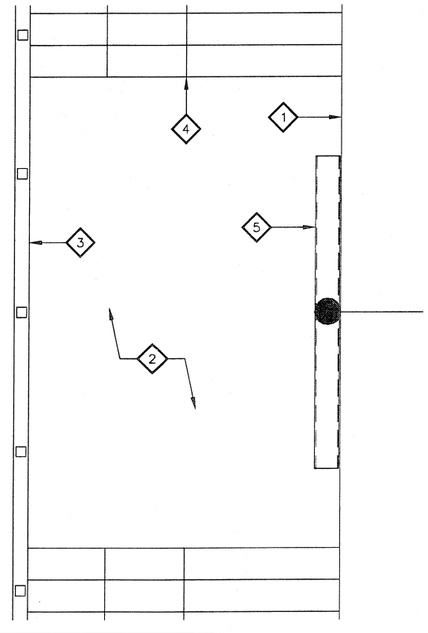
EQUIPMENT PLAN (EXISTING) — SCALE 1/2"=1' — 1




## KEYED NOTES:

1. (E) ROOF RIDGE
2. (E) ROOF SLOPE
3. NEW 'METROPCS' FRP FAUX CHIMNEY, SEE DETAIL 3/A5
4. NEW 'METROPCS' ERICSSON AIR21 PANEL ANTENNAS & TMA UNITS, (2) ANTENNAS & (1) TMA PER SECTOR, (3) SECTORS, SEE DETAIL 6/A4

ANTENNA PLAN (NEW) — SCALE 1/2"=1' — 4



## KEYED NOTES:

1. (E) CHURCH ROOF LINE
2. (E) DECK
3. (E) DECK HANDRAIL
4. (E) STAIRS
5. (E) CROSS W/ (E) 'METROPCS' CDMA PANEL ANTENNAS

ANTENNA PLAN (EXISTING) — SCALE 1/2"=1' — 2

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CAD FILE: SF1891A

SUBMITTALS

| | | |
|---|---|---|
| 2 | 10/22/13 | REV. ANTENNA LOCATION |
| 1 | 10/01/13 | 100% CD |
| 0 | 07/08/13 | 90% CD |



SITE
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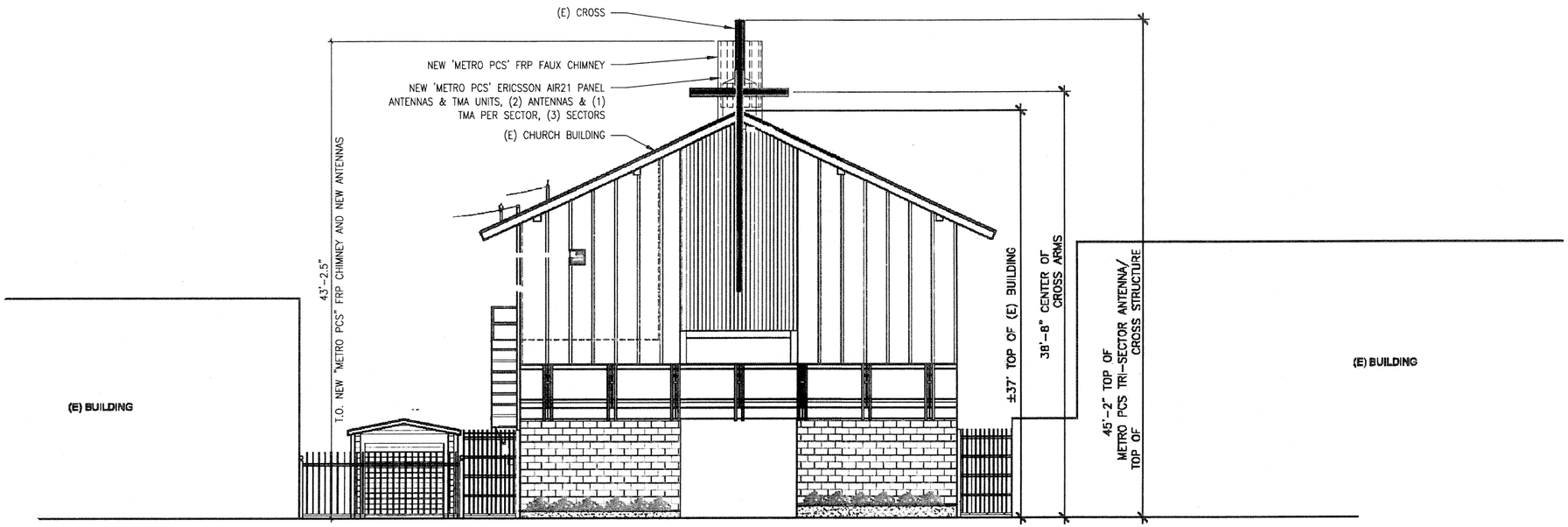
OAKLAND, CA 94606

