



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: FEBRUARY 17TH, 2011

Date: February 10, 2011
Case No.: **2010.0831C**
Project Address: **255 12th Street**
Current Zoning: SLR (Service/Light Industrial/Residential) District
50-X Height and Bulk District
SUD: Western SOMA
Block/Lot: 3516/019
Project Sponsor: Amy Million for AT&T
855 Folsom Street, Ste 106
San Francisco, CA 94107
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
Suite 400
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CA 94103-2479

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415.558.6378

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415.558.6377

PROJECT DESCRIPTION

The proposal is to install twelve panel antennas, one GPS antenna and associated equipment cabinets as part of the wireless transmission network operated by AT&T on a Location Preference 4 (Preferred Location – Industrial or Commercial Structures) site according to the Wireless Telecommunications Services (WTS) Siting Guidelines. The twelve panel antennas will be located at three locations on a five-story parking structure. One group of four antennas will be located at the northeast corner of the parking structure enclosed within faux vents. The second group of four antennas will be façade mounted at the southwest corner of the structure and painted to match the structure. The last group of four antennas, located at the southeast corner of the structure, will also be façade mounted and painted to match. The antennas will be mounted at heights of 58 feet (faux vent enclosed antennas) and 53 feet (façade mounted antennas). The antennas measure 51.5 inches high, 11.9 inches deep and 7.1 inches wide.

SITE DESCRIPTION AND PRESENT USE

The proposed site, 255 12th Street, is a five story parking structure open to the public for use on a daily or monthly basis. Parking is also provided on the roof of the structure. The lot is at the northwest corner of 12th and Kissling Streets, between Folsom and Howard Streets. The parking structure was constructed in 1978, according to Assessor records, and covers the majority of the 53,840 square foot lot. Vehicles access the site from 12th Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the South of Market Neighborhood. The subject site is zoned SLR which is a zoning district intended to maintain and foster the growth of small scale light industrial, home and

business service, wholesale distribution, arts production, general commercial and neighborhood serving retail activities while balancing the needs for existing and future housing in the area. As such, the uses surrounding the subject property include an automotive repair garage, multifamily apartment buildings, neighborhood serving food establishments and a contractor tool rental shop. Uses in the vicinity also include wholesale food production establishments, contractor supply shops, and neighborhood serving bars. Properties in the vicinity are zoned CM (Heavy Commercial) M-1 (Light Industrial) and NCT-3 (Moderate Scale Neighborhood Commercial Transit).

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption. The categorical exemption and all pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, San Francisco.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 28, 2011	January 28, 2011	20 days
Posted Notice	20 days	January 28, 2011	January 28, 2011	20 days
Mailed Notice	20 days	January 28, 2011	January 28, 2011	20 days

PUBLIC COMMENT

As of February 9, 2011, the Department has received 1 letter of support for the project and 1 in opposition. Those in support stated the need for improved cell phone coverage in the area, especially in times of emergency, while those in opposition indicated poor management of the site.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 816.73 and 303 to allow the installation of wireless facilities.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The project site is a Location Preference 4, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- The project will improve coverage for an area where there is currently poor cell phone coverage.

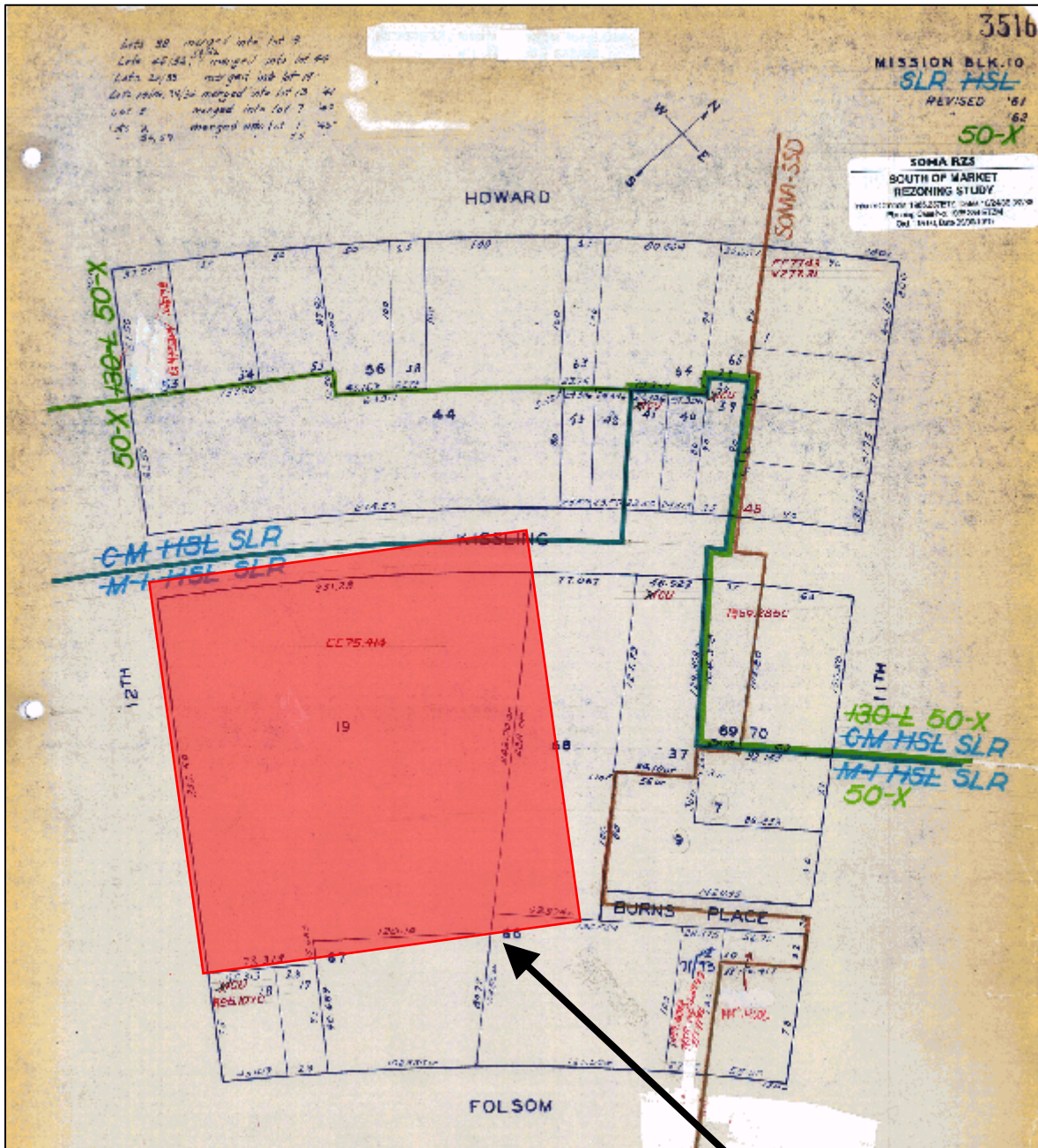
RECOMMENDATION: Approval with Conditions

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Photo Simulations |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Coverage Maps |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Context Photos | <input checked="" type="checkbox"/> DPH Approval |
| <input checked="" type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet _____ Planner's Initials

DRS G:\DOCUMENTS\Conditional Use\255 12th Street\Commission Packet\255 12th Street Executive Summary.doc

Parcel Map

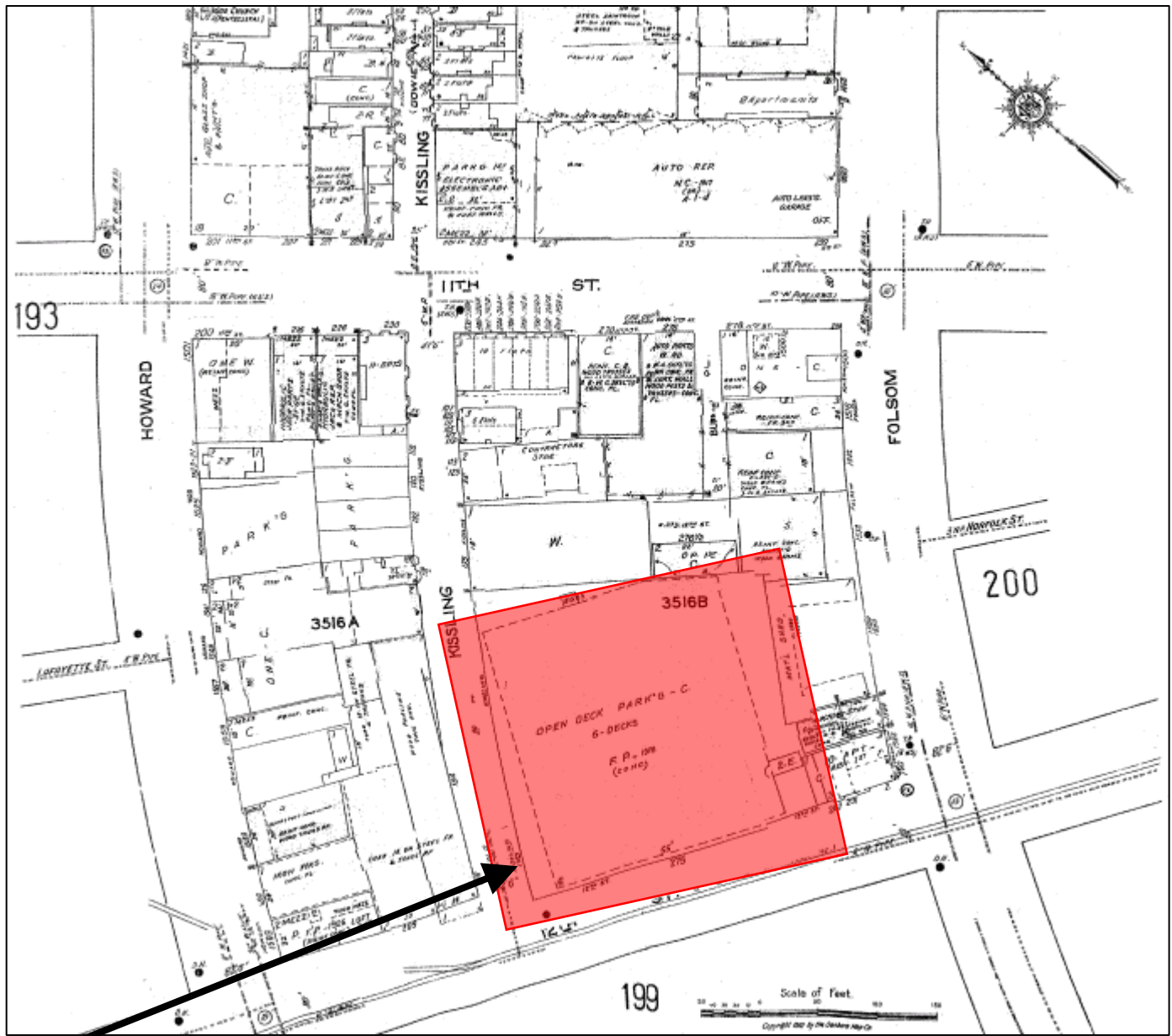


SUBJECT PROPERTY



Conditional Use authorization
Case Number 2010.0831C
Wireless Transmission Facility: AT&T
255 12th Street

Sanborn Map*



SUBJECT PROPERTY

**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Conditional Use authorization
Case Number 2010.0831C
Wireless Transmission Facility: AT&T
255 12th Street

