

Case File Number: PLN20080

June 15, 2022

Location:	5319 Broadway Terrace (See map on reverse)
Assessor’s Parcel Number:	048A703100901
Proposal:	Installation of a wireless Macro Telecommunications Facility involving six panel antennas, six new radios, and two ray caps screened behind enclosures on the rooftop of an existing residential building. The proposal also includes two ray caps and an associated equipment cabinet area located at ground level behind the building at the rear within an existing (9’ x 18’-6”) fence enclosure.
Applicant:	Michelle Fernandes /SAC Wireless for Verizon Wireless.
Phone Number:	(916) 337-4133
Owner:	Mahan Frederick & Grainger Maureen L Trs
Case File Number:	PLN20080
Planning Permits Required:	Major Conditional Use Permit for a Macro Telecommunication Facility on a private parcel in a residential zone and Regular Design Review for a Macro Telecommunications Facility
General Plan:	Urban Residential
Zoning:	RU-2 Urban Residential Zone
Environmental Determination:	Exempt, per the State CEQA Guidelines Section 15301 Minor alterations to existing facilities; Section 15303- Construction of Small Structures; and Section 15183 of the State CEQA Guidelines: projects consistent with a Community Plan, General Plan or Zoning.
Historic Status:	Not a historic property; X
City Council District:	1
Status:	Pending
Staff Recommendation:	Approval per the Conditions of Approval
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner Danny Thai at (510) 238-3584 or dthai@oaklandca.gov

SUMMARY

The proposed project is to install a wireless Macro Telecommunications facility involving six panel antennas, six new radios, and two ray caps on the rooftop of an existing residential building. Behind the building, at ground level and within an existing 9’ tall chain link fence enclosure, the applicant is also proposing to install two additional ray caps and an associated equipment cabinet area.

The site is located within the Urban Residential General Plan designation and the Urban Residential – 2 (RU-2) Zone. A Major Conditional Use Permit (CUP) and Regular Design Review are required to install a Macro Telecommunications Facility on a building located in the RU-2 Zone. In addition, special CUP and Design Review findings are required as discussed further in the *Key Issues and Impacts* and *Findings* sections of this report.

The applicant conducted a community out-reach meeting at Rockridge Library on December 7,2021

The project meets all of the telecommunication regulation requirements and applicable findings for approval (see *Findings* section). The proposal will provide enhanced telecommunications service to support the residential, commercial and civic uses in the neighborhood. Therefore, staff recommends approval of the project subject to the attached conditions of approval.



PLN20080
5319 BROADWAY TER
048A703100901

Date: 5/20/2022

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 siting of “Personal Wireless Services Facilities.” “Personal Wireless Services” include all commercial mobile services (including personal communications services (PCS), cellular radio mobile services, and paging); unlicensed wireless services; and common carrier wireless exchange access services.

Under Section 704, local zoning authority over personal wireless services is preserved such that the FCC is prevented from preempting local land use decisions; however, local government zoning decisions are still restricted by several provisions of federal law. 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, of 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 siting or construction of personal wireless facilities based on RF standards that are more stringent than those promulgated by the FCC.

Section 704 mandates that local governments act upon personal wireless service facility siting applications to place, construct, or modify a facility within a reasonable time. 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".

PROPERTY DESCRIPTION

The subject property is an approximately 10,000 square-foot parcel with a three-story residential building. The subject property is located on the block of Broadway Terrace between Belgrave Place and Carlton Street. It is located near many other multi-story, multi-family buildings and abuts a golf course recreational facility.

PROJECT DESCRIPTION

The applicant, SAC Wireless, for Verizon Wireless, is proposing to install a wireless Macro Telecommunications facility involving six panel antennas, six new radios, and two ray caps on the rooftop of an existing residential

building. These facilities will be setback from the building edge. Behind the building, at ground level and within an existing fence enclosure, the applicant is also proposing to install two additional ray caps and an associated equipment cabinet area (9' x 18'-6") (*See Attachment C*).

GENERAL PLAN ANALYSIS

The subject property is located within the Urban Residential General Plan designation of the Land Use and Transportation Element (LUTE) of the General Plan. The Urban Residential land use classification is intended to create, maintain and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.

The proposal will provide an essential telecommunication service to the community and the City of Oakland at large, including emergency services such as police, fire department and emergency response teams. The proposed unmanned wireless telecommunication facility will not adversely affect and detract from the urban residential characteristics of the neighborhood. The visual impacts will be mitigated by concealing the antennas and radios within enclosures on the roof and equipment behind the rear fence. Furthermore, the proposed project meets LUTE Objective N2: Encourage adequate civic, institutional and educational facilities located within Oakland, appropriately designed and sited to serve the community.

Staff finds the proposal to be in conformance with the objectives of the General Plan by servicing the community with enhanced telecommunications capability.

ZONING ANALYSIS

The subject property is located in the RU-2 Zone. The intent of the RU-2 Zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, low-rise or mid-rise residential structures and neighborhood businesses where appropriate in locations with good access to transportation and other services.

Section 17.19.040 of the City of Oakland Planning Code requires a CUP to install a Macro Telecommunication facility in the RU-2 Zone. Furthermore, pursuant to Sections 17.128.025(A), 17.134.020(A)(3)(g) and 17.136.040(A)(10) of the Oakland Planning Code, a Major CUP and Regular Design Review 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 CUP and Design Review are listed and included in staff's evaluation as part 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 Section 15301: minor alterations to existing facilities, Section 15303: construction of small structures, and Section 15183: projects consistent with a General Plan or Zoning.

KEY ISSUES AND IMPACTS

1. Special Conditional Use Permit and Design Review criteria

Section 17.128.070 of the City of Oakland Planning Code requires special design review and CUP criteria so that the facilities are appropriately concealed and will not affect neighborhood character. The required additional *Findings* are included in staff's evaluation as part of the *Findings* section in the report.

2. Project Site

Section 17.128.110 of Oakland's 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 (excluding all HBX Zones and the D-CE3 and D-C-4 Zones).
- D. Existing commercial or industrial structures in residential zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.
- E. Other non-residential uses in residential zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.
- F. Residential uses in non-residential zones. (excluding all HBX Zones and the D-CE-3 and D-CE-4 Zones).
- G. Residential uses in residential zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.

Since the proposed project involves installation of new antennas on an existing residential structure within an RU-2 Zone, the proposed project meets (G) and hence a site alternatives analysis is required and enclosed as part of *Attachment D*.

Written evidence must indicate why each higher preference site alternative cannot 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, inability to cover required area) or for other concerns (e.g. inability to get lease with owners).

City of Oakland Planning staff has reviewed the applicant's written evidence of alternative sites analysis (see *Attachment D*) and determined that the site selected conforms to the telecommunication regulation requirements. In addition, Planning staff agrees that no other sites are more suitable.

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 not meet A through B ranked preference, inclusive, must submit a site design alternatives analysis as part of the required application materials.

The proposed project involves installation new antennas on an existing residential structure within an RU-2 Zone. The antennas are on the roof and screened (See *Attachment E*), although the enclosures are visible from the public right-of-way. As such, the proposed project meets (both B and D) and hence a design alternatives analysis is not required.

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 F*) prepared by Hammett & Edison, Inc, 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 Hammett & Edison, Inc, Consulting Engineers (*Attachment F*). 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

The proposal will provide an essential telecommunication service to the community and the City of Oakland at large. It will also be available to emergency services such as Police, Fire and Health response teams. The new telecommunication facility will not have significant visual impacts on the operating characteristic of the existing residential building. The proposed project meets all of the required findings for approval. Therefore, staff recommends approval of the project subject to the attached Conditions.

RECOMMENDATIONS:

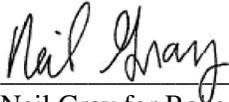
1. Affirm staff's environmental determination
2. Approve the Major Conditional Use Permit and Design Review application subject to the attached Findings and Conditions of Approval.

Prepared by:



Danny Thai
Planner I

Reviewed by:



Neil Gray for Robert Merkamp,
Zoning Manager

Approved for forwarding to the
City Planning Commission



Laura Kaminski for Edward Manasse, Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Findings
- B. Conditions of Approval
- C. Project Plans
- D. Alternative site selection
- E. Photo simulations
- F. Hammett & Edison, Inc, Consulting Engineers RF Emissions Report
- G. Proof of Publication

FINDINGS FOR APPROVAL

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

SECTION 17.134.050 – GENERAL USE PERMIT FINDINGS:

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

The purpose of the project is to enhance wireless telecommunications service in the area. The installation of new antennas will not adversely affect the operating characteristics or livability of the existing area because the proposed antennas will be screened behind a fiberglass wall 7' from the edge of roof painted to match the building aesthetics and located on the roof of the residential building. The other two ray caps and associated equipment will be located behind a 9' tall fence that encloses the area. The facility will be unmanned and will not create additional vehicular traffic in the area.

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

The location, design and site planning of the proposed development will provide enhanced telecommunication service for the area, with increased connectivity and access to emergency services. It will maintain the use of the residential building. The proposal will preserve the use of the existing residential building and is not expected to negatively affect the overall quality and character of the neighborhood. The antennas and two ray caps will be located on the roof on an existing building, visually will resemble other rooftop mechanical equipment and will be screened behind enclosures. The other two ray caps and equipment will be located behind the building and enclosed by a 9' tall fence. The proposal will not affect the use of the existing residential building and is not expected to negatively affect the overall 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 telecommunications facility for the community and will be available to the police, fire services, 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 well as the additional design criteria, 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 Urban Residential land use classification is intended to create, maintain and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.

The proposed unmanned wireless telecommunication facility will not adversely affect and detract from the urban residential characteristics of the neighborhood. The proposal will preserve a convenient and functional residential building and will not likely affect the overall quality and character of the neighborhood. The proposed project will have minimal effect on the existing structure and surrounding area as the antennas will be located on the roof and screened from view and painted to match the materials of the building. The equipment, while at ground level, will be screened from view by a 9' tall fence.

Furthermore, the proposed project meets LUTE Objective N2: Encourage adequate civic, institutional and educational facilities located within Oakland, appropriately designed and sited to serve the community. The proposal will provide a convenient and necessary civic service to the residents, neighbors, emergency personnel and the region at large.

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

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

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

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

The proposed project will have minimal effect on the existing structure and surrounding area as the antennas will be located on the roof and screened from view and painted to match the materials of the building. The equipment, while at ground level, will be screened from view by a 9' tall fence.

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 new antennas are located on top of the roof and will be camouflaged and blend in with the existing HVAC equipment located on the roof of the residential building and similar to mechanical equipment on surrounding residential buildings. In addition, the antenna sectors will be located at least 7' away from the edge of the building. Photo simulations submitted for the project show the view of the proposed antennas and screen, as seen from the street, with minimum visual impacts. Equipment boxes complementary to the telecom facility's operations will be fence-enclosed behind the residential building on the ground floor. Therefore, the proposal will not have significant impacts on the operating characteristic of the existing residential 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;

See above #1 Finding.

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 Finding.

17.128.070(B) DESIGN REVIEW CRITERIA FOR MACRO FACILITIES

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

The proposed screening enclosures and fiberglass materials are compatible with the existing building material and blends in with the architectural style of the residential building.

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 and related equipment are located inside the FRP enclosure and on the roof, located at least 7' away from edge of the building and blend in with the existing rooftop of residential building and surrounding residential buildings.

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

See Findings above.

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

The proposed equipment cabinets are to be located on the ground floor behind the existing three-story building but fence-enclosed away from public-view. The equipment cabinets will not be visible from the public right of way.

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

See above Findings.

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

The antennas are located on the roof of residential building and meets the 1:1 ratio for equipment setback from the edge of building roof line. They are screened within enclosures to resemble mechanical equipment.

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

The proposed panel antennas will be mounted on the roof of the building. The equipment, while at ground level, will be enclosed by a 9' tall fence. Neither will be accessible to the public due to its location.

CONDITIONS OF APPROVAL PLN20080**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, and the plans dated **May 15th, 2020 and submitted on March 1st, 2021** 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 a Wireless Telecommunications facility involving six (6) panel antennas, six (6) new radios, and four (4) ray caps located on top of a rooftop with associated equipment cabinets concealed within an existing fence enclosure (9’ x 18’-6”) located at the rear of the lot behind the existing residential building.**

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. Compliance with Other Requirements

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

4. Minor and Major Changes

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

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

5. Compliance with Conditions of Approval

a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

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

10. Graffiti Control

Requirement:

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
 - i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
 - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
 - iii. Use of paint with anti-graffiti coating.
 - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
 - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
 - i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
 - ii. Covering with new paint to match the color of the surrounding surface.
 - iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

11. Construction-Related Permit(s)

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

12. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling 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.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- c. No construction is allowed on Sunday or federal holidays.

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.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Construction Noise

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Extreme Construction Noise

a. Construction Noise Management Plan Required

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;

- ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Public Notification Required

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

15. Operational Noise

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 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 City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Construction Activity in the Public Right-of-Way

a. Obstruction Permit Required

Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets and sidewalks.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Traffic Control Plan Required

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

c. Repair of City Streets

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Construction and Demolition Waste Reduction and Recycling

Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

PROJECT SPECIFIC CONDITIONS

18. Radio Frequency Emissions

Requirement: A RF emissions report shall be submitted to the Planning Bureau 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.

When Required: Prior to final building permit inspection sign-off

Initial Approval: N/A

Monitoring/Inspection: N/A

19. Camouflage

Requirement: The antennas and rooftop equipment shall be painted, texturized to match the existing building.

When Required: Prior to a final inspection

Initial Approval: N/A

20. Height Limitation

The maximum height of the screening enclosure shall be 10 feet. Any height beyond 10 feet above the parapet wall would compromise the appropriate scale and proportionality with the existing building mass.

NOTES

APN: 048A-7031-009-01

OWNER(S): LUKE A. BLACKLIDGE & CAROLYN M. BLACKLIDGE, TRUSTEES OF THE BLACKLIDGE FAMILY TRUST

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE CONDITION OF TITLE REPORTS BY: FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3420-5323597, DATED APRIL 1, 2020. WITHIN SAID TITLE REPORT THERE ARE FOUR (4) EXCEPTIONS LISTED, NONE (0) OF WHICH ARE EASEMENTS, AND NONE (0) CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 065048, PANEL NO. 0080G, DATED AUGUST 3, 2009 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

SECTOR "ALPHA / GAMMA"

LAT. 37° 50' 15.98" N. NAD 83
LONG. 122° 14' 51.00" W. NAD 83
ELEV. 244.9' NAVD 88 (BASIS OF DRAWING)

SECTOR "BETA"

LAT. 37° 50' 15.51" N. NAD 83
LONG. 122° 14' 50.42" W. NAD 83
ELEV. 244.9' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest tenth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

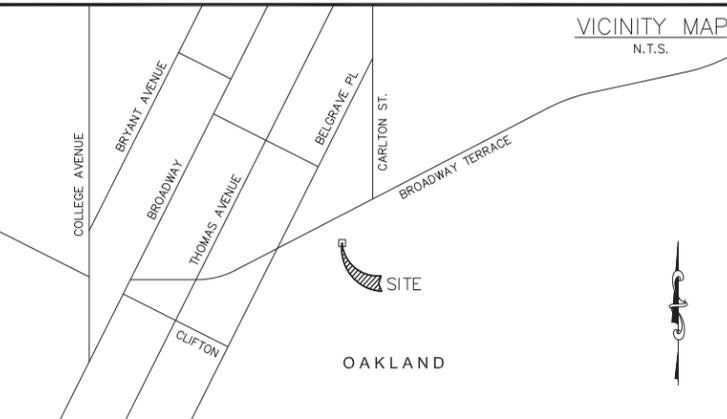
REAL PROPERTY IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 35, 36, 37 AND 38, BLOCK A, BROADWAY TERRACE, FILED OCTOBER 2, 1890, MAP BOOK 9, PAGE 63, ALAMEDA COUNTY RECORDS.

APN: 048A-7031-009-01

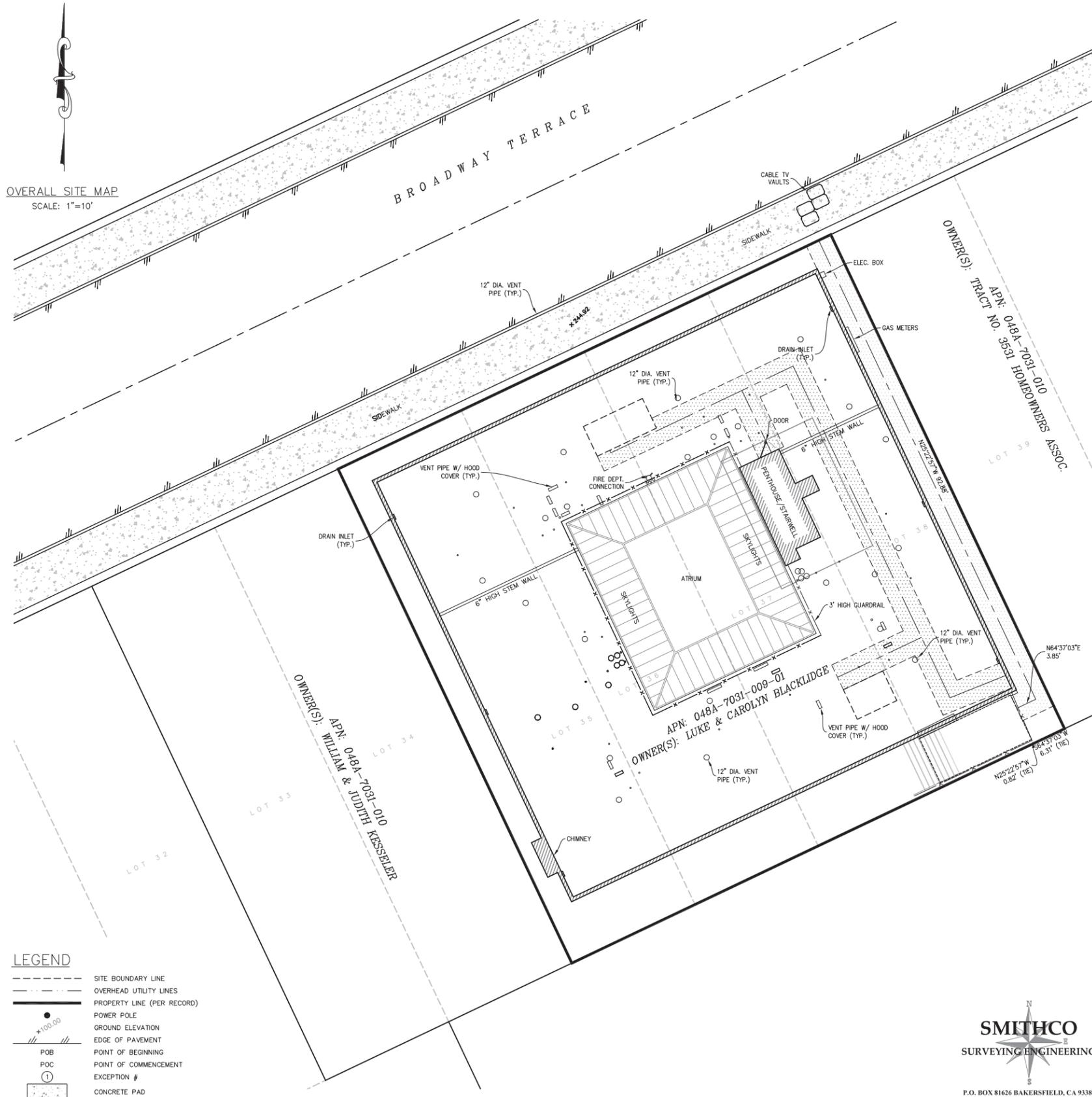
EASEMENT(S) PER TITLE REPORT:

NONE

VICINITY MAP
N.T.S.



OVERALL SITE MAP
SCALE: 1"=10'



LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- PROPERTY LINE (PER RECORD)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ① EXCEPTION #
- CONCRETE PAD

SMITHCO
SURVEYING ENGINEERING

P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	12/05/16	PRELIMINARY	DA
1	01/19/17	LEASE & ROUTE	DL
2	04/06/17	REV. LEASE & ROUTE	SL
3	06/19/19	ADDITIONAL TOPO	EJ
4	07/01/19	REV. LEASE & ROUTE	EJ
5	07/16/19	REV. LEASE/ESMNTS	SL
6	04/20/20	REV. LEASE/ESMNTS	SL
7	04/20/20	TITLE REVIEW	SL
8	06/22/21	REV. LEASE/ESMNTS	DA

SMITHCO JOB NO.: 82-510



5015 SHOREHAM PL. SUITE 150
SAN DIEGO, CA 92122
www.zbcw.com
619.736.3769

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

388363
CCA OAKLAND

5319 BROADWAY TERRACE
OAKLAND, CA. 94618

ALAMEDA COUNTY

SHEET TITLE:

SITE SURVEY

FOR EXAMINATION ONLY

C-1

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EQUIPMENT LEASE AREA:

COMMENCING AT THE EASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE ON AND ALONG THE SOUTHEASTERLY LINE OF SAID LESSOR'S PROPERTY S 64°37'03" W, A DISTANCE OF 6.31 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE N 25°22'57" W, A DISTANCE OF 0.82 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE S 64°37'03" W, A DISTANCE OF 18.50 FEET;
 COURSE 2) THENCE N 25°22'57" W, A DISTANCE OF 9.00 FEET;
 COURSE 3) THENCE N 64°37'03" E, A DISTANCE OF 18.50 FEET;
 COURSE 4) THENCE S 25°22'57" E, A DISTANCE OF 2.69 FEET TO POINT 'B';
 COURSE 5) THENCE CONTINUING S 25°22'57" E, A DISTANCE OF 6.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 166.50 SQUARE FEET, MORE OR LESS.

ANTENNA LEASE AREA 1:

COMMENCING AT THE WESTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE ON AND ALONG THE NORTHERLY LINE OF SAID LESSOR'S PROPERTY N 64°37'03" E, A DISTANCE OF 43.95 FEET; THENCE LEAVING SAID NORTHERLY LINE S 25°22'57" E, A DISTANCE OF 12.26 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE N 64°37'03" E, A DISTANCE OF 12.00 FEET;
 COURSE 2) THENCE S 25°22'57" E, A DISTANCE OF 6.00 FEET;
 COURSE 3) THENCE S 64°37'03" W, A DISTANCE OF 9.50 FEET TO POINT 'B';
 COURSE 4) THENCE CONTINUING S 64°37'03" W, A DISTANCE OF 2.50 FEET;
 COURSE 4) THENCE N 25°22'57" W, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 72 SQUARE FEET, MORE OR LESS.

ANTENNA LEASE AREA 2:

COMMENCING AT THE WESTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE ON AND ALONG THE WESTERLY LINE OF SAID LESSOR'S PROPERTY S 25°22'57" E, A DISTANCE OF 76.17 FEET; THENCE LEAVING SAID WESTERLY LINE N 64°37'03" E, A DISTANCE OF 66.42 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE N 64°37'02" E, A DISTANCE OF 8.00 FEET;
 COURSE 2) THENCE S 25°22'57" E, A DISTANCE OF 6.00 FEET;
 COURSE 3) THENCE S 64°37'02" W, A DISTANCE OF 8.00 FEET;
 COURSE 4) THENCE N 25°22'57" W, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 48 SQUARE FEET, MORE OR LESS.

PROPOSED LESSEE ACCESS & UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

A 5.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';

COURSE 1) THENCE N 64°37'03" E, A DISTANCE OF 3.85 FEET;
 COURSE 1) THENCE N 25°22'57" W, A DISTANCE OF 92.88 FEET TO THE SOUTH LINE OF BROADWAY TERRACE AND THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 5.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'B';

COURSE 1) THENCE S 25°22'57" E, A DISTANCE OF 0.50 FEET;
 COURSE 2) THENCE N 64°37'03" E, A DISTANCE OF 26.62 FEET TO POINT 'C';
 COURSE 3) THENCE CONTINUING N 64°37'03" E, A DISTANCE OF 10.37 FEET;
 COURSE 4) THENCE S 25°22'57" E, A DISTANCE OF 54.91 FEET TO POINT 'D';
 COURSE 5) THENCE CONTINUING S 25°22'57" E, A DISTANCE OF 12.21 FEET;
 COURSE 6) THENCE N 68°18'52" E, A DISTANCE OF 10.99 FEET TO THE TERMINUS OF THIS DESCRIPTION.