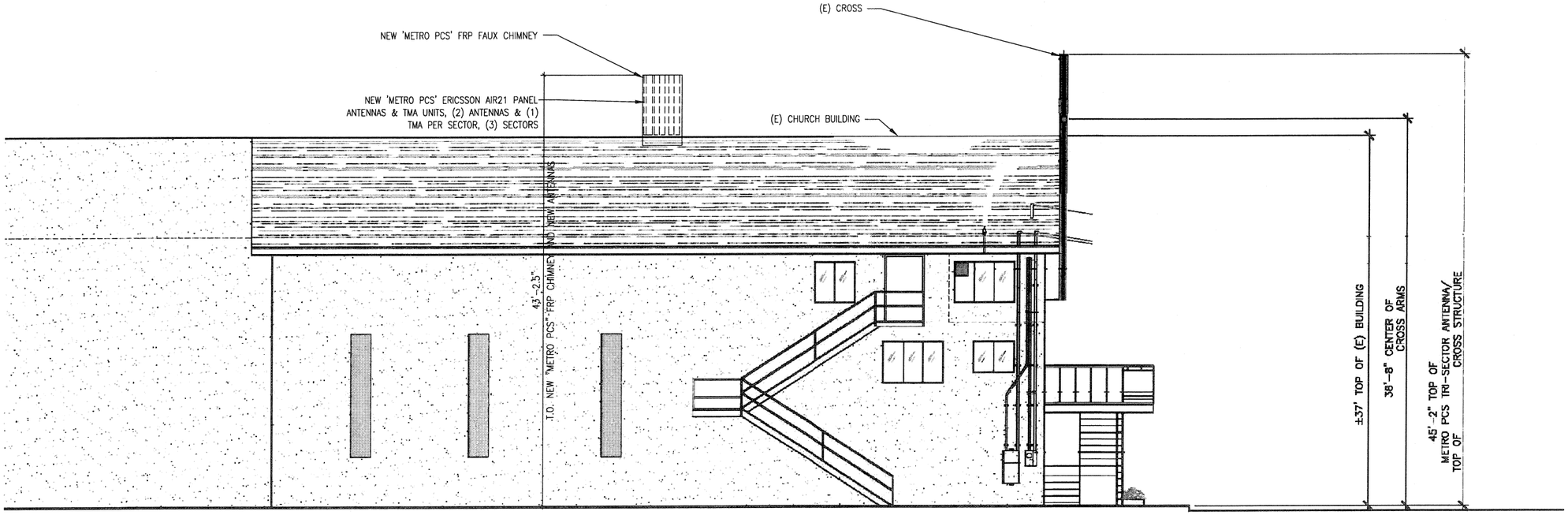
SHEET TITLE
EXISTING & NEW EQUIPMENT & ANTENNA PLANS

SHEET NUMBER
A2




NORTHWEST ELEVATION

SCALE 3/16"=1' 0" 1' 3' 7' 2




NORTHEAST ELEVATION

SCALE 3/16"=1' 0" 1' 3' 7' 1

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SUBMITTALS

| | | |
|---|---|---|
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| 0 | 07/08/13 | 90% CD |



SITE
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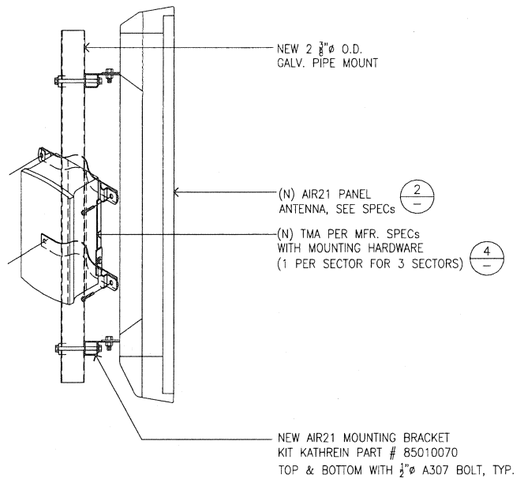
OAKLAND, CA 94606

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A3



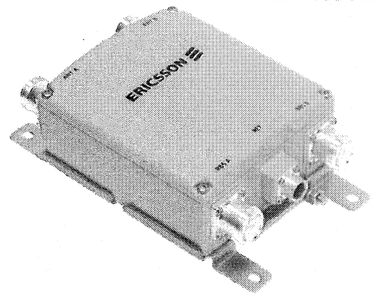

## NEW ANTENNA MOUNTING DETAIL

SCALE N.T.S. | 6

## Double TMA 17/21, Premium

3GPP/AISG compatible w. RET interface

ERICSSON

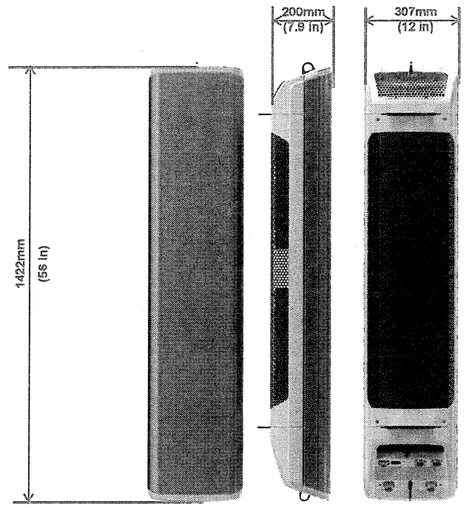



**Mechanical specifications**

| | |
|---|---|
| Dimensions (W x H x D): | 6 x 7 x 3 in (155 x 176 x 71 mm) |
| Weight: | 11 lb (5 kg) |
| RF connectors: | 7-16 DIN female |
| Ground connectors: | M8 |
| DC/Alarm: | Superimposed on the RF signal |
| Mounting: | Pole or wall mounting |

## NEW ERICSSON TWIN AWS TMA SPECs

SCALE N.T.S. | 4




- Physical Characteristics and Environment:
  - H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.9")
  - 41.5 kg (91 lbs). Two mounting brackets - add'l 2.1 kg ( 5 lbs).
  - <750 N Wind load (worst direction, static @ 150 km/h)
  - Operating temperature range: -40°C to +55°C (-40°F to +131°F)
  - Heat dissipation 300 W

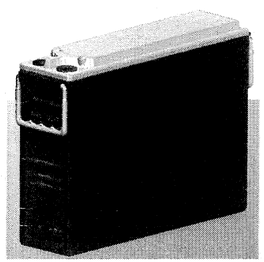
MODEL ERICSSON AIR21

NOTE: CONTRACTOR TO MODIFY EXISTING 'FRP' SCREENS WITH PERFORATED HOLES TO PROVIDE VENTILATION FOR NEW PANEL ANTENNA ASSEMBLY.