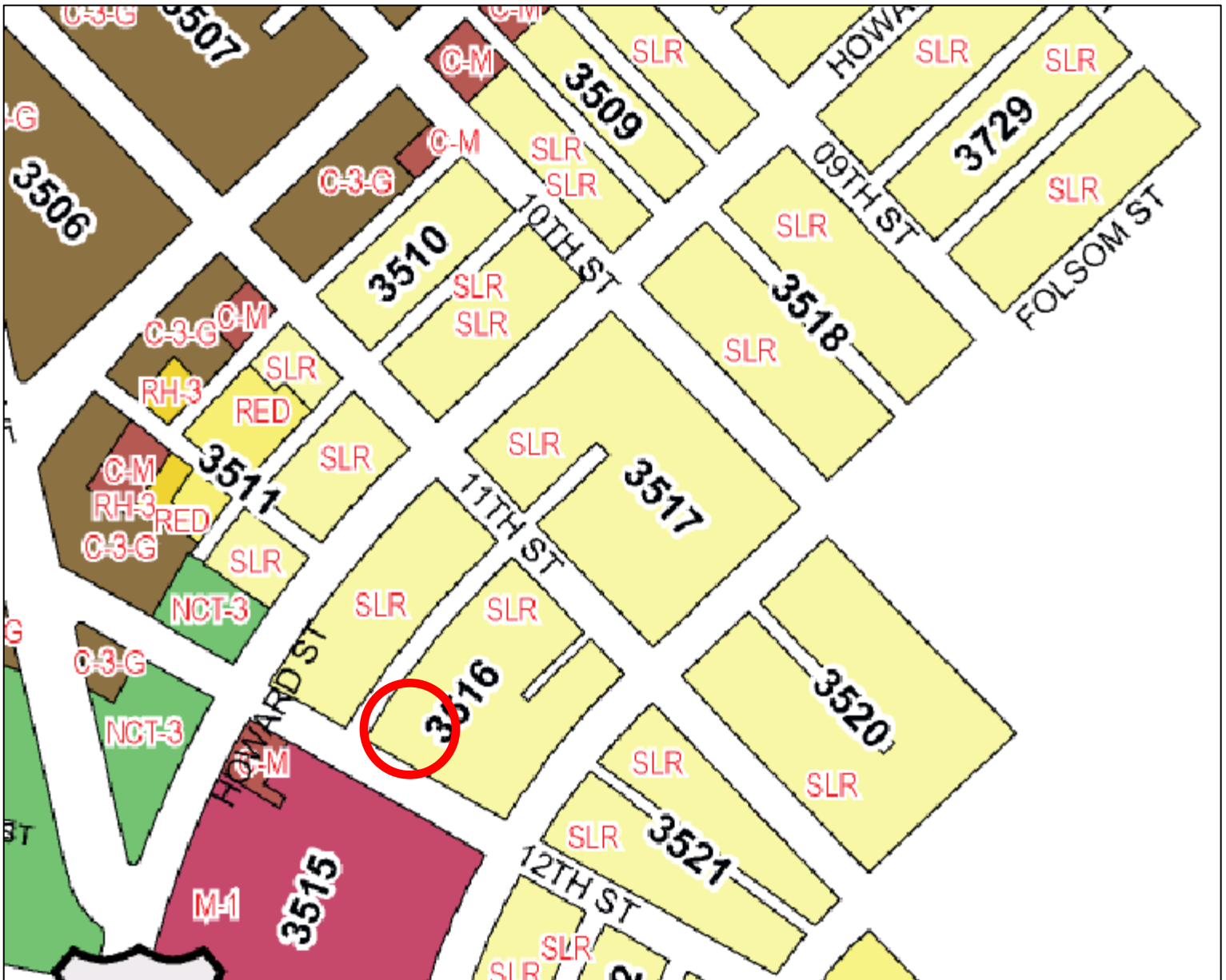
Aerial Photo



SUBJECT PROPERTY



Zoning Map



Conditional Use authorization
Case Number 2010.0831C
Wireless Transmission Facility: AT&T
255 12th Street

Site Photo



Conditional Use authorization
Case Number 2010.0831C
Wireless Transmission Facility: AT&T
255 12th Street

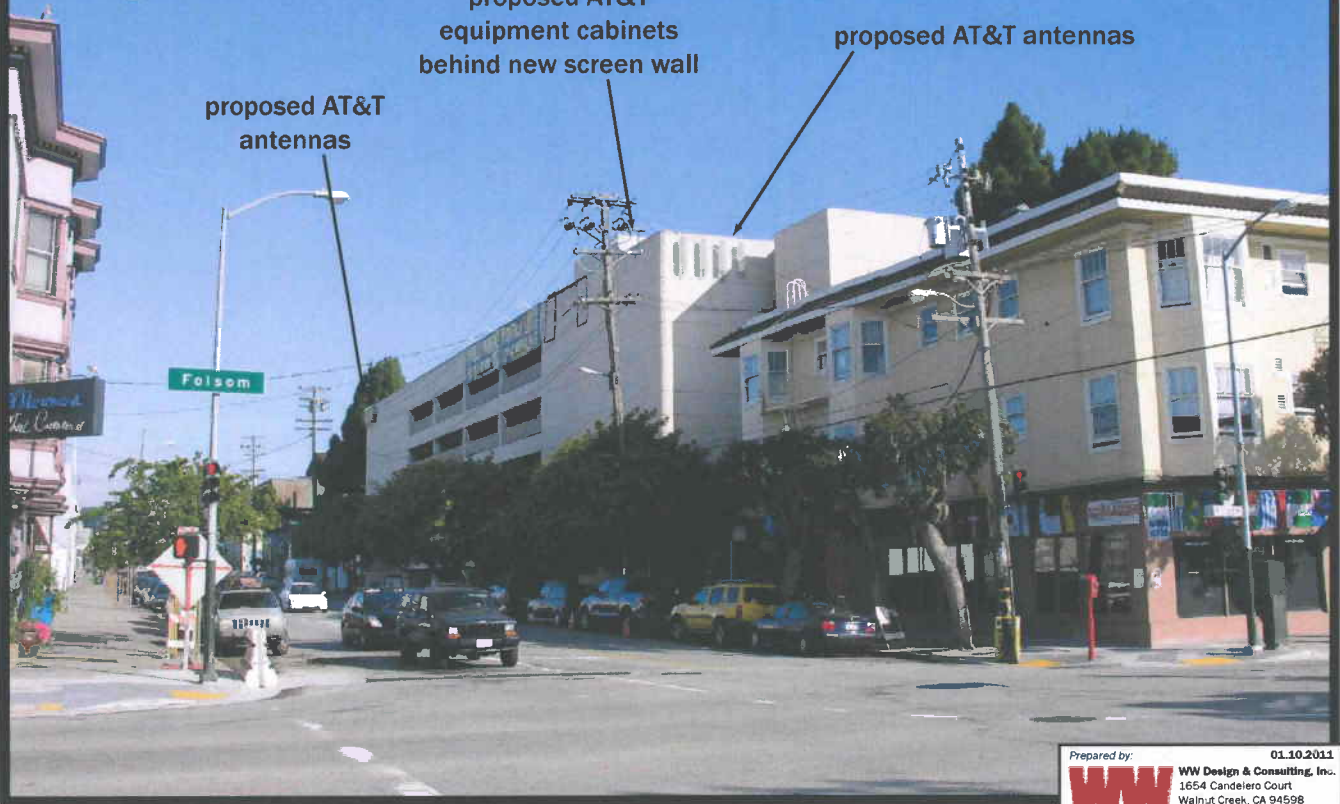
Existing



CN5517 12th Street Parking Garage

255 12th Street
San Francisco, CA 94103

Proposed



proposed AT&T antennas

proposed AT&T equipment cabinets behind new screen wall

proposed AT&T antennas

Photosimulation of the proposed telecommunication facility as seen looking north from 12th St. and Folsom St.

