



Planning and Development Department
Land Use Planning Division

A D M I N I S T R A T I V E U S E P E R M I T

CITY OF BERKELEY ZONING ORDINANCE
Berkeley Municipal Code, Title 23

AUP #2013-0091

Property Address: **2116 BANCROFT WAY**

Permittee Name: **JULIE EPSHETEYN**

Use and/or Construction Permitted: To Modify Administrative Use Permit #11-20000031 to add three new façade mounted AT&T wireless telecommunication antennas, for a total antenna count of nine antennas, on the upper roof of a four-story commercial building, and to install two new equipment cabinets, within an existing roof-top screen wall for a total count of five equipment cabinets pursuant to:

- Section 23C.17.100.A.1.C and 23E.68.030 to modify an existing wireless telecommunication facility to a building with existing wireless telecommunication facilities in a non-residential zoning district.
- Section 23E.08 and 23E.12 for Staff Level Design Review.

FINDINGS, CONDITIONS AND APPROVED PLANS ATTACHED

Following the expiration of the mandatory appeal period set forth in Section 23B.28.040 of the Berkeley Municipal Code, with no timely appeal being filed, the Administrative Use Permit described herein has been duly granted by the Zoning Officer on July 1, 2014.

Attest: Sally Zarnowitz
Sally Zarnowitz, Senior Planner
For Eric Angstadt, Zoning Officer

July 1, 2014
Effective Date

ATTACHMENT 1

FINDINGS AND CONDITIONS

JUNE 9, 2014

2116 Bancroft Way

Administrative Use Permit #AUP2013-0091

Design Review #DRSL13-0010

To Modify Administrative Use Permit #11-20000031 to add three new façade mounted AT&T wireless telecommunication antennas, for a total antenna count of nine antennas, on the upper roof of a four-story commercial building, and to install two new equipment cabinets within an existing roof-top screen wall for a total count of five equipment cabinets.

CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect any historical resource.

FINDINGS FOR APPROVAL

2. As required by Section 23B.28.050.A of the Zoning Ordinance, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:
 - There will be no increase in height of the previously approved 80’ tall (above ground level) AT&T facility. There will be no change to the height of the existing façade.
 - At the existing rooftop, AT&T proposes to relocate the existing antennas and add three new antennas as follows:

- At the northeast section of the roof (Sector A), AT&T proposes to install one new 51"X12"X6" antenna façade mounted, painted to match the existing building;
 - At the west facing façade (Sector B), AT&T proposes to one new 51"X12"X6" antenna façade mounted, painted to match the existing building;
 - At the southeast corner of the building (Sector C), AT&T proposes to install one new 51"X12"X6" antenna façade mounted, painted to match the existing building; and
 - At the existing rooftop equipment enclosure add two new equipment cabinets.
- The height of the existing building at the existing parapet is 54', at the penthouse 85'-11", and at the existing exhaust stack 93'-11", which exceeds the district maximum of 60' (CDMU-Core). The height of the proposed antennas are 80' (Sector A), 73' (Sector B) and 71' (Sector C) which exceeds the district maximum of 60'; however, Section 23C.17.060.C of the Zoning Ordinance allows roof-mounted antennas affixed to an existing or proposed tower or pole to extend no more than 15' above the height limit of the existing building or structure, therefore, the AT&T facility is allowed to project up to 69' ($54'+15'=69'$) at the existing parapet and at the existing penthouse 100'-11" ($85'-11"+15'=100'-11"$), therefore the proposed AT&T installation will comply with this section of the Zoning Ordinance.
 - The existing equipment cabinets that service the antennas are located in an existing rooftop lease area. AT&T proposes to install two equipment cabinets for a total equipment count of five. AT&T retained the services of EBI Consulting, engineering and environmental consultants, to review the materials relating to the manufacturer of the rooftop condensers. The June 28, 2013 EBI report prepared for the project states that the project demonstrated that the combined level for the proposed noise emissions from the equipment post construction is projected to be 34.9 dBA at anytime at the northern property line and 39.4dBA at anytime at the southern property line, well below the City of Berkeley noise limits of 65dBA for day time commercial limits and 60 dBA night time commercial limits (BMC Section 13.40.050), and will therefore comply with the City's standards limiting acoustic noise emission levels. The City retained the services of Illingworth and Rodkin to review the EBI noise assessment study for the AT&T proposal. Illingworth and Rodkin reviewed the technical content of the report and verified EBI's findings that the AT&T proposal will comply with the City of Berkeley noise standards.
 - AT&T, the operator, has submitted a Radio Frequency and Electromagnetic Energy (RF-EME) study conducted by Bechtel Communication, Site Safe RF Compliance Experts. The Bechtel report, dated June 17, 2013 states that based on worst-case predictive modeling to estimate the worst-case power density from the AT&T antennas and the other existing carriers at the site, the site will be compliant the FCC rules and regulations. The Bechtel recommends signage be installed for the antenna installation to make people aware of the antenna locations and recommends barriers. The recommended mitigation measures are included as conditions of approval in this permit.

- Dieter J. Preiser, PMP of RCC Consultants, San Bernadino, CA, an approved radio frequency engineer, has been retained by the City of Berkeley for the purpose of independently reviewing the AT&T proposal to verify the need for the modification. AT&T provided documents to RCC Consultants for review and analysis. RCC submitted a report to the City of Berkeley dated April 21, 2014. The report states based on information provided by AT&T, AT&T demonstrated a coverage gap in its network in the area and that the gap will be mitigated by implementing the proposed site modifications. The modification will also increase the capacity of the Long Term Evolution (LTE) service.

- As required by Section 23C.17.100.B (Findings), the facility will comply with all applicable State and Federal standards and requirements and the facility will not be readily visible and will be similar in design, consistent with the general requirements of Chapter 23C.17.100.B.2 Wireless Telecommunication Facilities because the design incorporates features to ensure that the facility would not be readily visible, including:
 - Equipment cabinets are located in an existing rooftop lease space. The proposal includes removing adding two battery cabinets and there are no exterior modifications included in this proposal;
 - Existing cable trays painted and textured to match the existing building, wall, and roof will be utilized; and;
 - The proposed RF antenna screen wall will be painted and textured to match the existing building.

- As required by Section 23C.17.100.B.4, AT&T has provided information and certifications required, complying with this Section of the Code. The City has received written certification that each AT&T facility in the City of Berkeley are operating in accordance with the approved local and federal permits and has provided contact information for AT&T.

- As required by Section 23C.17.090 and 23C.17.100.B.4 (Requirements for Certification of Facilities) and (Findings), the Operator is required to submit continued proof of compliance with FCC regulations for electric and magnetic field strength and power density within 45 days of installation, yearly thereafter, and within 90 days of any change in FCC regulations. In order to approve a new or modified wireless facility the Operator must submit an annual written certification by an authorized representative for the wireless carrier that each of its facilities within the City is being operated in accordance with the approved local and federal permits. This facility can therefore be assumed to be safe according to FCC guidelines throughout the operation (see Conditions of Approval #31 and #32).

- As required under Sections 23E.08.020, 23E.12.040.A and 060 (Design Review Procedures), this proposal is found permissible because the height of the proposed antenna installation is consistent with the existing antennas and, therefore, it is not expected to create significant massing or visual impacts. The project has received Staff-Level Design Review and the execution of this project will be subject to Design Review Conditions #12A through #12H of this permit.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. Conditions Shall be Printed on Plans

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Applicant Responsible for Compliance with Conditions

The applicant shall ensure compliance with all of the following conditions, including submittal to the project planner of required approval signatures at the times specified. Failure to comply with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Use Permit.

3. Uses Approved Deemed to Exclude Other Uses (Section 23B.56.010)

- A. This Permit authorizes only those uses and activities actually proposed in the application, and excludes other uses and activities.
- B. Except as expressly specified herein, this Permit terminates all other uses at the location subject to it.