ALSO TOGETHER WITH A 5.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'C';

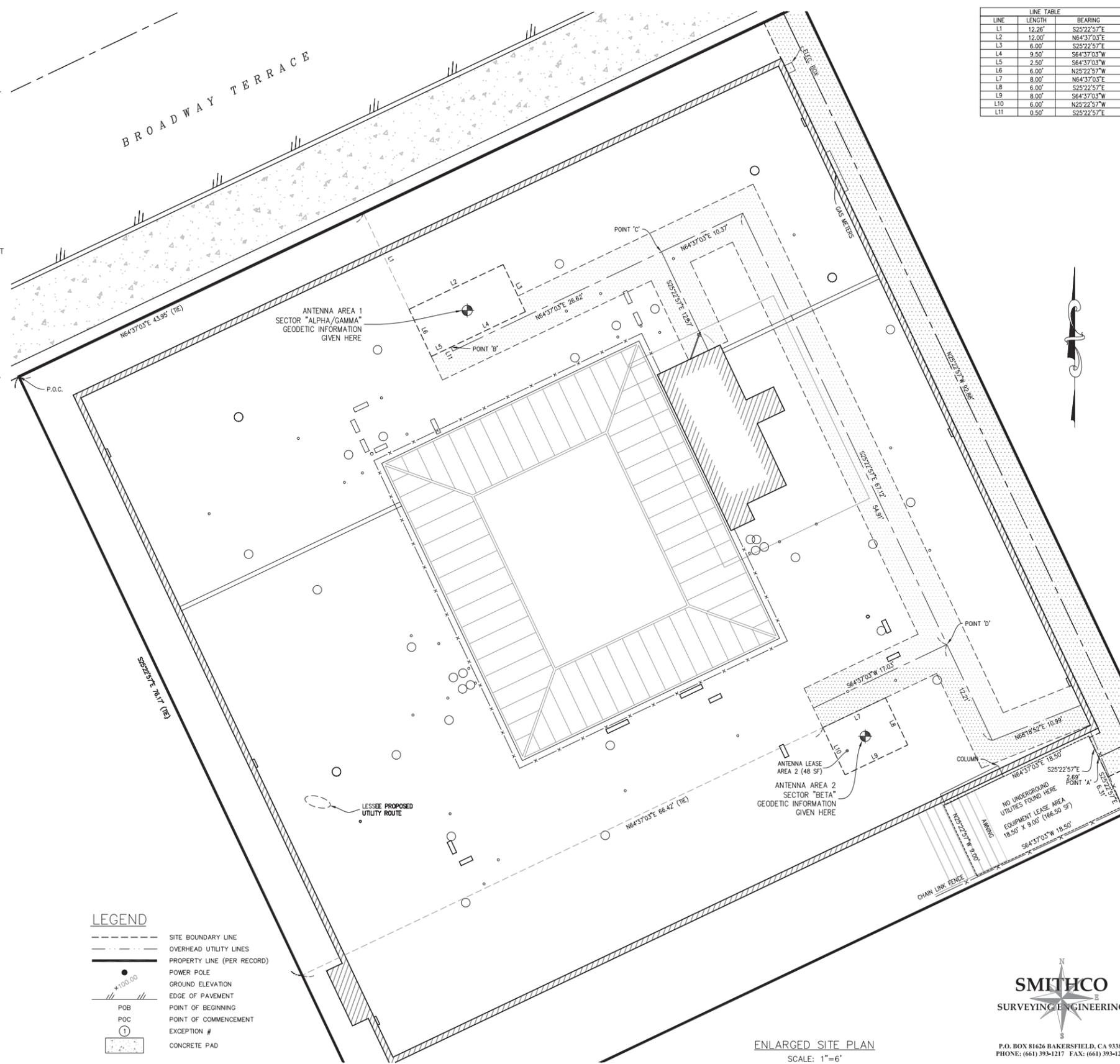
COURSE 1) THENCE S 25°22'57" E, A DISTANCE OF 12.57 FEET TO THE TERMINUS OF THIS DESCRIPTION.

ALSO TOGETHER WITH A 5.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'D';

COURSE 1) THENCE S 64°37'03" W, A DISTANCE OF 17.03 FEET TO THE TERMINUS OF THIS DESCRIPTION.

LINE	LENGTH	BEARING
L1	12.26'	S25°22'57"E
L2	12.00'	N64°37'03"E
L3	6.00'	S25°22'57"E
L4	9.50'	S64°37'03"W
L5	2.50'	S64°37'03"W
L6	6.00'	N25°22'57"W
L7	8.00'	N64°37'03"E
L8	6.00'	S25°22'57"E
L9	8.00'	S64°37'03"W
L10	6.00'	N25°22'57"W
L11	0.50'	S25°22'57"E



LEGEND	
	SITE BOUNDARY LINE
	OVERHEAD UTILITY LINES
	PROPERTY LINE (PER RECORD)
	POWER POLE
	GROUND ELEVATION
	EDGE OF PAVEMENT
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	EXCEPTION #
	CONCRETE PAD

ENLARGED SITE PLAN
 SCALE: 1"=6'

SMITHCO
 SURVEYING ENGINEERING
 P.O. BOX 81626 BAKERSFIELD, CA 93380
 PHONE: (661) 393-1217 FAX: (661) 393-1218

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	12/05/16	PRELIMINARY	DA
1	01/19/17	LEASE & ROUTE	DL
2	04/06/17	REV. LEASE & ROUTE	SL
3	06/19/19	ADDITIONAL TOPO	EJ
4	07/01/19	REV. LEASE & ROUTE	EJ
5	07/16/19	REV. LEASE/ESMNTS	SL
6	04/20/20	REV. LEASE/ESMNTS	SL
7	04/20/20	TITLE REVIEW	SL
8	06/22/21	REV. LEASE/ESMNTS	DA

SMITHCO JOB NO.: 82-510

SDC WIRELESS ENGINEERING GROUP
 5015 SHOREHAM PL. SUITE 150
 SAN DIEGO, CA 92122
 WWW.SDCW.COM
 619.736.3768

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

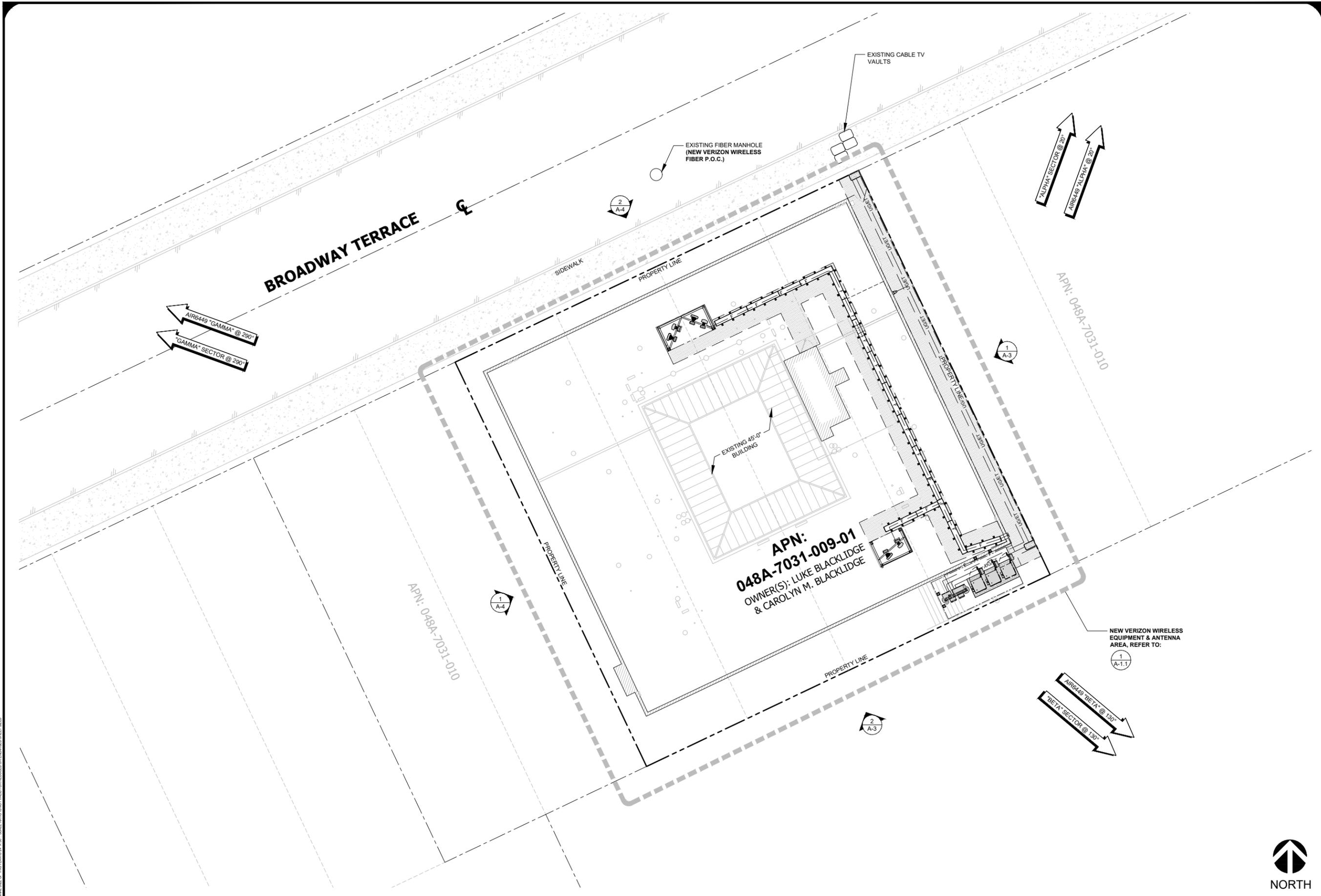
verizon
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

**388363
 CCA OAKLAND**

5319 BROADWAY TERRACE
 OAKLAND, CA. 94618
 ALAMEDA COUNTY

SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

C-2



REV.	DATE	DESCRIPTION	BY
6	06/03/19	100% ZONING	FA
7	07/11/19	100% ZONING	FA
8	10/07/19	100% ZONING	FA
9	04/13/20	100% ZONING	FA
10	05/20/20	100% ZONING	FA
11	09/01/20	REVISED 100% ZONING	FA
12	09/17/20	100% ZONING	FA
13	06/21/21	100% ZONING	FA
14	04/28/22	REVISED 100% ZONING	FA

SAC
 A Nokia company
 9020 ACTIVITY RD.
 SAN DIEGO, CA 92126
 www.sacw.com
 619.736.3766

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 WALNUT CREEK, CA 94598

CCA OAKLAND
PSL# 388363
 5319 BROADWAY TERRACE
 OAKLAND, CA 94618

SHEET TITLE:
SITE PLAN

A-1



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE INTO GRID FOR REDUCED OR ENLARGED SHEET SIZES.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
6	06/03/19	100% ZONING	FA
7	07/11/19	100% ZONING	FA
8	10/07/19	100% ZONING	FA
9	04/13/20	100% ZONING	FA
10	05/20/20	100% ZONING	FA
11	09/01/20	REVISED 100% ZONING	FA
12	09/17/20	100% ZONING	FA
13	06/21/21	100% ZONING	FA
14	04/28/22	REVISED 100% ZONING	FA



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PROPRIETARY INFORMATION

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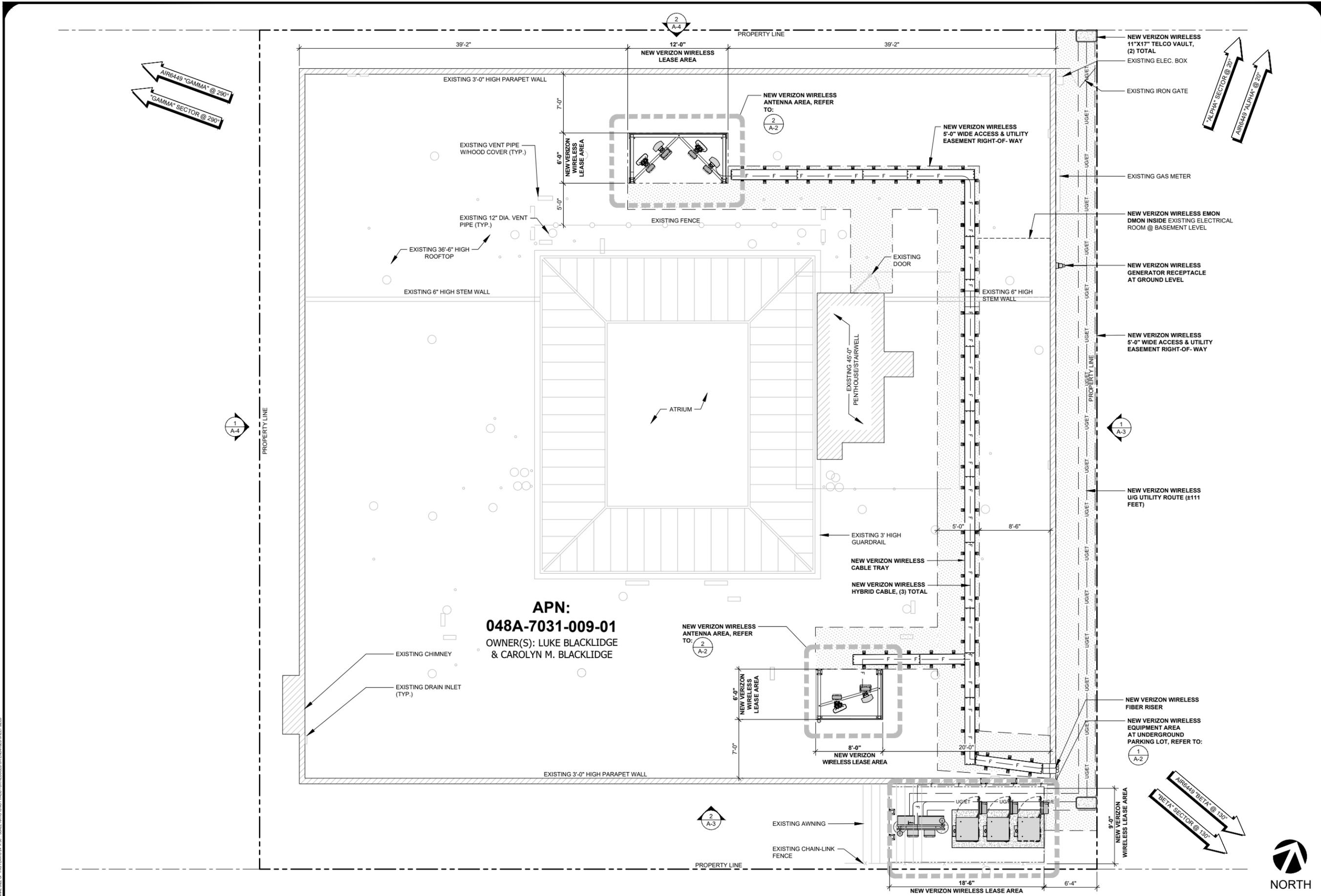


2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

CCA OAKLAND
PSL# 388363
 5319 BROADWAY TERRACE
 OAKLAND, CA 94618

SHEET TITLE:
ROOFTOP PLAN

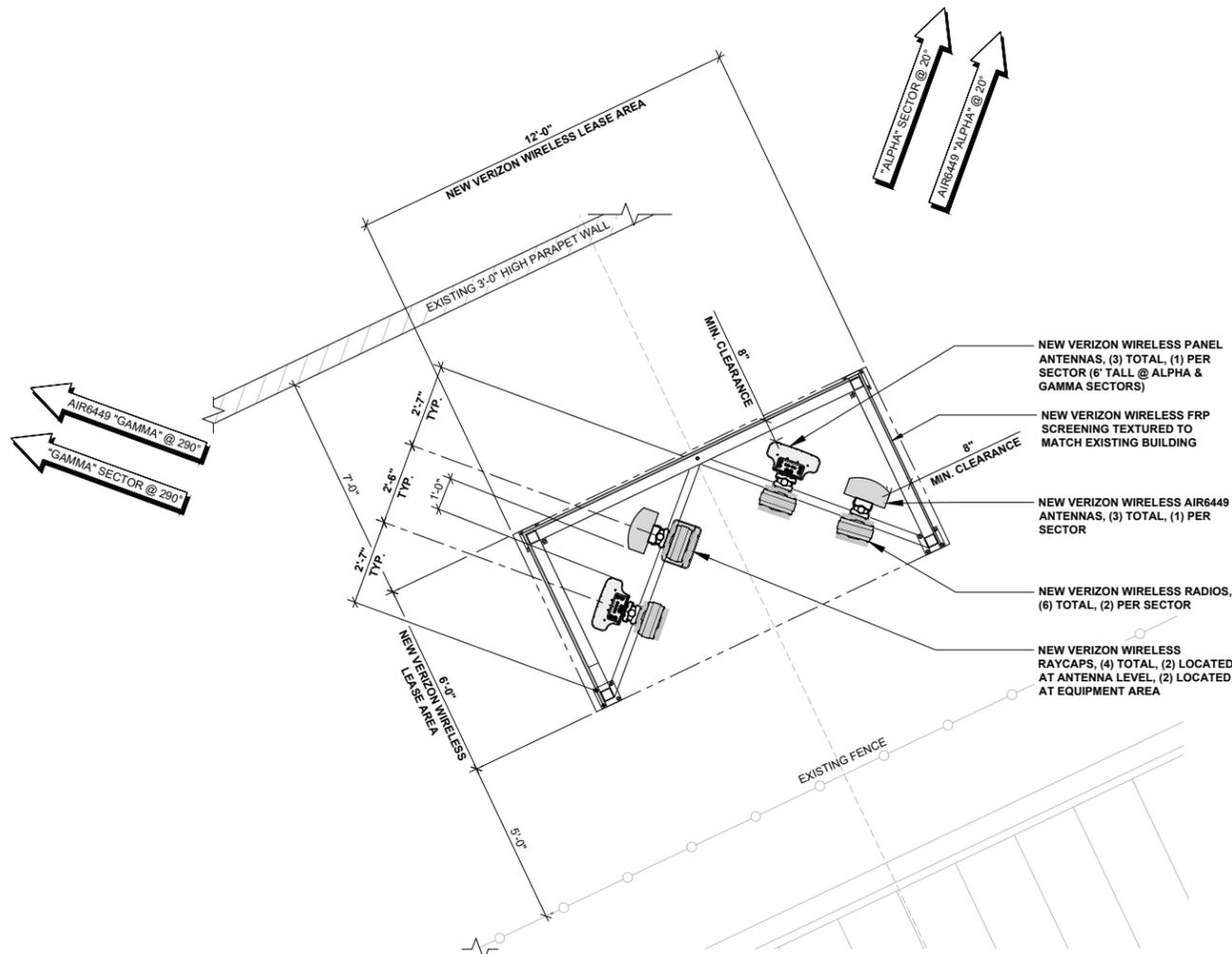
A-1.1



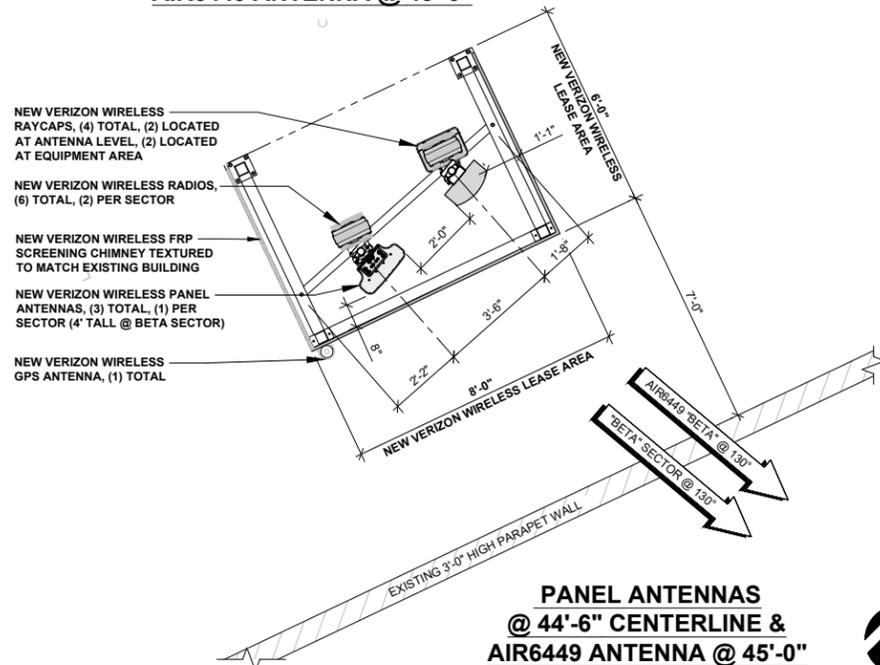
ROOFTOP PLAN

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE INTO PRINT FOR REDUCED OR ENLARGED SHEET SIZES.