Existing



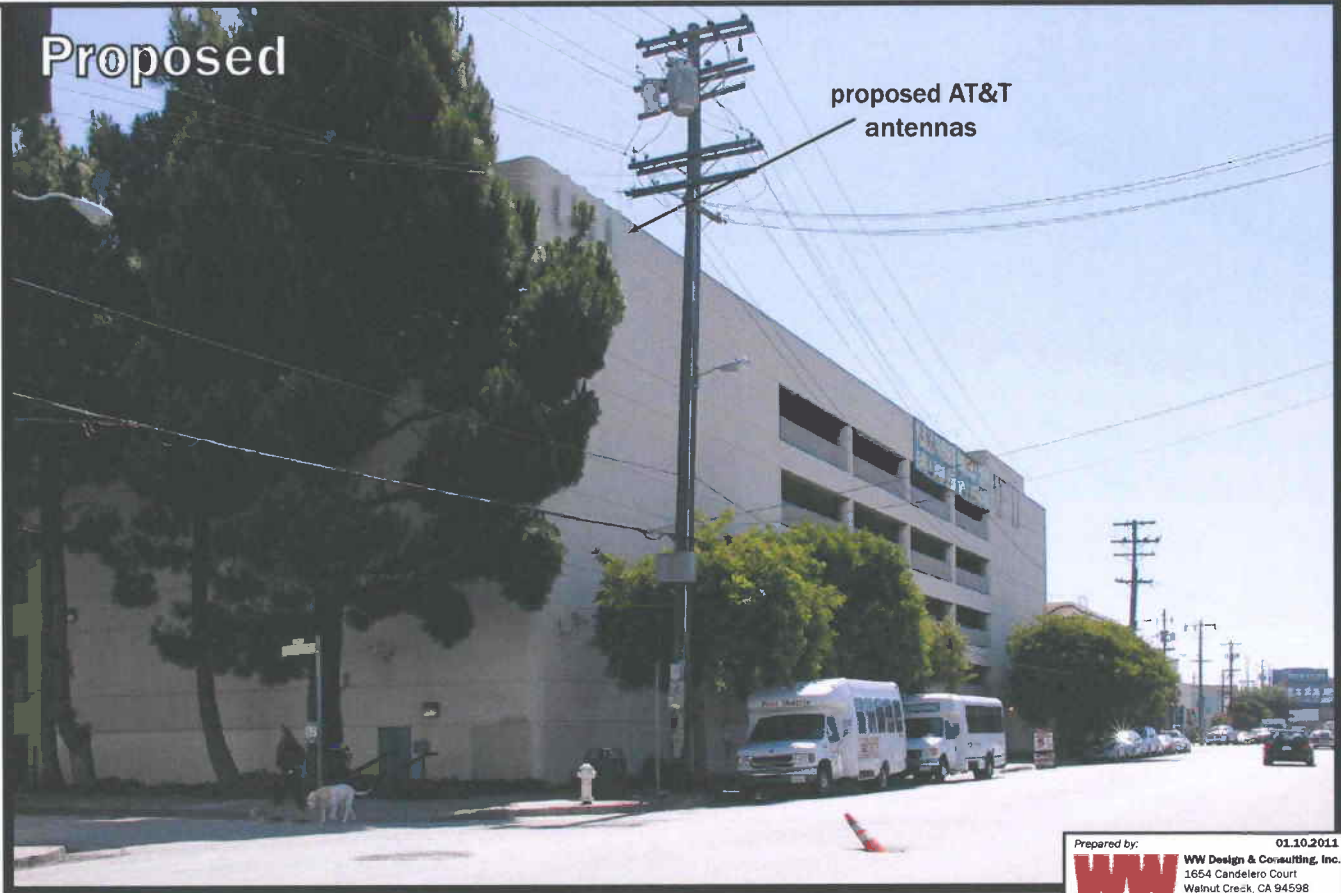
at&t

CN5517

12th Street Parking Garage

255 12th Street
San Francisco, CA 94103

Proposed



proposed AT&T
antennas

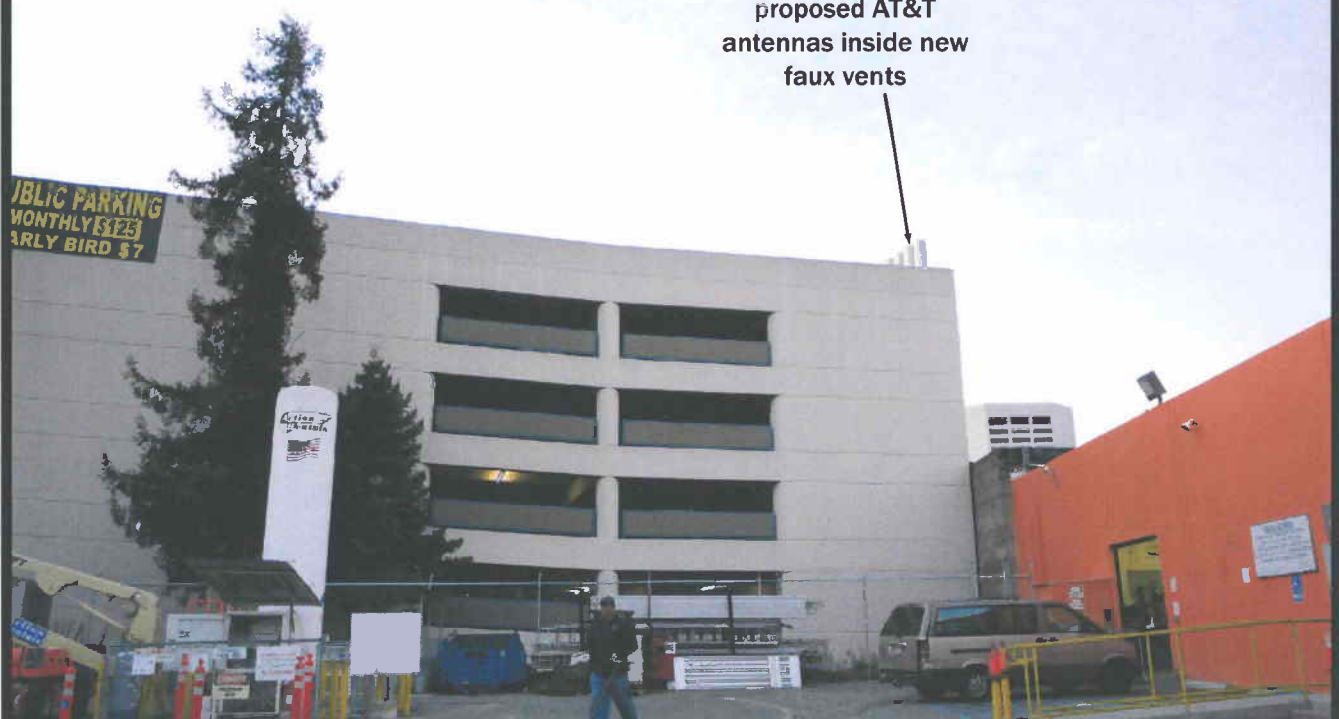
Existing



CN5517 12th Street Parking Garage

255 12th Street
San Francisco, CA 94103

Proposed

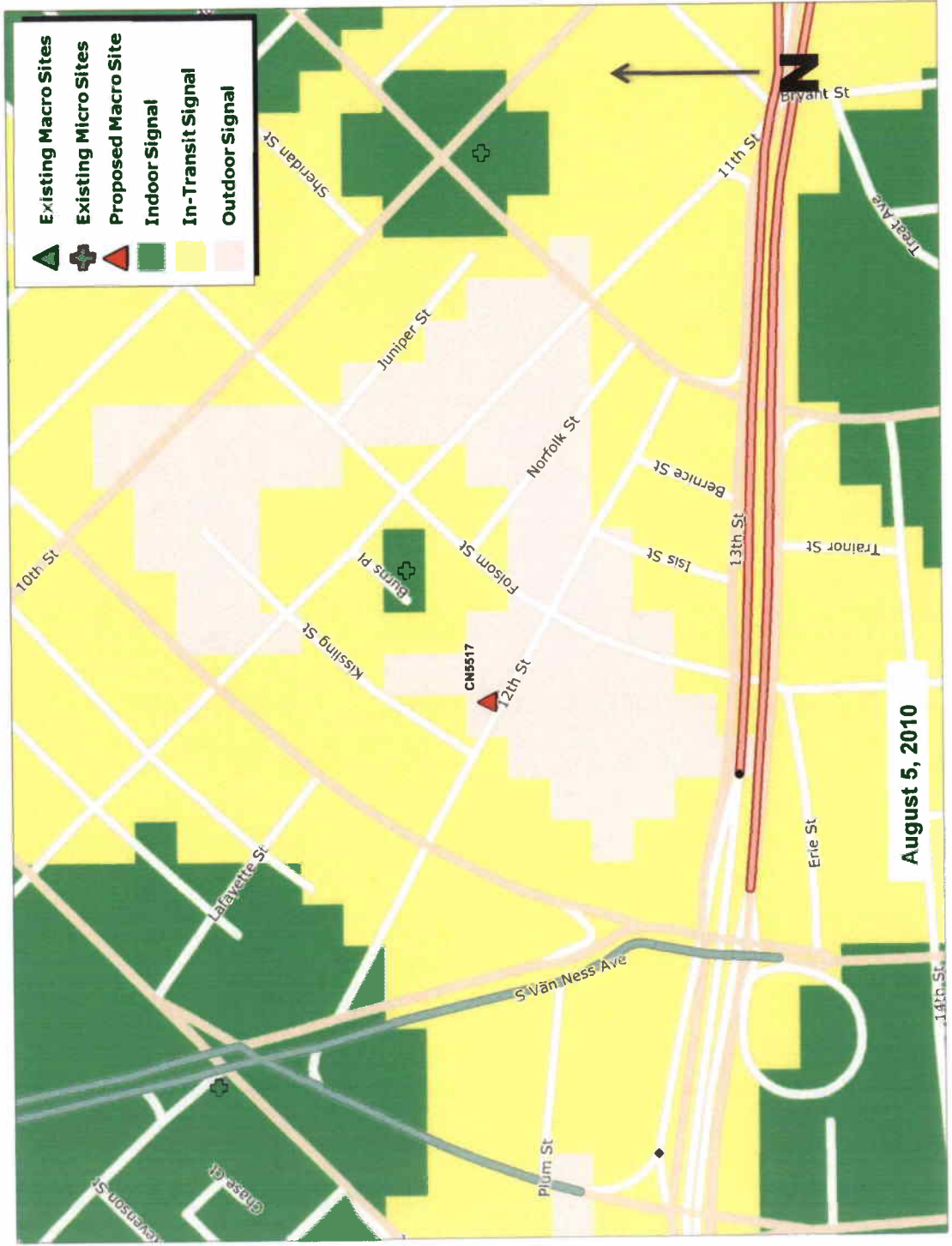


proposed AT&T
antennas inside new
faux vents

Photosimulation of the proposed telecommunication facility as seen looking northwest from Folsom Street

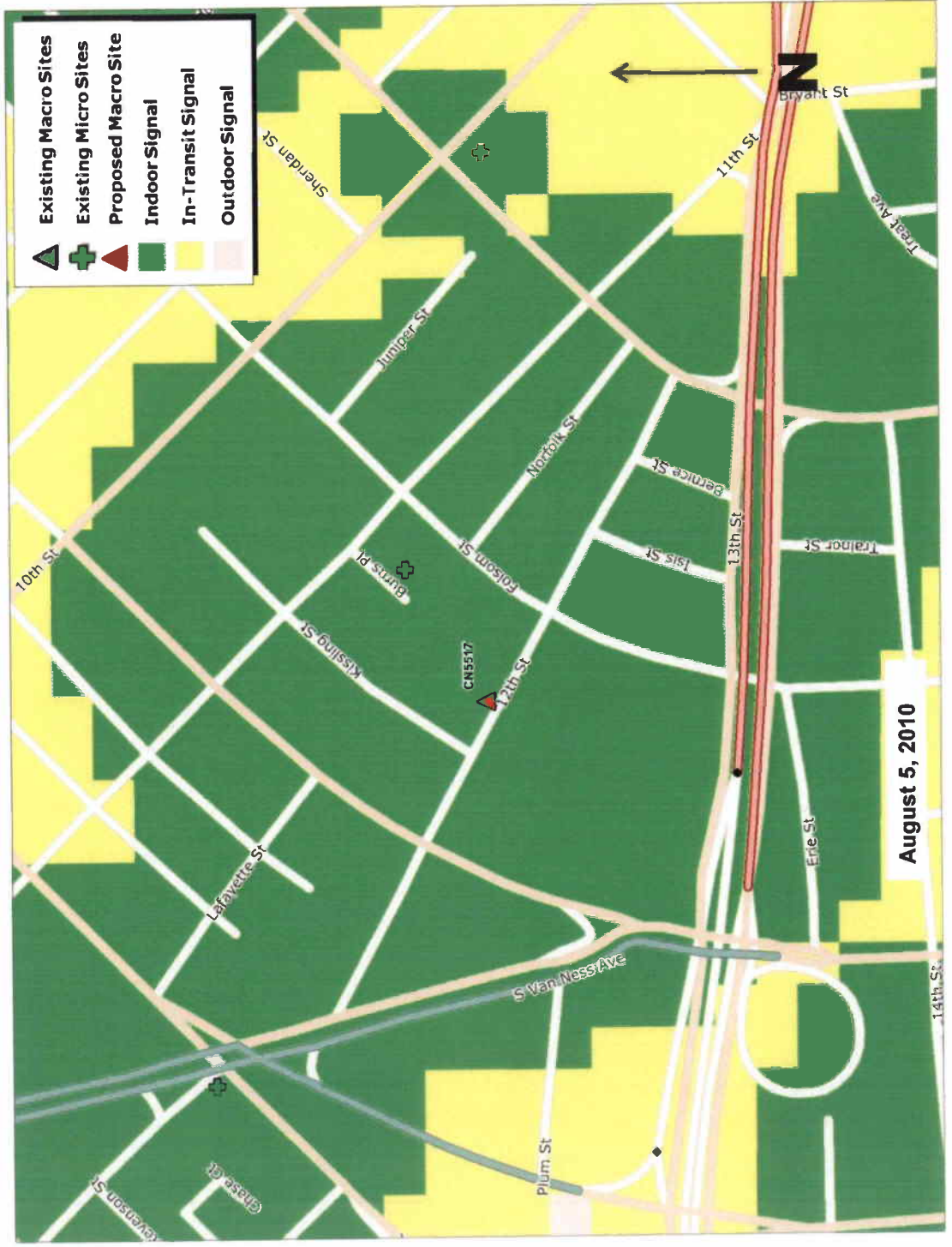
Proposed Site at 255 12th St (CN5517)

Signal strength BEFORE site is constructed



Proposed Site at 255 12th St (CN5517)

Signal strength AFTER site is constructed



August 5, 2010

**AT&T Mobility • Proposed Base Station (Site No. CN5517)
255 12th Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN5517) proposed to be located at 255 12th Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

<u>Wireless Service</u>	<u>Frequency Band</u>	<u>Occupational Limit</u>	<u>Public Limit</u>
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. George Sablan, a qualified field technician employed by Hammett & Edison, Inc., during normal business hours on July 28, 2010, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated January 11, 2011.

Checklist

1. The location of all existing antennas and facilities at site. Existing RF levels.

There were observed no wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from approved antennas.

No other WTS facilities are reported to be approved for this site but not installed.

3. The number and types of WTS within 100 feet of proposed site and estimates of additive EMR emissions at proposed site.

There were no other WTS facilities observed within 100 feet of the site.

**AT&T Mobility • Proposed Base Station (Site No. CN5517)
255 12th Street • San Francisco, California**

4. Location (and number) of Applicant's antennas and back-up facilities per building and location (and number) of other WTS at site.

AT&T proposes to install twelve Andrew Model DBXNH-6565A-R2M directional panel antennas on the five-story parking structure located at 255 12th Street. Four antennas would be installed in cylindrical enclosures above the northeast corner of the roof at an effective height of about 51½ feet above ground, 1½ feet above the roof, and two groups of four antennas would be installed on the southwest and southeast corners of the roof parapet at an effective height of about 50½ feet above ground. The antennas would be oriented with up to 6° downtilt toward 25°T, 140°T, and 245°T, away from the building.

5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to application.

The expected operating power of the AT&T transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating.

6. Total number of watts per installation and total number of watts for all installations at site.

The maximum effective radiated power proposed by AT&T in any direction is 5,480 watts, representing simultaneous operation at 1,660 watts for AWS, 1,780 watts for PCS, 1,260 watts for cellular, and 780 watts for 700 MHz service.

7. Plot or roof plan showing method of attachment of antennas, directionality of antennas, and height above roof level. Discuss nearby inhabited buildings.

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted no buildings of similar height nearby.

8. Estimated ambient RF levels for proposed site and identify three-dimensional perimeter where exposure standards are exceeded.

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation is calculated to be 0.012 mW/cm², which is 2.3% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 3% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 52 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this includes a small area of the roof of the building, but does not reach any other publicly accessible areas.

9. Describe proposed signage at site.

It is recommended that a barricade be erected, as shown in Figure 1, to preclude public access in front of the antennas on the northeast corner of the building. To prevent occupational exposures in excess of the FCC guidelines, no access directly in front of the antennas, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other

**AT&T Mobility • Proposed Base Station (Site No. CN5517)
255 12th Street • San Francisco, California**

measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs* on the barricade and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of 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, 2011. 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.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 255 12th Street in San Francisco, 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. Erecting a barricade is recommended to establish compliance with public exposure limitations, and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



William F. Hammett
William F. Hammett, P.E.

707/996-5200

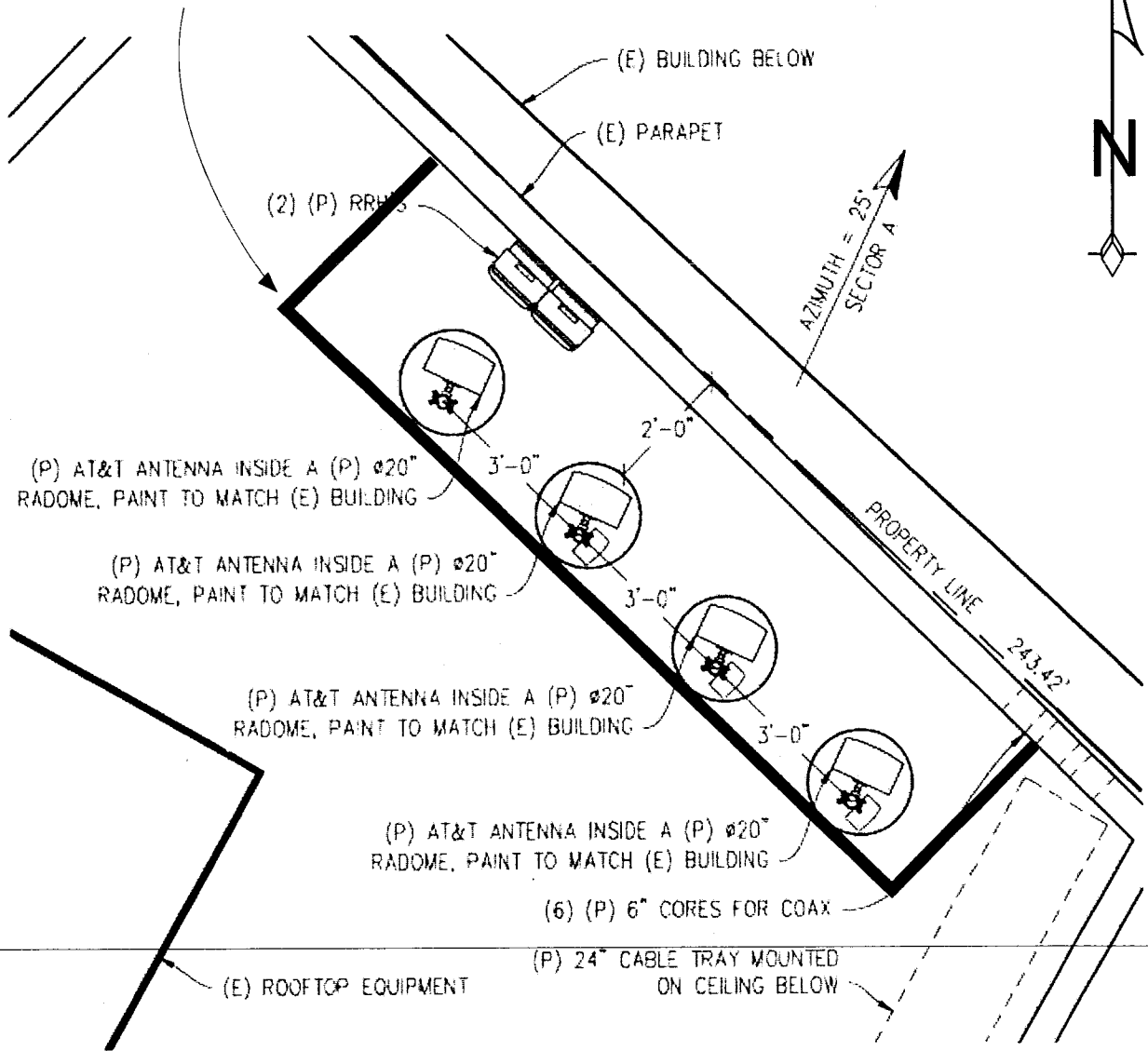
January 26, 2011

* Warning 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; the San Francisco Department of Public Health recommends that all signs be written in English, Spanish, and Chinese.