4. Modification of Permits (Section 23B.56.020)

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Zoning Officer, except that the Zoning Officer may approve changes that do not expand, intensify, or substantially change the use or building.

5. Plans and Representations Become Conditions (Section 23B.56.030)

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

6. Subject to All Applicable Laws and Regulations (Section 23B.56.040)

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Building and Safety Division, Public Works Department and other affected City divisions and departments.

7. Exercised Permit for Use Survives Vacancy of Property (Section 23B.56.080)

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #8, below.

8. Exercise and Lapse of Permits (Section 23B.56.100)

- A. A permit for the use of a building or a property is exercised when, if required, a valid City business license has been issued, and the permitted use has commenced on the property.
- B. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- C. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

9. Indemnification Agreement

The applicant shall hold the City of Berkeley and its officers harmless in the event of any legal action related to the granting of this Permit, shall cooperate with the City in defense of such action, and shall indemnify the City for any award of damages or attorneys fees that may result.

ADDITIONAL CONDITIONS IMPOSED BY THE ZONING OFFICER

Pursuant to BMC 23B.28.050.D, the Zoning Officer attaches the following additional conditions to this Permit:

Prior to Issuance of Any Building Permit

- 10. The applicant shall submit to the Zoning Officer for review and approval a written compliance-monitoring plan. The plan shall include:
 - A. Contact information for the individual empowered to manage compliance with this Use Permit. The Zoning Officer shall be notified if this information changes;
 - B. Timing of deliverables (reports on compliance with FCC standards) required by conditions of this Use Permit.
- 11. The applicant shall provide signage identifying the name and phone number of a party to contact in event of an emergency. The signage shall be placed in an area easily visible to the public and/or emergency personnel. The plans submitted for a building

permit shall include a sample of the proposed emergency sign(s), as well as the location for posting such signs. The signs shall identify the name and phone number of a party to contact in the event of an emergency. The design, materials, colors, and location of signs shall be subject to Design Review approval.

12. Project requires approval of a Final Design Review by the Design Review Staff or by the Design Review Committee. Final plans shall address the following conditions:
- A. The proposal of modification of existing telecommunication facility is approved as shown on the drawings dated "received 07-18-2013" subject to the following conditions.
 - B. No changes can be made to these approved plans without Design Review approval.
 - C. **COLORS** Note where new and existing antennas match color of wall they are mounted on.
 - D. **PLACEMENT** All new or relocated antennas shall not extend above parapet wall.
 - E. **DETAILS** Prior to Design Review sign-off of the Building Permit set of drawings, the applicant shall submit installation details for review and approval by the Design Review Staff.
 - F. **REMOVAL OF UNUSED SUPPORTS** Prior to Design Review sign-off of the Building Permit set of drawings, the applicant shall clearly note on the drawings that all unused equipment supports on the facade and the penthouse are to be removed.
 - G. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.
 - H. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Design Review Staff, which may modify or impose additional conditions, or revoke the design review approval.

- I. All building permit drawings and subsequent construction shall substantially conform to the final design review plans as outlined in Condition #1. Any modifications must be reviewed by the Zoning Officer or his designee to determine whether the modification requires approval.
13. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.
14. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Design Review Staff, which may modify or impose additional conditions, or revoke the design review approval.
15. All building permit drawings and subsequent construction shall substantially conform to the final design review plans as outlined in Conditions #12A through 12I. Any modifications must be reviewed by the Zoning Officer or his designee to determine whether the modification requires approval.
16. The applicant shall provide signage identifying the name and phone number of a party to contact in event of an emergency. The design, materials, colors and location of signs shall be subject to Design Review approval. The plans submitted for a building permit shall include a sample of the proposed emergency sign(s) as well as the warning signs, as well as the location for posting such signs.
12. Prior to submittal of a building permit, the applicant shall provide the project planner with the name and telephone number of the individual empowered to manage construction noise from the project. The individual's name, telephone number, and responsibility for noise management shall be posted at the project site for the duration of construction in a location easily visible to the public. The individual shall record all noise complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. **Individual Responsible for Noise Management:**
- Name: _____ Phone: _____
13. The applicant and all persons associated with the project are hereby notified that a Transportation Management Permit (TMP) would be required under any of the following circumstances:
- Alterations, closures, or blockages to sidewalks or pedestrian paths
 - Alterations, closures, or blockages to vehicle travel lanes (including bicycle lanes)
 - Storage of building materials, dumpsters, debris anywhere in the public ROW
 - Provision of exclusive contractor parking on-street
 - Significant truck activity.

Contact the Permit Service Center (PSC) at 2120 Milvia Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Public Works Traffic Engineering (981-6400) reviews all submitted TMP requests.

The TMP may include designation of a specific truck haul route. Meter heads (if in the construction area) shall be removed only by City staff. Contact the site inspector 72 hours in advance of required removal so arrangements can be made.

14. Prior to issuance of a building permit to erect or install the proposed facility, the applicant shall either secure a bond or provide financial assurances, in a form acceptable to the City Manager, for the removal of the facility in the event that its use is abandoned or the approval is otherwise terminated.

During Construction

15. Construction activity shall be limited to between the hours of 8:00 a.m. and 6:00 p.m. on Monday through Friday, and between 9:00 a.m. and noon on Saturday. No construction-related activity shall occur on Sunday or on any Federal Holiday.
16. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.
17. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.

Prior to Issuance of Occupancy Permit or Final Inspection:

18. Prior to issuance of occupancy permit or final inspection, all construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.
19. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **FEBRUARY 28, 2014**

At All Times:

20. Existing explanatory signage shall remain and the mitigations recommended by Bechtel Communication/Site Safe RF Compliance Experts, in the June 17, 2013 evaluation of the facility for radio frequency fields shall be implemented and any subsequent engineering recommendations.
21. Signage identifying the name and phone number of the individual to contact in the event of an emergency shall be installed at the project site (see Condition #16 above).

22. Subject to review and approval by the Zoning Officer, future changes to or replacement of the wireless equipment shall be permitted through issuance of a Zoning Certificate, rather than a Modification of the Use Permit, so long as the proposed changes are not detrimental, comply with performance standards within this Use Permit (e.g. noise levels and visual appearance), do not increase the size or visibility of any legally established wireless telecommunication facility, and complies with the FCC's MPE limits for electric and magnetic field strength and power density for transmitters within the designated equipment area.
23. The wireless telecommunications facility and related equipment, including lighting, fences, shields, cabinets, and poles, shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed from any facility or equipment as soon as practicable, and in no instance more than forty-eight (48) hours from the time of notification by the city.
24. The wireless telecommunications facility shall be operated in a manner that will minimize noise impacts to surrounding residents and persons using nearby parks, trails, and similar recreation areas. Except for emergency repairs, testing and maintenance activities that will be audible beyond the property line shall only occur between the hours of 8:00 am and 7:00 pm on Monday through Friday, excluding holidays. All air conditioning units and any other equipment that may emit noise that would be audible from beyond the property line shall be enclosed or equipped with noise attenuation devices. Backup generators shall only be operated during periods of power outages or for testing. At no time shall equipment noise from any source exceed the standards specified in the Berkeley Community Noise Ordinance (BMC Chapter 13.40).
25. The exterior walls and roof covering of all aboveground equipment shelters and cabinets shall be constructed of materials rated as nonflammable in the Uniform Building Code.
26. Openings in all aboveground equipment shelters and cabinets shall be protected against penetration by fire and windblown embers to the extent feasible.
27. Material used as supports for antennas shall be fire resistant, termite proof, and subject to all applicable requirements of the Uniform Building Code.
28. Telecommunications antenna towers shall be designed to withstand forces expected during earthquakes to the extent feasible. Building-mounted facilities shall be anchored so that an earthquake does not dislodge them or tip them over. All equipment mounting racks and attached equipment shall be anchored so that a quake would not tip them over, throw equipment off its shelves, or otherwise damage equipment.
29. All connections between various components of the wireless telecommunications facility and necessary power and telephone lines shall, to the extent feasible, be

protected against damage by fire, flooding, and earthquake. Reasonable measures shall be taken to keep wireless telecommunication facilities in operation in the event of a natural disaster.