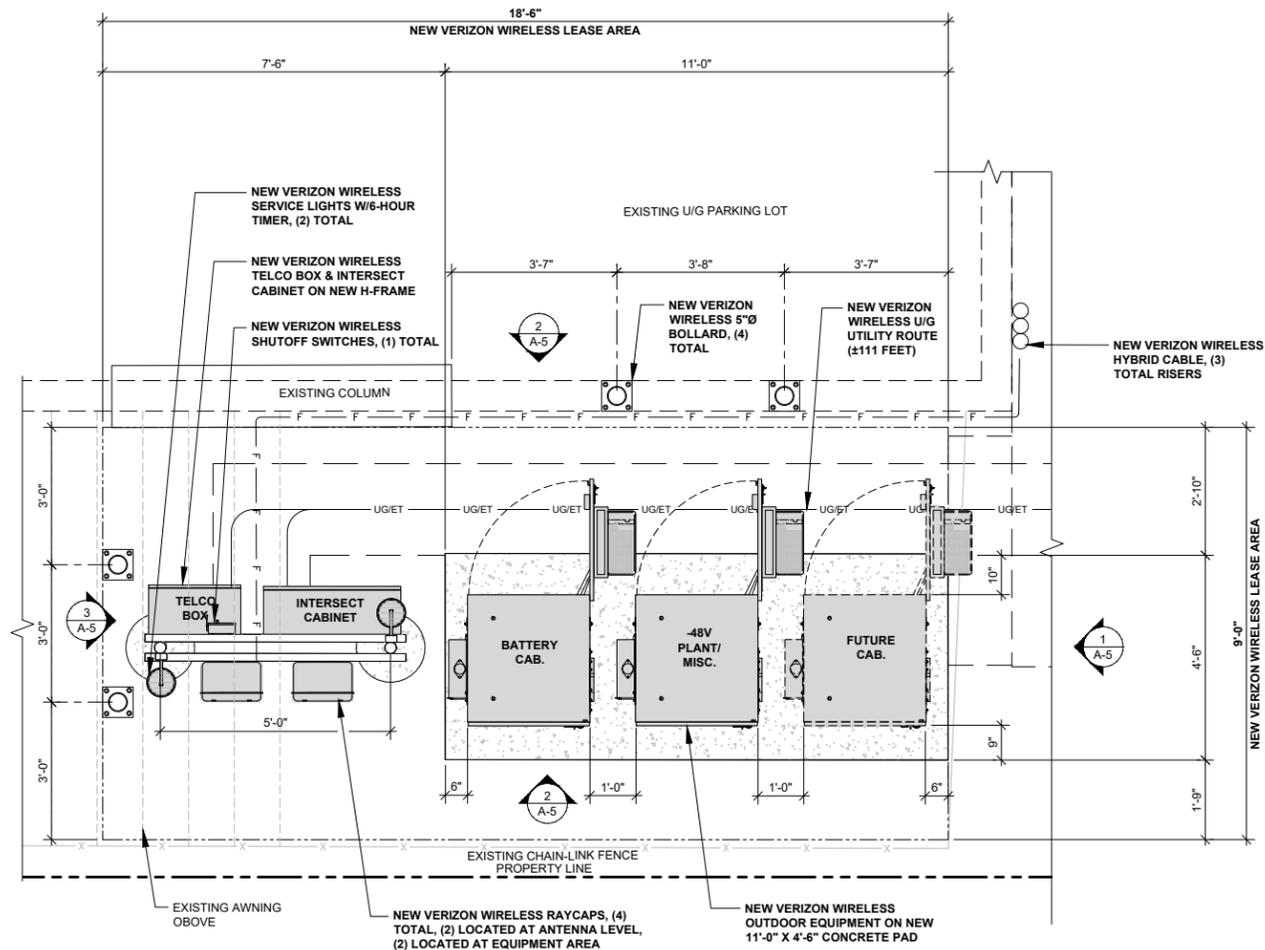
0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
 (OR) 3/32" = 1'-0" (11x17) **1**



**PANEL ANTENNAS
@ 43'-6" CENTERLINE &
AIR6449 ANTENNA @ 45'-0"**



**PANEL ANTENNAS
@ 44'-6" CENTERLINE &
AIR6449 ANTENNA @ 45'-0"**



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
6	06/03/19	100% ZONING	FA
7	07/11/19	100% ZONING	FA
8	10/07/19	100% ZONING	FA
9	04/13/20	100% ZONING	FA
10	05/20/20	100% ZONING	FA
11	09/01/20	REVISED 100% ZONING	FA
12	09/17/20	100% ZONING	FA
13	06/21/21	100% ZONING	FA
14	04/28/22	REVISED 100% ZONING	FA



9020 ACTIVITY RD.
SAN DIEGO, CA 92126
www.sdcw.com
619.736.3766

PROPRIETARY INFORMATION

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WALNUT CREEK, CA 94598

CCA OAKLAND

PSL# 388363

5319 BROADWAY TERRACE
OAKLAND, CA 94618

SHEET TITLE:
**EQUIPMENT &
ANTENNA LAYOUTS**

A-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE INTO SHEET (NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES)

- TOP OF NEW VERIZON WIRELESS FRP
ELEV. 46'-6" AGL
- CENTERLINE OF NEW VERIZON WIRELESS AIR6449 ANTENNAS & TOP OF EXISTING BUILDING
ELEV. 45'-0" AGL
- CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS (BETA SECTOR)
ELEV. 44'-6" AGL
- CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS (ALPHA & GAMMA SECTORS)
ELEV. 43'-6" AGL
- TOP OF EXISTING PARAPET WALL
ELEV. 39'-6" AGL
- TOP OF EXISTING ROOFTOP
ELEV. 36'-6" AGL

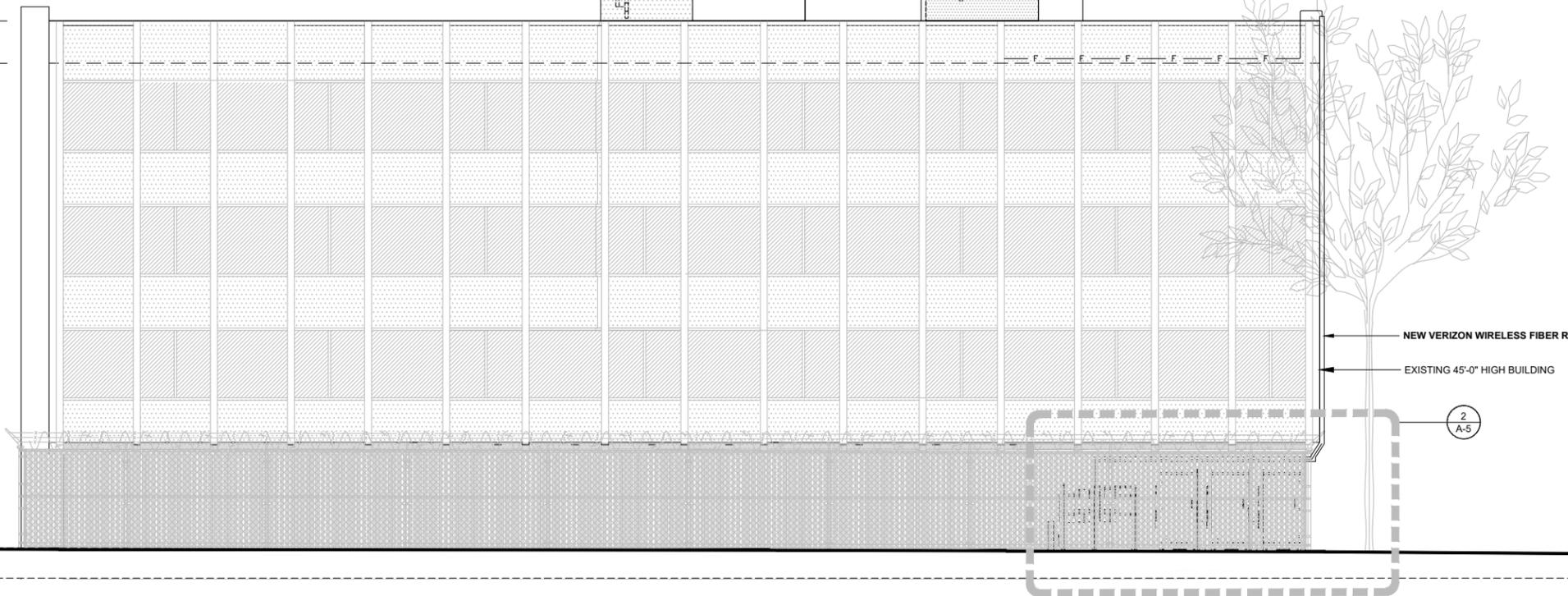
NEW VERIZON WIRELESS 7' TALL FRP SCREENING,
BEYOND, TEXTURED TO MATCH EXISTING BUILDING

NEW VERIZON WIRELESS PANEL ANTENNAS, (3)
TOTAL, (1) PER SECTOR, (4' TALL @ BETA SECTOR)

NEW VERIZON WIRELESS 7' TALL FRP SCREENING
TEXTURED TO MATCH EXISTING BUILDING

NEW VERIZON WIRELESS AIR6449
ANTENNAS, (3) TOTAL, (1) PER SECTOR

NEW VERIZON WIRELESS RAYCAPS, (4)
TOTAL, (2) LOCATED AT ANTENNA LEVEL,
(2) LOCATED AT EQUIPMENT AREA



GROUND LEVEL
ELEV. 0'-0" AGL
AGL 0'-0" = 244.9' NAVD 88

SOUTHEAST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

- TOP OF NEW VERIZON WIRELESS FRP
ELEV. 46'-6" AGL
- CENTERLINE OF NEW VERIZON WIRELESS AIR6449 ANTENNAS & TOP OF EXISTING BUILDING
ELEV. 45'-0" AGL
- CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS (BETA SECTOR)
ELEV. 44'-6" AGL
- CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS (ALPHA & GAMMA SECTORS)
ELEV. 43'-6" AGL
- TOP OF EXISTING PARAPET WALL
ELEV. 39'-6" AGL
- TOP OF EXISTING ROOFTOP
ELEV. 36'-6" AGL

NEW VERIZON WIRELESS 7' TALL FRP SCREENING
TEXTURED TO MATCH EXISTING BUILDING

NEW VERIZON WIRELESS RADIOS,
(6) TOTAL, (2) PER SECTOR

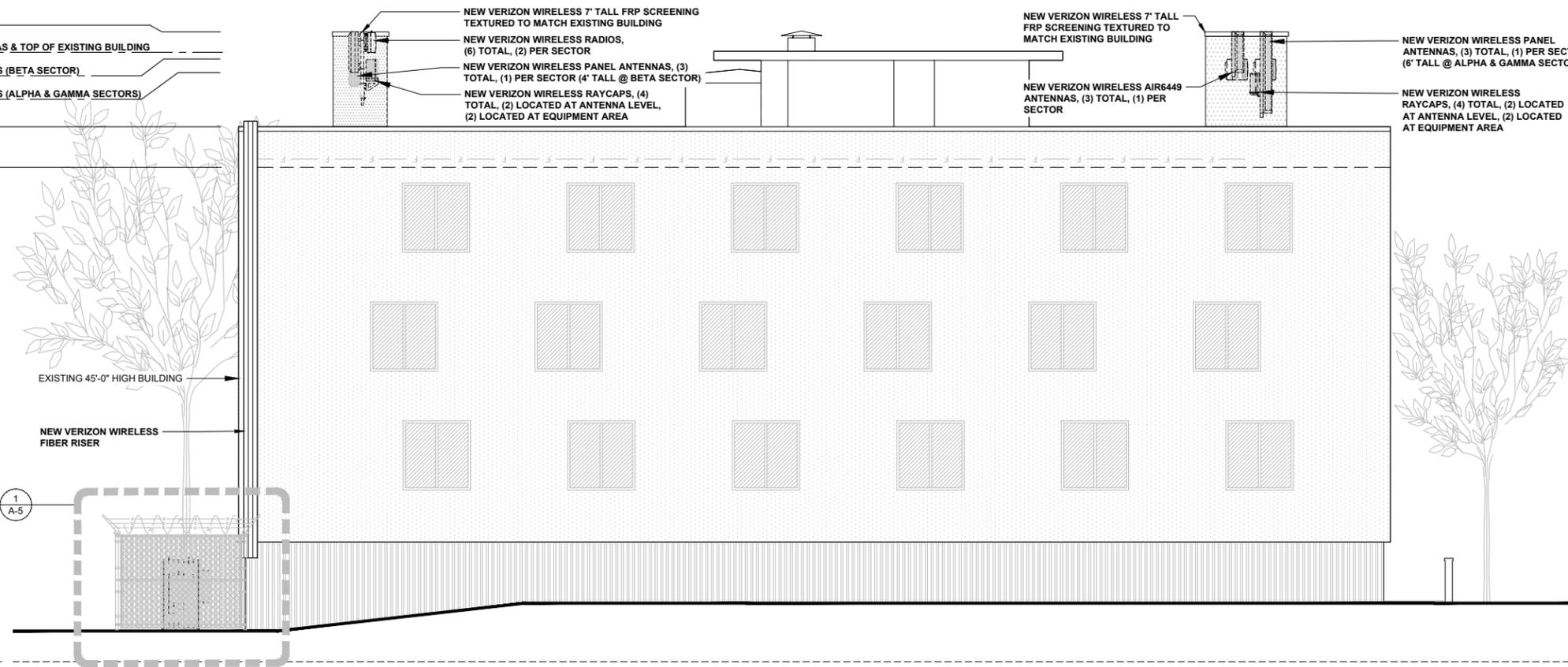
NEW VERIZON WIRELESS PANEL ANTENNAS, (3)
TOTAL, (1) PER SECTOR (4' TALL @ BETA SECTOR)

NEW VERIZON WIRELESS RAYCAPS, (4)
TOTAL, (2) LOCATED AT ANTENNA LEVEL,
(2) LOCATED AT EQUIPMENT AREA

NEW VERIZON WIRELESS 7' TALL
FRP SCREENING TEXTURED TO
MATCH EXISTING BUILDING

NEW VERIZON WIRELESS PANEL
ANTENNAS, (3) TOTAL, (1) PER SECTOR
(6' TALL @ ALPHA & GAMMA SECTORS)

NEW VERIZON WIRELESS
RAYCAPS, (4) TOTAL, (2) LOCATED
AT ANTENNA LEVEL, (2) LOCATED
AT EQUIPMENT AREA



GROUND LEVEL
ELEV. 0'-0" AGL
AGL 0'-0" = 244.9' NAVD 88

NORTHEAST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
6	06/03/19	100% ZONING	FA
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8	10/07/19	100% ZONING	FA
9	04/13/20	100% ZONING	FA
10	05/20/20	100% ZONING	FA
11	09/01/20	REVISED 100% ZONING	FA
12	09/17/20	100% ZONING	FA
13	06/21/21	100% ZONING	FA
14	04/28/22	REVISED 100% ZONING	FA



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CCA OAKLAND

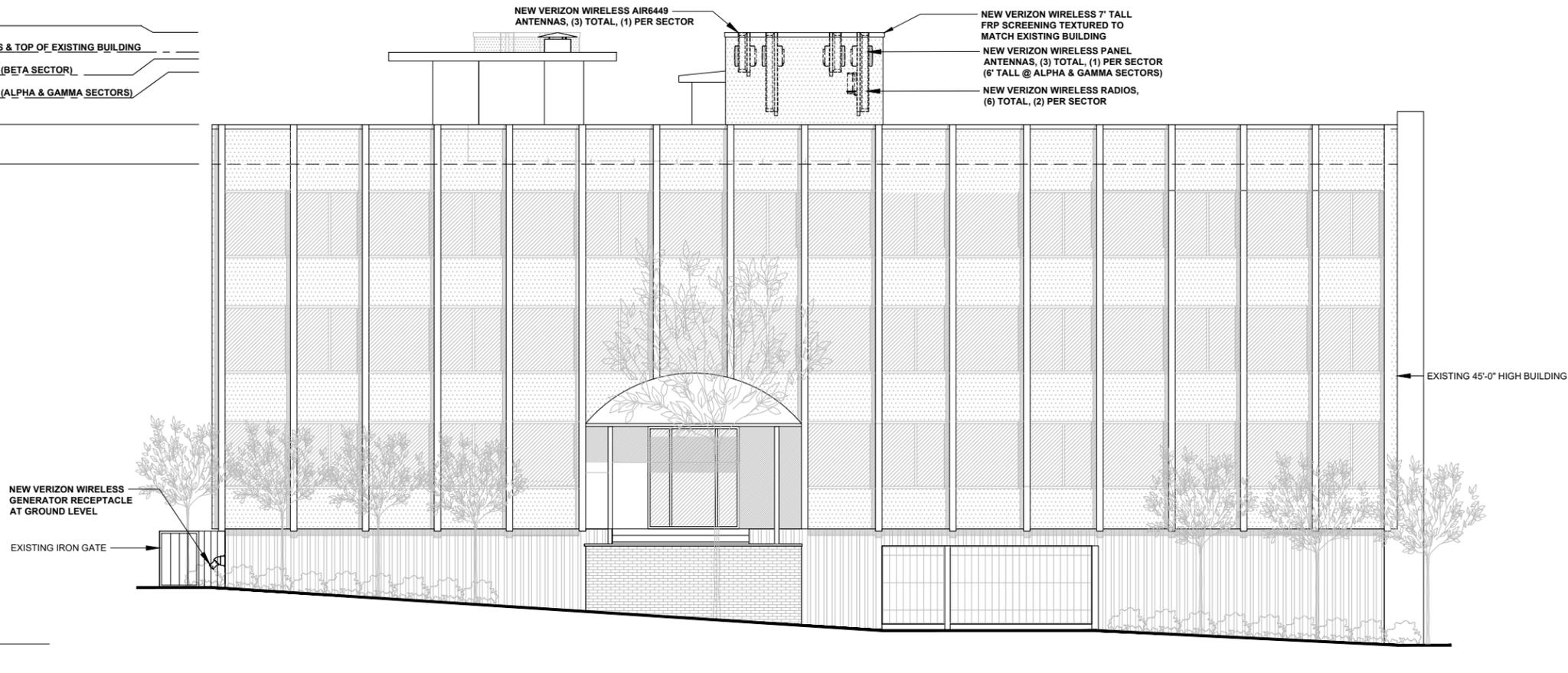
PSL# 388363

5319 BROADWAY TERRACE
OAKLAND, CA 94618

SHEET TITLE:
NORTH & EAST
ELEVATIONS

A-3

- TOP OF NEW VERIZON WIRELESS FRP
ELEV. 46'-6" AGL
- CENTERLINE OF NEW VERIZON WIRELESS AIR6449 ANTENNAS & TOP OF EXISTING BUILDING
ELEV. 45'-0" AGL
- CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS (BETA SECTOR)
ELEV. 44'-6" AGL
- CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS (ALPHA & GAMMA SECTORS)
ELEV. 43'-6" AGL
- TOP OF EXISTING PARAPET WALL
ELEV. 39'-6" AGL
- TOP OF EXISTING ROOFTOP
ELEV. 36'-6" AGL

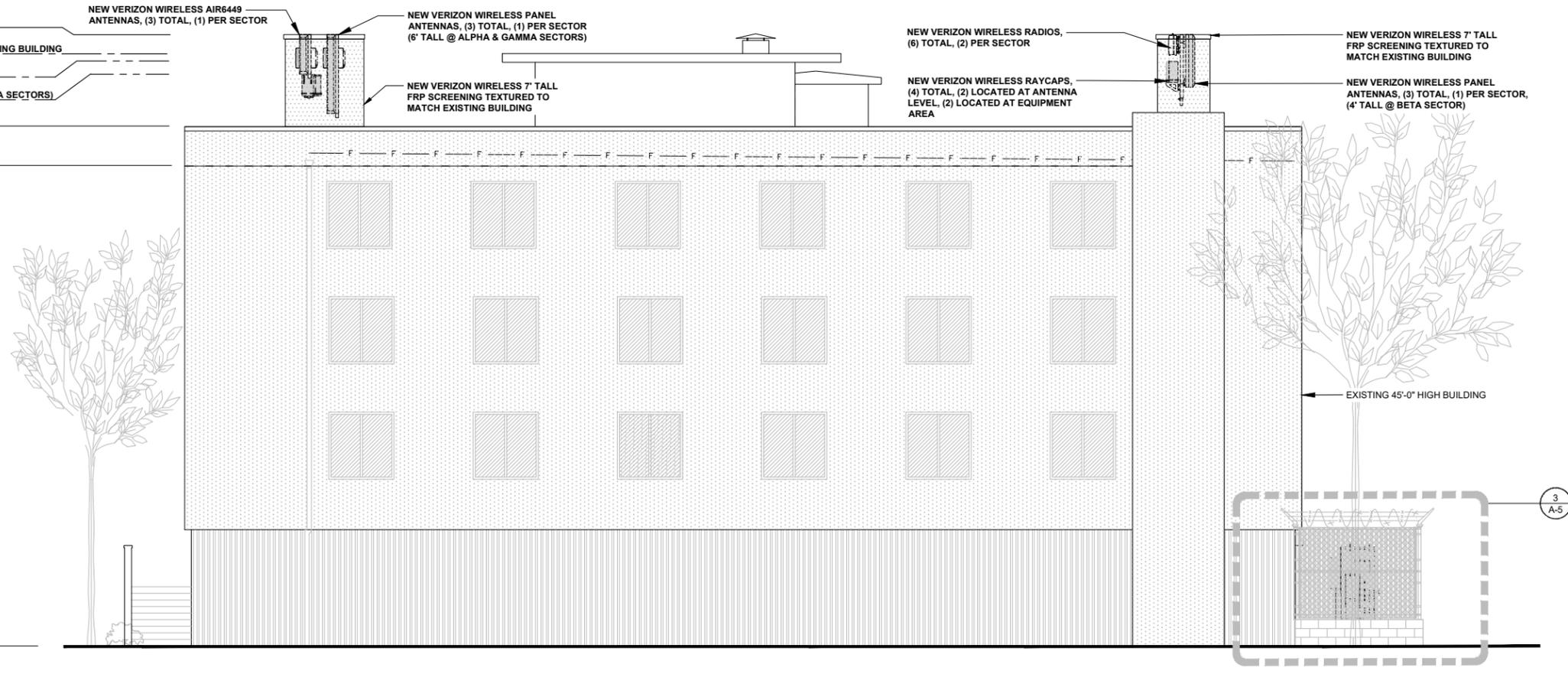


GROUND LEVEL
ELEV. 0'-0" AGL
AGL 0'-0" = 244.9' NAVD 88

NORTHWEST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **2**

- TOP OF NEW VERIZON WIRELESS FRP
ELEV. 46'-6" AGL
- CENTERLINE OF NEW VERIZON WIRELESS AIR6449 ANTENNAS & TOP OF EXISTING BUILDING
ELEV. 45'-0" AGL
- CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS (BETA SECTOR)
ELEV. 44'-6" AGL
- CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS (ALPHA & GAMMA SECTORS)
ELEV. 43'-6" AGL
- TOP OF EXISTING PARAPET WALL
ELEV. 39'-6" AGL
- TOP OF EXISTING ROOFTOP
ELEV. 36'-6" AGL



GROUND LEVEL
ELEV. 0'-0" AGL
AGL 0'-0" = 244.9' NAVD 88

SOUTHWEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17) **1**

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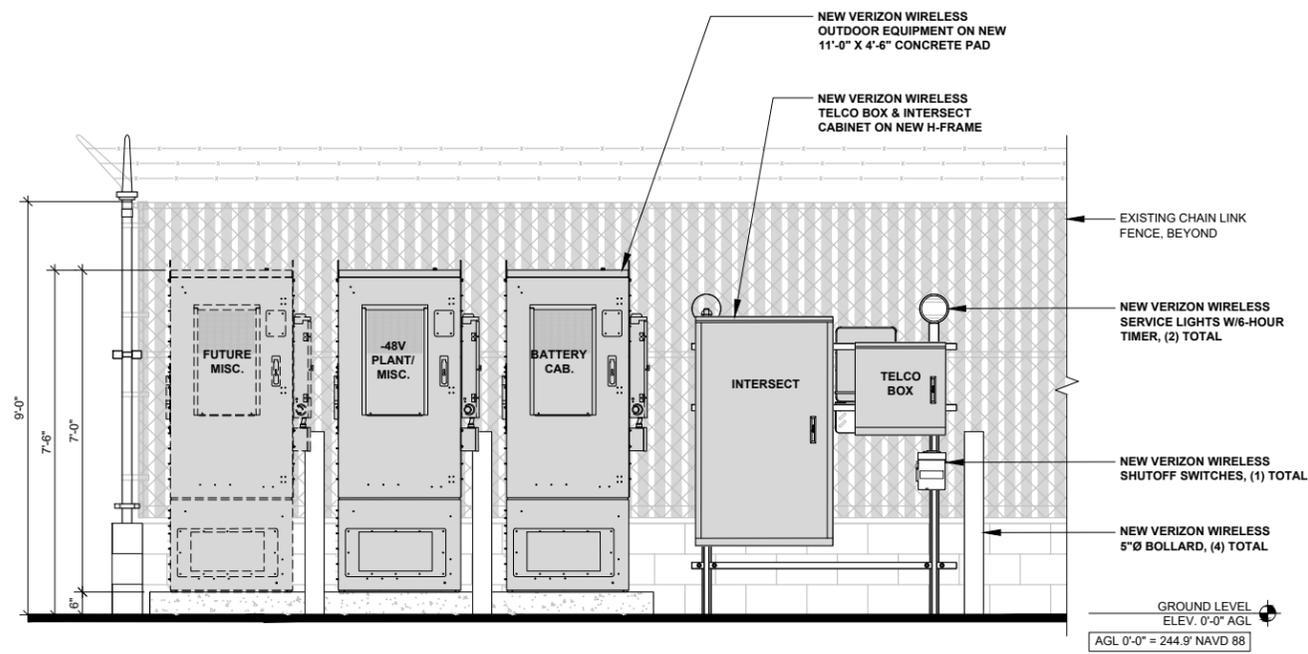
verizon
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WALNUT CREEK, CA 94598

CCA OAKLAND
PSL# 388363
5319 BROADWAY TERRACE
OAKLAND, CA 94618

SHEET TITLE:
SOUTH & WEST ELEVATIONS

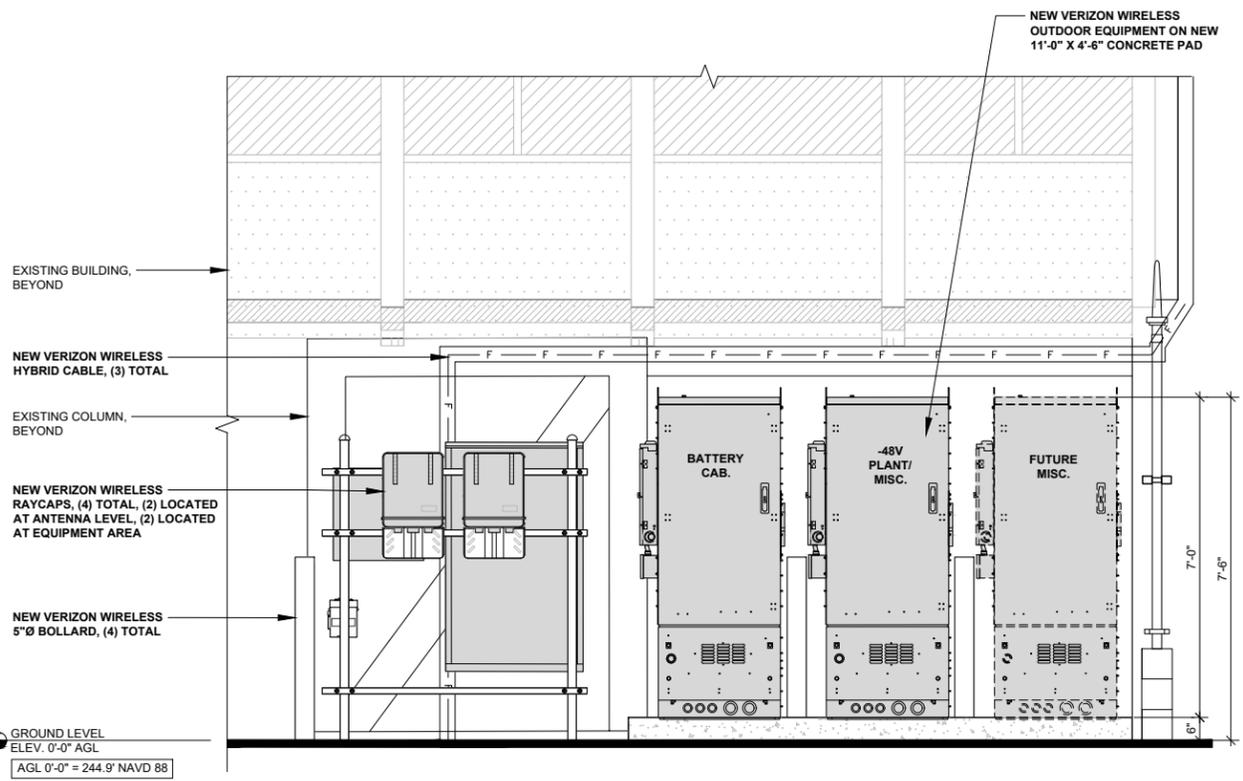
A-4

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE INTO SHEET VALID FOR REDUCED OR ENLARGED SHEET SIZES.