**AT&T Mobility • Proposed Base Station (Site No. CN5517)
255 12th Street • San Francisco, California**

Suggested Location for Barricade

Location for Barricade



Notes:
 Base drawing from Streamline Engineering and Design, Inc., dated January 11, 2011.
 Explanatory warning signs should be posted at the barricade and at the antennas, readily visible to authorized workers needing access.
 See text.



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Jonas Ionin
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 255 12TH St
Site ID: 1330 **SiteNo.:** CN5517

The following information is required to be provided before approval of this project can be made. These information requirements are established in the San Francisco Planning Department Wireless Telecommunications Services Facility Siting Guidelines dated August 1996. In order to facilitate quicker approval of this project, it is recommended that the project sponsor review this document before submitting the proposal to ensure that all requirements are included.

- 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 0
- 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)
 Yes No
- 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)
 Yes No
- 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)
 Maximum Power Rating: 5530 watts.
- 6. The total number of watts per installation and the total number of watts for all installations on the building (roof or side) (WTS-FSG, Section 10.5.1).
 Maximum Effective Radiant: 5530 watts.
- 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 $\mu\text{w}/\text{cm}^2$)
 Maximum RF Exposure: 0.0097 mW/cm^2 Maximum RF Exposure Percent: 1.7
- 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
 Public_Exclusion_Area Public Exclusion In Feet: 51
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 14

10. Statement on who produced this report and qualifications.

Approved. Based on the information provided the following staff believes that the project proposal will comply with the current Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC standard 1986-NCRP **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

Comments:

There are 0 existing antennas operated by AT&T Wireless installed on the parking structure located at 255 12TH Street. Existing RF levels at ground level are projected to be around 2% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 12 new antenna. The antennas will be mounted at a height of 50 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0097 mW/sq cm., which is 1.7 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 51 feet and does not reach any publicly accessible areas. Warnings signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 14 feet of the front of the antennas while they are in operation.

Not Approved, additional information required.

Not Approved, does not comply with Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC Standard

1 Hours spent reviewing

Charges to Project Sponsor (in addition to previous charges, to be received at time of receipt by S)

Signed:



Dated: 8/18/2010

Patrick Fosdahl
Environmental Health Management Section
San Francisco Dept. of Public Health
1390 Market St., Suite 210,
San Francisco, CA. 94102
(415) 252-3904



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Motion

HEARING DATE: FEBRUARY 17, 2011

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Staff Contact: Diego R Sánchez – (415) 575-9082
 diego.sanchez@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 816.73 AND 303 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF TWELVE PANEL ANTENNAS AND ASSOCIATED EQUIPMENT ON AN FIVE STORY EXISTING PARKING STRUCTURE AS PART OF THE AT&T WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE SLR (SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL) ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 16, 2010, AT&T (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 255 15th Street, Lot 019 in Assessor's Block 3516, (hereinafter "project site") to install a wireless telecommunications facility consisting of twelve panel antennas on an existing five story parking structure as part of the AT&T wireless telecommunications network within the SLR (Service/Light Industrial/Residential) Zoning District and a 50-X Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On February 17th, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use in Application No. 2010.0831C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The proposed site, 255 12th Street, is a five story parking structure open to the public for use on a daily or monthly basis. Parking is also provided on the roof of the structure. The lot is at the northwest corner of 12th and Kissling Streets, between Folsom and Howard Streets. The parking structure was constructed in 1978, according to Assessor records, and covers the majority of the 53,840 square foot lot. Vehicles access the site from 12th Street.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the South of Market Neighborhood. The subject site is zoned SLR which is a zoning district intended to maintain and foster the growth of small scale light industrial, home and business service, wholesale distribution, arts production, general commercial and neighborhood serving retail activities while balancing the needs for existing and future housing in the area. As such, the uses surrounding the subject property include an automotive repair garage, multifamily apartment buildings, neighborhood serving food establishments and a contractor tool rental shop. Uses in the vicinity also include wholesale food production establishments, contractor supply shops, and neighborhood serving bars. Properties in the vicinity are zoned CM (Heavy Commercial) M-1 (Light Industrial) and NCT-3 (Moderate Scale Neighborhood Commercial Transit).
4. **Project Description.** The proposal is to install twelve panel antennas, one GPS antenna and associated equipment cabinets as part of the wireless transmission network operated by AT&T on a Location Preference 4 (Preferred Location – Industrial or Commercial Structures) site according to the Wireless Telecommunications Services (WTS) Siting Guidelines. The twelve panel antennas will be located at three locations on a five-story parking structure. One group of four antennas will be located at the northeast corner of the parking structure enclosed within faux vents. The second group of four antennas will be façade mounted at the southwest corner of the structure and painted to match the structure. The last group of four antennas, located at the southeast corner of the structure, will also be façade mounted and painted to match. The

antennas will be mounted at heights of 58 feet (faux vent enclosed antennas) and 53 feet (façade mounted antennas). The antennas measure 51.5 inches high, 11.9 inches deep and 7.1 inches wide.

5. **Past History and Actions.** The Planning Commission established guidelines for the installation of wireless telecommunications facilities in 1996 ("Guidelines"). These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003, requiring community outreach, notification, and detailed information about the facilities to be installed.¹

Section 8.1 of the Guidelines outlines Location Preferences for wireless facilities. There are five primary areas where the installation of wireless facilities should be located:

1. Publicly-used Structures: such facilities as fire stations, utility structures, community facilities, and other public structures;
2. Co-Location Site: encourages installation of facilities on buildings that already have wireless installations;
3. Industrial or Commercial Structures: buildings such as warehouses, factories, garages, service stations;
4. Industrial or Commercial Structures: buildings such as supermarkets, retail stores, banks; and
5. Mixed Use Buildings in High Density Districts: buildings such as housing above commercial or other non-residential space.

Before the Planning Commission can review an application to install a wireless facility, the project sponsor must submit a five-year facilities plan, which must be updated biannually, an emissions report and approval by the Department of Public Health, Section 106 Declaration of Intent, a submittal checklist and details about the facilities to be installed.

Under Section 704(B)(iv) of the 1996 Federal Telecommunications Act, local jurisdictions cannot deny wireless facilities based on Radio Frequency (RF) radiation emissions so long as such facilities comply with the FCC's regulations concerning such emissions.

On February 17th, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Sections 816.73 and 303 to allow the installation of a wireless telecommunications facility consisting of twelve panel antennas and related equipment and one GPS antenna on an existing five story parking structure as part of the AT&T wireless telecommunications network.

¹ PC Resolution 16539, passed March 13, 2003.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 4, a structure wholly industrial or commercial in use.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 734 - 2145 Megahertz (MHZ) bands and receive calls in the 704 to 1880 MHZ bands, which are regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The project sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.
9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. There are 0 existing antennas operated by AT&T Wireless installed on the parking structure located at 255 12th Street. Existing RF levels at ground level are projected to be around 2% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 12 new antennas. The antennas will be mounted at a height of 50 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0097 mW/sq cm, which is 1.7 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 51 feet and does not reach any publicly accessible areas. Warnings signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 14 feet of the front of the antennas while they are in operation.
10. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
11. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was held at 7:00 P.M. on August 10th, 2010 at The Arc of San Francisco (1500 Howard Street). A total of 4 members of the public attended the meeting with general comments and concerns regarding potential health impacts.
12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in October 2010.
13. **Public Comment.** As of February 9, 2011, the Department has received 2 letters, one in of support for the project stating the need for improved cell phone coverage in the area, especially in times of emergency, and one in opposition citing poor site management.

14. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Use.** Planning Code Section 816.73 requires Conditional Use authorization for the installation of wireless transmission facilities.

The project sponsor is seeking Conditional Use authorization to install a wireless transmission facility consisting of twelve antennas, a GPS antenna and associated equipment cabinets.

B. **Height.** Height Map 07 indicates that the subject property is within a 50 foot Height District, limiting the height of structures to no more than 50 feet above grade, as measured in accordance with Planning Code Section 260.

While the project is in a 50 Foot Height District and the antennas are proposed to be mounted above that limit, Planning Code Section 260(b)2(I) exempts radio antennae for transmission, reception, or relay of radio, television or other electronic signals, where permitted as a principal or conditional use from the height limit in this instance.

15. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

i Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the city to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.

The proposed project at 255 12th Street will be desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing uses of the property and will be of such size and nature to be compatible with the surrounding vicinity. The approval of this authorization has been found, first and foremost, to ensure public safety, and ensure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and ensure harmony with neighborhood character.

ii Necessary: In the case of wireless installations, there are 2 criteria that the Commission reviews: coverage and capacity.

Coverage: It is necessary for San Francisco to have as much coverage as possible in terms of wireless facilities. Due to the topography and tall buildings in San Francisco, unique coverage issues arise because the hills and building break up coverage. Thus, telecommunication carriers often install additional installations to make sure coverage is sufficient.

Capacity: While a carrier may have adequate coverage in a certain area, the capacity may not be sufficient. With the continuous innovations in wireless data technology and demand placed on existing infrastructure, individual telecommunications carriers must upgrade and in some instances expand their facilities network to be able to have proper data distribution. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.

The proposed project at 255 12th Street is necessary in order to achieve sufficient street and in-building mobile phone coverage within the western end of the South of Market Neighborhood. Recent drive tests in the subject area conducted by the AT&T Radio Frequency Engineering Team provide conclusive evidence that the subject property is the most viable location, based on factors including quality of coverage, population density, land use compatibility, zoning and aesthetics. The proposed coverage area will serve the vicinity bounded by Howard Street to the north, Harrison Street to the south, 13th Street to the west and 10th Street to the east, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the western end of the South of Market Neighborhood as well as to provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- i Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity will not be affected, and prevent harm to other personal property.

The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards. The Department has received information that the proposed wireless system must be operated so as not to interfere with radio or television reception in order to comply with the provisions of its license under the FCC.

The Department is developing a database of all such wireless communications facilities operating or proposed for operation in the City and County of San Francisco. All applicants are now required to submit information on the location and nature of all existing and approved wireless

transmission facilities operated by the Project Sponsor. The goal of this effort is to foster public information as to the location of these facilities.

- ii The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

No increase in traffic volume is anticipated with the facilities operating unmanned, with a single maintenance crew visiting the site once a month or on an as-needed basis.

- iii The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

While some noise and dust may result from the erection of the antennas and transceiver equipment, noise or noxious emissions from continued use are not likely to be significantly greater than ambient conditions due to the operation of the wireless communication network.

- iv Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed antennas are proposed to be screened by faux vents at one location and to be painted to match the existing parking structure at the other two locations.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- 16. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan

HOUSING ELEMENT

HOUSING DENSITY, DENSITY, DESIGN & QUALITY OF LIFE

OBJECTIVE 11 - IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

POLICY 11.2 - Ensure housing is provided with adequate public improvements, services, and amenities.

The Proposed Project will improve AT&T Wireless coverage in an area with residential uses that are within the largely commercial and light industrial area.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1:

Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

Policy 2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

The project would enhance the total city living and working environment by providing communication services for residents and workers within the City. Additionally, the project would comply with Federal, State and Local performance standards.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The site is an integral part of a new wireless communications network that will enhance the City's diverse economic base.

OBJECTIVE 4:

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 2:

Promote and attract those economic activities with potential benefit to the City.

The project would benefit the City by enhancing the business climate through improved communication services for residents and workers.

VISITOR TRADE

OBJECTIVE 8 - ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

POLICY 8.3 - Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

The Project will ensure that residents and visitors have adequate public service in the form of AT&T Wireless mobile telecommunications.

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.

Policy 1:

Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

Policy 2:

Develop and maintain viable, up-to-date in-house emergency operations plans, with necessary equipment, for operational capability of all emergency service agencies and departments.

Policy 3:

Maintain and expand agreements for emergency assistance from other jurisdictions to ensure adequate aid in time of need.

Policy 4:

Establish and maintain an adequate Emergency Operations Center.

Policy 5:

Maintain and expand the city's fire prevention and fire-fighting capability.