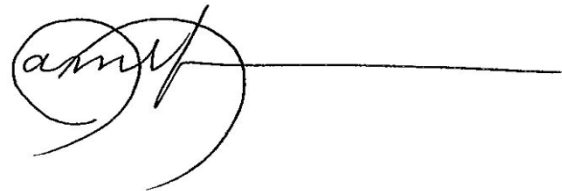
30. No wireless telecommunications facility or combination of facilities shall at any time produce power densities that exceed the FCC's limits for electric and magnetic field strength and power density for transmitters. In order to ensure continuing compliance with all applicable emission standards, all wireless telecommunications facilities shall be reviewed by an approved engineer-in accord with the schedule and procedures set forth in Section 23C.17.090. All reasonable costs of such inspections shall be born by the owner or operator of the facility. The City may require, at the operator's expense, independent verification of the results of any analysis. If an operator of a telecommunications facility fails to supply the required reports or fails to correct a violation of the Federal Communications Commission standard following notification, the Use Permit is subject to modification or revocation by the Zoning Adjustments Board following a public hearing.
31. Within forty five (45) days of initial operation or modification of a telecommunications facility, the operator of each telecommunications antenna shall submit to the Zoning Officer written certification by an approved engineer that the facility's radio frequency emissions are in compliance with the approved application and any required conditions. The engineer shall measure the radio frequency radiation of the approved facility and determine if it meets the FCC requirements. A report of these measurements and the engineer's findings with respect to compliance with the FCC's MPE limits shall be submitted to the Zoning Officer. If the report shows that the facility does not comply with applicable FCC requirements, the owner or operator shall cease operation of the facility until the facility complies with, or has been modified to comply with, this standard. Proof of compliance shall be a certification provided by the engineer who prepared the original report. In order to assure the objectivity of the analysis, the City may require, at the applicant's expense, independent verification of the results of the analysis.
32. Hereafter, prior to January 31 of every year, an authorized representative for each wireless carrier providing service in the City of Berkeley shall provide written certification to the City that each facility is being operated in accordance with the approved local and federal permits and shall provide the current contact information.
33. Once every two years, the City may retain, at the operator's expense, an approved engineer to conduct an unannounced spot check of the facility's compliance with applicable FCC radio frequency standards.
34. In the event of a change in the FCC's Maximum Permissible Exposure (MPE) limits for electric and magnetic field strength and power density for transmitters, the operator of the facility shall be required to submit to the Zoning Officer written certification by an approved engineer of compliance with applicable FCC radio frequency standards within 90 days of any change in applicable FCC radio frequency standards or of any modification of the facility requiring a new submission to the FCC to determine compliance with emission standards. If calculated levels exceed 50% of the FCC's

MPE limits, the operator of the facility shall hire an approved engineer to measure the actual exposure levels. If calculated levels are not in compliance with the FCC's MPE limit, the operator shall cease operation of the facility until the facility is brought into compliance with the FCC's standards and all other applicable requirements. A report of these calculations, required measurements, if any, and the engineer's findings with respect to compliance with current MPE limits shall be submitted to the Zoning Officer.

35. If the Zoning Officer at any time finds that there is good cause to believe that a telecommunications antenna is not in compliance with applicable FCC radio frequency standards, he/she may require the operator to submit written certification that the facility is in compliance with such FCC standards.
36. Within thirty (30) days of cessation of operations of any wireless telecommunications facility approved pursuant to this chapter, the operator shall notify the Zoning Officer in writing. The permit for said wireless telecommunications facility shall be deemed lapsed and of no further effect six (6) months thereafter unless:
 - A. The Zoning Officer has determined that the same operator resumed operation within six (6) months of the notice; or
 - B. The City has received an application to transfer the permit to another operator.
37. No later than thirty (30) days after a permit has lapsed under the preceding condition of approval, the operator shall remove all wireless telecommunication facilities from the site. If the operator fails to do, the property owner shall be responsible for removal, and may use any bond or other assurances provided by the operator pursuant to the requirements of Section 23C.17.050 to do so. If such facilities are not removed, the site shall be deemed to be a nuisance pursuant to Section 23B.64 and the City may call the bond to pay for removal.
38. Failure to inform the Zoning Officer of cessation of operations of any existing facility shall constitute a violation of the Zoning Ordinance and be grounds for:
 - A. Prosecution;
 - B. Revocation or modification of the permit;
 - C. Calling of any bond or assurance secured by the operator pursuant to the requirements of Section 23C.17.050; and/or
 - D. Removal of the facilities.
39. Prior to selling or leasing the facility to another carrier, the existing operator shall provide written notification to the Zoning Officer. The carrier that is buying or leasing the facility shall also provide written notification to the Zoning Officer and request a transfer of the existing Use Permit. The Zoning Officer may require submission of any supporting materials or documentation necessary to determine that the proposed use is in compliance with the existing Use Permit and all of its conditions including, but not limited to, statements, photographs, plans, drawings, models, and analysis by a State-licensed radio frequency engineer demonstrating compliance with all applicable regulations and standards of the Federal Communications Commission and the

California Public Utilities Commission. If the Zoning Officer determines that the proposed operation is not consistent with the existing Use Permit, he/she shall notify the applicant who may revise the application or apply for modification to the Use Permit pursuant to the requirements of Section 23B.56.

40. The applicant shall be responsible for paying all costs (including City staff time) associated with monitoring and/or enforcement of the above conditions. Fees shall be based on the adopted City fee schedule in place at the time the work is performed or action is taken.
41. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
42. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
43. Noise and exterior lighting shall be controlled so as to prevent verified complaints from the surrounding neighborhood.

A handwritten signature in black ink, appearing to read 'amj', is written over a horizontal line. The signature is stylized and cursive.

Prepared by: Pamela Johnson, Assistant Planner for
Carol Johnson, Zoning Officer

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR - BECHTEL CORPORATION (CONSTRUCTION)
SUBCONTRACTOR - AT&T MOBILITY
OWNER - AT&T MOBILITY
O&A - ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF ANY CONSTRUCTION DRAWING, THE SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO VERIFY THAT THE INFORMATION PROVIDED CAN BE ACCURATELY REPRODUCED ON THE DRAWING. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REGULATIONS, AND ORDINANCES. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REGULATIONS, AND ORDINANCES. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REGULATIONS, AND ORDINANCES.
4. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPROPRIATE ACCESSORIES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
5. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
6. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROVIDE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
7. THE SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND T1 PLAN DRAWING. THE SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL AND NEW TRAYS AS NECESSARY. THE SUBCONTRACTOR SHALL COORDINATE WITH THE CONTRACTOR, ROUTING OF TRAYS SHALL BE APPROVED BY THE CONTRACTOR.
8. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PARAPETS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT THE SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
9. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COILS, CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
10. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
11. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 308.1R-07.
12. ALL STRUCTURAL STEEL WORK SHALL BE SPECIFICATION 25736-000-395-400Z-00001, "GENERAL ACCORDANCE WITH ACI 318 CODE REQUIREMENTS, ACCORDANCE WITH AISC SPECIFICATIONS, AND CONSTRUCTION SERVICES."
13. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHALL BE VERIFIED BY THE SUBCONTRACTOR. ANY DISCREPANCY MUST BE REPORTED IMMEDIATELY TO THE CONTRACTOR.
14. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH THE OWNER. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
15. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE KEPT AWAY FROM THE CELL SITE. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
16. THE SUBCONTRACTOR SHALL NOT USE OR INSTALL ANY MATERIAL CONTAINING ASBESTOS OR LEAD PAINT CONTENT. THE USE OF SUCH MATERIAL IS STRICTLY PROHIBITED.
17. BOUNDARY INFORMATION INCLUDED IN THIS SITE PLAN WAS OBTAINED FROM TAX MAPS PULLED FROM THE COUNTY OF ALAMEDA, CA WEBSITE ON 1/10/2013. TAX MAP UTILIZED WAS ASSESSOR'S MAP 6, ORIGINALLY DRAWN SEPTEMBER 1988 & UPDATED AS RECENTLY AS MAY 19TH, 2009.