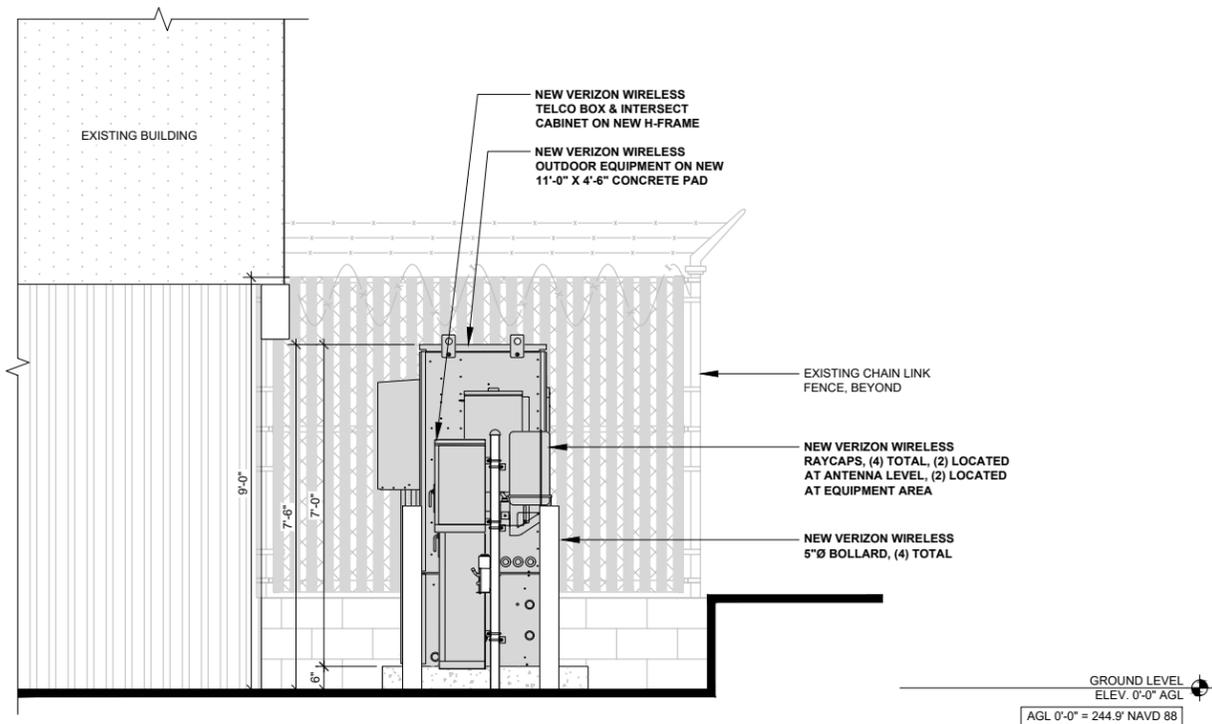
NORTHWEST EQUIPMENT ELEVATION

0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17) **4**



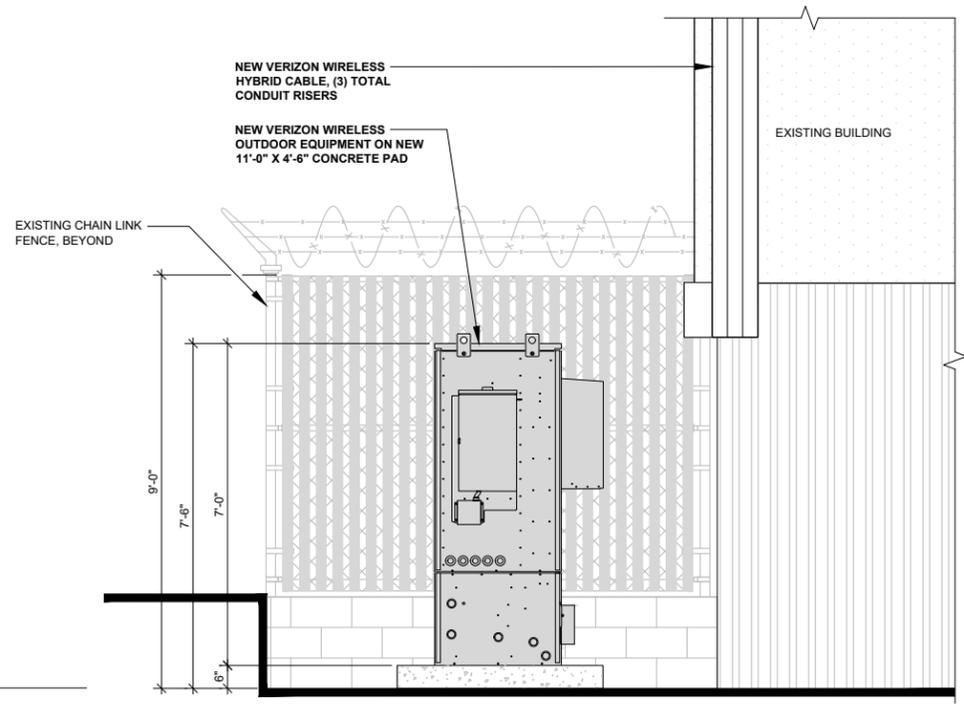
SOUTHEAST EQUIPMENT ELEVATION

0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17) **2**



SOUTHWEST EQUIPMENT ELEVATION

0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17) **3**



NORTHEAST EQUIPMENT ELEVATION

0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17) **1**

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13	06/21/21	100% ZONING	FA
14	04/28/22	REVISED 100% ZONING	FA



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CCA OAKLAND
PSL# 388363
5319 BROADWAY TERRACE
OAKLAND, CA 94618

SHEET TITLE:
EQUIPMENT ELEVATIONS

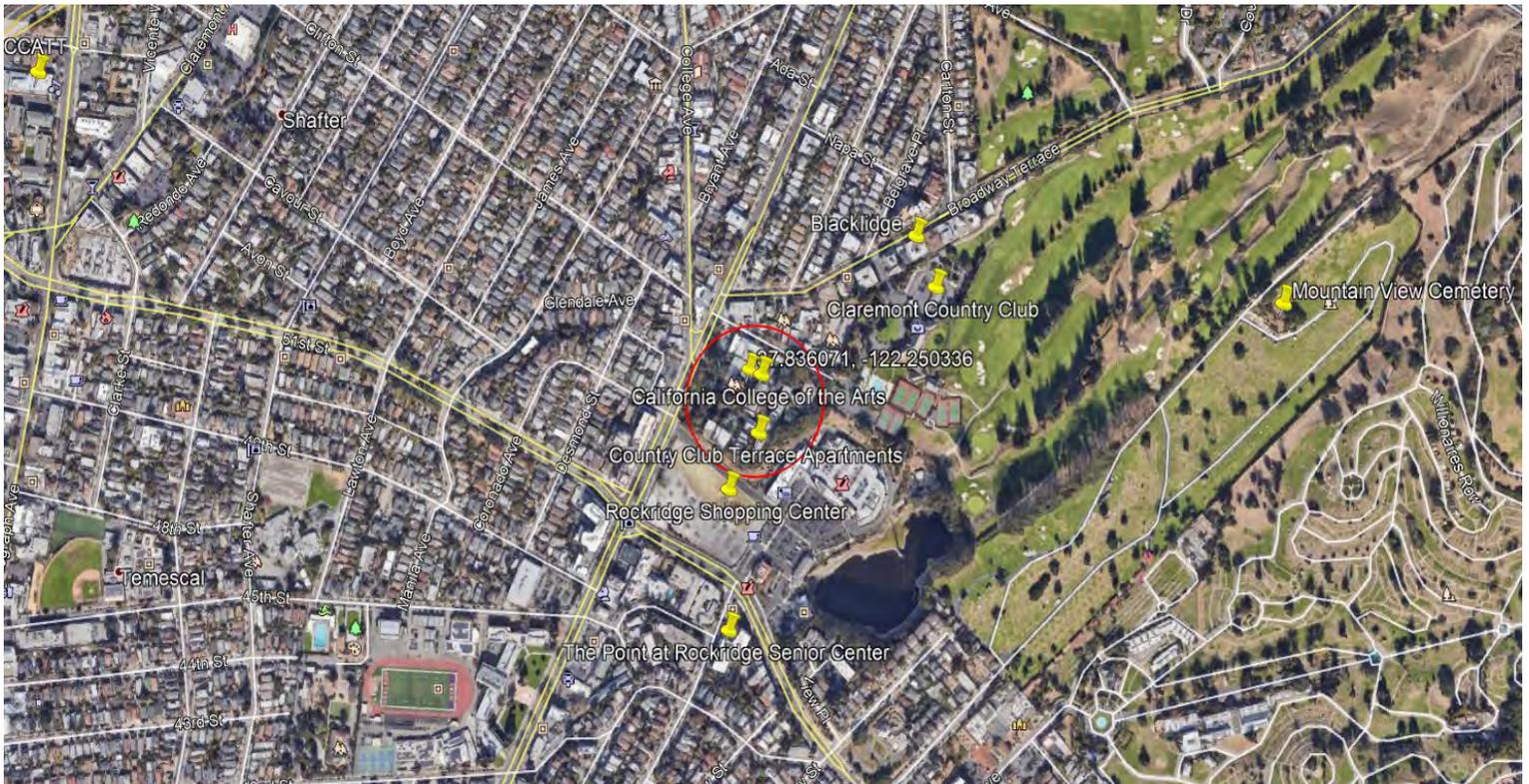
A-5

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO PRINT IS VALID FOR REDUCED OR ENLARGED SHEET SIZES.

Alternative Candidate Analysis



CCA Oakland
5319 Broadway Terrace
Oakland, CA 94618
APN 048A-7031-009-01



May 13, 2020

Summary of Site Evaluations

Conducted by: SAC Wireless

Introduction:

In 2016, it became necessary for Verizon Wireless to pursue a new wireless facility in a northern area of Oakland near the California College of the Arts. Due to increased usage of wireless devices requiring cellular data, Verizon's existing site in the area – Broadway MacArthur - is approaching overload, which will create disruptions to Verizon users, including personal, commercial, and emergency users. Therefore, Verizon Wireless is proposing a new wireless facility, described below, to provide and greatly improve coverage to the North Oakland area.

Based on a comprehensive search of available sites over the last four years and after careful location analysis, Verizon Wireless has concluded that the site at 5319 Broadway Terrace constitutes the least intrusive alternative to help fill the identified significant gap in coverage based on the guidelines set forth by the City of Oakland. Through this process, seven (7) site alternatives were reviewed and eliminated based upon engineering analysis, lack of cooperation by potential landlords, and other limiting variables. With these sites exhausted, Verizon Wireless proposes the use of a rooftop installation on the address described above which is in an urban area; this property will be described further in this Alternatives Sites Analysis. While it is not the only feasible site which meets the Code requirements, as well as the coverage needs of the community and emergency service providers, it is the only site candidate with an interested landlord.

I. Coverage Gap

This project's primary objective is to provide coverage to this area. There is currently marginal 4G AWS signal in the area that is not sufficient to meet the demands of the network and LTE coverage is limited to the street. There is little to no in-building or in-vehicle coverage. Due to an increase of the use of wireless devices, as well as increased rates of streaming, Verizon Wireless anticipates that Broadway MacArthur would eventually be overloaded, which reduces its ability to provide stable service to Verizon customers in the area.

The coverage gap also results in a disruption to access emergency services; many police, fire, and ambulance services use the Verizon 4G network to track their resources, dispatch assets, and relay data. Should an emergency occur, those in a building or vehicle with Verizon service could not rely on the current systems as they are unreliable. This risks the health and safety of those in the community. Verizon's proposed new site will provide the coverage and high-speed data required to support the residents of the area. The 5319 Broadway Terrace site fixes the coverage issue with minimal impact to the area. Please see the Coverage Justification for more detailed information.

II. Methodology

Once a significant coverage gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the "least intrusive means" based upon Verizon Wireless's experience with designing similar facilities and working within local regulations. In addition to seeking the "least intrusive" alternative, sites proposed by Verizon Wireless must be feasible in several ways. In this regard, Verizon Wireless reviews the topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and other critical factors such as a willing landlord in completing its site analysis. Wherever feasible, Verizon Wireless seeks to identify collocation opportunities that allow placement of wireless facilities with minimal impacts. No existing wireless collocation opportunities were available to meet Verizon's radio frequency engineer's objectives. The next best option was to find a suitable site where Verizon's location could be stealth against the surrounding areas. Verizon was able to locate land on an urban residential building with sufficient height needed to meet the coverage requirement while simultaneously fitting with the character and surroundings of the area. Per the Code, this new site build requires a

Major Conditional Use Permit since it is classified as a new telecommunications facility. According to the City of Oakland's preference list of telecommunication facilities, Verizon has eliminated each A-F category as possible locations for a wireless facility. Collocations on existing wireless towers are not available within the radio frequency engineer's coverage area. However, Verizon is proposing to collocate on an existing rooftop. City owned or public properties were investigated, and the locations described below were denied by the landlord and/or the planner denied the locations due to potential historical designations. Existing commercial and industrial structures in Nonresidential zones were also investigated and the landlords did not want to pursue a lease and/or did not meet the radio frequency engineer's coverage objective. The rest of the parcels 1000' from Verizon's proposed location are residential parcels. Therefore, Verizon's next step was to pursue residential properties to secure a lease agreement and meet the radio frequency's coverage objectives.

III. Analysis

For four years, Verizon Wireless has sought a suitable location for a wireless facility to serve the urban, residential and commercial areas of North Oakland. As collocation of facilities is generally preferred, Verizon Wireless first searched for existing wireless collocation sites which could meet the needs of the coverage gap. With no feasible existing wireless towers available to collocate, Verizon surveyed the coverage gap area for available building and ground sites for a new wireless facility. Verizon pursued seven potentially viable candidates, including the Blacklidge property site at 5319 Broadway Terrace. The Blacklidge rooftop site was chosen as the preferred location because it has the best location for wireless reach, appropriate height for coverage, a cooperative and willing landlord, and the least construction concerns. Verizon has a lease in place with the Blacklidge family and will move directly to construction once zoning and building permits are approved.

The following is a summary of prior sites reviewed within the search area. Each of these sites were subsequently eliminated as candidates due to a variety of reasons, including but not limited to: technical deficiencies identified by the Radio Frequency Engineer (RF), construction limitations, lack of landlord cooperation, etc.

Site/Owner Name	Property Address	Landlord Interest?	RF Acceptance?	Reason for Elimination
Country Club Terrace Apartments	2225 Clifton St	No	Yes	Landlord declined the project.
Rockridge Shopping Center	5100 Broadway Ter	No	No	Landlord is not interested, and it will not meet the RF objective.
Claremont Country Club	5295 Broadway Ter	No	No	Landlord is not interested. Planner did not approve location.
The Point at Rockridge Senior	4500 Gilbert St	No	No	Landlord not interested. Will not meet RF objective.
Mountain View Cemetery	5000 Piedmont Ave	Yes	Yes	Denied by Planning due to historical landmark designation.
CCATT	5427 Telegraph	Yes	No	Will not meet the RF objective.
CA College of the Arts	5200 Broadway	No	Yes	Landlord is not interested/Declined the project.

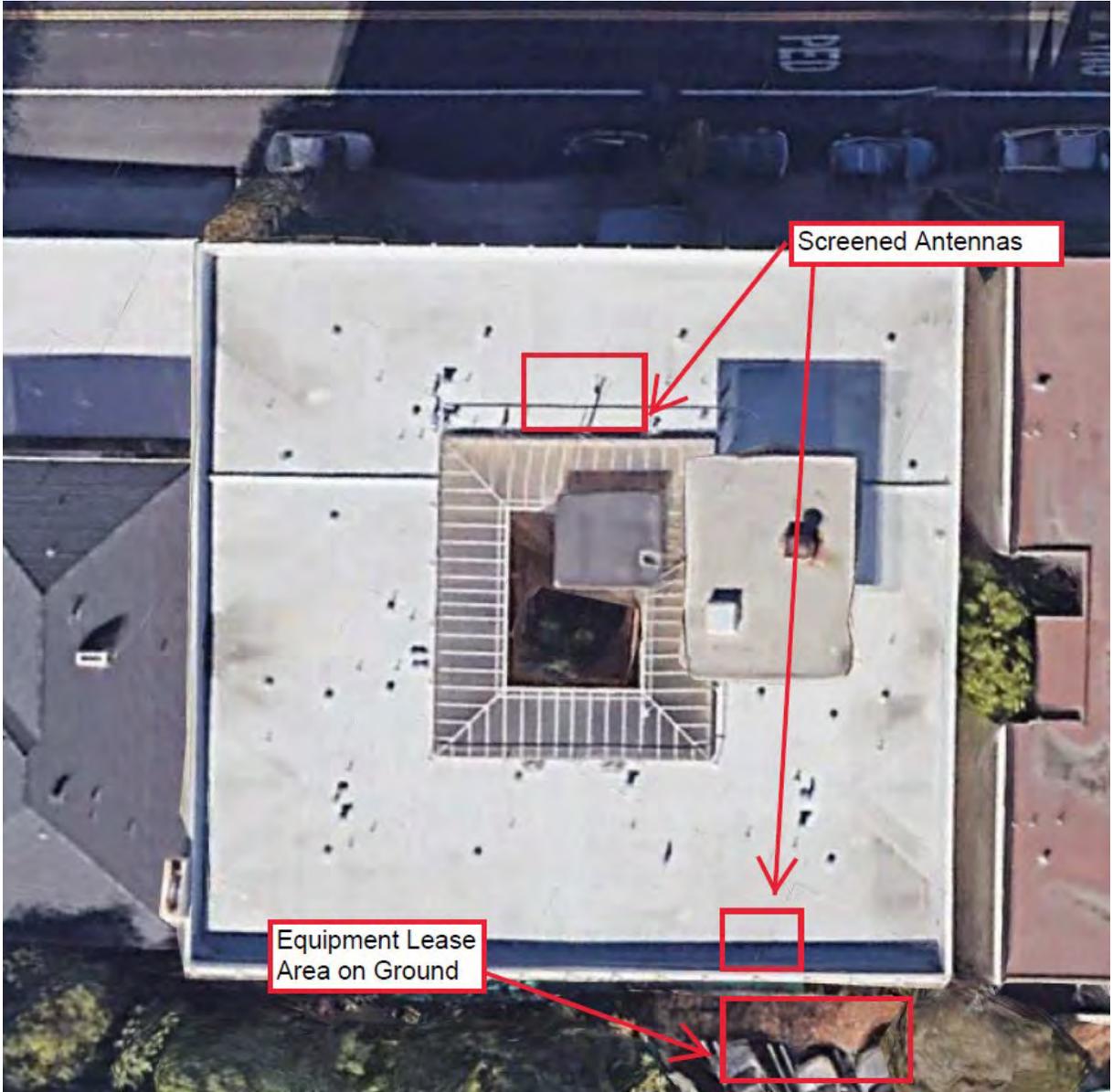
A More detailed analysis of each of the candidates is below:

Summary of Candidates Reviewed

Proposed Candidate

- 1. **Blacklidge**
5319 Broadway Terrace
Zoning: Residential Urban
Site Type: Stealth Rooftop

Overhead View



Disqualified Candidates:

- 1. Country Club Terrace Apartments**
225 Clifton St, Oakland, CA 94618
Site Type: Stealth Rooftop



Reason for Elimination:

The landlord was initially interested in pursuing this project, but after significant pushback from his tenants he chose not to move forward.