## NEW REPLACEMENT PANEL ANTENNA SPECs

SCALE N.T.S. | 2

| Battery Type | | | NSBM 12-70 | NSBM 12-100 | NSBM 12-115 | NSBM 12-130 | NSBM 12-210 |
|---|---|---|---|---|---|---|---|
| Electrolyte | Weight | /kg | 3.8 | 5.3 | 6.1 | 6.8 | 10.5 |
| | | /lbs | 8.3 | 11.6 | 13.4 | 14.9 | 23.2 |
| | Volume | /litres | 2.8 | 3.9 | 4.5 | 5.0 | 7.8 |
| | | /gallons | 0.7 | 1.0 | 1.2 | 1.3 | 2.08 |
| Acid | Weight | /kg | 1.7 | 2.4 | 2.8 | 3.0 | 4.8 |
| | | /lbs | 3.7 | 5.2 | 6.1 | 6.7 | 10.5 |
| | Volume | /litres | 0.9 | 1.3 | 1.5 | 1.7 | 2.6 |
| | | /gallons | 0.2 | 0.3 | 0.4 | 0.4 | 0.7 |
| | % Acid Weight to Total Weight | | 8% | 8% | 8% | 8% | 8% |
| Lead | Weight | /kg | 9.8 | 13.6 | 15.6 | 18.4 | 26.6 |
| | | /lbs | 21.7 | 30.0 | 34.5 | 40.6 | 58.7 |
| Lead Oxide | Weight | /kg | 4.7 | 6.3 | 8.0 | 8.4 | 13.6 |
| | | /lbs | 10.3 | 13.9 | 17.7 | 18.6 | 29.9 |
| Cells | # of Cells | | 6 | 6 | 6 | 6 | 6 |
| Total Weight | Weight | /kg | 21.6 | 30.5 | 33.5 | 38.7 | 58.2 |
| | | /lbs | 48.0 | 67.0 | 74.0 | 85.0 | 128.0 |



**Measurements**

| | |
|---|---|
| Height | 287 mm (11.3 in) |
| Width | 108 mm (4.2 in) |
| Depth | 398 mm (15.6 in) |
| Weight | 34 kg (74 lbs) |
| Terminal | Female M8 leak proof |
| Terminal Torque | 8.0 Nm (71 in-lbs) |

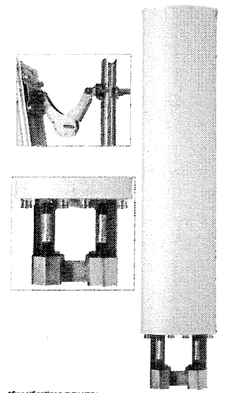
## BATTERY SPECIFICATIONS FOR NORTHSTAR 100FT

SCALE N.T.S. | 3

ANDREW.

**TMBXX-6516-R2M**

±45° Diversity, Quad Antenna



*Specifications may vary when using 0° or 1° electrical tilt.

**MECHANICAL**

| | |
|---|---|
| **Net Weight (kg / lbs):** | 15.7 / 34.6 |
| **Dimensions–LxWxD:** (with actuator) | 1499 x 302 x 160 mm<br>59 x 11.9 x 6.3 inch |
| **Max. Wind Area (m² / ft²):** | 0.27 / 2.9 |
| **Max. Wind Load (N / lbf):** | 729.4 / 164 |
| **Max. Wind Speed (km/h / mph):** | 241 / 150 |
| **Hardware Material:** | Hot Dip Galvanized |
| **Connector Type:** | 7-16 DIN, Female (4) |
| **Color:** | Off White |
| **Standard Mounting Hardware:** | TM600899A-2 |

## EXISTING PANEL ANTENNA SPECs

SCALE N.T.S. | 1

## NOT USED

SCALE N.T.S. | 5

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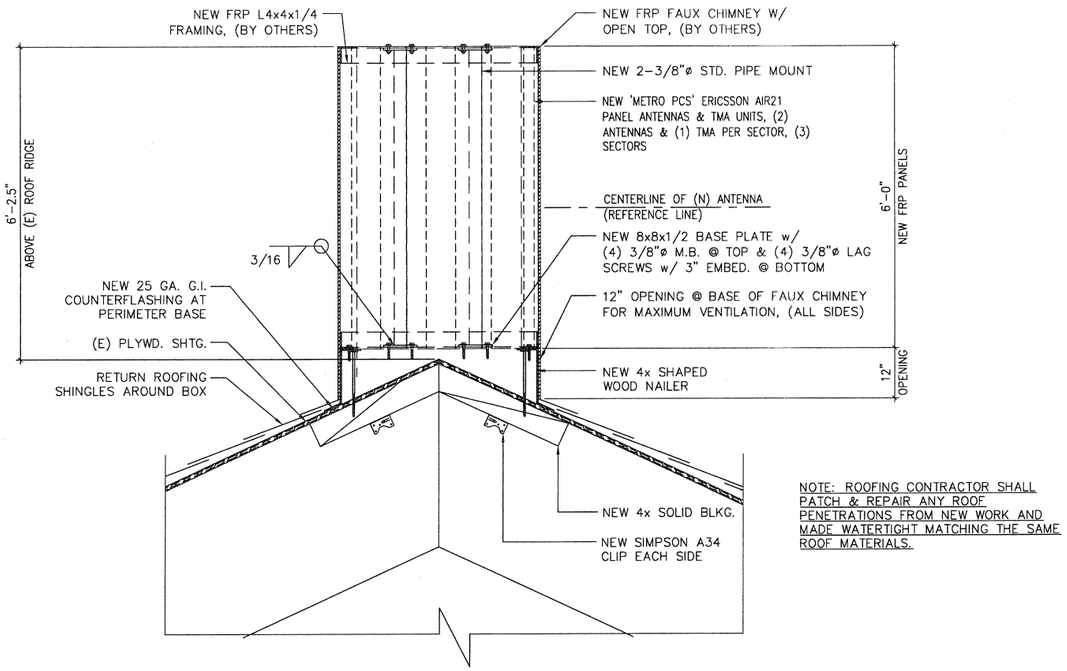
SHEET TITLE
DETAILS

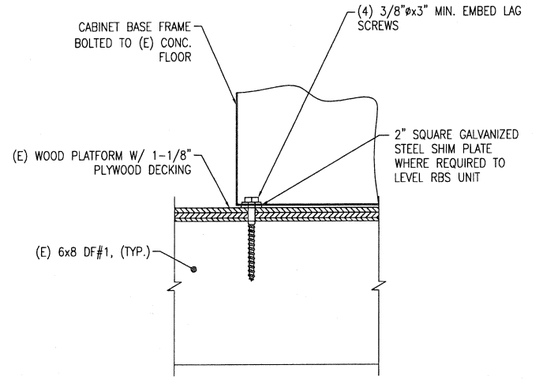
SHEET NUMBER
A4




NOTE: ROOFING CONTRACTOR SHALL PATCH & REPAIR ANY ROOF PENETRATIONS FROM NEW WORK AND MADE WATERTIGHT MATCHING THE SAME ROOF MATERIALS.