GENERAL NOTES

DETAIL 1006
MNS

BECHTEL COMMUNICATIONS, INC.
2500 CALING ROAD #240
SAN RAMON, CA 94583

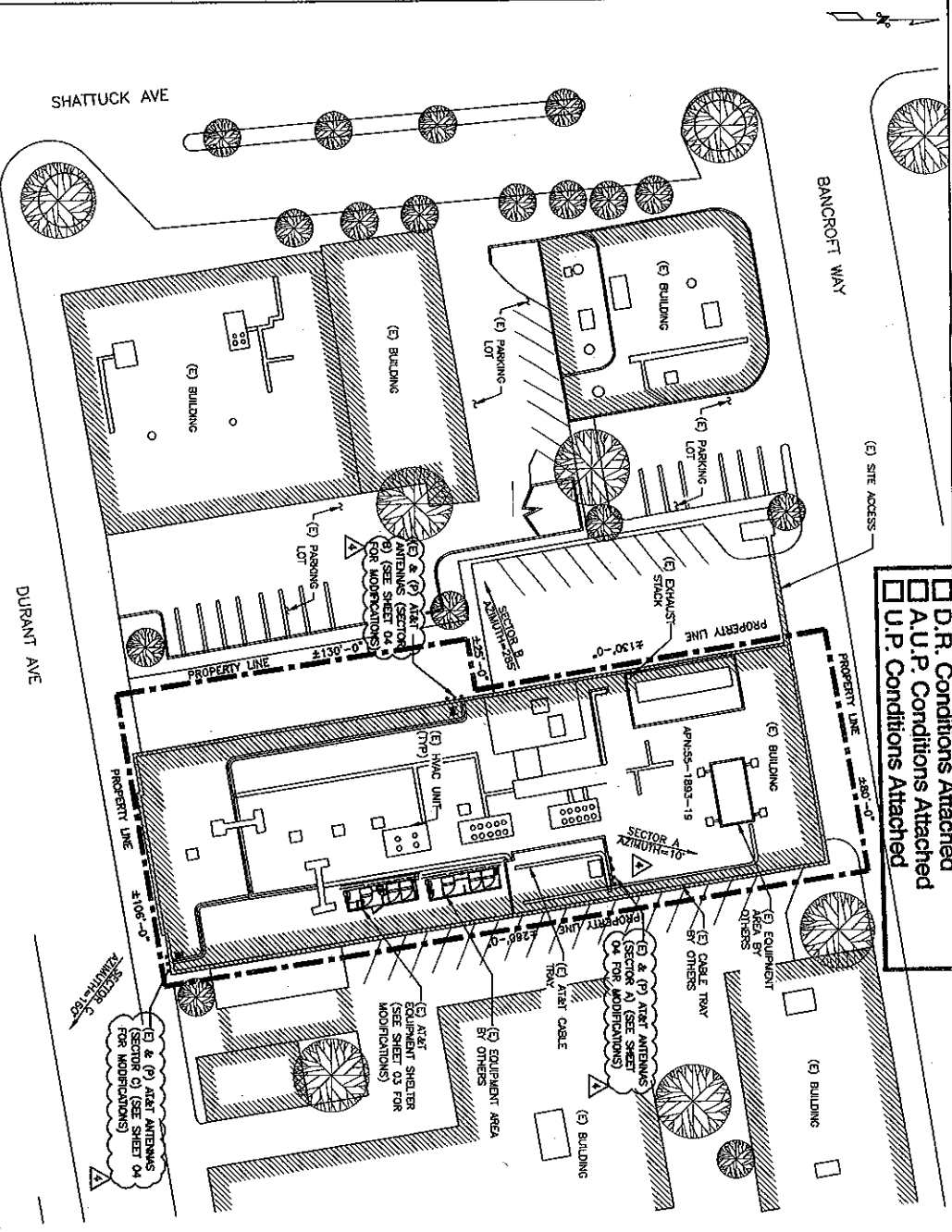
SITE NAME: SOUTH DOWNTOWN BERKELEY
SITE NO. CCL04890
2116 BANCROFT WAY
BERKELEY, CA 94704

at&t
4430 ROSEWOOD DRIVE, BLDG # 3, 2ND FLOOR
PLEASANTON, CA 94588

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	02/17/14	LET REVISIONS - ISSUED PER ZONING	CA, JF	JF
2	02/26/14	LET REVISIONS - ISSUED PER ZONING	CA, JF	JF
3	02/26/14	LET REVISIONS - ISSUED PER ZONING	CA, JF	JF
4	02/26/14	LET REVISIONS - ISSUED PER ZONING	CA, JF	JF
5	02/26/14	LET REVISIONS - ISSUED PER ZONING	CA, JF	JF
6	02/26/14	LET REVISIONS - ISSUED PER ZONING	CA, JF	JF

