



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization HEARING DATE: SEPTEMBER 8, 2011 CONSENT CALENDAR

Date: September 1, 2011
Case No.: **2010.1017CR**
Project Address: **801-833 Mission Street**
Current Zoning: P (Public) District
90-X/340-I Height and Bulk District
Block/Lot: 3724/067
Project Sponsor: Eric Lentz of Permit Me for
AT&T Mobility
430 Bush Street, 5th Floor
San Francisco, CA 94108
Staff Contact: Aaron Hollister – (415) 575-9078
aaron.hollister@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
Suite 400
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Reception:
415.558.6378

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415.558.6377

PROJECT DESCRIPTION

The proposal is to remove an existing microcellular AT&T Mobility wireless telecommunications service (“WTS”) installation and replace it with a macro WTS facility. The macro WTS facility would consist of a maximum of eight panel antennas located on a rooftop penthouse structure found at the southwest corner of the subject building, which is commonly known as the Fifth and Mission Garage. Equipment cabinets would also be located at the southeast corner of the rooftop. The antennas are proposed on a Location Preference 1 Site (Preferred Location – Public Structure Site) according to the WTS Siting Guidelines.¹ Macro WTS installations such as the proposed installation require Conditional Use authorization in the Public Zoning District.

The proposed antennas would measure approximately 51.5 inches high by 11.9 inches wide by 7.1 inches thick. All eight antennas would be mounted at a maximum height of approximately 81 feet above grade on the southeast and southwest facades of the penthouse and would be painted to match their mounting surfaces. “Blinders” would be installed on the sides of each individual antenna so as to screen the mounting hardware, cables and cable connections.

¹ PC Resolution No. 14182, adopted August 15, 1996, establishing the *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines*.

SITE DESCRIPTION AND PRESENT USE

The project is located on south side of Mission Street between Fourth and Fifth Streets, Lot 067 in Assessor's Block 3724. This site is within the "P" (Public) Zoning District and a 90-X/340-I Height and Bulk District. The project site is entirely occupied by the Fifth and Mission Parking Garage, which is owned by the City and County of San Francisco. The parking structure contains a variety of ground-floor commercial uses. Additionally, several wireless carriers have WTS installations on the parking structure.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the SOMA neighborhood of San Francisco. The area surrounding the project site is characterized by large-scale uses including the Westfield Shopping Center, the Metreon, the Yerba Buena Center, the Moscone Convention Center and large tourist hotels. A variety of commercial establishments are located within ground floor storefronts in the area, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. The scale of development varies from two-story buildings to high-rise structures in excess of 300 feet.

ENVIRONMENTAL REVIEW

The proposed project was determined to be categorically exempt from the environmental review process pursuant to Class 3 exemptions (Section 15303 of the California Environmental Quality Act) of Title 14 of the California Administrative Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 17, 2011	August 19, 2011	22 days
Posted Notice	20 days	August 19, 2011	August 18, 2011	21 days
Mailed Notice	10 days	August 29, 2011	August 18, 2011	21 days

PUBLIC COMMENT

- The Department has received no contact from members of the public since the filing of the application.

REQUIRED COMMISSION ACTION

- Pursuant to Section 234.2 of the Planning Code, Conditional Use authorization is required to install a macro wireless telecommunications service facility in the "P" Use District.
- Pursuant to Chapter 2A, Section 2A.53 of the Administrative Code, any change of use or other alteration to property owned by the City and County of San Francisco requires a General Plan Referral to determine if the project is in conformity with the objectives and policies of the General

Plan. A motion containing General Plan findings has been included for consideration of adoption by the Planning Commission.