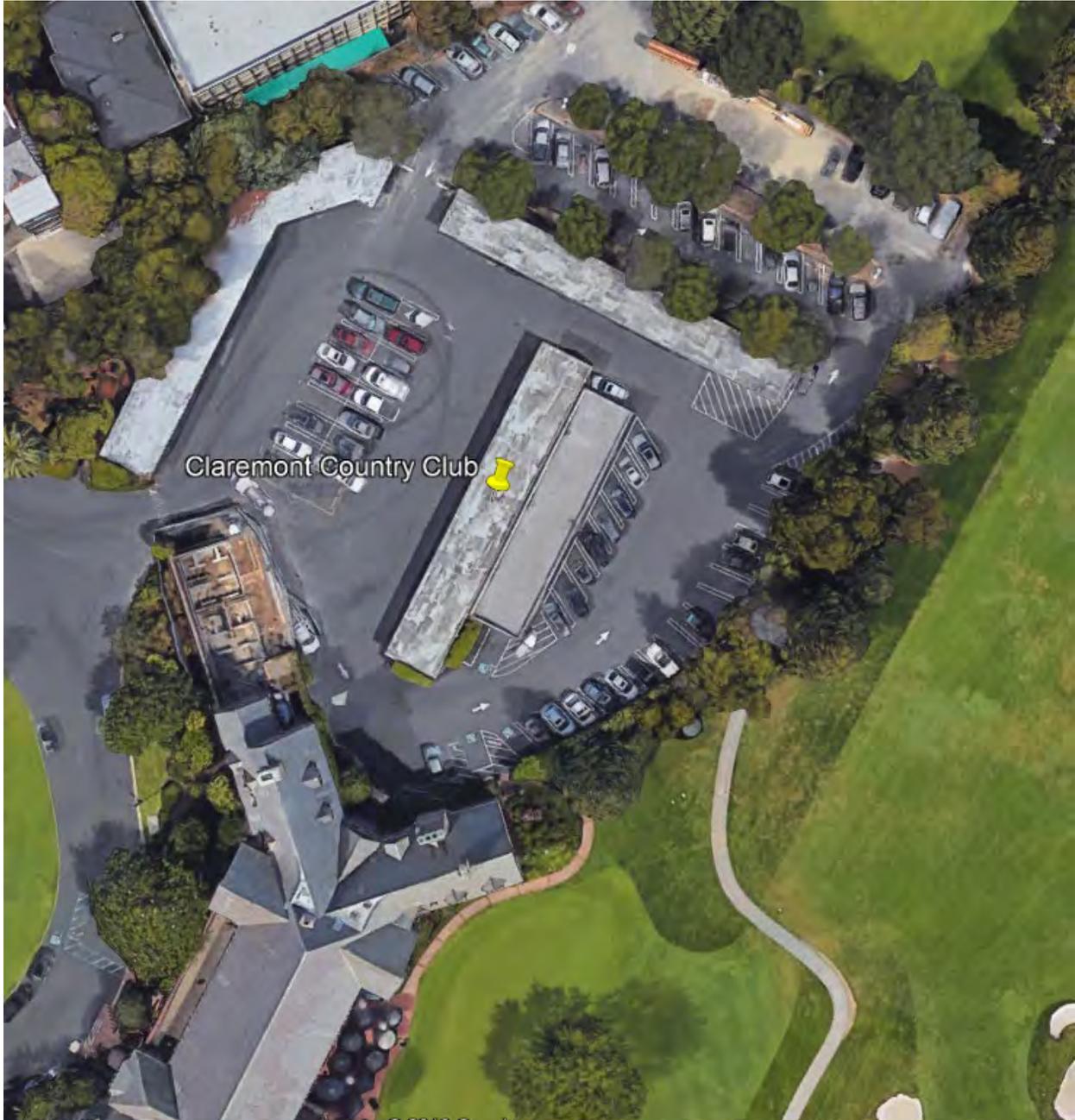
2. **Rockridge Shopping Center**
5100 Broadway Terrace, Oakland, CA 94611
Site Type: Monopole or Stealth Rooftop Depending on location



Reason for Elimination:

Landlord was not interested in pursuing the project. Additionally, the Verizon Wireless project RF Engineer concluded that this site is too close to small cell projects for a nearby shopping complex.

3. **Claremont Country Club**
5295 Broadway Ter, Oakland, CA 94618
Site Type: Stealth Rooftop



Reason for Elimination:

Landlord was not interested in pursuing this project. Additionally, Verizon's RF Engineer ruled this candidate out due to being located too far away from the desired coverage area.

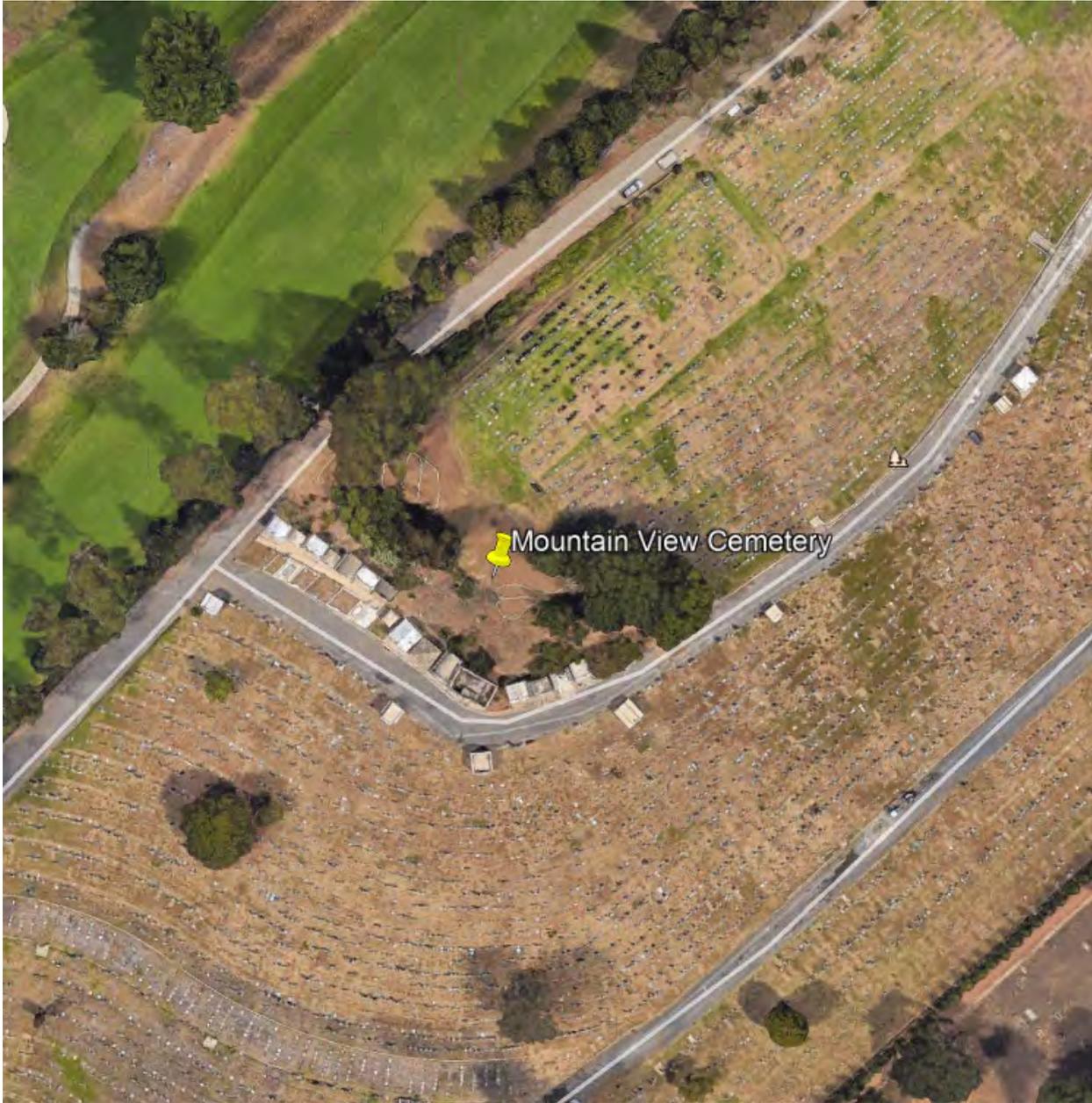
4. **The Point at Rockridge Senior Center**
4500 Gilbert St, Oakland, CA 94611
Site Type: Stealth Rooftop



Reason for Elimination:

Landlord not interested in pursuing this project. Additionally, Verizon RF concluded that this site is too close to an existing Verizon Wireless site covering Broadway Street.

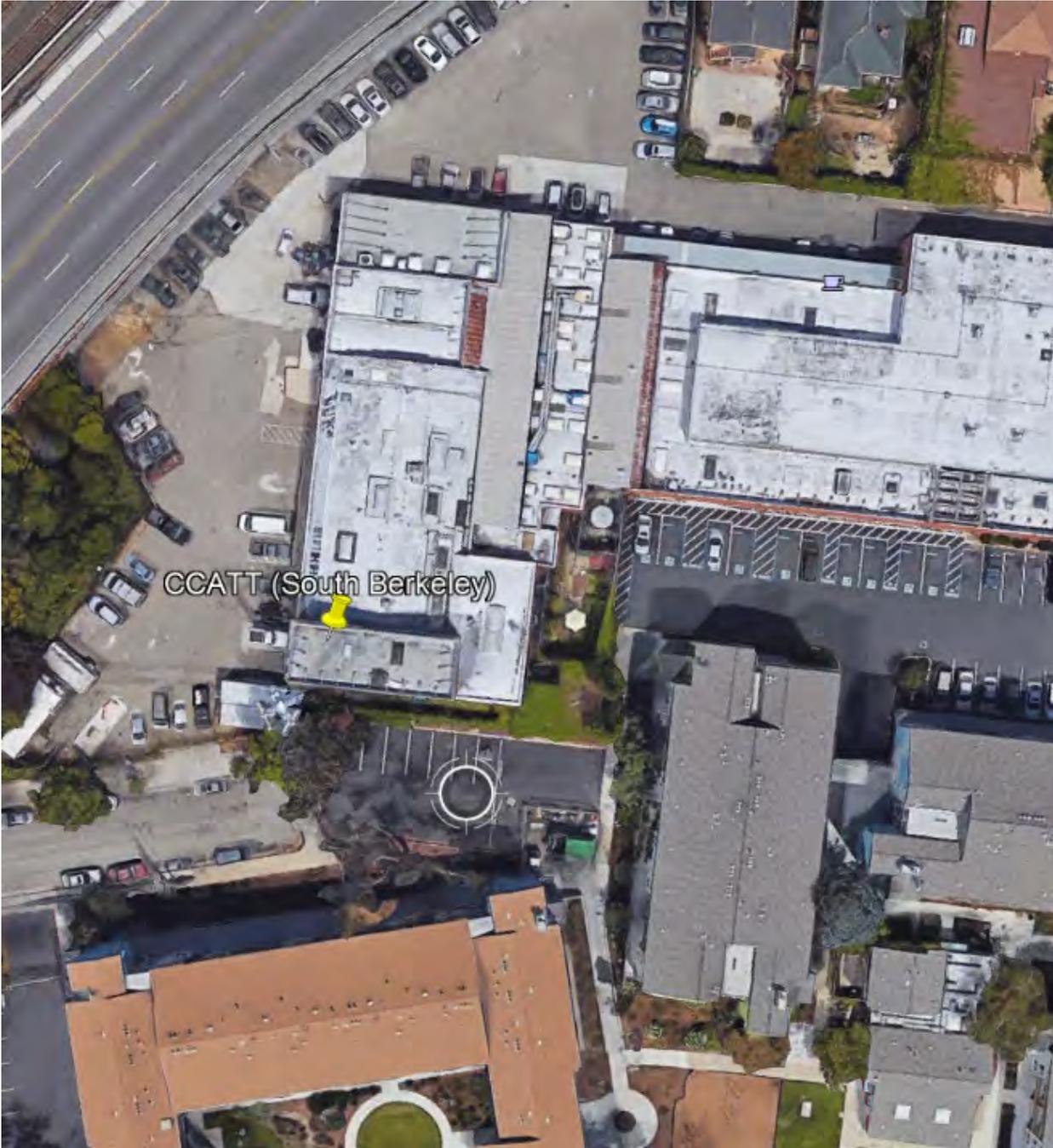
5. **Mountain View Cemetery**
5000 Piedmont Ave, Oakland, CA 94611
Site Type: Monopole



Reason for Elimination:

This candidate was rejected by the City due to the historical nature of the cemetery as a landmark.

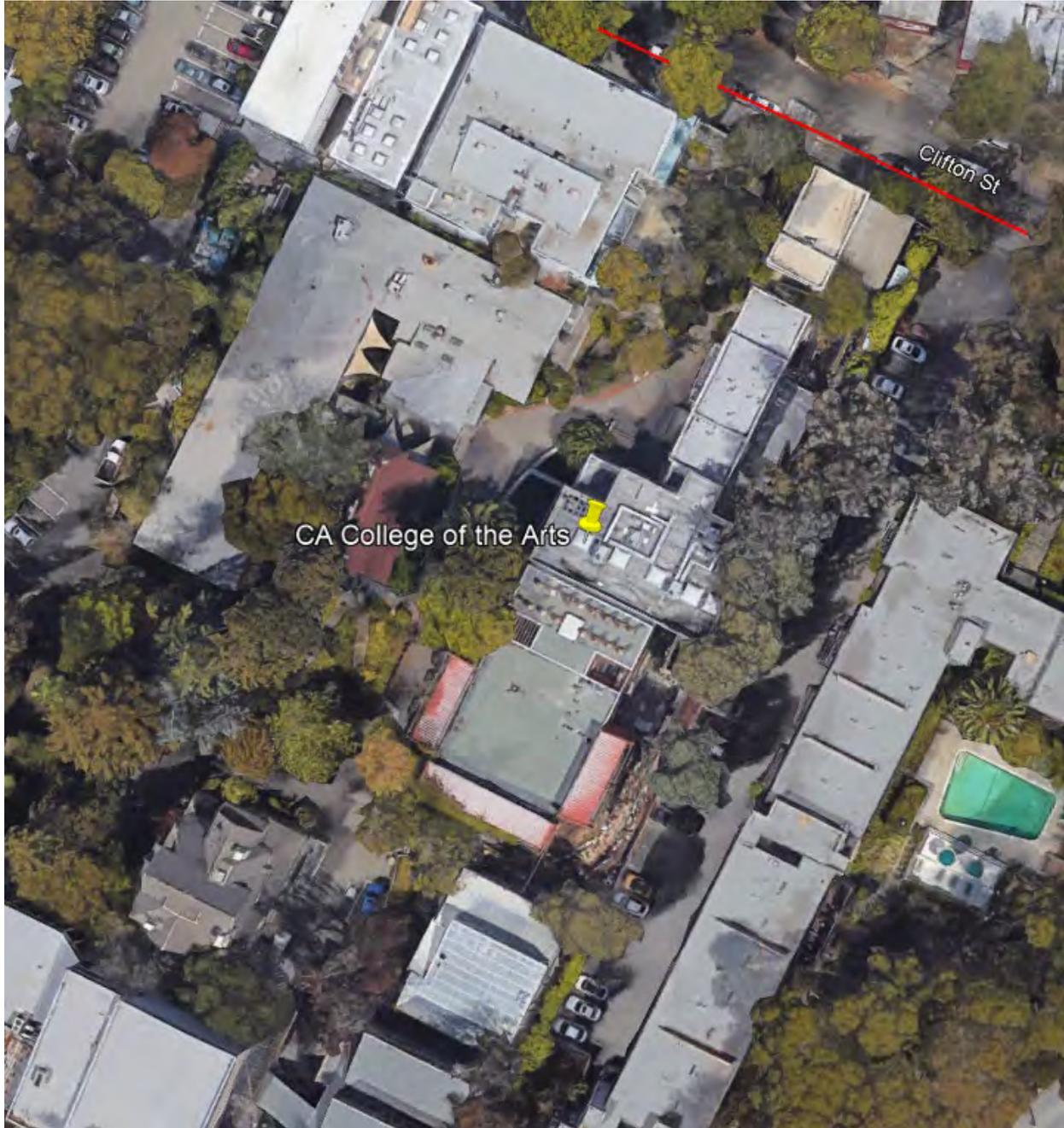
6. **CCATT**
5427 Telegraph, Oakland, CA 94609
Site Type: Stealth Rooftop



Reason for Elimination:

This candidate was deemed to be too far away from the desired coverage area to provide effective coverage. Additionally, this site is too close to two of Verizon's existing small cell sites and may cause significant disturbance to the network.

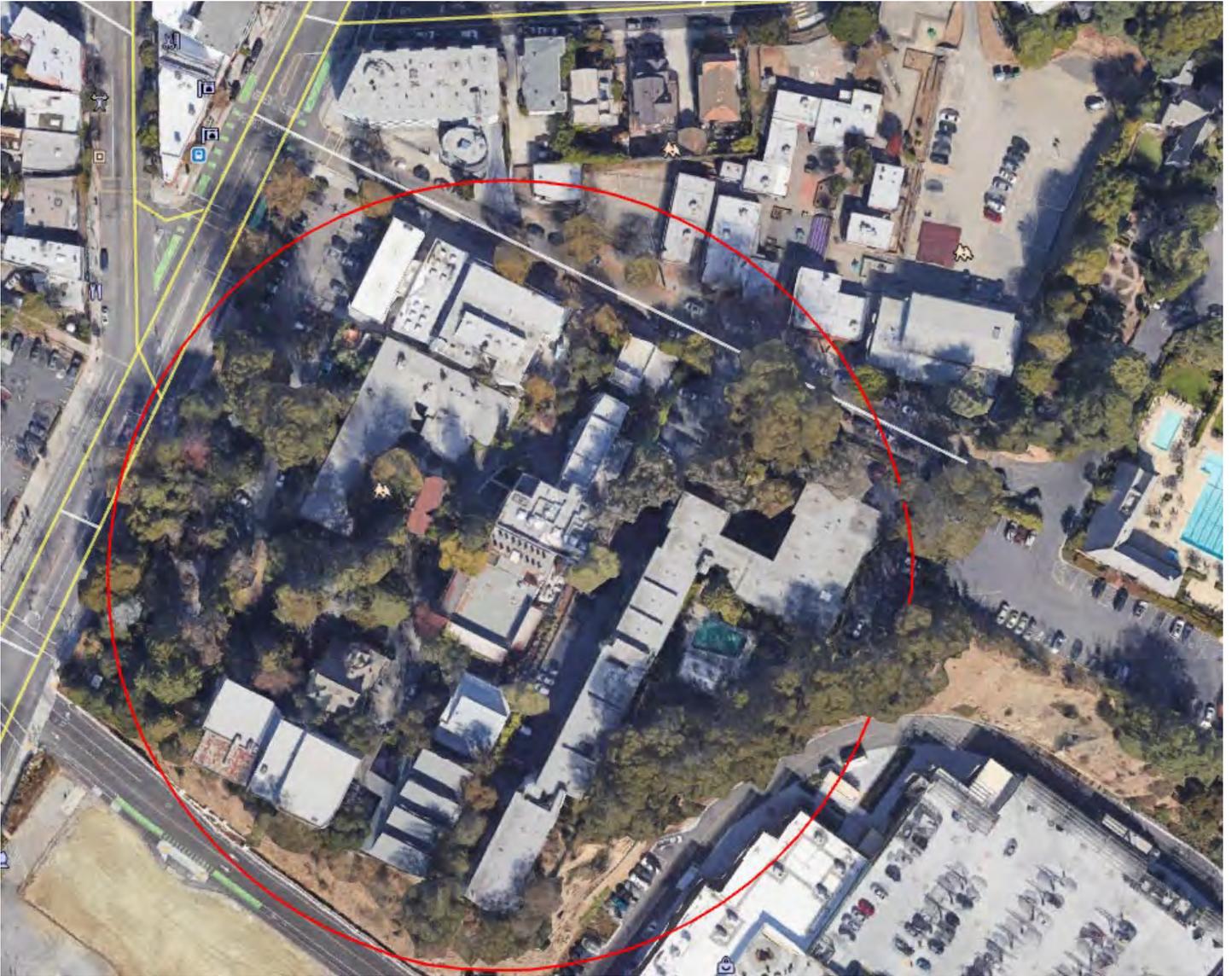
7. **California College of the Arts**
5200 Broadway Ter, Oakland, CA 94618
Site Type: Stealth Rooftop



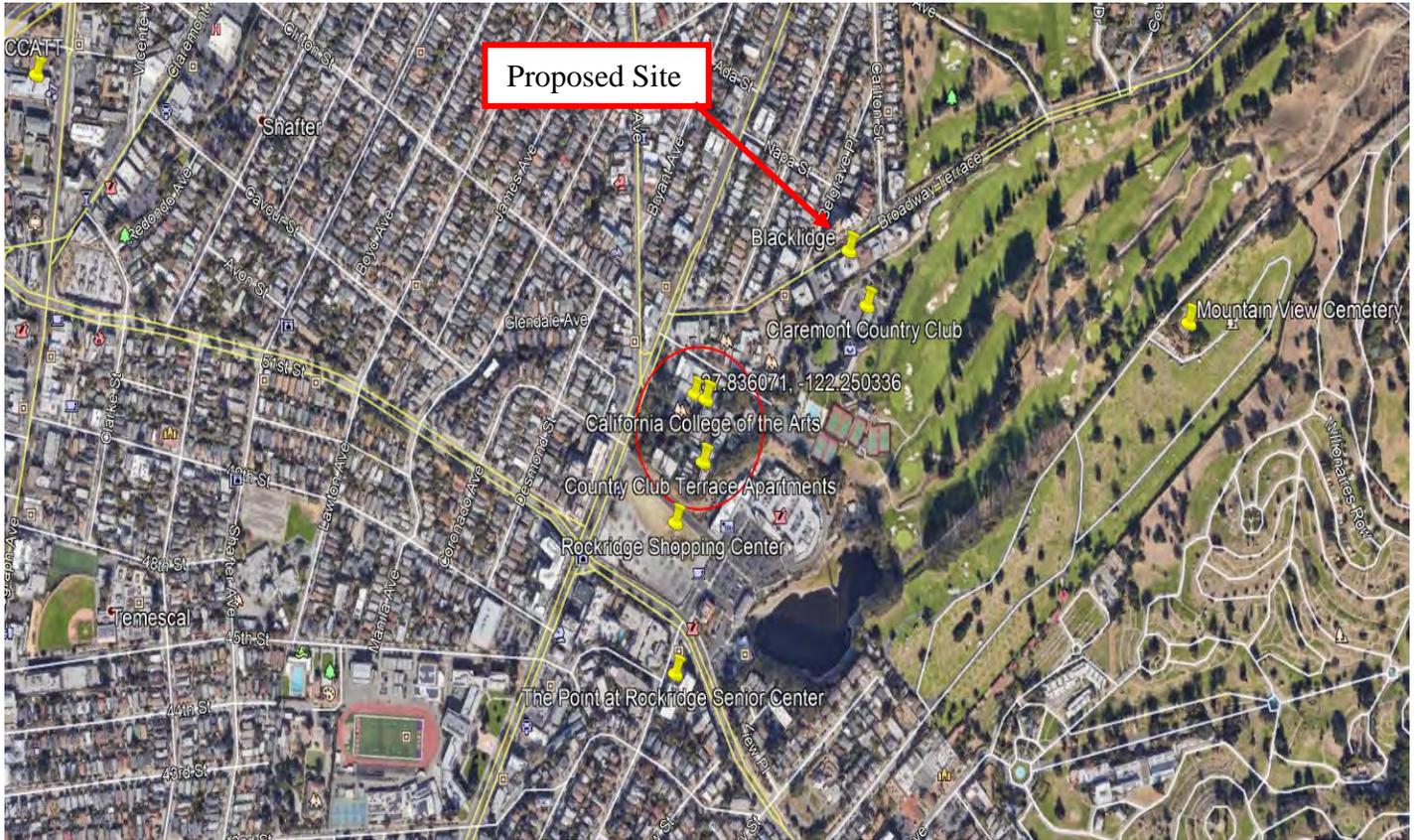
Reason for Elimination:

Landlord was not interested in pursuing the project.