at&t
SITE PLAN AND GENERAL NOTES
25736-000-395-400Z-00004 -02
2/13/14

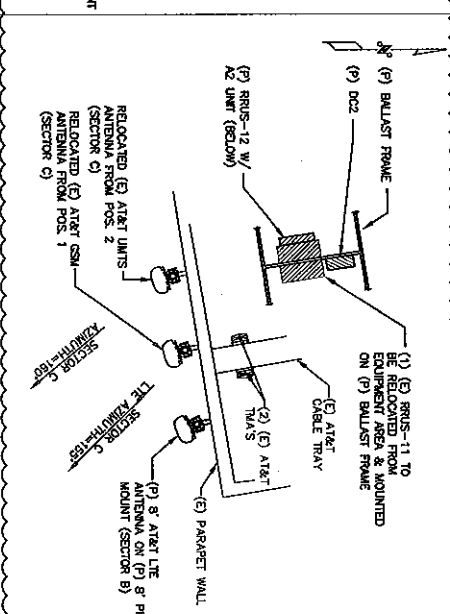
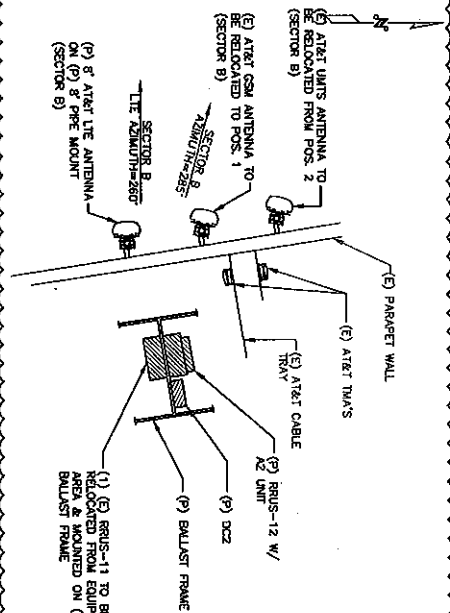
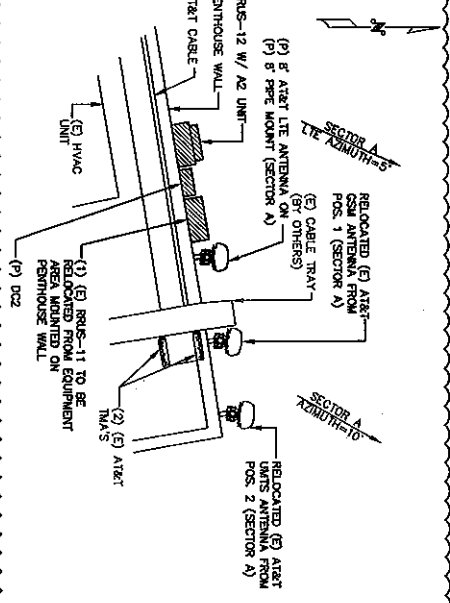
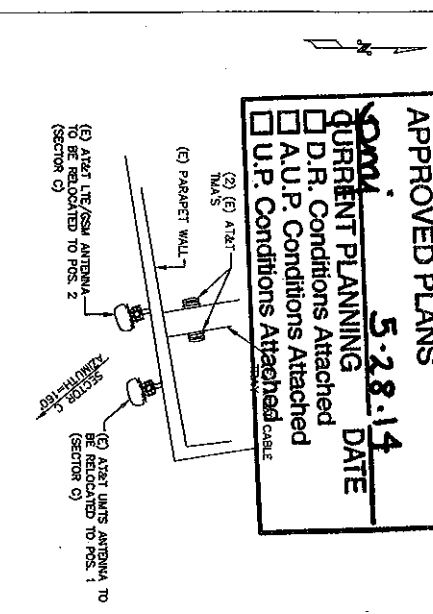
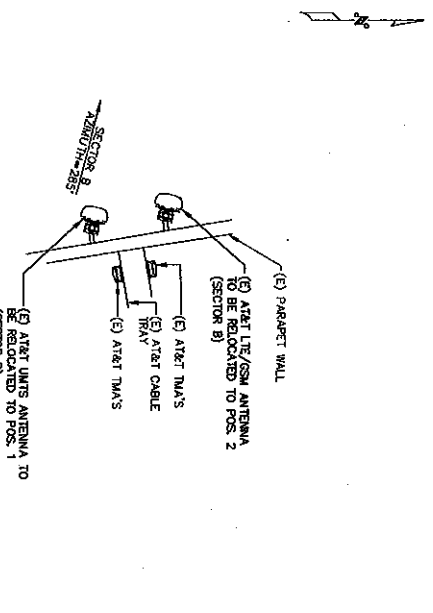
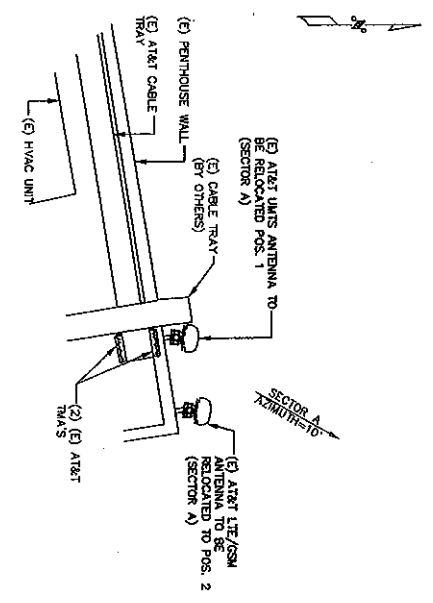
APPROVED PLANS
DATE 5.28.14
at&t
CURRENT PLANNING
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



FULL SCALE 1"=20'-0"
SCALE 1"=40'-0"
HALF SCALE 1"=80'-0"

SITE PLAN
SCALE 1" = 20'-0"

NOTE- BOUNDARY INFORMATION INCLUDED IN THIS SITE PLAN WAS OBTAINED FROM TAX MAPS PULLED FROM THE COUNTY OF ALAMEDA, CA WEBSITE ON 05/19/13. TAX MAP UTILIZED WAS ASSESSOR'S MAP 55, UPDATED AS RECENTLY AS 01/28/2004.



APPROVED PLANS
DATE: 5-28-14
CURRENT PLANNING
D.R. Conditions Attached
A.U.P. Conditions Attached
U.P. Conditions Attached

BECHTEL COMMUNICATIONS, INC.
2430 CALIFORNIA AVENUE
SAN RAMON, CA 94583

SITE NAME: SOUTH DOWNTOWN BERKELEY
2115 RAINBOW BLVD
BERKELEY, CA 94704

at&t
4430 ROSSWOOD BLVD, BLDG. # 3, 2ND FLOOR
PULVERSTON, CA 94608

NO.	DATE	REVISIONS	BY	CHKD	APP'D
3	04/07/14	IE AMERICAN-SOUL FOR ZONING	CS	CS	CS
2	02/26/14	IE AMERICAN-SOUL FOR ZONING	CS	CS	CS
1	01/09/14	IE AMERICAN-SOUL FOR ZONING	CS	CS	CS
0	04/16/13	IE AMERICAN-SOUL FOR ZONING	CS	CS	CS