BASIS FOR RECOMMENDATION

- 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 1, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- Based on propagation maps provided by AT&T Mobility, the project will provide coverage in an area that currently experiences several gaps in coverage.
- The proposed antennas will be minimally visible when viewed from adjacent rights-of-way and points further away so as to avoid intrusion into public vistas and insure harmony with neighborhood character.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
Photographs
Photo Simulations
Propagation Maps
WTS Siting Preference Information
RF Report
DPH Approval
Community Outreach Meeting Information
Reduced Plans

- Executive Summary
- Draft Motion
- Environmental Determination
- Zoning District Map
- Height & Bulk Map
- Parcel Map
- Sanborn Map
- Aerial Photo
- Context Photos
- Site Photos

- Project sponsor submittal
- Drawings: Existing Conditions
- Check for legibility
- Drawings: Proposed Project
- Check for legibility
- Health Dept. review of RF levels
- RF Report
- Community Meeting Notice
- Public Correspondence

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



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 No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 234.2 TO INSTALL A WIRELESS TELECOMMUNICATIONS SERVICE FACILITY CONSISTING OF UP TO EIGHT PANEL ANTENNAS AND RELATED EQUIPMENT ON AN EXISTING PARKING GARAGE AS PART OF AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE P (PUBLIC) DISTRICT AND A 90-X/340-I HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 10, 2010, AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 801-833 Mission Street, Lot 067 in Assessor's Block 3724, (hereinafter "project site") to install a wireless telecommunications service facility consisting of up to eight panel antennas and related equipment on an existing parking garage as part of AT&T's wireless telecommunications network within the P (Public) District and the 90-X and 340-I Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption (Section 15303 of the California Environmental Quality Act). 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 November 15, 2010, the Project Sponsor filed an application for a General Plan Referral requesting that the project is determined to be in conformity with the objectives and policies of the General Plan

On September 8, 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. 2010.1017CR, 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 project is located on south side of Mission Street between Fourth and Fifth Streets, Lot 067 in Assessor's Block 3724. This site is within the "P" (Public) Zoning District and a 90-X/340-I Height and Bulk District. The project site is entirely occupied by the Fifth and Mission Parking Garage, which is owned by the City and County of San Francisco. The parking structure contains a variety of ground-floor commercial uses. Additionally, several wireless carriers have WTS installations on the parking structure.
3. **Surrounding Properties and Neighborhood.** The subject property is located in the SOMA neighborhood of San Francisco. The area surrounding the project site is characterized by large-scale uses including the Westfield Shopping Center, the Metreon, the Yerba Buena Center, the Moscone Convention Center and large tourist hotels. A variety of commercial establishments are located within ground floor storefronts in the area, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. The scale of development varies from two-story buildings to high-rise structures in excess of 300 feet.
4. **Project Description.** The proposal is to remove an existing microcellular AT&T Mobility wireless telecommunications service ("WTS") installation and replace it with a macro WTS facility. The macro WTS facility would consist of a maximum of eight panel antennas located on a rooftop penthouse structure found at the southwest corner of the subject building, which is commonly known as the Fifth and Mission Garage. Equipment

cabinets would also be located at the southeast corner of the rooftop. The antennas are proposed on a Location Preference 1 Site (Preferred Location – Public Structure Site) according to the WTS Siting Guidelines. The proposed antennas would measure approximately 51.5 inches high by 11.9 inches wide by 7.1 inches thick. All eight antennas would be mounted at a maximum height of approximately 81 feet above grade on the southeast and southwest facades of the penthouse and would be painted to match their mounting surfaces. “Blinders” would be installed on the sides of each individual antenna so as to screen the mounting hardware, cables and cable connections.

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.

¹ PC Resolution 16539, passed March 13, 2003.

On September 8, 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 Section 234.2 to install a wireless telecommunications facility consisting of up to eight panel antennas and related equipment on an existing four-story commercial building as part of AT&T's wireless telecommunications network.

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 1, as it is a preferred location for an industrial or commercial structure.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1710 - 2170 Megahertz (MHZ) bands, which is 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. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were no other antennas observed within 100 feet of this site. AT&T Mobility proposes to install eight new antennas. The antennas will be mounted at a height of 81 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.0048 mW/sq cm., which is 0.64% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 100 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 19 feet of the front of the antennas while 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 February 10, 2011 at the City Team Ministries, located at 164 6th Street.

12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in April 2011.
13. **Public Comment.** The Department has not received public comment on the project.
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.** Per Planning Code Section 234.2, a Conditional Use authorization is required for the installation of other uses such as wireless transmission facilities.
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 801-833 Mission Street will be generally 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 nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure 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 insure harmony with neighborhood character. The project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on the subject building.