CCA Oakland Search Ring Map



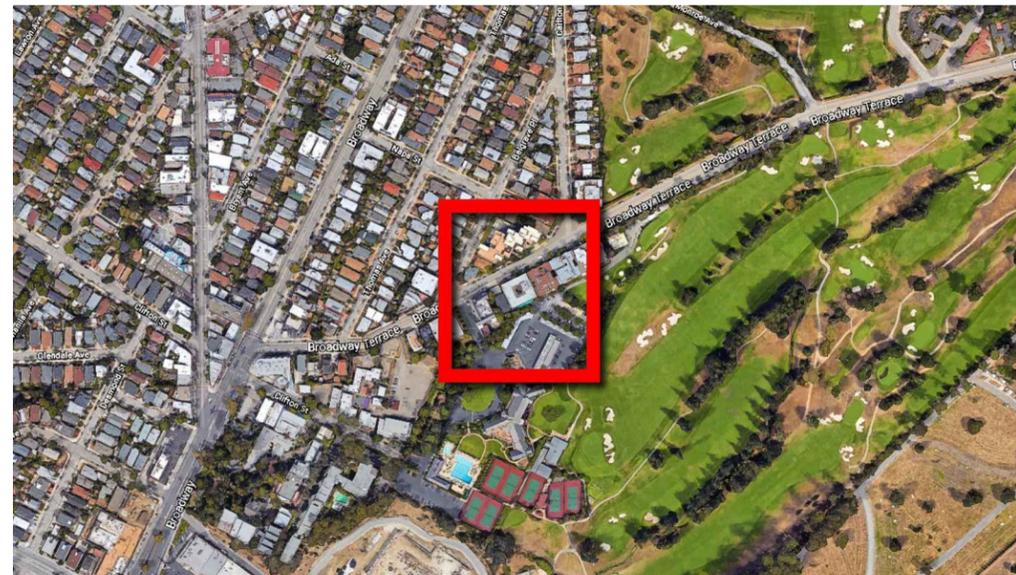
**Location Map of
Proposed Site and Alternatives**



Conclusion

Verizon Wireless has aggressively pursued these potential site alternatives within the identified significant coverage gap over the last four years, with each being subsequently eliminated due to poor radio frequency coverage, inability to construct, or unwilling landlords as detailed in this report. Based on this thorough analysis and evaluation, Verizon Wireless concludes that the proposed installation at 5319 Broadway Terrace rooftop is the most effective, least intrusive and most easily constructible site available to address the significant gap in coverage and the community's wireless needs. Emergency services also require adequate coverage and resources in emergency situations and this site will address the current health and safety concerns. This site also represents the best possible candidate based on its limited visual impact, ease of access, and proximity to public utility access points.

PHOTOSIMULATION VIEWPOINT 1



NOTE:
NEW VERIZON WIRELESS EQUIPMENT AREA (9'-0" x 18'-6" LEASE AREA) LOCATED AT UNDERGROUND PARKING LOT (NOT VISIBLE IN CURRENT VIEW)

- NEW OUTDOOR EQUIPMENT ON NEW CONCRETE PAD
- NEW UTILITY H-FRAME W/ NEW INTERSECT CABINET, TELCO BOX AND (2) RAYCAPS
- NEW (4) BOLLARDS



PHOTOSIMULATION VIEWPOINT 2



EXISTING

NEW

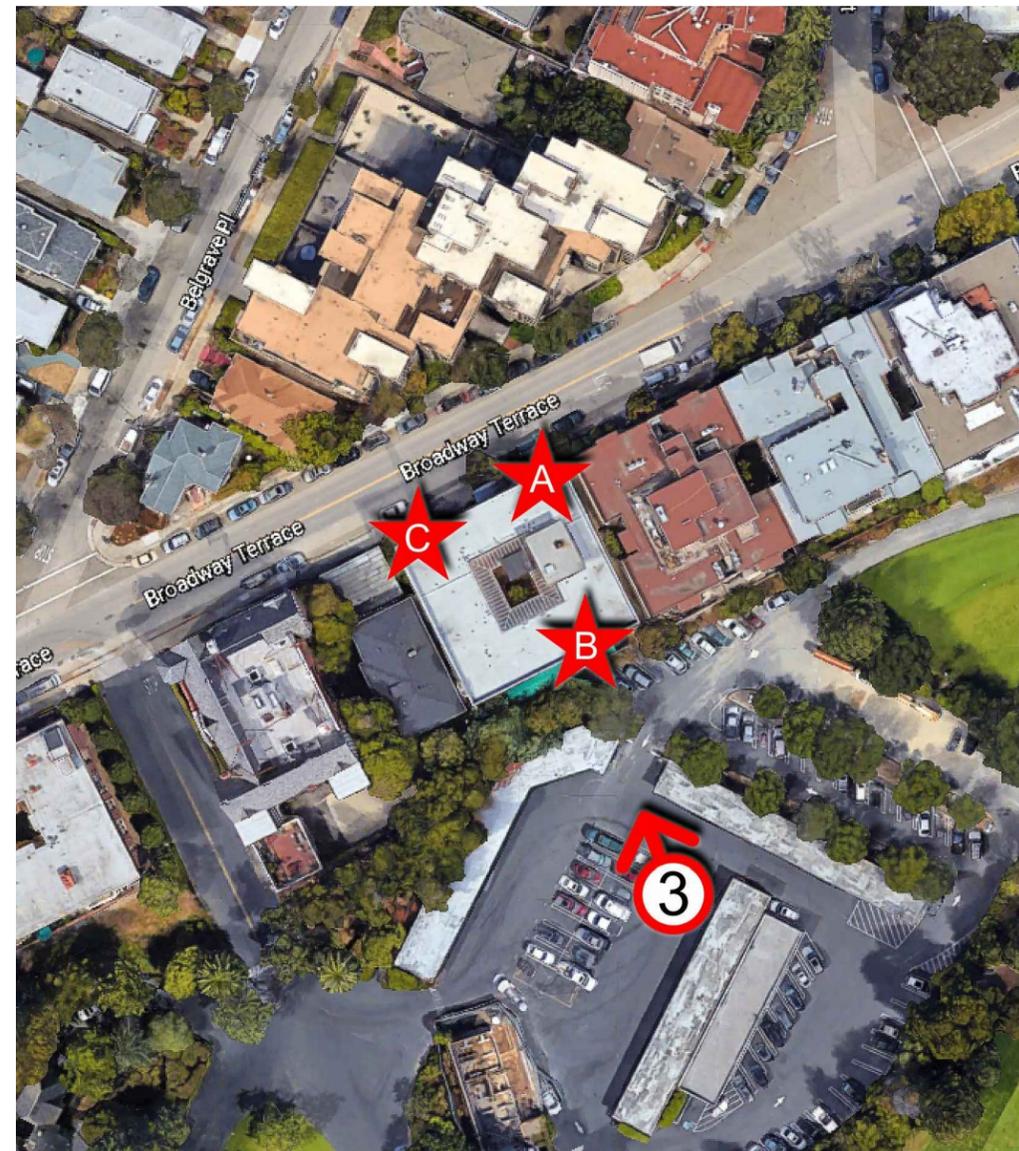
NOTE:
NEW VERIZON WIRELESS EQUIPMENT AREA
(9'-0" x 18'-6" LEASE AREA) LOCATED AT
UNDERGROUND PARKING LOT
(NOT VISIBLE IN CURRENT VIEW)

- NEW OUTDOOR EQUIPMENT ON NEW CONCRETE PAD
- NEW UTILITY H-FRAME W/ NEW INTERSECT CABINET, TELCO BOX AND (2) RAYCAPS
- NEW (4) BOLLARDS

ALPHA & GAMMA SECTOR

NEW VERIZON WIRELESS
(6) PANEL ANTENNAS,
(6) RADIOS, AND (2) RAYCAPS
WITHIN NEW FRP SCREENING

PHOTOSIMULATION VIEWPOINT 3



EXISTING



NEW



BETA SECTOR

NEW VERIZON WIRELESS
(6) PANEL ANTENNAS,
(6) RADIOS, AND (2) RAYCAPS
WITHIN NEW FRP SCREENING

NOTE:
NEW VERIZON WIRELESS EQUIPMENT AREA
(9'-0" x 18'-6" LEASE AREA) LOCATED AT
UNDERGROUND PARKING LOT
(NOT VISIBLE IN CURRENT VIEW)

- NEW OUTDOOR EQUIPMENT ON NEW CONCRETE PAD
- NEW UTILITY H-FRAME W/ NEW INTERSECT CABINET, TELCO BOX AND (2) RAYCAPS
- NEW (4) BOLLARDS

**Verizon Wireless • Proposed Base Station (Site No. 388363 “CCA Oakland”)
5319 Broadway Terrace • Oakland, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 388363 “CCA Oakland”) proposed to be located at 5319 Broadway Terrace in Oakland, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas behind new view screens above the roof of the residential building located at 5319 Broadway Terrace in Oakland. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy; certain mitigation measures are recommended to comply with FCC occupational guidelines.

Prevailing Exposure Standards

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

Wireless Service Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
CBRS (Citizens Broadband Radio)	3,550 MHz	1.0	5.0
BRS (Broadband Radio)	2,490	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
600 MHz	617	0.41	2.05
[most restrictive frequency range]	30–300	0.20	1.0

**Verizon Wireless • Proposed Base Station (Site No. 388363 “CCA Oakland”)
5319 Broadway Terrace • Oakland, California**

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

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

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by SAC AE Design Group, Inc., dated September 17, 2020, it is proposed to install six JMA Wireless directional panel antennas – four Model MX06FRO640-02 and two Model MX06FRO460-02 – behind view screens to be installed above the roof of the four-story residential building located at 5319 Broadway Terrace in Oakland. The antennas would employ up to 5° downtilt, would be mounted at an effective height of about 43½ feet above ground, 7 feet above the roof, and would be oriented in pairs: the four MX06FRO640-02 antennas toward 20°T and 290°T, and the two MX06FRO460-02 antennas toward 130°T. The maximum effective radiated power in each antenna group is given below:

**Verizon Wireless • Proposed Base Station (Site No. 388363 “CCA Oakland”)
5319 Broadway Terrace • Oakland, California**

The maximum effective radiated power proposed from each antenna group* is shown in the table below:

Band	Maximum Effective Radiated Power		
	20°T	130°T	290°T
AWS	6,570	4,490	9,390 watts
PCS	6,160	4,120	8,800
Cellular	3,250	1,980	4,640
700 MHz	<u>2,650</u>	<u>1,820</u>	<u>3,790</u>
	18,630	12,410	26,620 watts

There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.059 mW/cm², which is 8.7% of the applicable public exposure limit. The maximum calculated level at the top-floor elevation of any nearby building[†] is 71% of the public exposure limit. The maximum calculated level at the top-floor elevation of any other nearby building[‡] is 16% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation. Levels are calculated to exceed the applicable public exposure limit on the roof of the subject building, in front of the antennas, as shown in Figure 3.

Recommended Mitigation Measures

It is recommended that the roof access door be kept locked, so that the Verizon antennas are not accessible to unauthorized persons. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the structure, including employees and contractors of Verizon and of the property owner. No access within 42 feet directly in front of the Verizon antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that boundary lines be marked on the roof with blue and yellow paint to identify areas within which exposure levels are calculated to exceed the public and occupational FCC limits, respectively, as

* Based on information received from Verizon subsequent to the date of the drawings.

† Specifically, the tall residential building to the north across Broadway Terrace, at least 75 feet away, based on photographs from Google Maps.

‡ Including the residential building adjacent to the northeast, located at least 40 feet away, based on photographs from Google Maps.



**Verizon Wireless • Proposed Base Station (Site No. 388363 “CCA Oakland”)
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shown in Figure 3. It is recommended that explanatory signs[§] be posted at the roof access door, at the boundary markings, and on the screens in front of the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 5319 Broadway Terrace in Oakland, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Locking the roof access door is recommended to establish compliance with public exposure limits; training authorized personnel, marking roof areas, and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2021. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett

William F. Hammett, P.E.

707/996-5200

February 12, 2021

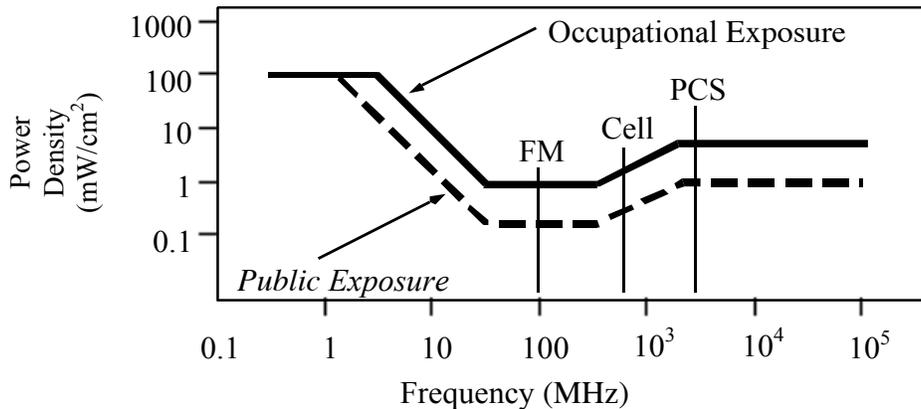
[§] Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

FCC Radio Frequency Protection Guide

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

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

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has incorporated those formulas in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

Near Field.

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

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of antenna, in degrees,

P_{net} = net power input to antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

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

Far Field.

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

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = three-dimensional relative field factor toward point of calculation, and

D = distance from antenna effective height to point of calculation, in meters.

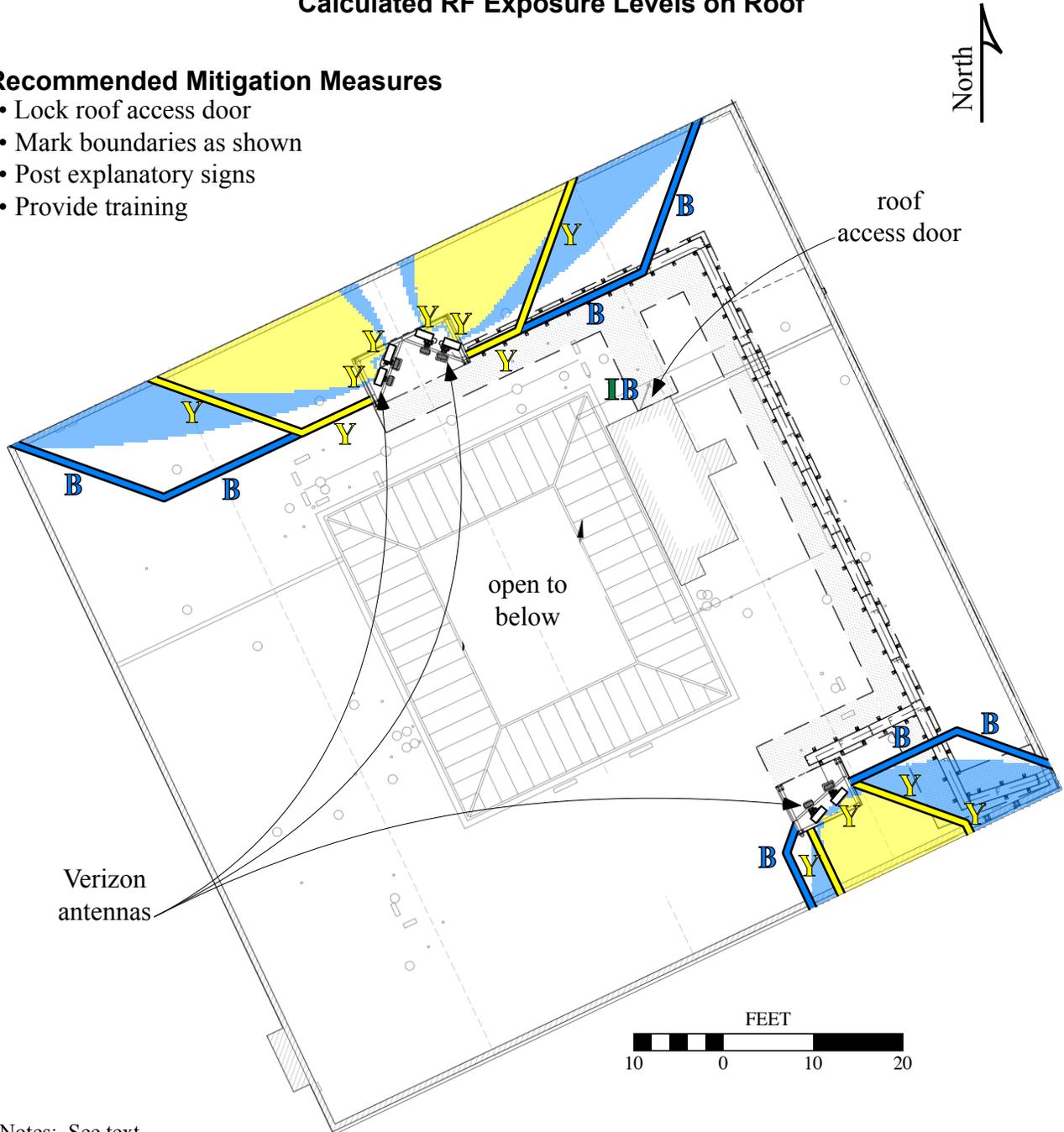
The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula is used in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program also allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.

**Verizon Wireless • Proposed Base Station (Site No. 388363 “CCA Oakland”)
5319 Broadway Terrace • Oakland, California**

Calculated RF Exposure Levels on Roof

Recommended Mitigation Measures

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



Notes: See text.

Base image from drawing by SAC AE Design Group, Inc., dated September 17, 2020.

Calculations performed according to OET Bulletin 65, August 1997.

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



Tracking #	NAME	ADDRESS	CITY	STATE
9407111202540546175011	107 LAKE CREEK MEADOWS ROAD LLC	141 W JACKSON BLVD STE 1650	CHICAGO	IL
9407111202540546175356	5401 BROADWAY TERRACE ASSOCIATES LLC & ETAL	326 CANTERBURY CT	ALAMO	CA
9407111202540546175691	ABEL JENNIFER M	5343 BROADWAY TER APT 402	OAKLAND	CA
9407111202540546175622	ADAMOPOULOS ELIAS & ELAINE TRS	18 SOUTHAMPTON PL	LAFAYETTE	CA
9407111202540546175653	ANGLE MARY F TR & GRAHAM MARY D TR ETAL	3090 COLLEGE DR	SAN BRUNO	CA
9407111202540546175936	ARKELL PETER E & MERRIMAN ALIA S	5340 BROADWAY TER APT 406	OAKLAND	CA
9407111202540546175943	AYER BARBARA J	5283 BROADWAY TER APT 2A	OAKLAND	CA
9407111202540546175905	BARKIN JONATHAN & JENNIFER TRS & BARKIN JONAT ETAL	5348 THOMAS AVE	OAKLAND	CA
9407111202540546175912	BARTFELD MICHAEL H TR	5335 BROADWAY TER APT 103	OAKLAND	CA
9407111202540546175738	BAUER JOHN J ETAL	40 SKYLINE CRST	MONTEREY	CA
9407111202540546175783	BERENY LISA TR	5400 BROADWAY TER APT 203	OAKLAND	CA
9407111202540546175790	BLACKLIDGE LUKE A TR	PO BOX 4635	WALNUT CREEK	CA
9407111202540546175721	BLASI LOUISE D & GIOACCHINO A TRS	5340 BROADWAY TER APT 302	OAKLAND	CA
9407111202540546175752	BORLAND GEORGE B & GOLOBOFF JUDITH M TRS	5405 CARLTON ST APT 301	OAKLAND	CA
9407111202540546175837	BOYD DOUGLAS J TR	5343 BROADWAY TER APT 305	OAKLAND	CA
9407111202540546175844	BOYLE SEAN F TR	5340 THOMAS AVE	OAKLAND	CA
9407111202540546175820	BRIGNOLE JOSEPH E JR TR	PO BOX 3007	OAKLAND	CA
9407111202540546175851	BRUMER JUNE L TR	33 LINDA AVE	OAKLAND	CA
9407111202540546175233	BURGESSER JOHN T & ROFFEY MARCUS A	5405 CARLTON ST APT 402	OAKLAND	CA
9407111202540546175240	BURKS MORGAN	5301 BROADWAY TER APT 7	OAKLAND	CA
9407111202540546173321	BUTLER MARIANNA M TR	5301 BROADWAY TER APT 3	OAKLAND	CA
9407111202540546173130	BYUN MELISSA Y & KUDO JUN	5290 BROADWAY TER APT 201	OAKLAND	CA
9407111202540546173147	CABRERA MARIO A & BECKER BARRY TRS	5290 BROADWAY TER APT 303	OAKLAND	CA
9407111202540546173123	CAPELLINO LOUIS A TR	5301 BROADWAY TER APT 2	OAKLAND	CA
9407111202540546173635	CARPENTER BERNADINE C TR	11805 MEADOWGLEN LN APT 2208	HOUSTON	TX
9407111202540546173642	CARVAJAL ALVARO E	439 BOWDOIN ST	SAN FRANCISCO	CA
9407111202540546173697	CASE JOHN P TR	5340 BROADWAY TER APT 606	OAKLAND	CA
9407111202540546173659	CAVALLO SANDRA	3511 TERRA GRANADA DR # 1B	WALNUT CREEK	CA
9407111202540546173659	CAVALLO SANDRA M	3511 TERRA GRANADA DR # 1B	WALNUT CREEK	CA
9407111202540546173932	CHILDREY RUSSELL D & BETSY G TRS	5405 CARLTON ST APT 104	OAKLAND	CA
9407111202540546173987	CHINN BARBARA J TR	5405 CARLTON ST APT 404	OAKLAND	CA
9407111202540546173925	CHOTINER ISAAC & WHITEBOOK MARCIA	5340 BROADWAY TER APT 503	OAKLAND	CA
9407111202540546173741	CHOU AMY M	21 EL CARMELLO CIR	OAKLAND	CA

9407111202540546173703	CLAREMONT COUNTRY CLUB/WILLIAM D. SQUIRES	5295 BROADWAY TER	OAKLAND	CA
9407111202540546173765	CLAREMONT TERRACE LLC	4982 ROGERS AVE	FREMONT	CA
9407111202540546173765	CLAREMONT TERRACE LLC	4982 ROGERS AVE	FREMONT	CA
9407111202540546173840	CLOUSE RYAN J & LEGGETT JAMES A	5340 BROADWAY TER APT 206	OAKLAND	CA
9407111202540546173239	COCHRAN JOSEPH & SUSAN	24 BONITA AVE	PIEDMONT	CA
9407111202540546173239	COCHRAN SUSAN L	24 BONITA AVE	PIEDMONT	CA
9407111202540546142600	COMMON AREA OF PARCELS 44 THRU 52	5351 BELGRAVE PL APT 3C	OAKLAND	CA
9407111202540546147384	DELANEY LYNN	5340 BROADWAY TER APT 102	OAKLAND	CA
9407111202540546136166	SZE HOYT Y & SHEA REBECCA L	5403 BROADWAY TER	OAKLAND	CA
9407111202540546795721	COMMON AREA OF TRACT 3302	5301 BROADWAY TER APT 9	OAKLAND	CA
9407111202540546175943	COMMON AREA OF TRACT 3595	5283 BROADWAY TER APT 2A	OAKLAND	CA
9407111202540546175912	COMMON AREA OF TRACT 3531	5335 BROADWAY TER APT 103	OAKLAND	CA
9407111202540546175752	COMMON AREA OF TRACT 3846	5405 CARLTON ST APT 301	OAKLAND	CA
9407111202540546793604	YAMATO CHARLENE M TR	5343 BROADWAY TER APT 403	OAKLAND	CA
9407111202540546173246	COMMON AREA TRACT 5260	PO BOX 10125	OAKLAND	CA
9407111202540546173260	COUTURE PATRICIA J	5283 BROADWAY TER APT 1A	OAKLAND	CA
9407111202540546173215	CURTIS JAMES E	5335 BROADWAY TER # 204	OAKLAND	CA
9407111202540546147377	DEASY JOHN G & DAVIDS MORGANA	5400 BROADWAY TER APT 103	OAKLAND	CA
9407111202540546147384	DELANEY LYNN	5340 BROADWAY TER APT 102	OAKLAND	CA
9407111202540546147360	DEYOUNG MADELEINE	5340 BROADWAY TER APT 202	OAKLAND	CA
9407111202540546147353	DICKOW JEAN TR	5283 BROADWAY TER APT 4C	OAKLAND	CA
9407111202540546147186	DOBBEL JOYCE E & BINNEY CARRIE D TRS	23 VISTA AVE	PIEDMONT	CA
9407111202540546147193	EXARCHOS ALEXIA K & SIMS STUART D	5359 BELGRAVE PL	OAKLAND	CA
9407111202540546147155	FAITEK ERICA & SCHULTE EDWARD TRS	5348 BROADWAY TER	OAKLAND	CA
9407111202540546147674	FALLS ARDAVON S	5400 BROADWAY TER APT 206	OAKLAND	CA
9407111202540546147643	FARTHING PATRICIA	5343 BROADWAY TER APT 201	OAKLAND	CA
9407111202540546147605	FENTON DAVID W TR & FENTON JACQUELINE M TR	5405 CARLTON ST APT 304	OAKLAND	CA
9407111202540546147667	FONG JUSTIN B & AMY S TRS & SWARTZ DAVID A & ETAL	5400 BROADWAY TER APT 301	OAKLAND	CA
9407111202540546147612	FOURNIER LISA	5335 BROADWAY TER APT 202	OAKLAND	CA
9407111202540546147933	FOX GARY P TR & FOX CHRISTY B TR	8 ALGONQUIN ESTATES RD	SAINT LOUIS	MO
9407111202540546147988	FRIAR LORENZO & HOLLY J TRS	5400 BROADWAY TER APT 402	OAKLAND	CA
9407111202540546147902	FRIEDMAN MARIANNE L TR	5340 BROADWAY TER APT 601	OAKLAND	CA
9407111202540546147957	FURSTENTHAL JOSEPH & BETH TRS	6016 OCEAN VIEW DR	OAKLAND	CA
9407111202540546147780	GAMBATESE REBECCA	5290 BROADWAY TER APT 202	OAKLAND	CA