SCALE: AS SHOWN

DATE: 5/28/14

SCALE: AS SHOWN

DATE: 5/28/14

SCALE: AS SHOWN

DATE: 5/28/14




BECHTEL COMMUNICATIONS, INC.
2430 CAMINO RAMON #240
SAN RAMON, CA 94583

SITE NAME: SOUTH DOWNTOWN BERKELEY
SITE NO. CCL04690
2116 BANCROFT WAY
BERKELEY, CA 94704

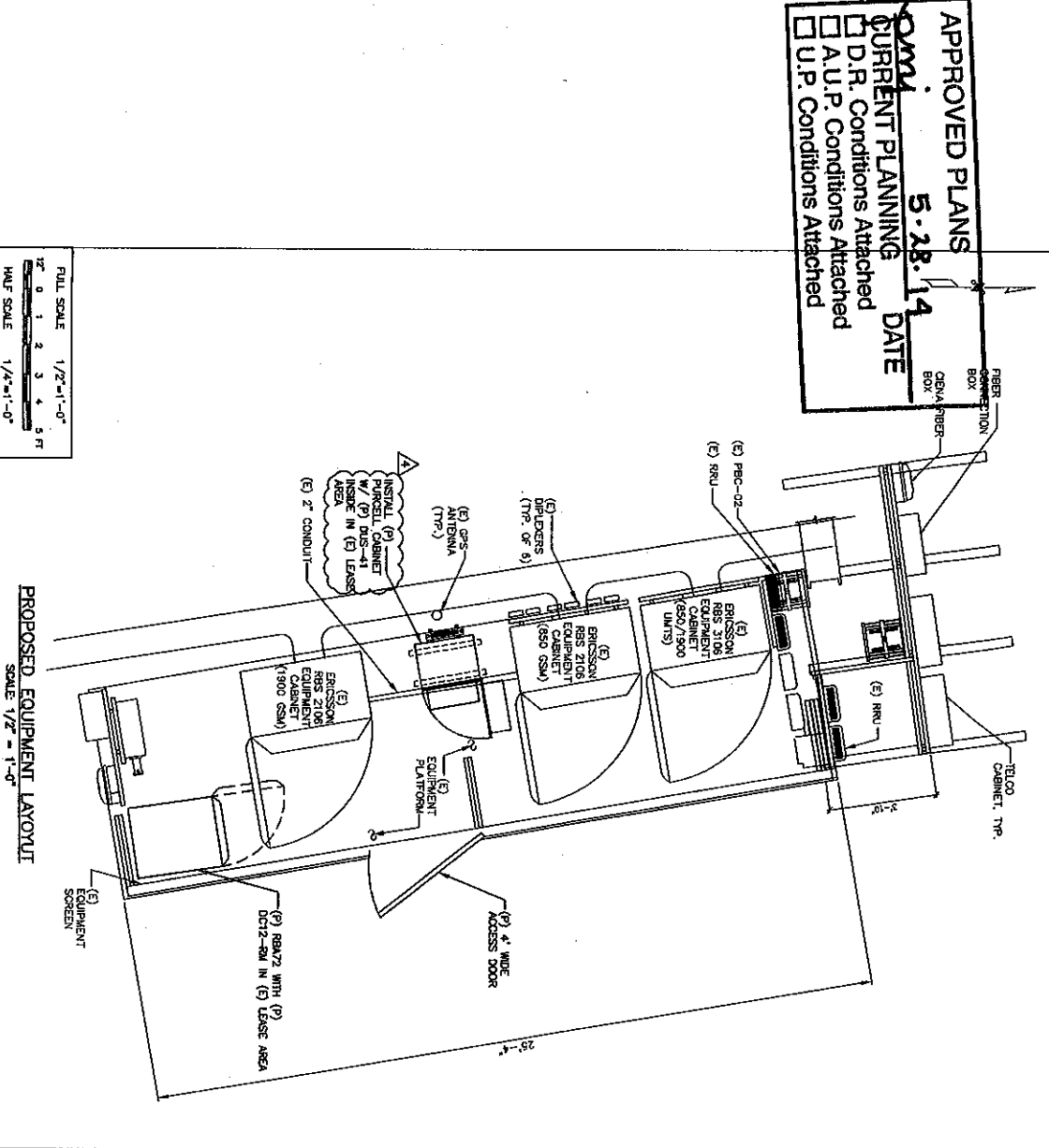
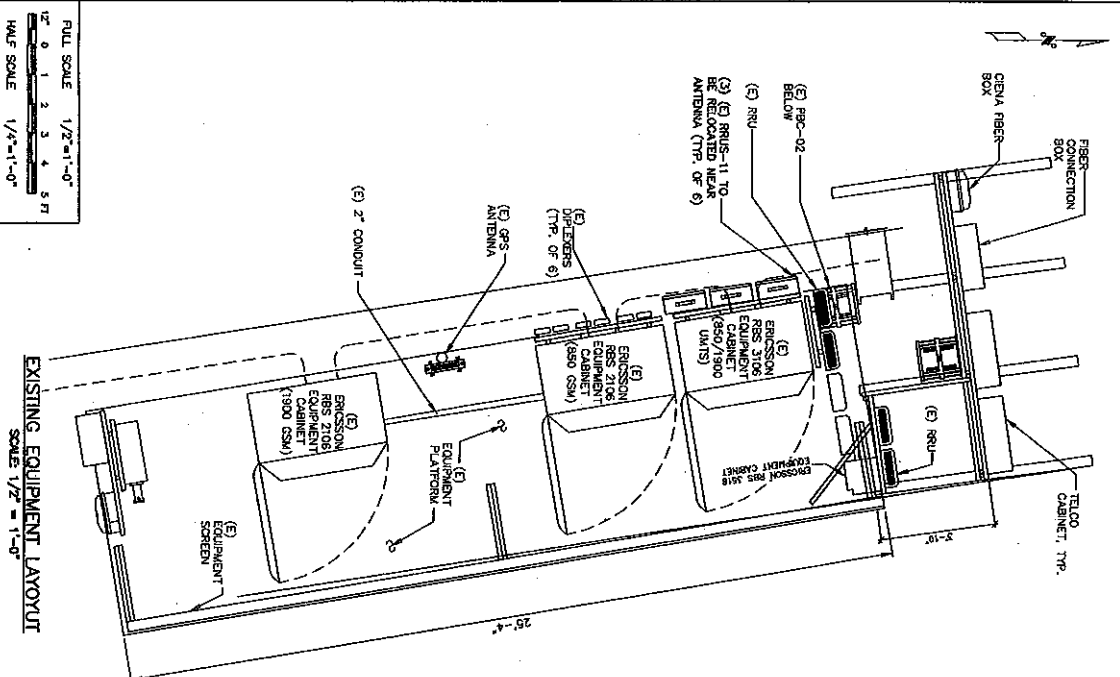


4430 ROSEWOOD DRIVE, BLDG. # 3, 2ND FLOOR
PUEBLOVISTA, CA 94688

REV.	DATE	DESCRIPTION	BY	CHK
1	06/17/14	ISSUE APPROXIMATE SCHEDULE FOR ZONING	CA	FF
2	06/25/14	ISSUE APPROXIMATE SCHEDULE FOR ZONING	CA	FF
3	06/25/14	ISSUE APPROXIMATE SCHEDULE FOR ZONING	CA	FF
4	06/25/14	ISSUE APPROXIMATE SCHEDULE FOR ZONING	CA	FF
5	06/25/14	ISSUE APPROXIMATE SCHEDULE FOR ZONING	CA	FF
6	06/25/14	ISSUE APPROXIMATE SCHEDULE FOR ZONING	CA	FF
7	06/25/14	ISSUE APPROXIMATE SCHEDULE FOR ZONING	CA	FF
8	06/25/14	ISSUE APPROXIMATE SCHEDULE FOR ZONING	CA	FF
9	06/25/14	ISSUE APPROXIMATE SCHEDULE FOR ZONING	CA	FF
10	06/25/14	ISSUE APPROXIMATE SCHEDULE FOR ZONING	CA	FF



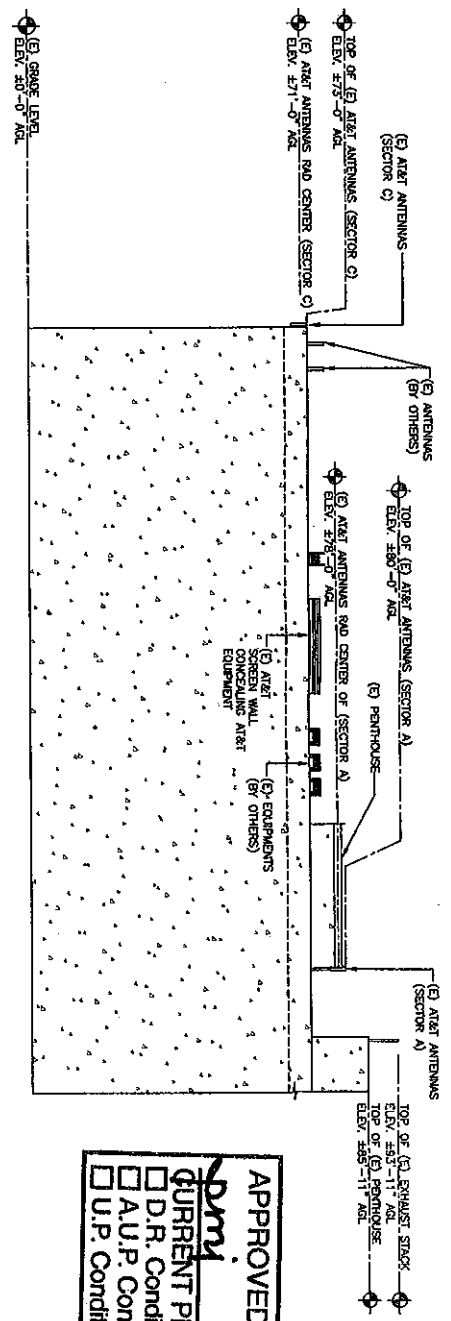
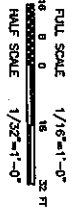
EXISTING & PROPOSED EQUIPMENT LAYOUT
25736-635-03-0000-00064-03
2/14/14