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

Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier service). 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 801-833 Mission Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. Recent drive tests in the subject area conducted by the AT&T Mobility 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 Market Street, Howard Street, Fourth Street and Sixth Street, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the project area, 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 installed on an existing penthouse and painted to match the penthouse surface. "Blinders" would be installed to hide the antenna mounting hardware, cables and cable connections. The proposal, located over 80 feet above grade, is small in size and is minimally visible at the pedestrian level. The project will not affect the existing landscaping.

- 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

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

OBJECTIVE 12 – BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

POLICY 12.2 – Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

POLICY 12.3 – Ensure new housing is sustainable supported by the City’s public infrastructure systems.

The project will improve AT&T Mobility coverage in residential, commercial and recreational areas along primary transportation routes in San Francisco.

URBAN DESIGN

HUMAN NEEDS

OBJECTIVE 4 - IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The proposed antennas are proposed to be installed on an existing penthouse and painted to match the penthouse surface. “Blinders” would be installed to hide the antenna mounting hardware, cables and cable connections. The antennas and associated equipment are minimally visible from the street.

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 Mobility 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 housing in the vicinity.

- 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.

The Project Site does not contain a landmark or historic building.

- 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 234.2 and 303 to install up to eight panel antennas and associated equipment cabinets at the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 1 (Preferred Location – Public Structure Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a P (Public) Zoning District and a 90-X and 340-I 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. XXXXX. 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 **September 8, 2011**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 8, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 234.2 and 303 to install a wireless telecommunications service facility consisting of up to eight panel antennas with related equipment, a Location Preference 1 (Preferred Location – Public Structure Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of AT&T's wireless telecommunications network within a P (Public) Zoning District and a 90-X and 340-I Height and Bulk District.

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 **September 8, 2011** under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **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.

2. **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

3. **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 415-558-6613, www.sf-planning.org.

4. **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 effects;
 - 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 415-558-6613, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

5. **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.

6. **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

7. **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.

8. **Implementation 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 implementation of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Technology, Office of the City Attorney, or any other appropriate City Department or agency. 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

9. **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

10. **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.

11. **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

12. **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

13. **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

14. **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
15. **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
16. **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.
17. **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.
18. **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

19. **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>

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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

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. XXXXX

HEARING DATE: SEPTEMBER 8, 2011

Date: September 1, 2011
Case No.: **2010.1017CR**
Project Address: **801-833 Mission Street**
Current Zoning: P (Public) District
 90-X/340-I Height and Bulk District
Block/Lot: 3724/067
Project Sponsor: Eric Lentz of Permit Me for
 AT&T Mobility
 430 Bush Street, 5th Floor
 San Francisco, CA 94108
Staff Contact: Aaron Hollister – (415) 575-9078
 aaron.hollister@sfgov.org

ADOPTING FINDINGS RELATING TO THE DETERMINATION THAT THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS SERVICE FACILITY CONSISTING OF UP TO EIGHT PANEL ANTENNAS AND RELATED EQUIPMENT ON AN EXISTING PARKING GARAGE AS PART OF AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK IS IN CONFORMITY WITH THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN WITHIN THE P (PUBLIC) DISTRICT AND A 90-X/340-I HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 15, 2010, AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application") pursuant to Chapter 2A, Section 2a.53 of the Administrative Code, to request a determination that the installation of a wireless telecommunications service facility consisting of up to eight panel antennas and related equipment on an existing parking garage as part of AT&T's wireless telecommunications network is in conformity with the objectives and policies of the General Plan on the property at 801-833 Mission Street, Lot 067 in Assessor's Block 3724, (hereinafter "project site") to install a wireless telecommunications service facility within the P (Public) District and a 90-X and 340-I Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption (Section 15303 of the California Environmental Quality Act). 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 November 10, 2010, the Project Sponsor filed an application for Conditional Use authorization for the installation of a wireless telecommunications service facility pursuant to Planning Code Section 234.2.

On September 8, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a General Plan Referral.