## NEW FRP FAUX CHIMNEY

SCALE 1/2"=1' | 0" 6" 1' 2' 4' | 3




## CABINET ANCHORAGE-WOOD PLATFORM

SCALE N.T.S. | 2

### GENERAL CONSTRUCTION NOTES

1. THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. CONTRACTOR SHALL CONTACT USA ALERT BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
7. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
9. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS PER SECTION 709.6.
10. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
11. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATION MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF T-MOBILE.
13. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
14. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED AND/OR FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ARCHITECT/ENGINEER, IF NECESSARY, BEFORE PROCEEDING.

### FIBERGLASS REINFORCED PLASTIC (FRP)

1. FIBERGLASS REINFORCED PLASTIC IS A COMPOSITE CONSISTING OF A PLASTIC RESIN MATRIX REINFORCED BY EMBEDDED GLASS FIBERS.
2. PROPERTIES OF FRP:
   FU= 33,000 PSI
   E= 2.6x10 $PSI^4$
3. ANCHOR BOLTS SHALL BE 1/2"ø FRP BOLTS UNLESS NOTED OTHERWISE.
4. PRODUCTS SHALL BE LABELED OR PACKAGE CLEARLY IDENTIFYING THE PRODUCT AS EXTREN 525 MANUFACTURED BY THE MORRISON MOLDED FIBERGLASS COMPANY.
5. THE MAXIMUM THICKNESS APPROVED FOR THE USE IS ¼" WITH THE EXCEPTION FIBREBOLTS WHICH ARE LIMITED TO ½" AND ⅝" DIAMETER BOLTS.
6. THE MAXIMUM ALLOWABLE TENSILE LOAD FOR ½" & ⅝" DIAMETER BOLTS SHALL BE 550 LBS., AND682 LBS. RESPECTIVELY, THE MAXIMUM ALLOWABLE SHEAR LOAD FOR THE ½" AND ⅝" DIAMETER BOLTS SHALL BE 861 LBS. AND 1052 LBS. RESPECTIVELY.
7. ONLY FIBERGLASS NUTS SHALL BE USED WITH THE FIBREBOLTS, STEEL NUTS SHALL BE PROHIBITED.
8. THE DESIGN OF ALL EXTREN 525 STRUCTURAL SHAPES, EXCLUDING BOLTS EXCEPT AS APPROVED HEREIN, SHALL BE IN ACCORDANCE WITH THE EXTREN FIBERGLASS DESIGN MANUAL. A MAXIMUM FACTOR OF SAFETY OF 5 SHALL BE APPLIED TO THE ALLOWABLE STRESS IN THE MANUAL.
9. THE FIBERGLASS PRODUCT SHALL BE PROTECTED WITH AN MFG APPROVED UV INHIBITOR.

1

**metroPCS**

MSA
Architecture & Planning, Inc.
3194-C1 Airport Loop Drive
Costa Mesa, CA 92626
949.251.1177 fax 949.251.1120
www. msa-ap.com

A&E SEAL

LICENSED ARCHITECT
MICHAEL SHEWBRIDGE
No. C-19797
9-30-15
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NO: SF1891A