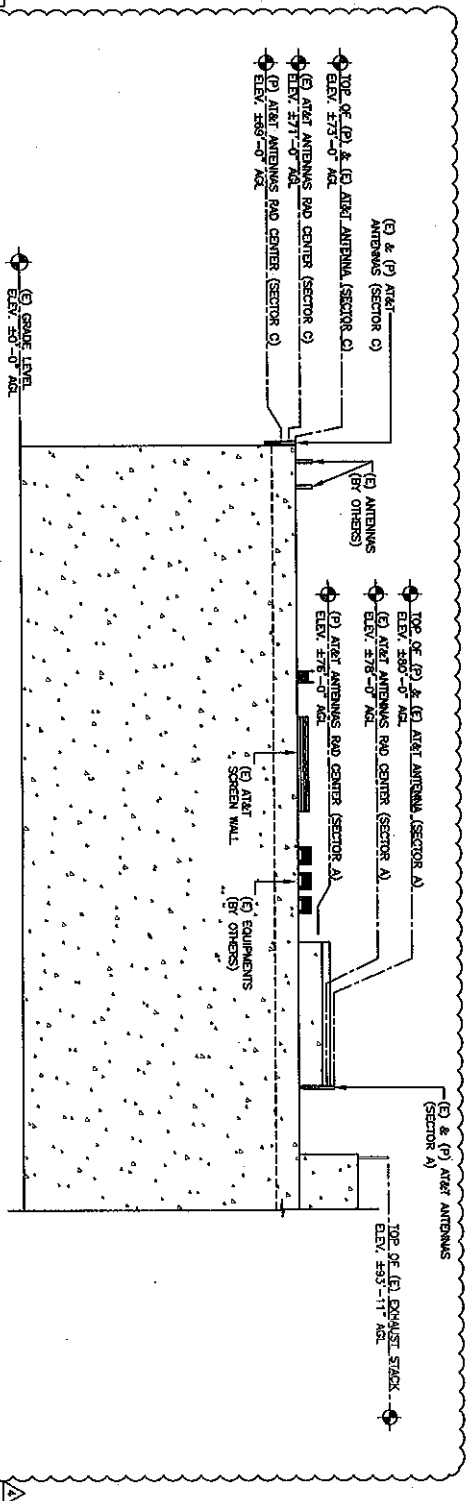
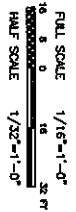
APPROVED PLANS
5.28.14 DATE
CURRENT PLANNING
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

6 5 4 3 2

A B C D



APPROVED PLANS
 5.28.14
 DATE
 CURRENT PLANNING
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



BECHTEL COMMUNICATIONS, INC.
 2430 CHANDLER BLVD
 SAN JOAQUIN, CA 94553

SITE NAME: SOUTH DOWNTOWN BERKELEY
 SITE NO. CCL14690
 2116 SHANNON WAY
 BERKELEY, CA 94704

at&t
 4430 ROSSWOOD DRIVE, BLDG. # 3, 2ND FLOOR
 FOLSOM, CA 95688

NO.	DATE	DESCRIPTION	BY	CHK'D BY
1	06/17/14	USE APPROXIMATION-BASED FOR ZONING	CA	SE
2	06/25/14	USE APPROXIMATION-BASED FOR ZONING	CA	SE
3	07/09/14	USE APPROXIMATION-BASED FOR ZONING	CA	SE
4	08/19/14	USE APPROXIMATION-BASED FOR ZONING	CA	SE
5	08/19/14	USE APPROXIMATION-BASED FOR ZONING	CA	SE

at&t
 EXISTING & PROPOSED EAST ELEVATION
 25736-635-CS-0000-00064-05
 21.317 SEE

BECHTEL
 BECHTEL COMMUNICATIONS, INC.
 2430 CALINO PARKWAY #240
 SAN RAMON, CA 94583

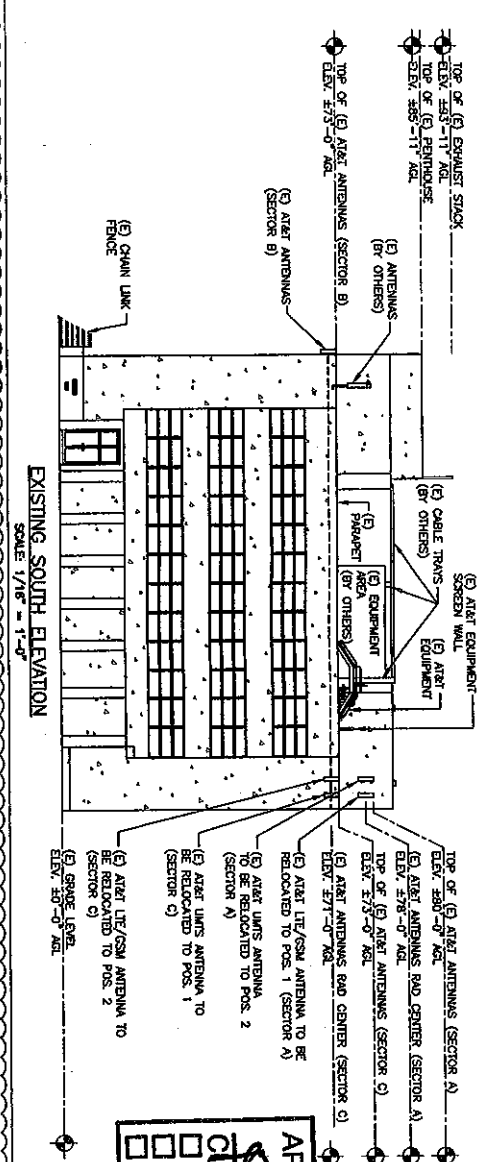
SITE NAME: SOUTH DOWNTOWN BERKELEY
 SITE NO. CCL046890
 2116 MARCOFANTINI
 BERKELEY, CA 94704

at&t
 4430 ROSEWOOD DRIVE, BLDG. # 3, 2ND FLOOR
 PLEASANTON, CA 94588

NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR PERMITTING	05/28/14	AS	AS
2	ISSUED FOR PERMITTING	05/28/14	AS	AS
3	ISSUED FOR PERMITTING	05/28/14	AS	AS

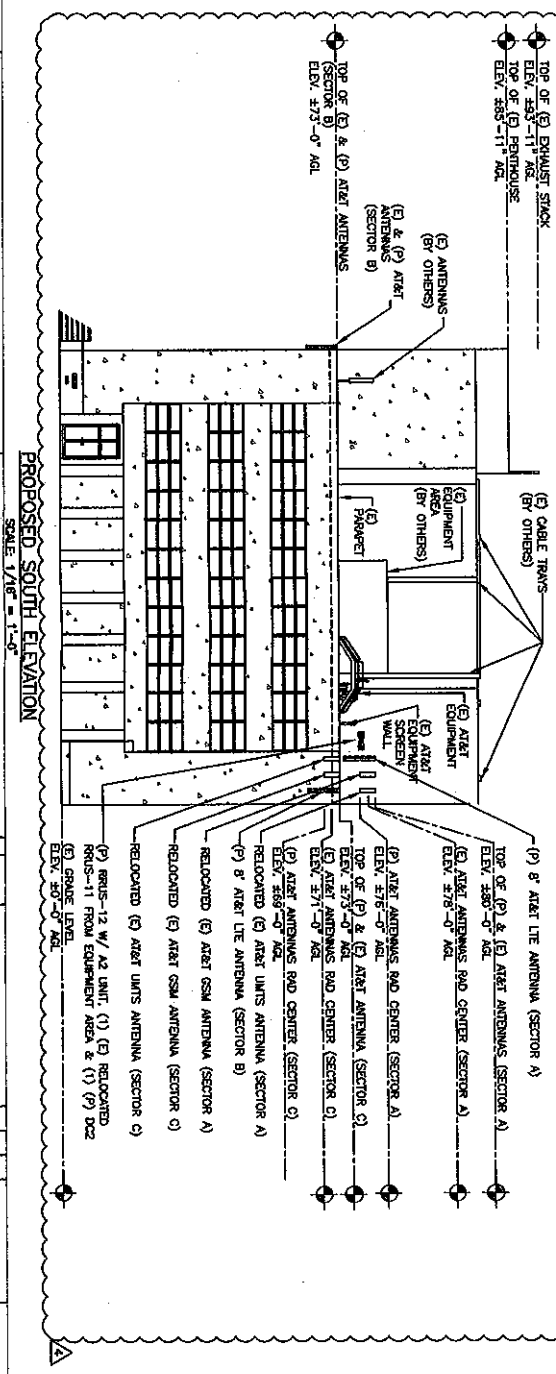
EXISTING & PROPOSED SOUTH ELEVATION
 25736-635-63-000-00064-06
 2/13/14