Policy 6:

Establish a system of emergency access routes for both emergency operations and evacuation.

The project would enhance the ability of the City to protect both life and property from the effects of a fire or natural disaster by providing communication services.

17. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

No neighborhood-serving retail use would be displaced and the wireless communications network will enhance personal communication services.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

No residential uses would be displaced or altered in any way by the granting of this authorization.

- C. That the City's supply of affordable housing be preserved and enhanced,

The project would have no adverse impact on affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

Due to the nature of the project and minimal maintenance or repair, municipal transit service would not be impeded and neighborhood parking would not be overburdened.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project would cause no displacement of industrial and service sector activity.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Compliance with applicable structural safety and seismic safety requirements would be considered during the building permit application review process.

- G. That landmarks and historic buildings be preserved.

There are no landmarks or historic buildings involved in the Proposed Project.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no adverse impact on parks or open space, or their access to sunlight or vistas.

18. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
19. The Commission hereby finds that approval of the Determination of Compliance authorization would promote the health, safety and welfare of the City.

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 816.73 and 303 to install a wireless telecommunications facility consisting of twelve panel antennas with related equipment on an existing five story parking structure with a Location Preference 4 (Preferred Location – Wholly Commercial or Industrial structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of the AT&T wireless telecommunications network within the SLR (Service / Light Industrial / Residential) Zoning District and a 50-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this conditional use authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXX The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **February 17th, 2011**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 17th, 2011

Exhibit A

Conditions of Approval

Whenever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

AUTHORIZATION

This authorization is for a conditional use to allow a wireless telecommunications facility consisting of twelve panel antennas located at 255 12th Street, Lot 019 in Assessor's Block 3516 pursuant to Planning Code Section(s) 816.73 and 303 within the SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District; in general conformance with plans, dated September 16, 2010, and stamped "EXHIBIT B" included in the docket for Case No. **2010.0831** and subject to conditions of approval reviewed and approved by the Commission on **February 17, 2010** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 17, 2011** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

PERFORMANCE

Validity and Expiration. The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

Extension. This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN – COMPLIANCE AT PLAN STAGE

Plan Drawings - WTS. Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:

- a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
- b. **For the Project Site, regardless of the ownership of the existing facilities.** Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
- c. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

Screening - WTS. To the extent necessary For information about compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:

- a. Modify the placement of the facilities;
- b. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
- c. Install multi-lingual signage, including the RF radiation hazard warning symbol identified in ANSI C95.2 1982, to notify persons that the facility could cause exposure to RF emissions;
- d. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
- e. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
- f. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual impacts;
- g. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
- h. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
- i. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Monitoring. The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for

the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

Implementation and Monitoring Costs - WTS.

- a. The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.
- b. The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with the monitoring of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Electricity and Telecommunications, Office of the City Attorney, or any other appropriate City Department or agency pursuant to Planning Code Section 351(f) (2). The Planning Department shall collect such costs on behalf of the City.
- c. The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Implementation and Monitoring - WTS. In the event that the Project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Project Implementation Report - WTS. The Project Sponsor shall prepare and submit to the Zoning Administrator a Project Implementation Report. The Project Implementation Report shall:

- a. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
- b. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
- c. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non holiday weekday with the subject equipment measured while operating at maximum power.
- d. Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall

be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.

- i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
- ii. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

Notification prior to Project Implementation Report - WTS. The Project Sponsor shall undertake to inform and perform appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antenna at the time of testing for the Project Implementation Report.

- a. At least twenty calendar days prior to conducting the testing required for preparation of the Project Implementation Report, the Project Sponsor shall mail notice to the Department, as well as to the resident of any legal dwelling unit within 25 feet of a transmitting antenna of the date on which testing will be conducted. The Applicant will submit a written affidavit attesting to this mail notice along with the mailing list.
- b. When requested in advance by a resident notified of testing pursuant to subsection (a), the Project Sponsor shall conduct testing of total power density of RF emissions within the residence of that resident on the date on which the testing is conducted for the Project Implementation Report.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Installation - WTS. Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Periodic Safety Monitoring - WTS. The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

OPERATION

Community Liaison. Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with

the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Out of Service – WTS. The Project Sponsor or Property Owner shall remove antennae and equipment that has been out of service or otherwise abandoned for a continuous period of six months.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Emissions Conditions – WTS. It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

Noise and Heat – WTS. The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Control Ordinance. The WTS facility, including power source and any heating/cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

Transfer of Operation – WTS. Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Compatibility with City Emergency Services – WTS. The facility shall not be operated or caused to transmit on or adjacent to any radio frequencies licensed to the City for emergency telecommunication services such that the City's emergency telecommunications system experiences interference, unless prior approval for such has been granted in writing by the City.

For information about compliance, contact the Department of Technology, 415-581-4000, <http://sfgov3.org/index.aspx?page=1421>

Northern block face of 12th Street



Looking west toward Howard Street



Looking east toward Howard Street



Looking west toward Folsom Street

Southern block face of 12th Street



Looking east toward Folsom Street



Looking west toward Howard Street



at&t

12TH STREET PARKING GARAGE
255 12TH STREET
SAN FRANCISCO, CA 94103
CN5517

**12TH STREET
 PARKING
 GARAGE**

CN5517
 255 12TH STREET
 SAN FRANCISCO, CA 94103

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	06/02/10	ZD 90%	C.M.
	11/11/10	ZD 100%	J.S.
	01/06/11	CLIENT REV	J.S.
	01/31/11	CLIENT REV	C.C.

DRAWN BY: C. METZ

CHECKED BY: C. MATHISEN

APPROVED BY: M. FLEMING

DATE: 01/31/11

Streamline Engineering
and Design, Inc.
 3268 Penny Rd, Suite 200 Loomis, CA 95650
 Contact: Larry Houghby Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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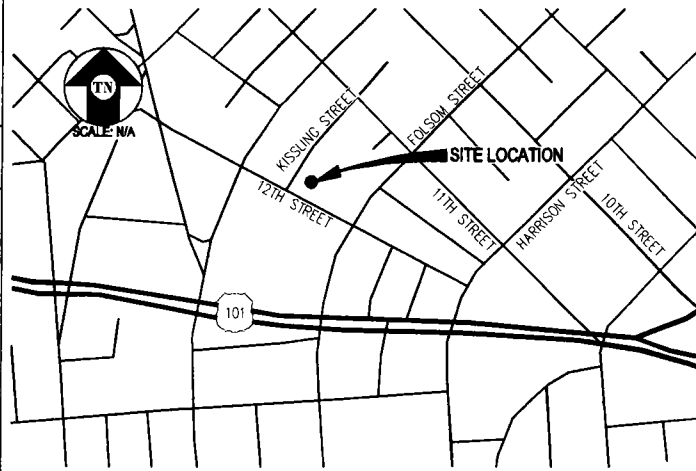
PROJECT DESCRIPTION

INSTALLATION OF A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF ADDING (12) (P) AT&T PANEL ANTENNAS & LOCATING (8) (P) EQUIPMENT CABINETS WITHIN A (P) 20'-0"X18'-3" ROOF TOP LEASE AREA.

PROJECT INFORMATION

SITE NAME:	12TH STREET PARKING GARAGE	SITE #:	CN5517
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
BLOCK/LOT:	3516-019	POWER:	PG&E
SITE ADDRESS:	255 12TH STREET SAN FRANCISCO, CA 94103	TELEPHONE:	AT&T
CURRENT ZONING:	SLR		
CONSTRUCTION TYPE:	-		
OCCUPANCY TYPE:	U		
HEIGHT / BULK:	50-X		
PROPERTY OWNER:	12TH & KISSLING, LLC 255 12TH STREET SAN FRANCISCO, CA 94103		
APPLICANT:	AT&T 430 BUSH STREET, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: COREY ALVIN (415) 760-9763		
ZONING CONTACT:	ATTN: AMY MILLION (949) 307-6431		
CONSTRUCTION CONTACT:	ATTN: STEVE ROMERO (415) 774-1163		
PROPOSED SECTOR "A" LATITUDE: LONGITUDE:	N 37° 46' 18.01" NAD 83 W 122° 24' 54.09" NAD 83		
PROPOSED SECTOR "B" LATITUDE: LONGITUDE:	N 37° 46' 17.19" NAD 83 W 122° 24' 57.46" NAD 83		
PROPOSED SECTOR "C" LATITUDE: LONGITUDE:	N 37° 46' 16.29" NAD 83 W 122° 24' 55.15" NAD 83		
AMSL:	± 25.6'		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 255 12TH STREET, SAN FRANCISCO, CA 94103

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN. 0.1 MI
2. TURN RIGHT AT MONTGOMERY ST. 0.2 MI
3. SLIGHT LEFT AT NEW MONTGOMERY ST. 0.1 MI
4. TURN RIGHT AT MISSION ST. 1.1 MI
5. TURN LEFT AT WASHBURN ST. 0.1 MI
6. TURN RIGHT AT HOWARD ST. 0.3 MI
7. TURN LEFT AT 12TH ST. 364 FT

END AT: 255 12TH STREET, SAN FRANCISCO, CA 94103

ESTIMATED TIME: 9 MINUTES ESTIMATED DISTANCE: 2.0 MILES

CODE COMPLIANCE

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

1. 2010 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
 2. 2010 CALIFORNIA BUILDING CODE
 3. 2010 CALIFORNIA ELECTRICAL CODE
 4. 2010 CALIFORNIA MECHANICAL CODE
 5. 2010 CALIFORNIA PLUMBING CODE
 6. 2010 CITY OF SAN FRANCISCO FIRE CODE
 7. LOCAL BUILDING CODES
 8. CITY/COUNTY ORDINANCES
 9. ANSI/EIA-TIA-222-G
- ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

HANDICAP REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, TITLE 24 PART 2, SECTION 11058.3.4.2, EXCEPTION 1

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLAN & DETAILS	-
A-4	ANTENNA PLANS & DETAILS	-
A-5	ELEVATIONS	-
A-6	ELEVATIONS	-

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON

at&t



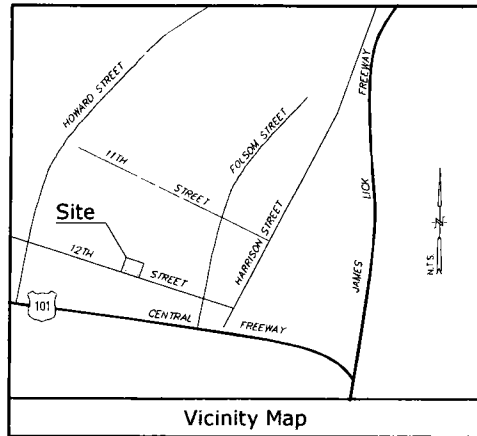
430 BUSH STREET, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1



Title Report

PREPARED BY: STEWART TITLE OF CALIFORNIA, INC.
 ORDER NO.: 307542
 DATED: JUNE 1, 2010

Legal Description

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, CITY OF SAN FRANCISCO, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE
 BEGINNING AT A POINT ON THE NORTHEASTLY LINE OF TWELFTH STREET, DISTANT THEREON 75 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF FOLSOM STREET, RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF TWELFTH STREET 250 FEET AND 8 INCHES TO THE SOUTHEASTLY LINE OF KISSLING STREET; THENCE NORTHEASTERLY ALONG SAID LINE OF KISSLING STREET 251.28 FEET TO THE NORTHEASTLY LINE OF THE LANDS DESCRIBED IN THE DEED FROM DANIEL CALLAGHER, TRADING, MERCANTILE, AND REALTY COMPANY, A CORPORATION, TO IRVING S. CONYER AND CHARLES LEE TUDOR, JR., DATED MAY 24, 1955 AND RECORDED JUNE 1, 1955, IN BOOK 6625 OF OFFICIAL RECORDS, AT PAGE 444, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTLY LINE AND THE SOUTHEASTLY PRODUCTION THEREOF, 337.7 FEET, MORE OR LESS, TO THE NORTHWESTERLY BOUNDARY LINE OF THAT CERTAIN LOT OF LAND DESCRIBED AS PARCEL NO. 12 IN THE DECREE ESTABLISHING TITLE, DATED AUGUST 17, 1909, IN SPECIAL SUPERIOR COURT SUIT NO. 6677, ENTITLED, "WILLIAM WOLF VS. ALL PERSONS, ETC.," THENCE DEFLECTING 89.14° 4' TO THE RIGHT AND RUNNING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE LOT OF LAND LAST HEREBEFORE REFERRED TO 119 FEET AND 8-7/8 INCHES, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID PARCEL NO. 12 DESCRIBED IN "WILLIAM WOLF VS. ALL PERSONS, ETC.," AS AFORESAID; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL NO. 12, 11 FEET AND 1/4 OF AN INCH TO A LINE DRAWN AT RIGHT ANGLES TO THE NORTHEASTLY LINE OF TWELFTH STREET FROM THE POINT OF BEGINNING, THENCE SOUTHWESTERLY AND ALONG THE LINE SO DRAWN 73 FEET AND 5-5/8 INCHES TO THE POINT OF BEGINNING, BEING A PORTION OF MESSON BLOCK NO. 10.