DRAWN BY: JWH

CHECKED BY: MJS

CAD FILE: SF1891A

SUBMITTALS

| | | |
|---|---|---|
| 2 | 10/22/13 | REV. ANTENNA LOCATION |
| 1 | 10/01/13 | 100% CD |
| 0 | 07/08/13 | 90% CD |

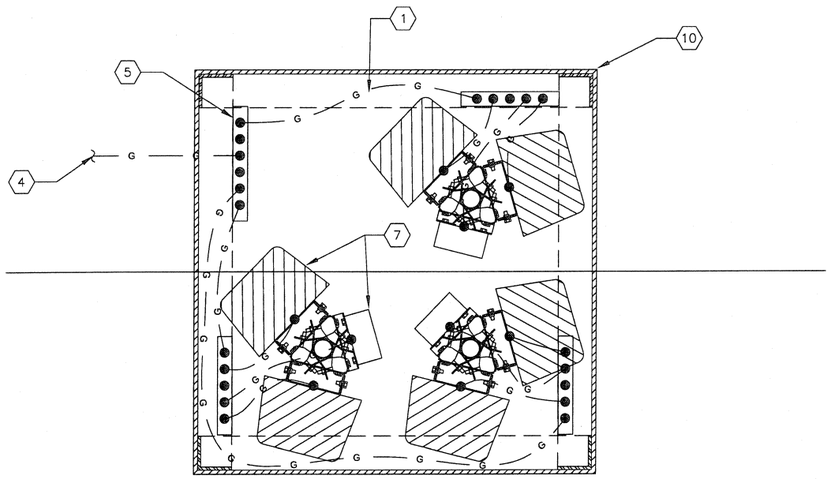


SITE
SF1891A
CHURCH OF GOD

1940 23rd AVENUE
OAKLAND, CA 94606

SHEET TITLE
DETAILS

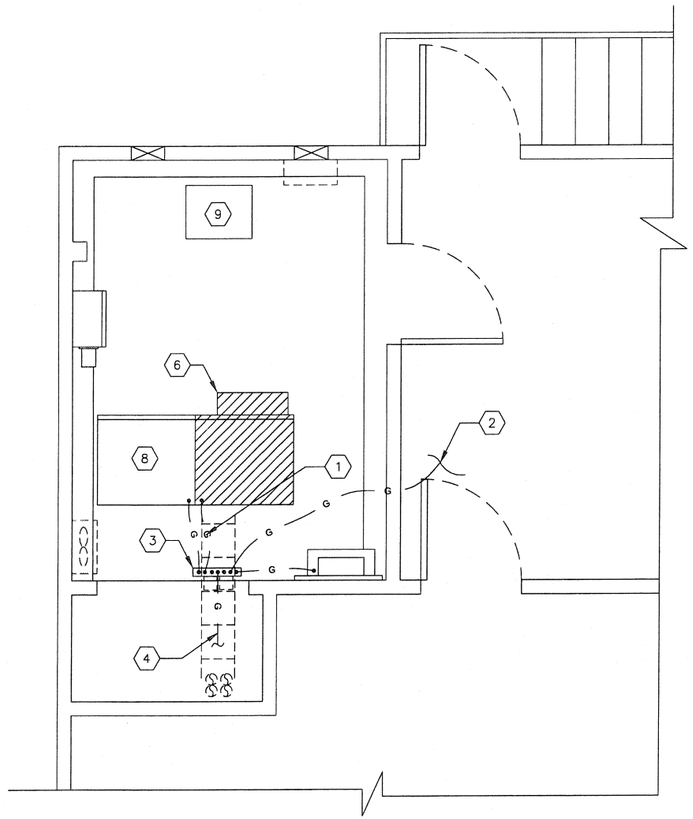
SHEET NUMBER
A5




ANTENNA PLAN

SCALE 1-1/2"=1' 0" 3" 6" 1'

2




EQUIPMENT PLAN (NEW)

SCALE 1/2"=1' 0" 6" 1' 2' 4'

1

## KEYED NOTES:

1. NEW #6 AWG, INSULATED (TYP.)
2. EXISTING #2 AWG STRANDED UNSULATED GROUND WIRE TO EXISTING BUILDING GROUND SYSTEM
3. EXISTING EQUIPMENT GROUND BAR
4. NEW #2 AWG STRANDED UNSULATED GROUND WIRE FROM EQUIPMENT GROUND BAR TO NEW ANTENNA GROUND BAR
5. NEW PANEL ANTENNA GROUND BAR, (TYP.)
6. NEW LTE CABINET
7. NEW 'METRO PCS' ERICSSON AIR21 PANEL ANTENNAS & TMA UNITS, (2) ANTENNAS & (1) TMA PER SECTOR, (3) SECTORS
8. EXISTING WNG CABINET
9. EXISTING LTE CABINET
10. NEW FRP FAUX CHIMNEY

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A&E SEAL

LICENSED ARCHITECT
MICHAEL SHEWBRIDGE
No. C-19797
9-30-15
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NO: SF1891A

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CAD FILE: SF1891A

SUBMITTALS

| | | |
|---|---|---|
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| 1 | 10/01/13 | 100% CD |
| 0 | 07/08/13 | 90% CD |

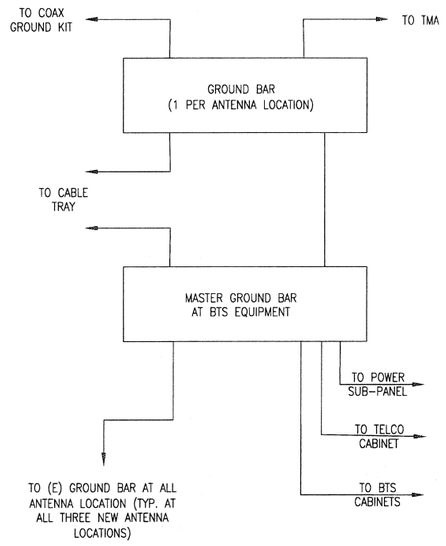


SITE
SF1891A
CHURCH OF GOD

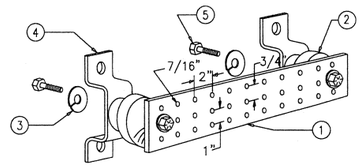
1940 23rd AVENUE
OAKLAND, CA 94606

SHEET TITLE
GROUNDING PLAN

SHEET NUMBER
E1




## ANTENNA GROUNDING 5




1– COPPER GROUND BAR, 1/4"X4"X24", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH EMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)

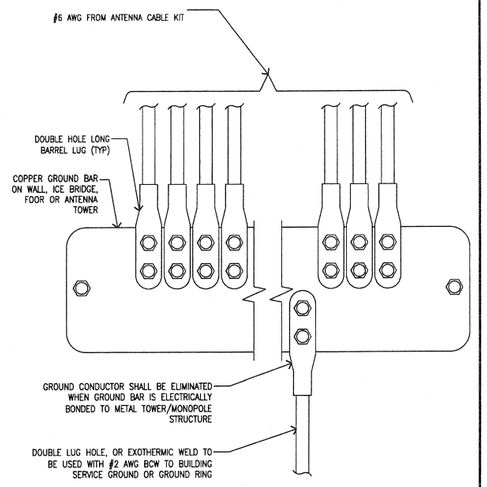
2– INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR EQUAL

3– 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8 OR EQUAL

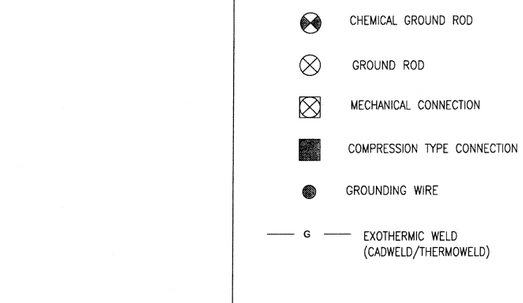
4– WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-6056 OR EQUAL