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 finds that the Project will affirmatively promote, be consistent with, and will not adversely affect the General Plan, including, among others, the following objectives and policies:

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 project is located on south side of Mission Street between Fourth and Fifth Streets, Lot 067 in Assessor's Block 3724. This site is within the "P" (Public) Zoning District and a 90-X/340-I Height and Bulk District. The project site is entirely occupied by the Fifth and Mission Parking Garage, which is owned by the City and County of San Francisco. The parking structure contains a variety of ground-floor commercial uses. Additionally, several wireless carriers have WTS installations on the parking structure.
3. **Surrounding Properties and Neighborhood.** The subject property is located in the SOMA neighborhood of San Francisco. The area surrounding the project site is characterized by large-scale uses including the Westfield Shopping Center, the Metreon, the Yerba Buena Center, the Moscone Convention Center and large tourist hotels. A variety of commercial establishments are located within ground floor storefronts in the area, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. The scale of development varies from two-story buildings to high-rise structures in excess of 300 feet.
4. **Project Description.** The proposal is to remove an existing microcellular AT&T Mobility wireless telecommunications service ("WTS") installation and replace it with a macro

WTS facility. The macro WTS facility would consist of a maximum of eight panel antennas located on a rooftop penthouse structure found at the southwest corner of the subject building, which is commonly known as the Fifth and Mission Garage. Equipment cabinets would also be located at the southeast corner of the rooftop. The antennas are proposed on a Location Preference 1 Site (Preferred Location – Public Structure Site) according to the WTS Siting Guidelines. The proposed antennas would measure approximately 51.5 inches high by 11.9 inches wide by 7.1 inches thick. All eight antennas would be mounted at a maximum height of approximately 81 feet above grade on the southeast and southwest facades of the penthouse and would be painted to match their mounting surfaces. “Blinders” would be installed on the sides of each individual antenna so as to screen the mounting hardware, cables and cable connections.

5. **General Plan Compliance.** The Project will affirmatively promote, be consistent with, and will not adversely affect the General Plan, including, among others, the following objectives and policies:

HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

OBJECTIVE 12 – BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY’S GROWING POPULATION.

POLICY 12.2 – Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

POLICY 12.3 – Ensure new housing is sustainable supported by the City’s public infrastructure systems.

The project will improve AT&T Mobility coverage in residential, commercial and recreational areas along primary transportation routes in San Francisco.

URBAN DESIGN

HUMAN NEEDS

OBJECTIVE 4 - IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The proposed antennas are proposed to be installed on an existing penthouse and painted to match the penthouse surface. “Blinders” would be installed to hide the antenna mounting hardware, cables and cable connections. The antennas and associated equipment are minimally visible from the street.

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 Mobility 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.

6. **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 housing in the vicinity.

- 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.

The Project Site does not contain a landmark or historic building.

- 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.

7. 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.
8. The Commission hereby finds that approval of the Determination of Compliance 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 General Plan Referral for the installation of up to eight panel antennas and associated equipment cabinets at the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 1 (Preferred Location – Public Structure Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a P (Public) Zoning District and a 90-X and 340-I Height and Bulk District.

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **September 8, 2011**.