9407111202540546147797	GILLICK MURIEL R & LAURENCE S	55 ESTY FARM RD	NEWTON	MA
9407111202540546147728	GOLDMAN AVRAM & LORI H TRS	17010 PARK AVE	SONOMA	CA
9407111202540546142327	GOLTSMAN EUGENE & DANIELA	5405 CARLTON ST APT 102	OAKLAND	CA
9407111202540546142310	GONZALES ALICIA M TRUST	5405 CARLTON ST APT 403	OAKLAND	CA
9407111202540546142181	GRANT FLORENCE TR	5301 BROADWAY TER APT 8	OAKLAND	CA
9407111202540546142143	GREGORY DAVID M 3RD TR	PO BOX 3237	OAKLAND	CA
9407111202540546142198	GUNDES NAZLI	5340 BROADWAY TER APT 501	OAKLAND	CA
9407111202540546142150	HALDAN KENT E TR	3533 CALIFORNIA ST	OAKLAND	CA
9407111202540546142679	HAMBURG SHIRLEY S TR	5290 BROADWAY TER APT 103	OAKLAND	CA
9407111202540546142631	HARTSHORN ELLYN H & DUPLAIN WILLIAM A III	5301 BROADWAY TER APT 10	OAKLAND	CA
9407111202540546142686	HATAYAMA HOWARD K & PAMELA A TRS	5340 BROADWAY TER APT 205	OAKLAND	CA
9407111202540546142648	HAYES GEOFFREY B TR	5301 BROADWAY TER APT 1	OAKLAND	CA
9407111202540546142600	HENSHAW JULIA I	5351 BELGRAVE PL APT 3C	OAKLAND	CA
9407111202540546142655	HIGH META C	178A ADA AVE	MOUNTAIN VIEW	CA
9407111202540546142617	HODGE NEIL E & JANE	5400 BROADWAY TER APT 104	OAKLAND	CA
9407111202540546142983	HUSTON PAUL A & JUDITH D TRS	5428 THOMAS AVE	OAKLAND	CA
9407111202540546142945	IKEDA LARRY I	77 LAUKONA ST	HILO	HI
9407111202540546142907	IRWIN JOHN G TR	5367 BELGRAVE PL	OAKLAND	CA
9407111202540546142969	ISAAC FREDERICK J TR	5351 BELGRAVE PL APT 3B	OAKLAND	CA
9407111202540546142778	JACKSON JACQUELINE TR	578 MONTECITO BLVD	NAPA	CA
9407111202540546142723	JACOBY ROBERT B & BAIK JENNIFER J	306 PACIFIC AVE	PIEDMONT	CA
9407111202540546142716	JAVETE DONALD F & PHILIP M TRS MARITAL ONE TR ETAL	5398 BELGRAVE PL	OAKLAND	CA
9407111202540546143140	JOHNSON LUCILLE S TR & JOHNSON LUCILLE S TR S ETAL	5290 BROADWAY TER APT 302	OAKLAND	CA
9407111202540546143102	JUNA JUTA LLC	455 BELOIT AVE	KENSINGTON	CA
9407111202540546143638	KEHOE ROBIN A & EIGER BRANDEL E TRS	5405 CARLTON ST APT 501	OAKLAND	CA
9407111202540546143683	KELLEY LAURANCE M & DEBORAH D TRS ETAL	11 SCENIC AVE	PIEDMONT	CA
9407111202540546143607	KENNEDY MARGARET A TR	5335 BROADWAY TER APT 102	OAKLAND	CA
9407111202540546143652	KESSELER WILLIAM P & JUDITH E TRS	6316 CHELTON DR	OAKLAND	CA
9407111202540546143935	KHAMBATTA ARFARAZ A & DAVE HETA	5340 BROADWAY TER APT 308	OAKLAND	CA
9407111202540546143904	KIMBER SHELDON A & ADRIANNE R TRS	5340 BROADWAY TER APT 101	OAKLAND	CA
9407111202540546143782	KORTE MARLA	5301 BROADWAY TER APT 4	OAKLAND	CA
9407111202540546143768	LAFLEER JOHN & JOANNE W TRS	5335 BROADWAY TER APT 201	OAKLAND	CA
9407111202540546143874	LAN HO M & YAO FRANCIS Y	51 W CLAY ST	SAN FRANCISCO	CA
9407111202540546143898	LEE FRANK & DRAKELEE ARYN TR	137 N LARCHMONT BLVD	LOS ANGELES	CA

9407111202540546143867	LEOUON BRUNO & HOWAN LILLIAN TRS	1935 YOLO AVE	BERKELEY	CA
9407111202540546143249	LEWIS MARK	5405 CARLTON ST APT 201	OAKLAND	CA
9407111202540546143201	LIN CARRIE	5343 BROADWAY TER APT 203	OAKLAND	CA
9407111202540546143218	LIN HUNGYEH & KU HUIYU	5283 BROADWAY TER APT 2C	OAKLAND	CA
9407111202540546149586	LOLLINI THOMAS E & GARAGORRI FRANCESCA TRS	5400 BROADWAY TER APT 107	OAKLAND	CA
9407111202540546149593	LONGFIELD DIANE TR	6111 CHELTON DR	OAKLAND	CA
9407111202540546149524	MA JENNY Y	1665 EMORY ST	SAN JOSE	CA
9407111202540546149470	MACKEYMASON CHRISTINE A & MASON SHEILA E TRS	5343 BROADWAY TER APT 202	OAKLAND	CA
9407111202540546111361	MAJZOUBI DARIA & ATISSA A	1825 S SHENANDOAH ST	VISALIA	CA
9407111202540546111316	MALASPINA CHRISTIAN P & ENZO J ETAL	5405 CARLTON ST APT 101	OAKLAND	CA
9407111202540546111170	MALLEY KATHLEEN S	3431 FOOTHILL BLVD # 655	OAKLAND	CA
9407111202540546111125	MAUL PETER L & MARILYN K TRS	220 S MAPLE AVE APT 37	OAK PARK	IL
9407111202540546111156	MCGOLDRICK CHRISTOPHER S	5351 BELGRAVE PL APT 2B	OAKLAND	CA
9407111202540546111637	MCGUIRE MARGARET J	5340 BROADWAY TER APT 408	OAKLAND	CA
9407111202540546111699	MCLENNAN KAREN J TR	5340 BROADWAY TER APT 505	OAKLAND	CA
9407111202540546111613	MCNAMARA JAMES & NELSON NANCY	5400 BROADWAY TER APT 204	OAKLAND	CA
9407111202540546111934	MCSHANE MARLENE M TR	5364 THOMAS AVE	OAKLAND	CA
9407111202540546111996	MEDWADOWSKI STEFAN & HOGG ELIZABETH M	5343 BROADWAY TER APT 205	OAKLAND	CA
9407111202540546111958	MIAO JEFFREY	1912 7TH ST APT B	BERKELEY	CA
9407111202540546111910	MODI CARRIE & KUSHAL	5340 BROADWAY TER APT 208	OAKLAND	CA
9407111202540546111774	MONTI NICK B & VANDA F	72 QUAIL RUN RD	HENDERSON	NV
9407111202540546111743	MOORE MARCUS N	5290 BROADWAY TER APT 203	OAKLAND	CA
9407111202540546111767	MUN KIL C & CHONG O TRS	5405 CARLTON ST APT 204	OAKLAND	CA
9407111202540546111873	NAVARRETE IGNACIO E & BRADBURY HESTER A TRS	1229 THE ALAMEDA	BERKELEY	CA
9407111202540546111880	NELSON KAREN G TR	5340 BROADWAY TER APT 509	OAKLAND	CA
9407111202540546111866	OAKLAND UNIFIED (PROPERTY MGR)	1025 2ND AVE # 316	OAKLAND	CA
9407111202540546111224	ONEILL BRUCE M & A A	5551 COUNTRY CLUB DR	OAKLAND	CA
9407111202540546116540	ORIAS ANNA C & MICHAEL E	5335 BROADWAY TER APT 105	OAKLAND	CA
9407111202540546117233	OROZCO GABRIEL	7114 HOMEWOOD DR	OAKLAND	CA
9407111202540546117240	OYARZO EDWIN M 3RD TR	5356 THOMAS AVE	OAKLAND	CA
9407111202540546117264	PAK SERGEY	5340 BROADWAY TER APT 303	OAKLAND	CA
9407111202540546117257	PATRIARCA ANGELA	5400 BROADWAY TER APT 306	OAKLAND	CA
9407111202540546117219	PENNA JAMES J & PENNA JOHN & JAMES J TRS ETAL	2299 HIDDEN POND LN	LAFAYETTE	CA
9407111202540546117219	PENNA JAMES J & PENNA JOHN & JAMES J TRS ETAL	2299 HIDDEN POND LN	LAFAYETTE	CA

9407111202540546118537	PETERSON SETH M & WANG AI	5340 BROADWAY TER APT 404	OAKLAND	CA
9407111202540546118599	PILAT DANIEL M	5351 BELGRAVE PL APT 3A	OAKLAND	CA
9407111202540546118520	PINEIRO ALICE A & GOPAUL PATRICIA E	5387 BELGRAVE PL	OAKLAND	CA
9407111202540546118551	PORTER DAVID M TR	6140 CONTRA COSTA RD	OAKLAND	CA
9407111202540546118513	POWERS DANIEL R	5400 BROADWAY TER APT 202	OAKLAND	CA
9407111202540546118407	RADLOFF PAUL	5343 BROADWAY TER APT 401	OAKLAND	CA
9407111202540546118452	RAMEY KIM	5343 BROADWAY TER APT 303	OAKLAND	CA
9407111202540546118414	RAPSON ELLEN TR	5340 BROADWAY TER APT 508	OAKLAND	CA
9407111202540546118032	RAYOS ONNA S	5335 BROADWAY TER APT 303	OAKLAND	CA
9407111202540546118049	REED TONI F	4490 CLAREWOOD DR	OAKLAND	CA
9407111202540546118056	REZA NORA	5405 CARLTON ST APT 401	OAKLAND	CA
9407111202540546118377	RICHARDS RONALD N & JOANNE W TRS	5283 BROADWAY TER APT 1C	OAKLAND	CA
9407111202540546118339	RIEGER STASIA J	5405 CARLTON ST APT 303	OAKLAND	CA
9407111202540546118346	ROGERS PATRICIA F	5351 BELGRAVE PL APT 1C	OAKLAND	CA
9407111202540546118353	ROSE NICOLE TR	5340 BROADWAY TER APT 301	OAKLAND	CA
9407111202540546110678	ROTHBLATT SHELDON & BARBARA TRS	5283 BROADWAY TER APT 4B	OAKLAND	CA
9407111202540546110692	ROWE EDWARD H JR TR	5283 BROADWAY TER APT 3C	OAKLAND	CA
9407111202540546110654	RUTLEDGE ROBERT S TR	5405 BROADWAY TER	OAKLAND	CA
9407111202540546110937	RYBICKI KATHLEEN D TR	5340 BROADWAY TER APT 403	OAKLAND	CA
9407111202540546110944	SABALAN LLC	2 AGNES ST	OAKLAND	CA
9407111202540546110999	SALAYMEH FALEH	5340 BROADWAY TER APT 309	OAKLAND	CA
9407111202540546110951	SCHAUFELE JOHN S	5343 BROADWAY TER APT 204	OAKLAND	CA
9407111202540546110784	SCHLAFER DOUGLAS J TR	5340 BROADWAY TER APT 305	OAKLAND	CA
9407111202540546110760	SCHWARTZ LILLIAN TR	5405 CARLTON ST APT 302	OAKLAND	CA
9407111202540546110753	SHAH NISHA K	5400 BROADWAY TER APT 106	OAKLAND	CA
9407111202540546110876	SHAHEED KATHLEEN & GRIFFITH MARY K TR	5277 BROADWAY TER	OAKLAND	CA
9407111202540546110869	SHELL GORDON R TR	3319 GRAND AVE	OAKLAND	CA
9407111202540546147179	DISCOVERY INVSTMTS. SHEN CAROL TR	PO BOX 13064	OAKLAND	CA
9407111202540546131079	SHIH LUCINDA H TR	5393 BELGRAVE PL	OAKLAND	CA
9407111202540546131086	SILVA CHRISTY L TR & PACCHETTI PAMELA G TR	5372 THOMAS AVE	OAKLAND	CA
9407111202540546131062	SIMONIDIS KIRK A	5335 BROADWAY TER APT 203	OAKLAND	CA
9407111202540546136043	SOMVICHIAN WHITTY & OMURA ANNE T TRS	4816 WEBSTER ST	OAKLAND	CA
9407111202540546136012	SPAULDING SHAWN R TR	5400 BELGRAVE PL	OAKLAND	CA
9407111202540546136388	SPERRY JOSHUA & HENDRICKSON ILINISA	3040 BENVENUE AVE	BERKELEY	CA

9407111202540546136364	STAHOVIAK PAUL A	5343 BROADWAY TER APT 304	OAKLAND	CA
9407111202540546136319	STAHOVIAK PAUL A	5343 BROADWAY TER APT 405	OAKLAND	CA
9407111202540546136180	STARK EFRAT	5290 BROADWAY TER APT 102	OAKLAND	CA
9407111202540546136197	STAVENA JAMES H	5400 BROADWAY TER APT 307	OAKLAND	CA
9407111202540546136128	STEWART BARBARA D & FOREMAN JEFFREY A	5375 BELGRAVE PL	OAKLAND	CA
9407111202540546136166	SZE HOYT Y & SHEA REBECCA L	5403 BROADWAY TER	OAKLAND	CA
9407111202540546136678	TATEO LUIGI A JR & YOLANDA TRS	5419 CARLTON ST	OAKLAND	CA
9407111202540546136630	TAYLOR JACQUELINE	5290 BROADWAY TER APT 101	OAKLAND	CA
9407111202540546136692	TELLO CAMILO & VIOLA MARTA	5400 BROADWAY TER APT 305	OAKLAND	CA
9407111202540546138405	TODD JOSEPH & SANDRA & TODD LOLLY TR	63 SOMERSET RD	PIEDMONT	CA
9407111202540546138405	TODD LOLLY A TR	63 SOMERSET RD	PIEDMONT	CA
9407111202540546138467	TOMIMATSU ALLISON	5351 BELGRAVE PL APT 1A	OAKLAND	CA
9407111202540546138450	TRAUTMAN DOROTHY W TR	5283 BROADWAY TER APT 2B	OAKLAND	CA
9407111202540546138818	TUFFT ROBERT D	6071 JOHNSTON DR	OAKLAND	CA
9407111202540546138214	VALERO PABLO I	5343 BROADWAY TER APT 302	OAKLAND	CA
9407111202540546130232	VANDYKE CRAIG & ANNE M TRS	1661 THOUSAND OAKS BLVD	BERKELEY	CA
9407111202540546130249	VO TUYEN N & JUDY C TRS	5400 BROADWAY TER APT 303	OAKLAND	CA
9407111202540546130225	VOGT RUTH TR	5400 BROADWAY TER APT 205	OAKLAND	CA
9407111202540546135701	WALKER GREGORY D & EVELYN M TRS	6101 SWAINLAND RD	OAKLAND	CA
9407111202540546135725	WALSH KATHRYN C & WOBROCK NINA	5364 BELGRAVE PL	OAKLAND	CA
9407111202540546795974	WANG WEN C & SUE J TRS	5343 BROADWAY TER APT 406	OAKLAND	CA
9407111202540546795981	WEISNER JULIA R & PATEL CHIRAAG	5340 BROADWAY TER APT 207	OAKLAND	CA
9407111202540546795950	WESSEL RALPH J & MARY E TRS	4030 N VANCOUVER AVE UNIT 503	PORTLAND	OR
9407111202540546795783	WIERNAN KHRISTIN & MATT	5351 BELGRAVE PL APT 1B	OAKLAND	CA
9407111202540546795721	WILCOX BARBARA C TR	5301 BROADWAY TER APT 9	OAKLAND	CA
9407111202540546795875	WILLIAMS ROBERT I	5400 BROADWAY TER APT 207	OAKLAND	CA
9407111202540546795837	WOOD ANDREW A & MAEDA MIKI	5340 BROADWAY TER APT 609	OAKLAND	CA
9407111202540546795844	WRIGHT OLIVER L TR	5400 BROADWAY TER APT 102	OAKLAND	CA
9407111202540546793680	WYCOFFMONTENEGRO MELISSA	5381 BELGRAVE PL	OAKLAND	CA
9407111202540546793604	YAMATO CHARLENE M TR	5343 BROADWAY TER APT 403	OAKLAND	CA
9407111202540546793932	YAMATO CHARLENE M TR	5343 BROADWAY TER APT 501	OAKLAND	CA
9407111202540546793994	YOST VICTORIA A & KIELING JANICE M	5290 BROADWAY TER APT 301	OAKLAND	CA

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Broadway TERR
5400

Carlton ST
5400

NOTICE OF APPLICATION CITY OF OAKLAND

The notice includes architectural drawings of a building facade and a detailed application form. The form contains the following sections:

- Project Information:** Project Name, Address, City, State, Zip, and Date.
- Applicant Information:** Name, Title, Address, City, State, Zip, and Phone Number.
- Project Description:** A section for describing the project, including the location, nature, and extent of the proposed work.
- Justification:** A section for providing a justification for the proposed work, including the benefits to the community and the city.
- Other Information:** A section for providing any other relevant information, such as the names of other stakeholders and the results of any public hearings.

Logos for Verizon and the City of Oakland are visible on the form. The page is labeled 'A-4' at the bottom.

BEV

NOTICE OF APPLICATION

CITY OF OAKLAND

ISSUE STATUS

Item	Issue	Status
1	PLANNING COMMISSION PUBLIC NOTICE	COMPLETED
2	PLANNING COMMISSION PUBLIC NOTICE	COMPLETED
3	PLANNING COMMISSION PUBLIC NOTICE	COMPLETED
4	PLANNING COMMISSION PUBLIC NOTICE	COMPLETED
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50	PLANNING COMMISSION PUBLIC NOTICE	COMPLETED

SC
SPECIAL SERVICES CENTER

verizon
FIBER NETWORK SERVICE, RELEASE 9
VOLUNTARY SERVICE, CA 04518

CCA OAKLAND
PSL # 388363
5319 BROADWAY TERRACE
OAKLAND, CA 94612

A-4

1
SOUTH & WEST ELEVATIONS

2
NORTHWEST ELEVATION

3
SOUTHWEST ELEVATION

CITY OF OAKLAND
BUREAU OF PLANNING
250 Frank H. Ogden Plaza, Suite 2114, Oakland, CA 94612-3031
Phone: 510-238-3911 Fax: 510-238-4790
PLANNING COMMISSION PUBLIC NOTICE

Location: 5319 Broadway Terrace
Assessor's Parcel Number: 048A703100901
Proposal: Installation of a wireless Macro Telecommunications Facility involving six panel antennas, six new radios, and two ray caps screened behind enclosures on the rooftop of an existing residential building. The proposal also includes two ray caps and an associated equipment cabinet area located at ground level behind the building at the rear within an existing (9' x 18'-6") fence enclosure.

Applicant: SAC Wireless for Verizon Wireless
Phone Number: (916)337-4133
Owner: Luke Blackledge & Carolyn M. Blackledge
Case File Number: PLN16080

Planning Permits Required: Major Conditional Use Permit and Regular Design Review to install new roof-top antennas and associated equipment (Macro Telecommunications Facility) located in a residential zone.

General Plan: Urban Residential
Zoning: RU-2
Environmental Determination: Exempt per the State CEQA Guidelines Section 15301 - Minor alterations to existing facilities; Section 15303 - Construction of Small Structures; and Section 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning.

Historic Status: X
City Council district: 1
Status: Pending
Staff Recommendation: Approval subject to the attached conditions
Finality of Decision: Appealable to City Council within 10 days
For further information: Contact Case Planner Danny Thai at (510)238-3584 or by email at dthai@oaklandca.gov

Your comments and questions, if any, should be directed to the case planner listed above under "For further information" or prior to the public hearing to be held on 6/15/2012. This meeting will be held over Zoom and the login link to the meeting is available at <http://www.oaklandca.gov/zoom>. The public hearing will start at 8:30-9:00 AM on 6/15/2012.

If you challenge the Planning Commission decision on appeal and/or in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Bureau of Planning, or, prior to, the public hearing on this case. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail address or phone number.

Members of the public may make electronic presentations at Planning Commission, as follows: Please submit pdf format files for presentation, indicating the requester's first and last name (for identification during the meeting), and the applicable case file number from above, to DocumentsAccounting@oaklandca.gov or 510-238-4514 at least 48 hours prior to the meeting. We are unable to accommodate late material submissions at this time.

Please note that the description of the application item above is preliminary in nature and that the project and/or such description may change prior to a decision being made. Except where noted, once a decision is reached by the Planning Commission on this case, it is applicable to the City Council. Such appeal must be filed within ten (10) calendar days of the date of decision by the Planning Commission and by 4:00 PM. An appeal shall be on a date provided by the Bureau of Planning - Learning, and submitted via email to your case planner, the Council Manager (clark@oaklandca.gov) and the Development Planning Manager (dpmanager@oaklandca.gov). If you are unable to contact the City via email, you must contact your case planner by phone as soon as possible to arrange for an alternate method of submitting your appeal. The appeal shall state specifically whether it is a challenge to the decision of the City of Oakland or whether the decision is not supported by substantial evidence and must include a statement in accordance with the City of Oakland Home Rule Charter. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal shall state every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned ten (10) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and in court.

POSTING DATE: June 3, 2012
IT IS UNLAWFUL TO ALTER OR REMOVE THIS NOTICE WHEN POSTED ON SITE

IF SIGN OR INSERTS ARE MISSING OR DAMAGED, PLEASE CALL (510) 238-3911

 **Broadway** TERR
→
5300

 **Belgrave** PL
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5300





NOTICE OF APPLICATION
CITY OF OAKLAND

NO. OF UNITS	TYPE OF UNIT	TOTAL NO. OF UNITS
1	1-BED	1
1	2-BED	1
1	3-BED	1
1	4-BED	1
1	5-BED	1
1	6-BED	1
1	7-BED	1
1	8-BED	1
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Broadway TERR
5300

Belgrave







NOTICE OF APPLICATION
CITY OF OAKLAND

THE TERRACE
5319

NOTICE OF APPLICATION CITY OF OAKLAND

The image shows a set of architectural drawings and application forms. On the left, there are two floor plans of a building with a grid of windows. To the right of the floor plans are several forms, including a 'Verizon' logo and a 'City of Oakland' logo. The forms contain various fields and text, likely related to the building's application for a permit or other city approval. The entire set of documents is mounted on a white background.