PARCEL TWO
 BEGINNING AT A POINT ON THE NORTHERLY CURVE LINE OF FOLSOM STREET, DISTANT THEREON 171.77 FEET EASTERLY FROM THE EASTERLY LINE OF TWELFTH STREET (NOTE: THE WESTERLY LINE OF ELEVENTH STREET IN MESSON BLOCK NO. 10, FOR THE PURPOSES OF THIS DESCRIPTION, IS ASSUMED TO BE NORTH AND ALL BEARINGS AND COURSES RECORDED HEREIN ARE RELATIVE THERETO); RUNNING THENCE NORTH 2° 21' 44" WEST 90.17 FEET TO A POINT ON THE NORTHERLY LINE OF THE PARCEL OF LAND DESCRIBED AS PARCEL NO. 12 IN THE DECREE ESTABLISHING TITLE, DATED AUGUST 17, 1909, IN SPECIAL SUPERIOR COURT SUIT NO. 6677, ENTITLED, "WILLIAM WOLF VS. ALL PERSONS, ETC.," AS AFORESAID; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL NO. 12, 11 FEET AND 1/4 OF AN INCH TO A LINE DRAWN AT RIGHT ANGLES TO THE NORTHEASTLY LINE OF TWELFTH STREET FROM THE POINT OF BEGINNING, THENCE SOUTHWESTERLY AND ALONG THE LINE SO DRAWN 73 FEET AND 5-5/8 INCHES TO THE POINT OF BEGINNING, BEING A PORTION OF MESSON BLOCK NO. 10.

Assessor's Parcel No.

3516-019

Easements

NO EASEMENTS LISTED IN EXCEPTIONS OF TITLE REPORT

Lease Area

AS SHOWN

Geographic Coordinates at Proposed Sectors

1983 DATUM:	LATITUDE	LONGITUDE	1927 DATUM:	LATITUDE	LONGITUDE
SECTOR "A"	37° 46' 18.01" N	122° 24' 54.09" W	37° 46' 18.01" N	122° 24' 54.09" W	
SECTOR "B"	37° 46' 17.19" N	122° 24' 57.46" W	37° 46' 17.19" N	122° 24' 57.46" W	
SECTOR "C"	37° 46' 15.29" N	122° 24' 55.15" W	37° 46' 15.29" N	122° 24' 55.15" W	

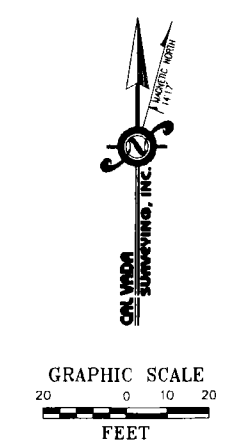
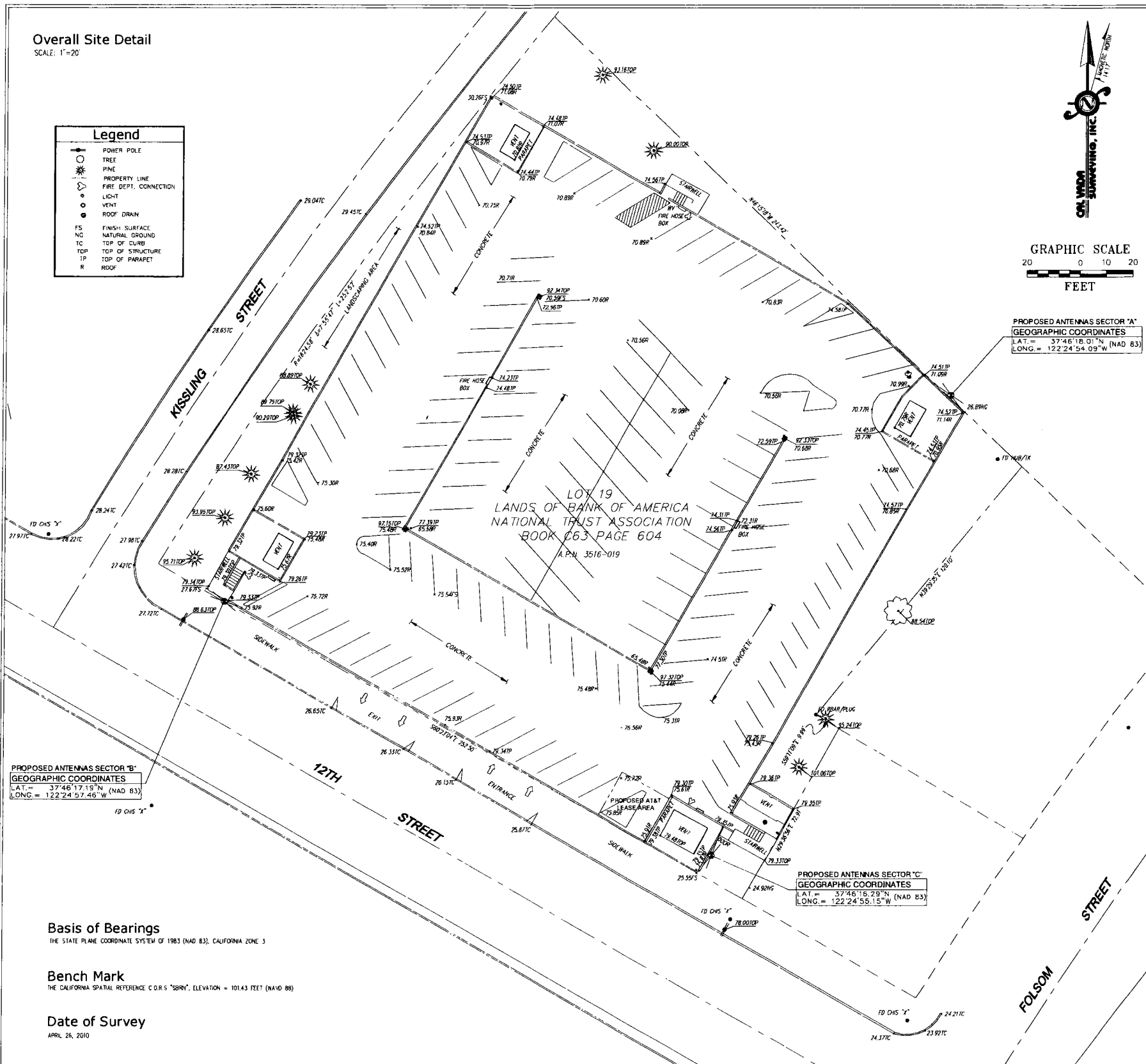
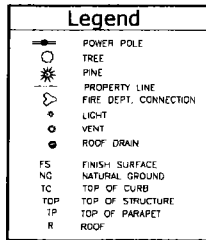
ELEVATION = 25.6 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION

THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Overall Site Detail

SCALE: 1"=20'



PROPOSED ANTENNAS SECTOR "A"
 GEOGRAPHIC COORDINATES
 LAT. = 37° 46' 18.01" N (NAD 83)
 LONG. = 122° 24' 54.09" W

PROPOSED ANTENNAS SECTOR "B"
 GEOGRAPHIC COORDINATES
 LAT. = 37° 46' 17.19" N (NAD 83)
 LONG. = 122° 24' 57.46" W

PROPOSED ANTENNAS SECTOR "C"
 GEOGRAPHIC COORDINATES
 LAT. = 37° 46' 15.29" N (NAD 83)
 LONG. = 122° 24' 55.15" W

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE C.G.R.S. "SBM", ELEVATION = 101.43 FEET (NAVD 88)

Date of Survey

APRIL 26, 2010

Streamline Engineering

and Design, Inc.

11768 Almond Rd. Suite 20 Auburn, CA 95603
 Contact: Larry Houghton, Phone: 916-272-4180
 E-Mail: larry@streamlineeng.com Fax: 530-823-6763

PROPRIETARY INFORMATION

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CONSULTANT

CAL VADA SURVEYING, INC.

411 Jester Ct., Suite 202, Colton, CA 92304
 Phone: 951-288-8985 Fax: 951-288-8748
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 10278

PREPARED FOR



430 Bush St. 5th Floor
 San Francisco, CA 94108

APPROVALS

R.F.	DATE
SAC AND ZONING	DATE
ERICSSON CM	DATE
AT&T CM	DATE
OWNER APPROVAL	DATE

PROJECT NAME

PARKING GARAGE

PROJECT NUMBER
 CN5517

255 12TH STREET
 SAN FRANCISCO, CA 94103
 SAN FRANCISCO COUNTY

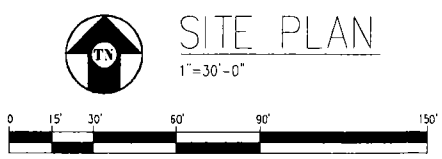
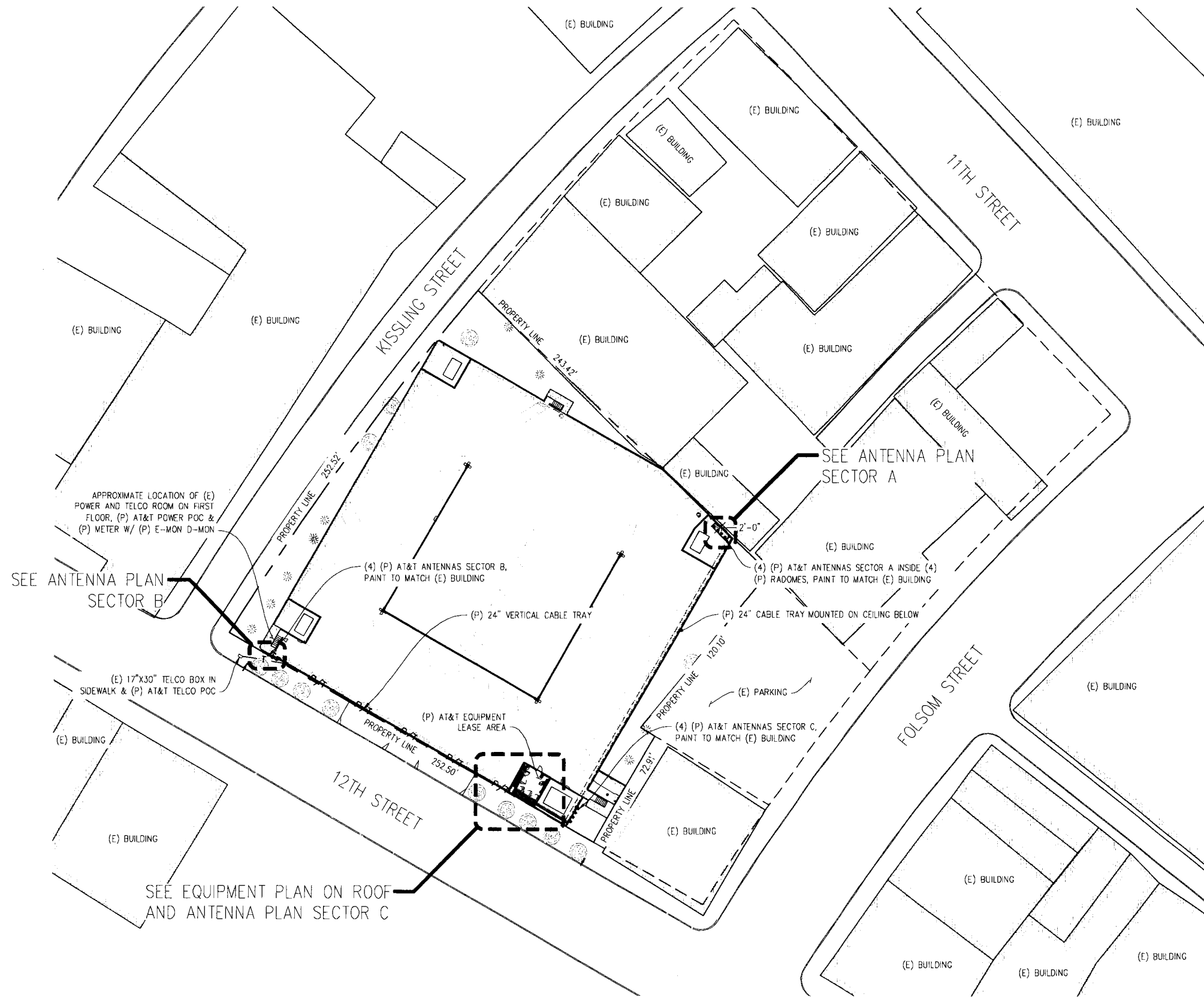
DATE	DESCRIPTION	BY
05/07/10	PRELIMINARY	RC
09/10/10	TITLE REPORT	RAS
11/10/10	LEASE AREA	HN

SHEET TITLE

TOPOGRAPHIC SURVEY

C-1

SHEET 1 OF 1



12TH STREET PARKING GARAGE

CN5517
255 12TH STREET
SAN FRANCISCO, CA 94103

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	06/02/10	ZD 90%	C.M.
	11/11/10	ZD 100%	J.S.
	01/06/11	CLIENT REV	J.S.
	01/31/11	CLIENT REV	C.C.
	-	-	-
	-	-	-

DRAWN BY: C. METZ
 CHECKED BY: C. MATHISEN
 APPROVED BY: M. FLEMING
 DATE: 01/31/11

Streamline Engineering
 3288 Penryn Rd, Suite 200 Loomis, CA 95650
 Contact: Larry Houghtby Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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at&t