5– 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1 OR EQUAL

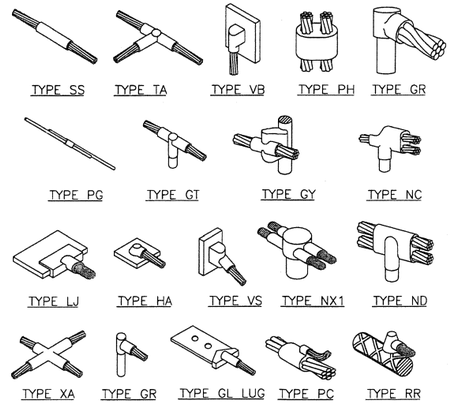
## GROUND BAR DETAIL 3




## GROUND WIRE INSTALLATION 1

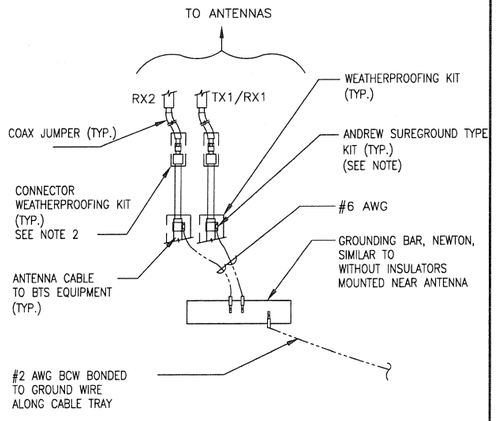



## GROUNDING SYMBOLS 6




## EXOTHERMIC WELD 4

NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
2. WEATHER PROOFING SHALL BE ANDREW TWO-PART TAPE KIT. COLD SHRINK SHALL NOT BE USED.




## ANTENNA CABLE GROUND KIT 2

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949.251.1177 fax 949.251.1120
www. msa-ap.com

A&E SEAL

LICENSED ARCHITECT MICHAEL SHEWBRIDGE No. C-19797 9-30-15 RENEWAL DATE STATE OF CALIFORNIA

| | |
|---|---|
| PROJECT NO: | SF1891A |
| DRAWN BY: | JWH |
| CHECKED BY: | MJS |
| CAD FILE: | SF1891A |

SUBMITTALS

| | | |
|---|---|---|
| 2 | 10/22/13 | REV. ANTENNA LOCATION |
| 1 | 10/01/13 | 100% CD |
| 0 | 07/08/13 | 90% CD |

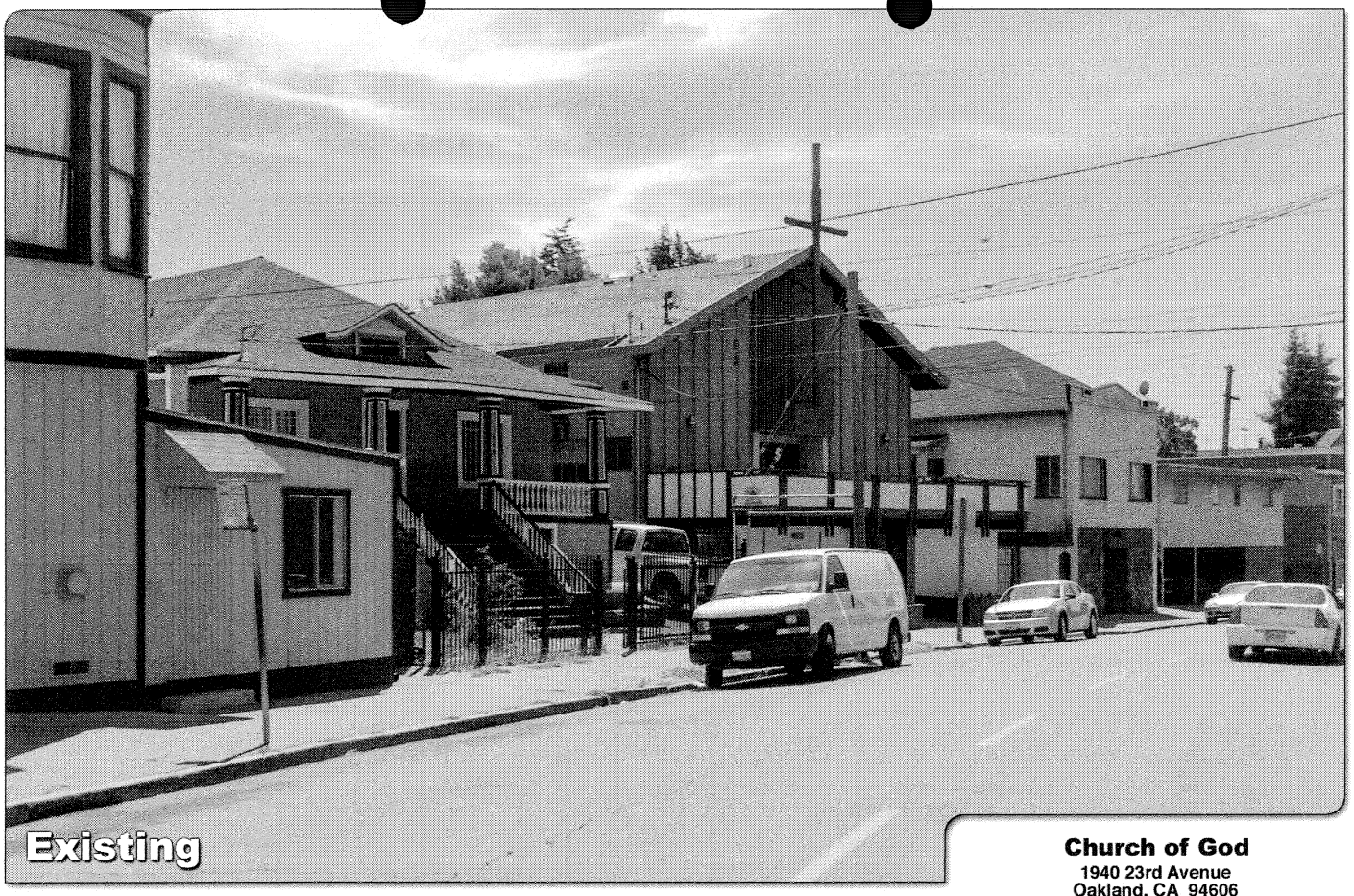


SITE
SF1891A
CHURCH OF GOD

1940 23rd AVENUE
OAKLAND, CA 94606

SHEET TITLE
DETAILS

SHEET NUMBER
E2




**Church of God**
1940 23rd Avenue
Oakland, CA 94606
SF1891

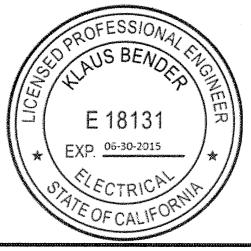
Photosimulation of the view looking south from 23rd Avenue.