IF YOU OR SOMEONE YOU KNOW HAS ANY QUESTIONS OR CONCERNS, PLEASE CALL (510) 771-3100



NOTICE OF APPLICATION
CITY OF OAKLAND

THE TERRACE
5319

THE TERRACE
5319

City of Oakland
Bureau of Planning
250 Frank Ogawa Plaza, Suite 2114
Oakland CA 94612

CERTIFIED MAIL®



9407 112 0254 0546 1111 25

MAUL PETER L & MAJILYN K TRS
220 S MAPLE AVE APT 137
OAK PARK IL 60302-3131

City of Oakland
Bureau of Planning
250 Frank Ogawa Plaza, Suite 2114
Oakland CA 94612

CERTIFIED MAIL®



9407 1112 0254 1546 1439 04

KIMBER SHELDON & ADRIANNE R TRS
6340 BROADWAY TER APT 101
OAKLAND CA 94618-2801

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Subject: FW: PLN20080 5319 Broadway Terrace - CCA Oakland
Date: Saturday, June 4, 2022 at 9:27:35 AM Pacific Daylight Time
From: Christopher Roth
To: Thai, Danny
CC: Crystal Montanez, Michelle Fernandes, Peter Ferreri
Attachments: image003.png, image004.png, image005.jpg, certified1.jpg, IMG_2442.jpg, Full Download PLN20080_Oakland Certified Tracking Mail Print Out.xlsx

Danny,

Please see email below and let us know if this information helps clear up the Certified Mail: Evidence of certified mailing with USPS print-out of addresses (with postmarks).

Thank you,

Chris Roth

Christopher Roth | Specialist Professional Services

SAC Wireless, 333 University Ave., Suite 200, Sacramento CA 95825

C: 916 914 9677 | christopher.roth@sacw.com | www.sacw.com

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From: Laura Emerson <laura@susancaseinc.com>
Sent: Saturday, June 4, 2022 9:11 AM
To: Christopher Roth <christopher.roth@sacw.com>; Crystal Montanez <Crystal.Montanez@sacw.com>; Michelle Fernandes <Michelle.Fernandes@sacw.com>; Peter Ferreri <Peter.Ferreri@sacw.com>
Subject: RE: PLN20080 5319 Broadway Terrace - CCA Oakland

Hi Chris,

We used "Certified Mail: Evidence of certified mailing with USPS print-out of addresses (with postmarks)"

I did ask the post office directly if they stamp/postmark or scan the certified envelopes and she told me that they are "scanned in when they are delivered". We used stamps.com to purchase all the slips and I also took pictures of them before I dropped them off. I attached those pictures and the downloaded information report from stamps.com. This is what we have always used and I've done thousands of these for cell sites.

Danny – I attached the entire export that the system gave us. I'm not sure what else is needed? Once they are all delivered each one will be updated with that date is what I was told. This is the full print out.

Laura Emerson

Senior Operations Manager
Susan Case Inc
(949) 494-6105

laura@susancaseinc.com

NOTE *

*We no longer offer pickup services

From: Christopher Roth <christopher.roth@sacw.com>

Sent: Saturday, June 4, 2022 10:50 AM

To: Laura Emerson <laura@susancaseinc.com>; Crystal Montanez <Crystal.Montanez@sacw.com>; Michelle Fernandes <Michelle.Fernandes@sacw.com>; Peter Ferreri <Peter.Ferreri@sacw.com>

Subject: FW: PLN20080 5319 Broadway Terrace - CCA Oakland

Laura,

Sorry to bother you on Saturday but I received a phone call/vmail last night approximately 11:45PM from the planner @ City of Oakland. We provided the spreadsheet with the tracking information to the jurisdiction, and they have come back with the following response, do we have any of the items below available to send to them?

Hello,

Can you tell me which of the following requirements you have met for the mailing? All I see is the posting (which is fine) and an excel spreadsheet – which is likely not meeting requirements.

- **Certified Mail:** Evidence of certified mailing with USPS print-out of addresses (with postmarks); or
- **Certificate of Mailing:** USPS Certificate of Mailing with all addresses included and signed by USPS employee; or
- **Mail Service:** Evidence of mail service conducting mailing (receipt and affidavit of mailing with addresses).

Danny

Please advise, thank you.

Chris Roth

Christopher Roth | Specialist Professional Services

SAC Wireless, 333 University Ave., Suite 200, Sacramento CA 95825

C: 916 914 9677 | christopher.roth@sacw.com | www.sacw.com

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From: Thai, Danny <DThai@oaklandca.gov>

Sent: Friday, June 3, 2022 11:43 PM

To: Christopher Roth <christopher.roth@sacw.com>; Michelle Fernandes <Michelle.Fernandes@sacw.com>

Cc: Peter Ferreri <Peter.Ferreri@sacw.com>; Crystal Montanez <Crystal.Montanez@sacw.com>

Subject: Re: PLN20080 5319 Broadway Terrace - CCA Oakland

Hello,

Can you tell me which of the following requirements you have met for the mailing? All I see is the posting (which is fine) and an excel spreadsheet – which is likely not meeting requirements.

Certified Mail: Evidence of certified mailing with USPS print-out of addresses (with postmarks); or
• **Certificate of Mailing:** USPS Certificate of Mailing with all addresses included and signed by USPS employee; or
• **Mail Service:** Evidence of mail service conducting mailing (receipt and affidavit of mailing with addresses).

Danny

From: Christopher Roth <christopher.roth@sacw.com>
Date: Friday, June 3, 2022 at 1:06 PM
To: "Thai, Danny" <DThai@oaklandca.gov>, Michelle Fernandes <Michelle.Fernandes@sacw.com>
Cc: Peter Ferreri <Peter.Ferreri@sacw.com>, Crystal Montanez <Crystal.Montanez@sacw.com>
Subject: RE: PLN20080 5319 Broadway Terrace - CCA Oakland

Danny,

Please see the attached documents which include the certified mailer tracking information for the mailer notification and the poster notification that have been posted for the Hearing. Please let us know if you need anything further on either of these items.

Regarding the hearing on 6/15/22, can you answer the following questions for us:

- What is the format of the hearing?
- What is the order, Does the planner speak first and introduce the project, then applicant presents, then public comment, applicant rebuttal and then board questions?
- How many minutes is our presentation?
- How long does a public speaker have for public comment?
- What is the appeal period?

Thank you,

Chris Roth

Christopher Roth | Specialist Professional Services

SAC Wireless, 333 University Ave., Suite 200, Sacramento CA 95825

C: 916 914 9677 | christopher.roth@sacw.com | www.sacw.com

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From: Thai, Danny <DThai@oaklandca.gov>
Sent: Tuesday, May 31, 2022 8:03 PM
To: Christopher Roth <christopher.roth@sacw.com>; Crystal Montanez <Crystal.Montanez@sacw.com>
Cc: Michelle Fernandes <Michelle.Fernandes@sacw.com>; Peter Ferreri <Peter.Ferreri@sacw.com>; Kristina Demolli <kristina.demolli@sacw.com>
Subject: Re: PLN20080 5319 Broadway Terrace - CCA Oakland

Thank you for pointing that out. See attached corrected version.

From: Christopher Roth <christopher.roth@sacw.com>
Date: Tuesday, May 31, 2022 at 1:00 PM
To: "Thai, Danny" <DThai@oaklandca.gov>, Crystal Montanez <Crystal.Montanez@sacw.com>
Cc: Michelle Fernandes <Michelle.Fernandes@sacw.com>, Peter Ferreri <Peter.Ferreri@sacw.com>, Kristina Demolli <kristina.demolli@sacw.com>
Subject: RE: PLN20080 5319 Broadway Terrace - CCA Oakland

Danny,

In the first attachment the PLN20080 5319 Broadway Terrace Public Notice Blurb, at the bottom of the page it says the hearing is dated for 6/1/22:

Your comments and questions, if any, should be directed to the case planner listed above under "For further information" at or prior to the public hearing to be held on **6/1/2022**.

This meeting will be held over Zoom and the invite link to the meeting is available at <https://www.oaklandca.gov/boards-commissions/planning-commission>. The public hearing will start at **6/1/2022 at 3:00PM**.

Does this document need to be corrected to the 6/15/22 hearing date prior to sending out? If so, could you revise this and any other document that may have the incorrect hearing date?

Thank you,

Chris Roth

Christopher Roth | Specialist Professional Services

SAC Wireless, 333 University Ave., Suite 200, Sacramento CA 95825

C: 916 914 9677 | christopher.roth@sacw.com | www.sacw.com

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From: Thai, Danny <DThai@oaklandca.gov>

Sent: Friday, May 27, 2022 4:17 PM

To: Christopher Roth <christopher.roth@sacw.com>; Crystal Montanez <Crystal.Montanez@sacw.com>

Cc: Michelle Fernandes <Michelle.Fernandes@sacw.com>; Peter Ferreri <Peter.Ferreri@sacw.com>; Kristina Demolli <kristina.demolli@sacw.com>

Subject: Re: PLN20080 5319 Broadway Terrace - CCA Oakland

Good afternoon,

Thanks for your patience. I couldn't send out anything before since I had to allow time for staff to review.

Please note that the posting date is June 3, 2022. Sign and mailing must be complete and evidence should be sent to me by then.

Applicant Instructions for Public Hearings Hosted by the Bureau of Planning (updated October 2021)

The Planner shall provide the applicant with these instructions, manager-approved poster (Attachment 1), "Notice of Application Sign Requirements" posting instructions (Attachment 2), and mailing list (Attachment 3) on the Tuesday before the required noticing date (15 days before hearing).

- Noticing Requirements: The applicant is responsible for:
 - Posting the site: Provide photo evidence of proper posting by 5:00 p.m. Friday, 12 days prior to public hearing. Follow posting instructions included in the "Notice of Application Sign Requirements".
 - USPS mailing: In compliance with City Administrator Emergency Order #3 Attachment A, Section 5, the applicant is responsible for delivering the poster to the attached USPS addresses.



Return address for posters shall be:

City of Oakland Bureau of Planning
250 Frank Ogawa Plaza, Suite
2114

Oakland CA 94612



On the Friday, 12 days before the hearing, Applicant must provide staff with evidence of one of the following:

- **Certified Mail:** Evidence of certified mailing with USPS print-out of addresses (with postmarks); or
- **Certificate of Mailing:** USPS Certificate of Mailing with all addresses included and signed by USPS employee; or
- **Mail Service:** Evidence of mail service conducting mailing (receipt and affidavit of mailing with addresses).
- ***Staff will not accept any other form of evidence of mailing other than those described above. Agenda items will be continued to a date uncertain if acceptable evidence of mailing is not provided to staff in a timely manner.***

Evidence should be provided in a single electronic file that includes a facsimile of:

- Poster;

- Mailing list; and
 - Evidence of mailing (as described above).
- Presentation Materials: If making a presentation, the applicant shall provide a copy of their visual presentation slide show in .pdf format to the case planner 48 hours prior to the hearing.
 - Public Hearing Presentation:
 - At this time, we can only accommodate one presenter per applicant team (for appeals, we can also accommodate one representative for each appeal). If other team members are available to answer questions, the presenter can identify them in the attendee list.
 - Applicant will enter Zoom public hearing as an attendee at the beginning of the meeting.
 - Applicant shall name themselves as “presenter” and according to their agenda number and case file (ex. “Presenter Item 5 PLN201234”).
 - It is the applicant’s responsibility to have the appropriate equipment and be prepared to make their own presentation (Zoom account, computer, mic, access to reliable wifi). The electronic presentation should be in .pdf format. Planning Commission staff are unable to share your presentation materials during the meeting.
 - Presentation materials should include and address only the application considered in the staff report. Any new information or proposals (including revisions by the applicant) presented at a public hearing may result in a continuation of the hearing until a date uncertain. Public hearings and deliberations may only address materials included and considered in the public notice for the applicable meeting. Please inquire of the case planner for any exceptions to this guideline.

Attachments:

1. Project-Specific Poster
 1. Notice of Application Sign Requirements
 1. Project-Specific Mailing List
-

From: Christopher Roth <christopher.roth@sacw.com>
Date: Friday, May 27, 2022 at 7:01 AM
To: "Thai, Danny" <DThai@oaklandca.gov>, Crystal Montanez <Crystal.Montanez@sacw.com>
Cc: Michelle Fernandes <Michelle.Fernandes@sacw.com>, Peter Ferreri <Peter.Ferreri@sacw.com>, Kristina Demolli <kristina.demolli@sacw.com>
Subject: FW: PLN20080 5319 Broadway Terrace - CCA Oakland

Danny,

Following up on the posting materials for this site/hearing so we can work to get the items out sometime this week to meet the needed timelines. Please advise if the materials are ready, thank you.

Chris Roth

Christopher Roth | Specialist Professional Services

SAC Wireless, 333 University Ave., Suite 200, Sacramento CA 95825

C: 916 914 9677 | christopher.roth@sacw.com | www.sacw.com

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From: Christopher Roth
Sent: Wednesday, May 25, 2022 11:03 AM
To: Thai, Danny <DThai@oaklandca.gov>; Crystal Montanez (Crystal.Montanez@sacw.com) <Crystal.Montanez@sacw.com>
Cc: Michelle Fernandes (Michelle.Fernandes@sacw.com) <Michelle.Fernandes@sacw.com>; Peter Ferreri <Peter.Ferreri@sacw.com>
Subject: FW: PLN20080 5319 Broadway Terrace - CCA Oakland

Danny,

Following up on the posting materials for this site/hearing so we can work to get the items out sometime this week to meet the needed timelines. Please advise if the materials are ready, thank you.

Chris Roth

Christopher Roth | Specialist Professional Services

SAC Wireless, 333 University Ave., Suite 200, Sacramento CA 95825

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From: Christopher Roth
Sent: Wednesday, May 11, 2022 12:33 PM
To: 'Thai, Danny' <DThai@oaklandca.gov>; Crystal Montanez <Crystal.Montanez@sacw.com>
Cc: Michelle Fernandes <Michelle.Fernandes@sacw.com>; Peter Ferreri <Peter.Ferreri@sacw.com>
Subject: RE: PLN20080 5319 Broadway Terrace - CCA Oakland

Danny,

Thank you for the follow up email to our conversation last night. If it is possible to supply us with the posting materials as soon as possible that would be appreciated so we can get the mailers prepared and sent out with some additional time as a few days, does make it difficult, especially around the Memorial Day weekend, as well as getting the posting boards printed and in place.

We will determine what or if any presentation material will be needed and let you know in the next couple weeks.

Thank you,

Chris Roth

Christopher Roth | Specialist Professional Services

SAC Wireless, 333 University Ave., Suite 200, Sacramento CA 95825

C: 916 914 9677 | christopher.roth@sacw.com | www.sacw.com

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From: Thai, Danny <DThai@oaklandca.gov>
Sent: Wednesday, May 11, 2022 12:01 PM
To: Christopher Roth <christopher.roth@sacw.com>; Crystal Montanez <Crystal.Montanez@sacw.com>
Cc: Michelle Fernandes <Michelle.Fernandes@sacw.com>; Peter Ferreri <Peter.Ferreri@sacw.com>
Subject: Re: PLN20080 5319 Broadway Terrace - CCA Oakland

Hi Chris,

As I mentioned to you over the phone yesterday, this case is definitively scheduled for the June 15, 2022, Planning Commission, to be held via Zoom. Internally, we are currently working on the staff reports/logistics/agenda at the moment. I will send you the mailing notice you need to post/mail to nearby residents around May 26th.

In the meantime, if you would like to present anything, please send me a PDF copy of whatever you would like to present in the next few weeks.

Best,

Danny

From: "Thai, Danny" <DThai@oaklandca.gov>
Date: Monday, May 2, 2022 at 10:53 AM
To: Christopher Roth <christopher.roth@sacw.com>, Crystal Montanez <Crystal.Montanez@sacw.com>
Cc: Michelle Fernandes <Michelle.Fernandes@sacw.com>, Peter Ferreri <Peter.Ferreri@sacw.com>
Subject: RE: PLN20080 5319 Broadway Terrace - CCA Oakland

Hi Chris,

We are tentatively scheduled for the June 1, 2022 PC meeting – which will be held via Zoom. Once it is officially confirmed for the agenda- which should happen in approximately 2 weeks, I will let you know.

Best,

Danny Thai, Planner I | [City of Oakland](#) | [Bureau of Planning](#)

info hotline: (510) 238-3911 | [questions](#) | [forms](#) | [apply](#) | [planning records](#) | [processing time](#)

From: Christopher Roth [<mailto:christopher.roth@sacw.com>]
Sent: Thursday, April 28, 2022 8:11 AM
To: Thai, Danny <DThai@oaklandca.gov>; Crystal Montanez <Crystal.Montanez@sacw.com>
Cc: Michelle Fernandes <Michelle.Fernandes@sacw.com>; Peter Ferreri <Peter.Ferreri@sacw.com>
Subject: RE: PLN20080 5319 Broadway Terrace - CCA Oakland

Danny,

Please see attached Revised ZD100s with heights added to Sheet A-5. Answers to you other questions are below:

1. As I understand it your team is proposing a new fence enclosed concrete pad at the rear of the lot. *There is no new fence, we are adding Verizon equipment inside the existing fence.*
2. Do you have information about how much noise it would generate? *There is no generator or noise.*

Please let us know if you need anything further, please provide hearing information when available, thank you.

Chris Roth

Christopher Roth | Specialist Professional Services

SAC Wireless, 333 University Ave., Suite 200, Sacramento CA 95825

C: 916 914 9677 | christopher.roth@sacw.com | www.sacw.com

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From: Thai, Danny <DThai@oaklandca.gov>

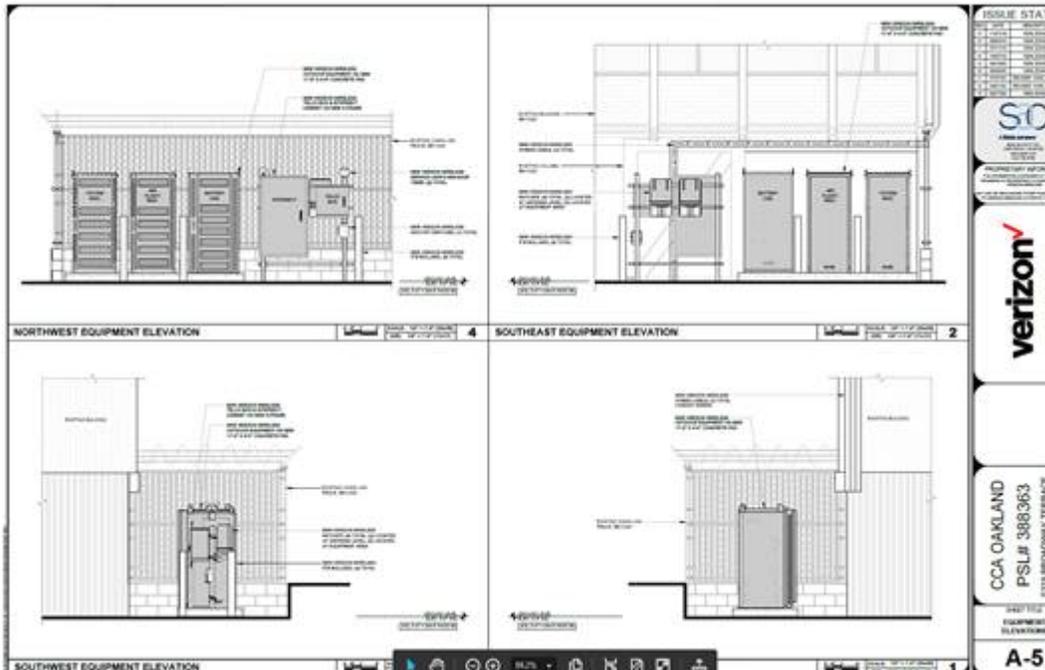
Sent: Monday, April 25, 2022 2:48 PM

To: Christopher Roth <christopher.roth@sacw.com>; Crystal Montanez <Crystal.Montanez@sacw.com>

Cc: Michelle Fernandes <Michelle.Fernandes@sacw.com>; Peter Ferreri <Peter.Ferreri@sacw.com>

Subject: RE: PLN20080 5319 Broadway Terrace - CCA Oakland

Hi Chris,



Working on getting everything confirmed for you. Can you provide me with updated plans with updated sheet A-5 with height labeled? As I understand it your team is proposing a new fence enclosed concrete pad at the rear of the lot. Do you have information about how much noise it would generate?

Best,

Danny Thai, Planner | [City of Oakland](https://www.cityofoakland.com) | [Bureau of Planning](https://www.cityofoakland.com/bureau-of-planning)

info hotline: (510) 238-3911 | [questions](#) | [forms](#) | [apply](#) | [planning records](#) | [processing time](#)

From: Christopher Roth [<mailto:christopher.roth@sacw.com>]

Sent: Friday, April 22, 2022 11:23 AM

To: Thai, Danny <DThai@oaklandca.gov>; Crystal Montanez <Crystal.Montanez@sacw.com>

Cc: Michelle Fernandes <Michelle.Fernandes@sacw.com>; Peter Ferreri <Peter.Ferreri@sacw.com>
Subject: RE: PLN20080 5319 Broadway Terrace - CCA Oakland

Danny,

We wanted to check-in with you to see if we are on-track for the early June PC hearing and if you need anything further from us at this time. Look forward to hearing from you, thank you.

Chris Roth

Christopher Roth | Specialist Professional Services

SAC Wireless, 333 University Ave., Suite 200, Sacramento CA 95825

C: 916 914 9677 | christopher.roth@sacw.com | www.sacw.com

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From: Thai, Danny <DThai@oaklandca.gov>

Sent: Friday, April 1, 2022 4:22 PM

To: Crystal Montanez <Crystal.Montanez@sacw.com>; Christopher Roth <christopher.roth@sacw.com>

Cc: Michelle Fernandes <Michelle.Fernandes@sacw.com>; Peter Ferreri <Peter.Ferreri@sacw.com>

Subject: Re: PLN20080 5319 Broadway Terrace - CCA Oakland

Thanks – we are a team of six case planners for a City population of half a million, so I am definitely trying to get your case moving!

Best,

Danny

From: Crystal Montanez <Crystal.Montanez@sacw.com>

Date: Friday, April 1, 2022 at 3:03 PM

To: "Thai, Danny" <DThai@oaklandca.gov>, Christopher Roth <christopher.roth@sacw.com>

Cc: Michelle Fernandes <Michelle.Fernandes@sacw.com>, Peter Ferreri <Peter.Ferreri@sacw.com>

Subject: Re: PLN20080 5319 Broadway Terrace - CCA Oakland

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Thank you Danny for responding. I am adding Chris Roth who is the POC while Michelle is on leave. Please let us know if there is any sooner this can be heard as we have been waiting for months and that hearing would be 2 months from today which is much longer than shotclock for this telecom project.

Best Regards,

Crystal M. Montanez

Crystal M. Montanez | Senior Manager | M: (312)607-6068

SAC Wireless | 333 University Ave, Suite 200, Sacramento, Ca, 95825

crystal.montanez@sacw.com | www.sacw.com

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From: Thai, Danny <DThai@oaklandca.gov>
Sent: Friday, April 1, 2022 2:58:29 PM
To: Crystal Montanez <Crystal.Montanez@sacw.com>
Subject: PLN20080 5319 Broadway Terrace

Hello,

I apologize for not responding earlier. As there is so many cases I am managing at the same time, I am a bit behind. We have been working on figuring out which planning commission calendar you would be on – tentatively speaking I believe this case may go on the early June PC – which I will confirm with you when I have arranged/confirmed it internally. It has been crazy busy on our side so I appreciate your patience.

Best,

Danny Thai