430 BUSH STREET, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 A-1

**12TH STREET
PARKING
GARAGE**

CN5517
255 12TH STREET
SAN FRANCISCO, CA 94103

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	06/02/10	ZD 90%	C.M.
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DRAWN BY: C. METZ

CHECKED BY: C. MATHISEN

APPROVED BY: M. FLEMING

DATE: 01/31/11

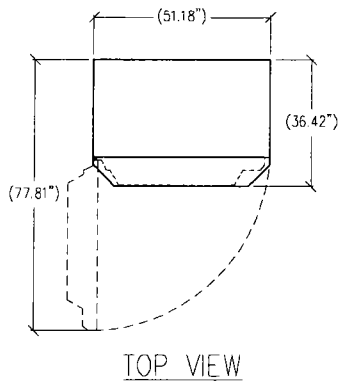
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3288 Penryn Rd, Suite 200 Loomis, CA 95650
Contact: Larry Houghby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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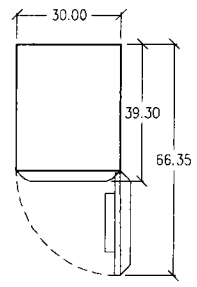
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430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:
**EQUIPMENT PLAN
& DETAILS**

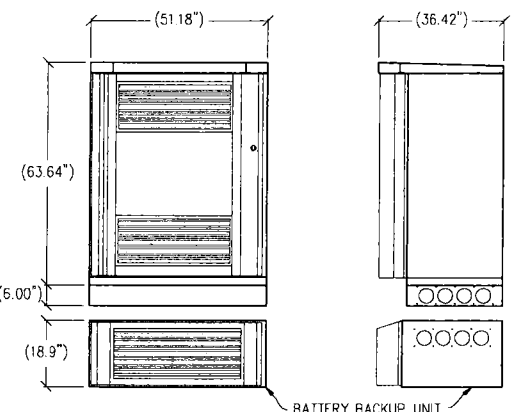
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A-2



TOP VIEW



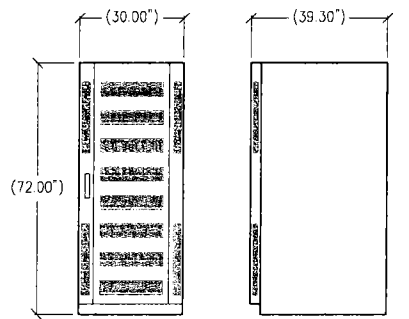
TOP VIEW



FRONT VIEW

RIGHT VIEW

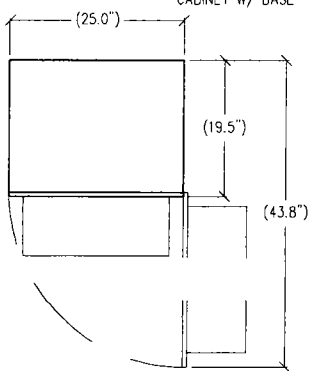
① RBS DETAIL
1/2"=1'-0"
ERICSSON 2106/ 3106 RBS
CABINET W/ BASE



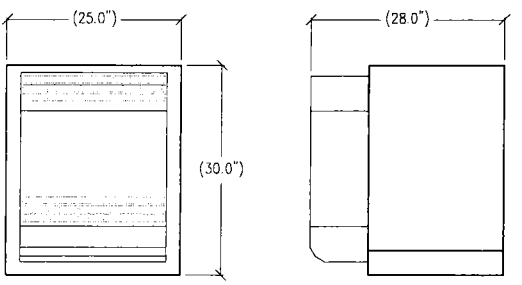
FRONT VIEW

RIGHT VIEW

② CABINET DETAIL
1/2"=1'-0"
COMMSCOPE RBA72 CABINET



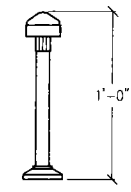
TOP VIEW



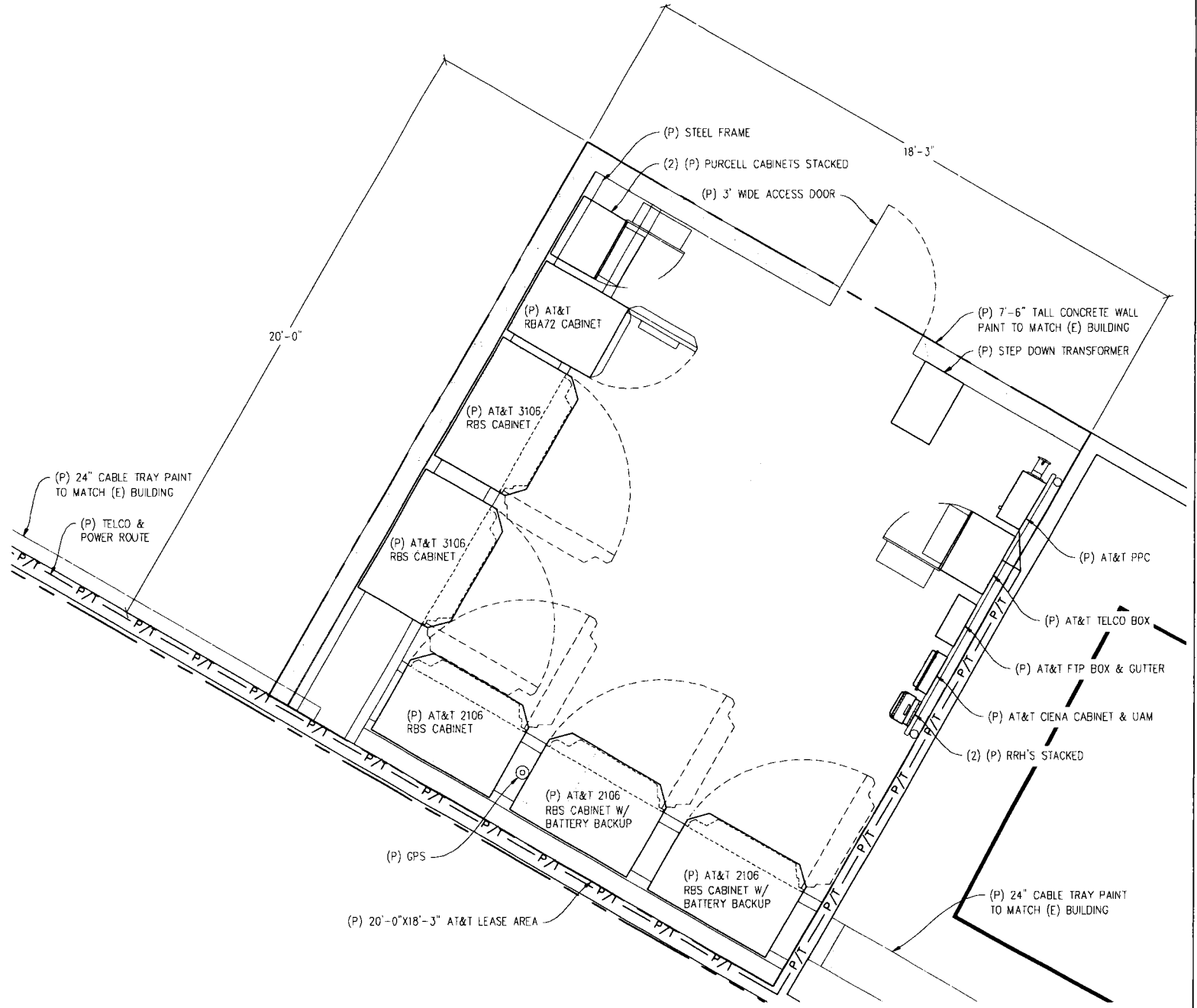
FRONT VIEW

RIGHT VIEW

③ RBS DETAIL
1"=1'-0"
PURCELL FLX16WS LTE SOLUTION CABINET



④ GPS DETAIL
1"=6"



EQUIPMENT PLAN
1/2"=1'-0"

**12TH STREET
PARKING
GARAGE**

CN5517
255 12TH STREET
SAN FRANCISCO, CA 94103

ISSUE STATUS

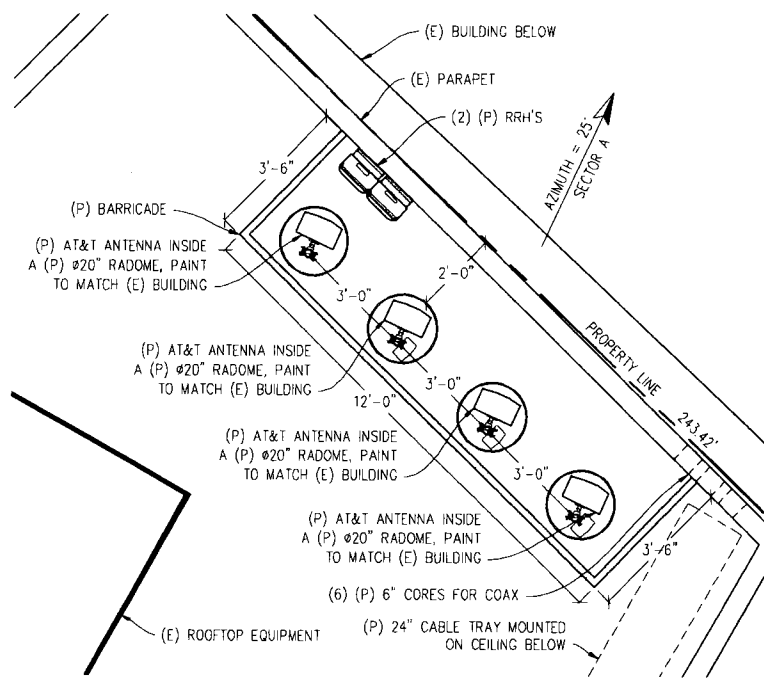
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	11/11/10	ZD 100%	J.S.
	01/05/11	CLIENT REV	J.S.
	01/31/11	CLIENT REV	C.C.
	-	-	-
	-	-	-

DRAWN BY: C. METZ
CHECKED BY: C. MATHISEN
APPROVED BY: M. FLEMING
DATE: 01/31/11

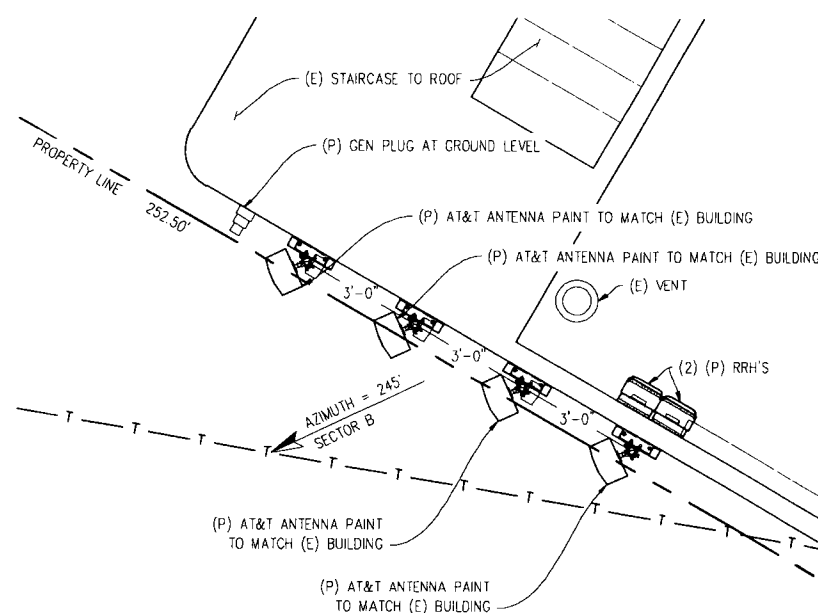
Streamline Engineering
Civil Design Inc.