metroPCS.
Permission to speak freely.®

ATTACHMENT B

# MetroPCS
# Church of God - SF1891A
# Radio Frequency (RF) Site Compliance Report

**1940 23rd Avenue, Oakland, CA 94606**




Klaus Bender, P.E. - Licensed Professional Engineer
California License No. E18131 – Expiration Date: June 30, 2015

# 1 Executive Summary

MetroPCS has contracted with Sitesafe, Inc. (Sitesafe), an independent Radio Frequency (RF) regulatory and engineering consulting firm, to determine whether the communications site, SF1891A - Church of God, located at 1940 23rd Avenue, Oakland, CA, is in compliance with Federal Communication Commission (FCC) Rules and Regulations for RF emissions.

The subject site will be compliant with the pertinent FCC rules and regulations governing radio frequency emissions.

If you have any questions regarding RF safety and regulatory compliance, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.

**Note: A boom lift is required to access the rooftop, per the site visit completed in 2011.**

# 2 Site Compliance

## 2.1 Site Compliance Statement

Upon evaluation of the cumulative RF emission levels from all operators at this site, Sitesafe has determined that:

This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, and the level of restricted access to the antennas at the site.

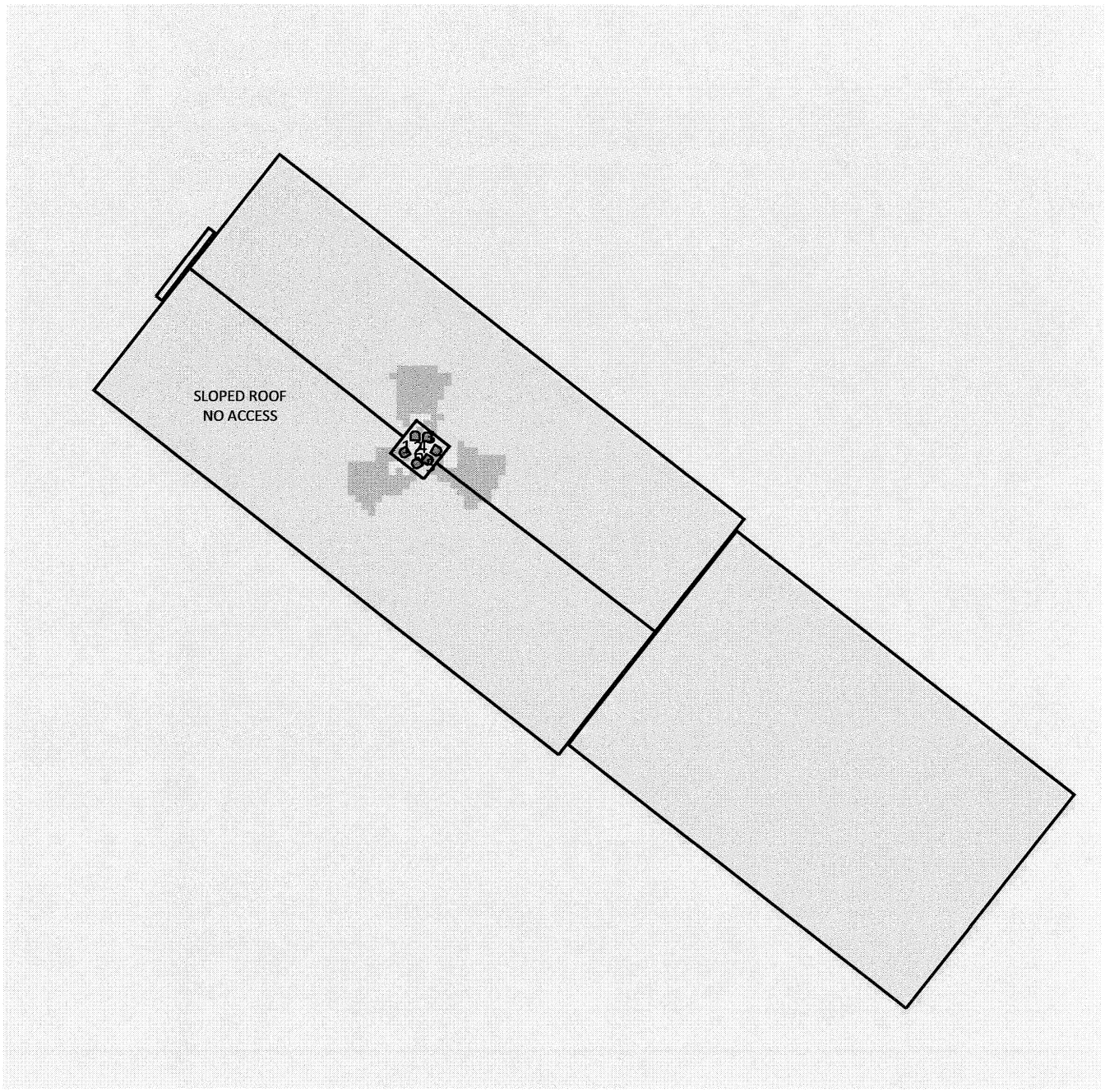
## 2.2 Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

This site will be compliant with the FCC rules and regulations.

NOTE: Lock-Out/Tag-Out procedures should be utilized when maintenance is required within areas predicted to be above the General Public MPE limit.