FULL SCALE 1/16"=1'-0"
 HALF SCALE 1/32"=1'-0"



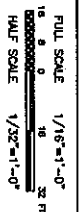
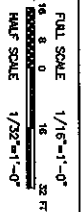
APPROVED PLANS
 DATE 5-28-14
 CURRENT PLANNING
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

FULL SCALE 1/16"=1'-0"
 HALF SCALE 1/32"=1'-0"



NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR PERMITTING	05/28/14	AS	AS
2	ISSUED FOR PERMITTING	05/28/14	AS	AS
3	ISSUED FOR PERMITTING	05/28/14	AS	AS

EXISTING & PROPOSED SOUTH ELEVATION
 25736-635-63-000-00064-06
 2/13/14



BECHTEL COMMUNICATIONS, INC.
 2430 CHINO RAVEN #240
 SAN RAMON, CA 94583

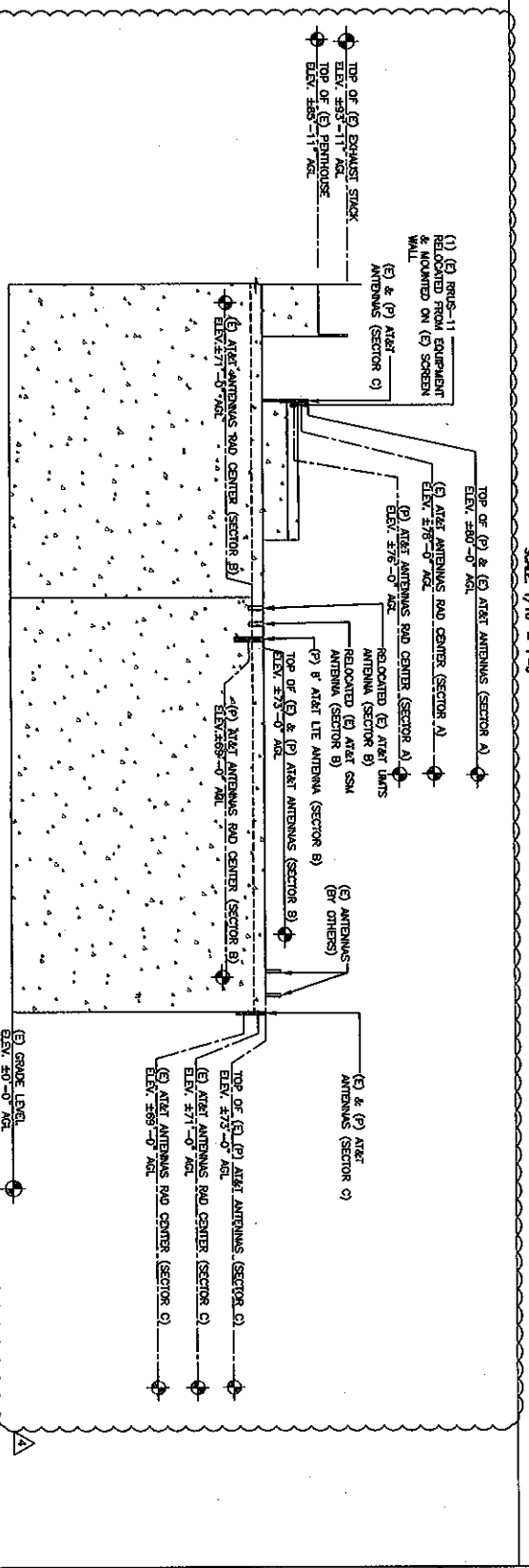
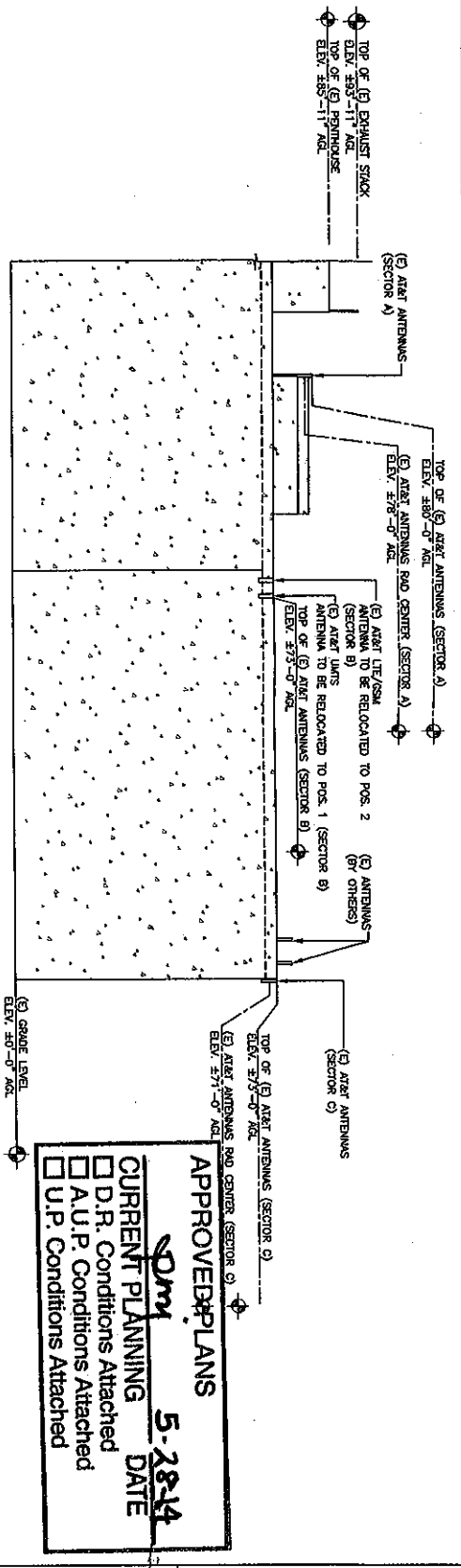
SITE NAME: SOUTH DOWNTOWN BERKELEY
 SITE NO. CCL04690
 2118 BANCROFT WAY
 BERKELEY, CA 94704

at&t
 4430 ROSEWOOD DRIVE, SUITE # 3, 2ND FLOOR
 PLEASANTON, CA 94589

DATE	DESCRIPTION	BY	CHKD BY
10/17/14	ISSUE FOR PERMITTING	CA	SR
10/29/14	ISSUE FOR PERMITTING	CA	SR
11/03/14	ISSUE FOR PERMITTING	CA	SR
11/03/14	ISSUE FOR PERMITTING	CA	SR
11/03/14	ISSUE FOR PERMITTING	CA	SR

DATE	DESCRIPTION	BY	CHKD BY
11/03/14	ISSUE FOR PERMITTING	CA	SR
11/03/14	ISSUE FOR PERMITTING	CA	SR
11/03/14	ISSUE FOR PERMITTING	CA	SR
11/03/14	ISSUE FOR PERMITTING	CA	SR

6 5 4 3 2



APPROVED PLANS
 DATE: 5-28-14
 CURRENT PLANNING CONDITIONS ATTACHED
 D.R. CONDITIONS ATTACHED
 A.U.P. CONDITIONS ATTACHED
 U.P. CONDITIONS ATTACHED