3268 Perryin Rd, Suite 200 Loomis, CA 95650
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E-Mail: larry@streamlineeng.com Fax: 916-660-1941

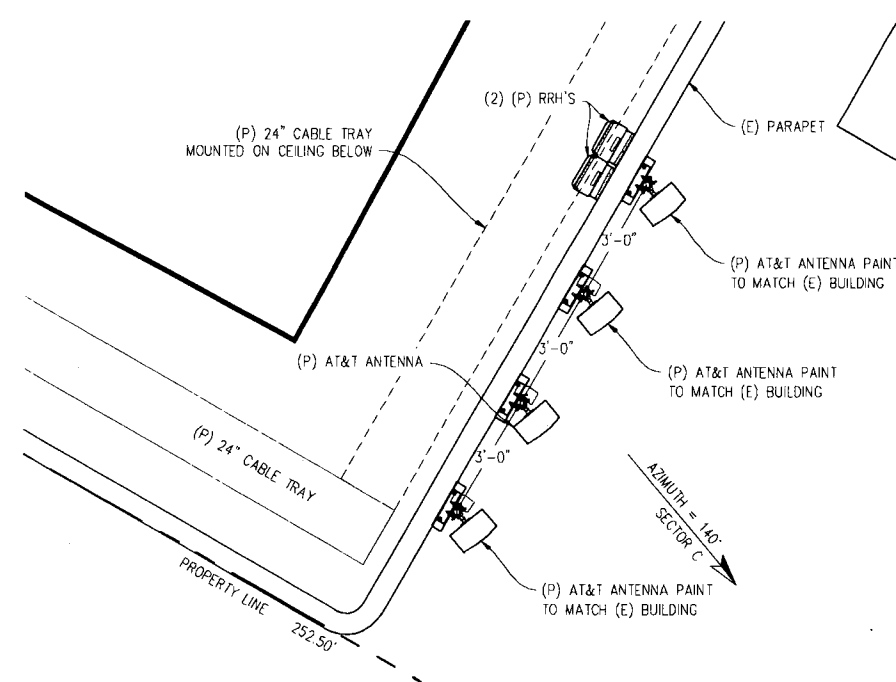
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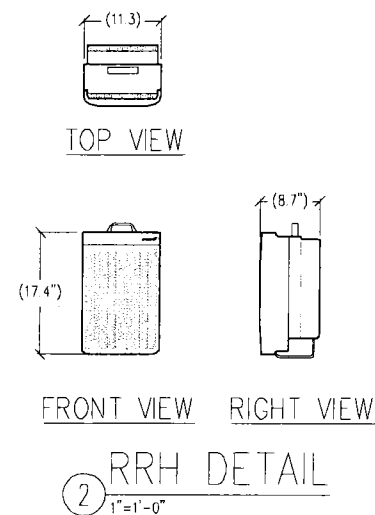
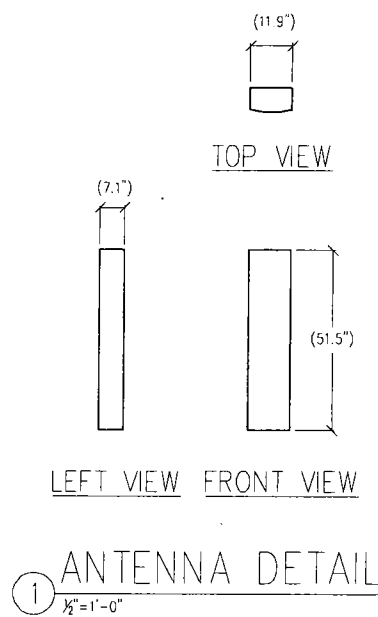
ANTENNA PLAN SECTOR A
1/2" = 1'-0"



ANTENNA PLAN SECTOR B
1/2" = 1'-0"



ANTENNA PLAN SECTOR C
1/2" = 1'-0"



430 BUSH STREET 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:
**ANTENNA PLANS
& DETAILS**
SHEET NUMBER:
A-3

**12TH STREET
PARKING
GARAGE**

CN5517
255 12TH STREET
SAN FRANCISCO, CA 94103

ISSUE STATUS

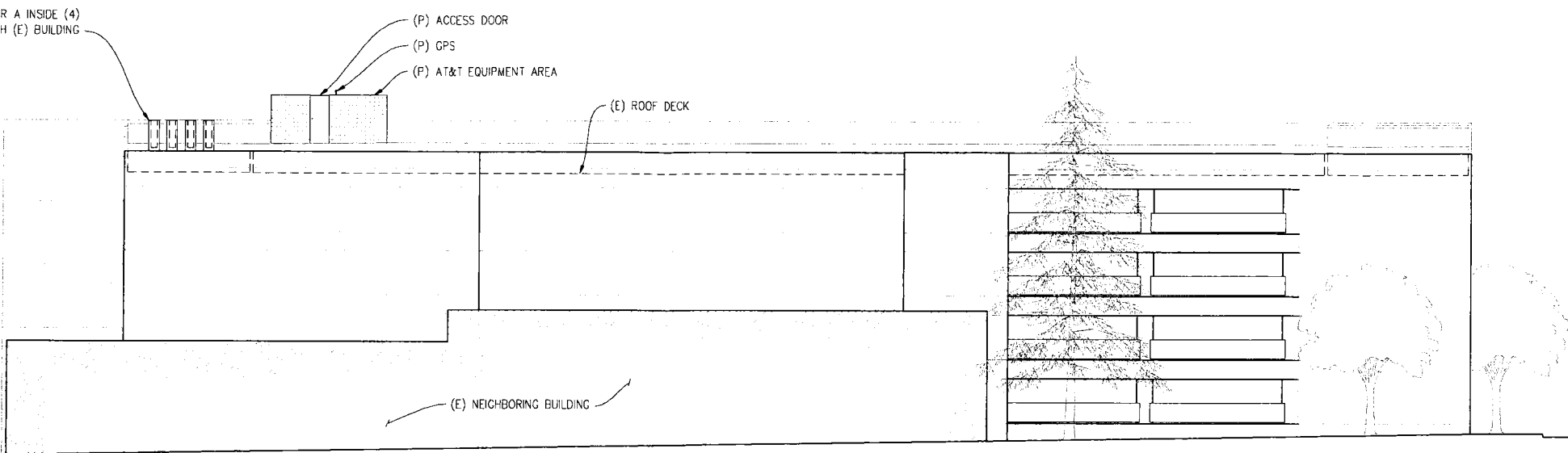
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	-	-	-
	-	-	-

DRAWN BY: C. METZ
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Contact: Larry Houghby, Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-680-1941

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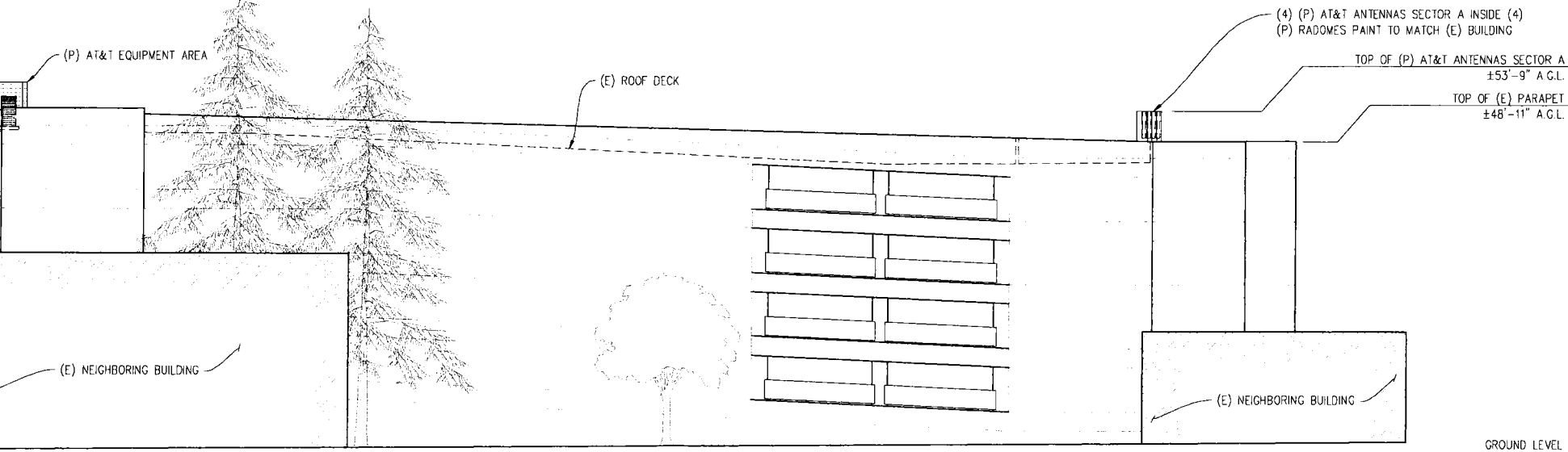
- TOP OF (P) AT&T EQUIPMENT
±57'-8" A.G.L.
- TOP OF (E) PARAPET & (P) AT&T ANTENNAS SECTOR A
±53'-9" A.G.L.
- TOP OF (E) ROOF AT EQUIPMENT
±50'-4" A.G.L.
- TOP OF (E) PARAPET
±48'-11" A.G.L.
- TOP OF (E) ROOF
±45'-7" A.G.L.



NORTHEAST ELEVATION

1/32" = 1'-0"
VIEWED FROM KISSLING STREET

- TOP OF (P) AT&T EQUIPMENT
±57'-8" A.G.L.
- TOP OF (E) PARAPET
±53'-9" A.G.L.
- TOP OF (P) AT&T ANTENNAS SECTORS B & C
±52'-9" A.G.L.
- TOP OF (E) ROOF AT EQUIPMENT
±50'-4" A.G.L.



SOUTHEAST ELEVATION

1/32" = 1'-0"
VIEWED FROM FOLSOM STREET

at&t

430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-4

12TH STREET PARKING GARAGE

CN5517
255 12TH STREET
SAN FRANCISCO, CA 94103

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
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	11/11/10	ZD 100%	J.S.
	01/06/11	CLIENT REV	J.S.
	01/31/11	CLIENT REV	C.C.

DRAWN BY: C METZ
CHECKED BY: C MATHISEN
APPROVED BY: M FLEMING
DATE: 01/31/11

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an **ambidesign** inc. company

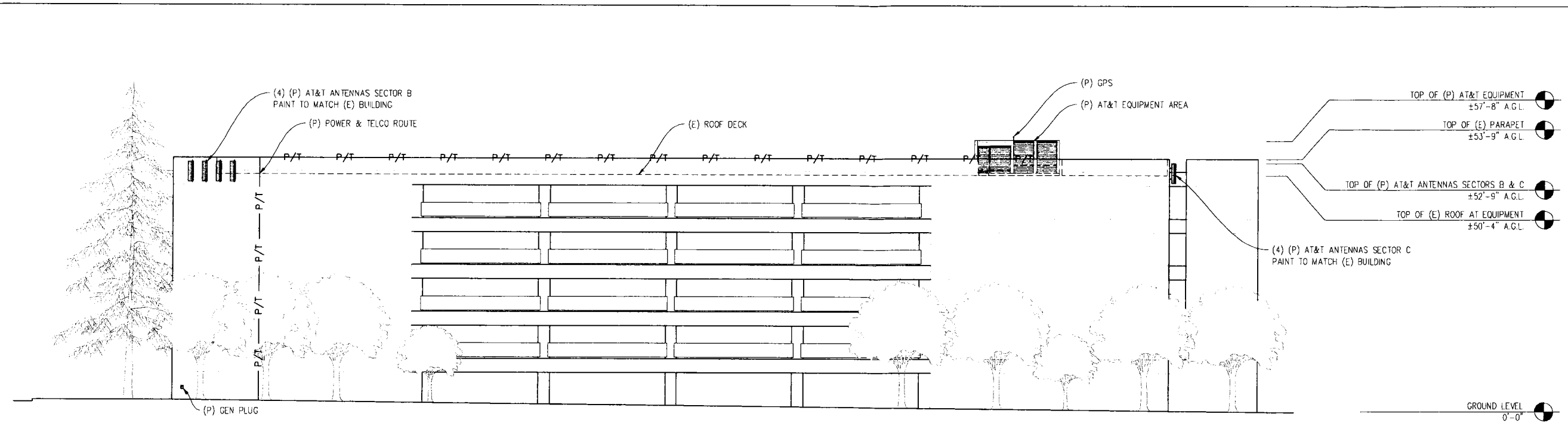
3268 Pennyn Rd, Suite 200 Loomis, CA 95650
Contact: Larry Houghby, Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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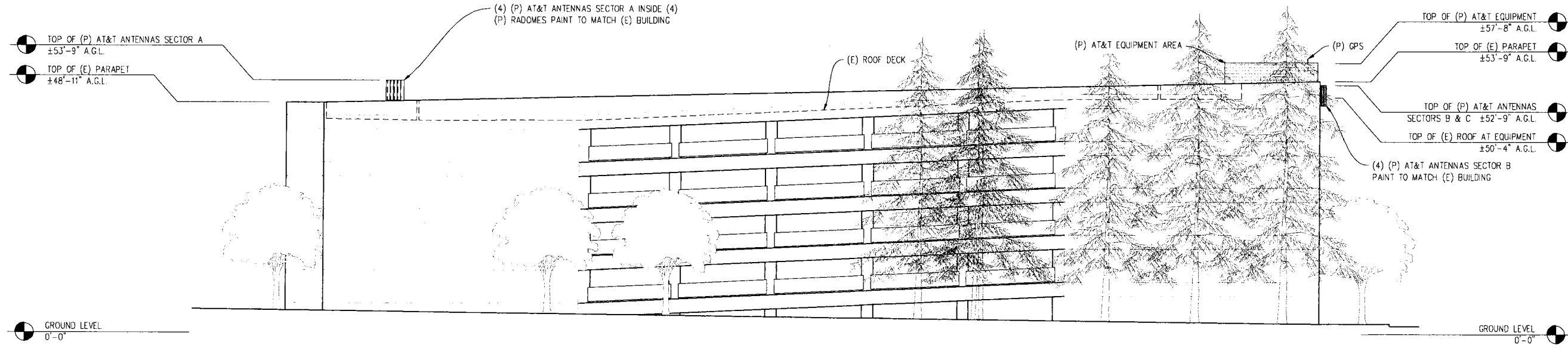
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-5



SOUTHWEST ELEVATION

1/32"=1'-0"
VIEWED FROM 12TH STREET



NORTHWEST ELEVATION

1/32"=1'-0"
VIEWED FROM KISSING STREET