# 3. RF Emissions Simulation For: Church of God




% of FCC Public Exposure Limit
Spatial average 0' - 6'

>= 5000 | >= 500 | >= 100 | >= 5 | < 5

| AT&T MOBILITY LLC | VERIZON WIRELESS | T-MOBILE | SPRINT-NEXTEL | METROPCS | CRICKET COMMUNICATIONS | CLEARWIRE |
|---|---|---|---|---|---|---|

(Feet)

0 12.5 25

www.sitesafe.com
Site Name:Church of God

## 4 Antenna Inventory

The Antenna Inventory shows all transmitting antennas at the site. This inventory was provided by the customer, and was utilized by Sitesafe to perform theoretical modeling of RF emissions. The inventory coincides with the site diagrams in this report, identifying each antenna's location at SF1891A - Church of God. The antenna information collected includes the following information:

- Licensee or wireless operator name
- Frequency or frequency band
- Transmitter power – Effective Radiated Power ("ERP"), or Equivalent Isotropic Radiated Power ("EIRP") in Watts
- Antenna manufacturer make, model, and gain

For other carriers at this site, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.

The following antenna inventory, on this and the following page, were provided by the customer and were utilized to create the site model diagrams:

**Table 3: Antenna Inventory**

| Ant # | Operated By | TX Freq (MHz) | ERP (Watts) | Antenna Gain (dBd) | Az (Deg) | Antenna Model | Ant Type | Len (ft) | Horizontal Half Power Beamwidth (Deg) | Location | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | X | Y | Z |
| 1 | METROPCS (Proposed) | 1900 | 690.3 | 15.37 | 0 | Ericsson AIR | Panel | 4.5 | 65 | 115.1' | 202.6' | 40' |
| 1 | METROPCS (Proposed) | 1900 | 1932.9 | 15.37 | 0 | Ericsson AIR | Panel | 4.5 | 65 | 115.1' | 202.6' | 40' |
| 2 | METROPCS (Proposed) | 2135 | 615.3 | 14.87 | 0 | Ericsson AIR | Panel | 4.5 | 65 | 116.9' | 202.4' | 40' |
| 2 | METROPCS (Proposed) | 2100 | 615.3 | 14.87 | 0 | Ericsson AIR | Panel | 4.5 | 65 | 116.9' | 202.4' | 40' |
| 3 | METROPCS (Proposed) | 1900 | 690.3 | 15.37 | 120 | Ericsson AIR | Panel | 4.5 | 65 | 118.3' | 200.4' | 40' |
| 3 | METROPCS (Proposed) | 1900 | 1932.9 | 15.37 | 120 | Ericsson AIR | Panel | 4.5 | 65 | 118.3' | 200.4' | 40' |
| 4 | METROPCS (Proposed) | 2100 | 615.3 | 14.87 | 120 | Ericsson AIR | Panel | 4.5 | 65 | 117' | 199' | 40' |
| 4 | METROPCS (Proposed) | 2135 | 615.3 | 14.87 | 120 | Ericsson AIR | Panel | 4.5 | 65 | 117' | 199' | 40' |
| 5 | METROPCS (Proposed) | 1900 | 690.3 | 15.37 | 240 | Ericsson AIR | Panel | 4.5 | 65 | 115.4' | 198.5' | 40' |
| 5 | METROPCS (Proposed) | 1900 | 1932.9 | 15.37 | 240 | Ericsson AIR | Panel | 4.5 | 65 | 115.4' | 198.5' | 40' |
| 6 | METROPCS (Proposed) | 2135 | 615.3 | 14.87 | 240 | Ericsson AIR | Panel | 4.5 | 65 | 113.6' | 200.1' | 40' |
| 6 | METROPCS (Proposed) | 2100 | 615.3 | 14.87 | 240 | Ericsson AIR | Panel | 4.5 | 65 | 113.6' | 200.1' | 40' |

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates antenna height above the main site level unless otherwise indicated. ERP values provided by the client and used in the modeling may be greater than are currently deployed. For other carriers at this site the use of "Generic" as an antenna model or "Unknown" for a wireless operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.

## 5 Engineer Certification

The professional engineer whose seal appears on the cover of this document hereby certifies and affirms that:

I am registered as a Professional Engineer in the jurisdiction indicated in the professional engineering stamp on the cover of this document; and

That I am an employee of Sitesafe, Inc., in Arlington, Virginia, at which place the staff and I provide RF compliance services to clients in the wireless communications industry; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio-frequency Radiation; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Richard Curtis.

October 30, 2013

## Appendix A – Statement of Limiting Conditions

Sitesafe will not be responsible for matters of a legal nature that affect the site or property.

Due to the complexity of some wireless sites, Sitesafe performed this analysis and created this report utilizing best industry practices and due diligence. Sitesafe cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions (i.e., mislabeling of antennas or equipment, inaccessible cable runs, inaccessible antennas or equipment, etc.) or information or data supplied by MetroPCS, the site manager, or their affiliates, subcontractors or assigns.

Sitesafe has provided computer generated model(s) in this Site Compliance Report to show approximate dimensions of the site, and the model is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Sitesafe's recommendations.

Sitesafe may note in the Site Compliance Report any adverse physical conditions, such as needed repairs, observed during the survey of the subject property or that Sitesafe became aware of during the normal research involved in performing this survey. Sitesafe will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because Sitesafe is not an expert in the field of mechanical engineering or building maintenance, the Site Compliance Report must not be considered a structural or physical engineering report.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data provided by a second party and physical data collected by Sitesafe, the physical data will be used.

WNS

111 Hekili Street, Suite A-1604 | Kailua, HI 96734 | Phone 808-206-0002 | Email Mark@WirelessNS.net

November 19, 2013

Mr. Scott Miller
Zoning Manager
City of Oakland
Planning Department
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, CA 94612

Re: Metro PCS submitted applications CMD13-314 and CMD13-312 – Alternatives Analysis

Dear Mr. Miller:

In reference to the above listed applications, Metro PCS has not searched out alternative locations. These applications are an upgrade to "existing" and "operating" Metro PCS facilities. We are only requesting to modify the antenna configuration to better improve service for our customers.

I hope this satisfies the concerns of Section 17.128.110 of the planning code.

Respectfully,

Mark Bullard
Project Manager – WNS