Linda Avery
Commission Secretary

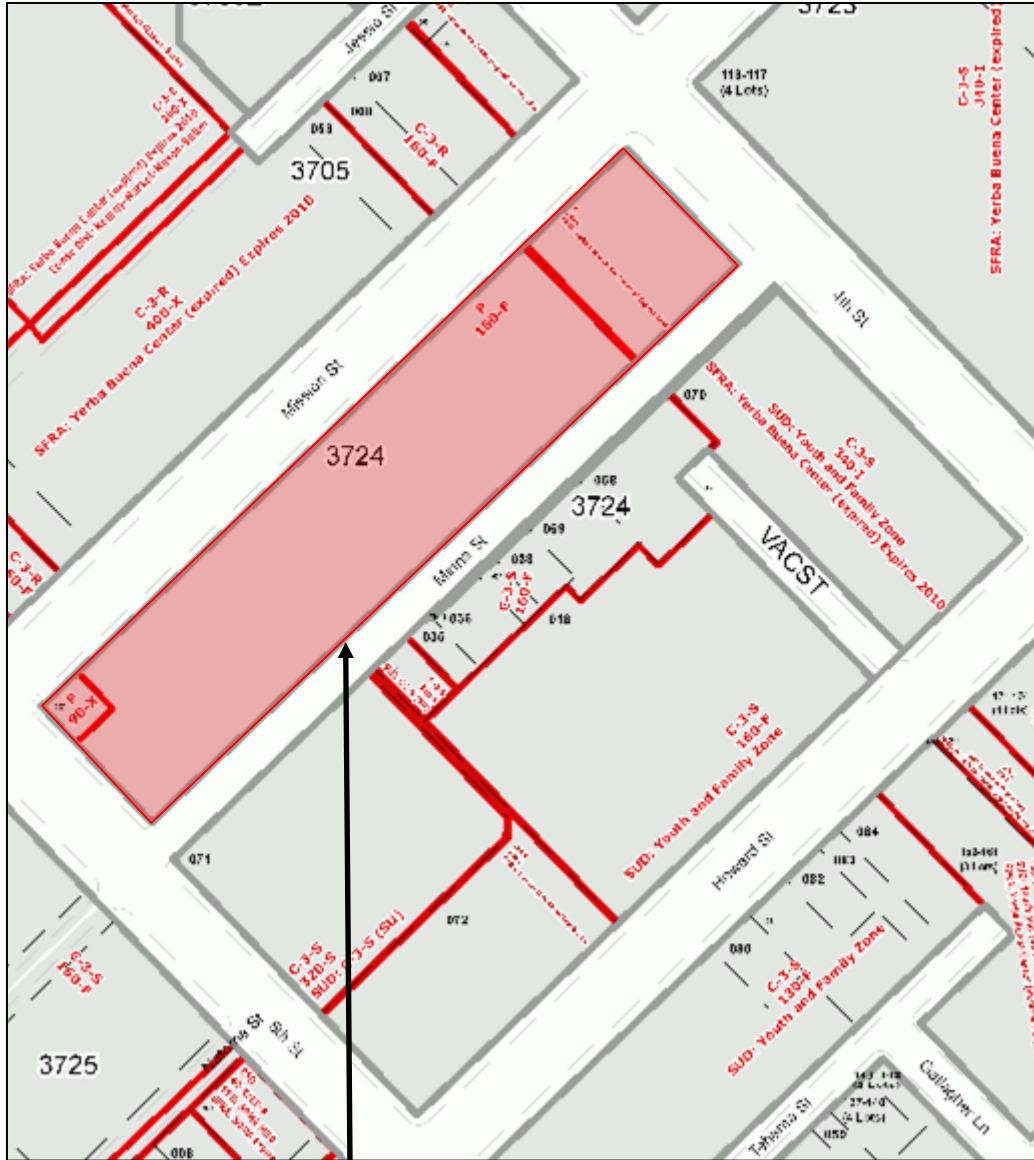
AYES:

NAYS:

ABSENT:

ADOPTED: September 8, 2011

Parcel Map

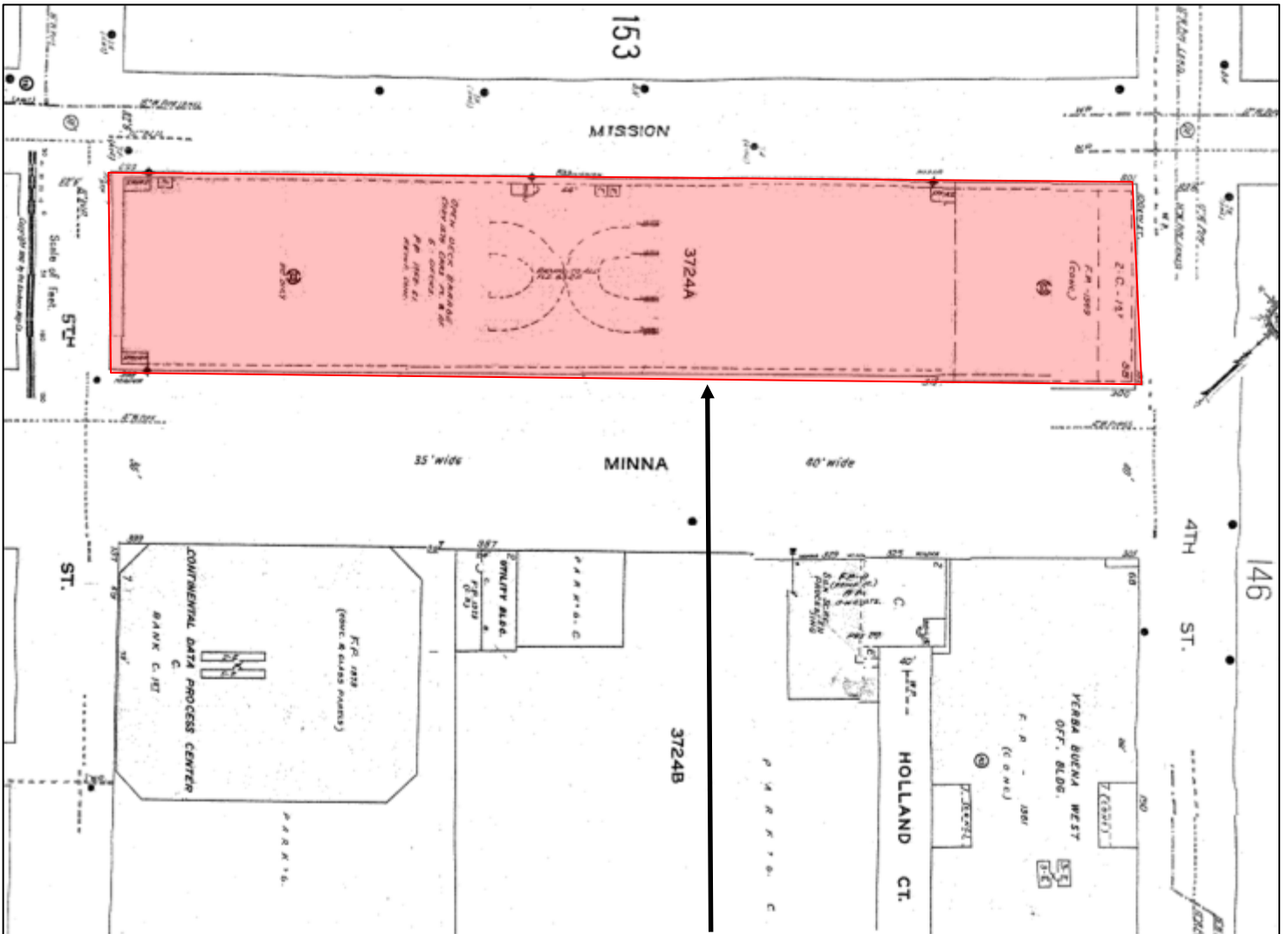


SUBJECT PROPERTY



Case Number 2010.1017CR
AT&T Mobility WTS Facility
801-833 Mission 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.



Case Number 2010.1017CR
AT&T Mobility WTS Facility
801-833 Mission Street

Aerial Photo

North-Facing



SUBJECT PROPERTY



Case Number 2010.1017CR
AT&T Mobility WTS Facility
801-833 Mission Street

Aerial Photo

South-Facing



SUBJECT PROPERTY



Zoning Map



SUBJECT PROPERTY



Case Number 2010.1017CR
AT&T Mobility WTS Facility
801-833 Mission Street

**AT&T Mobility
Contextual Photos for 833 Mission Street, San Francisco**

Looking North on Fifth



Looking South on Fifth



AT&T Mobility
Contextual Photos for 833 Mission Street, San Francisco

Looking West on Minna



Looking North on Mission



**AT&T Mobility
Contextual Photos for 833 Mission Street, San Francisco**

Looking East on Mission



Looking West on Mission



Existing

existing T-Mobile antennas behind RF transparent screen

existing AT&T omni antennas to be removed/replaced



at&t

CN5895

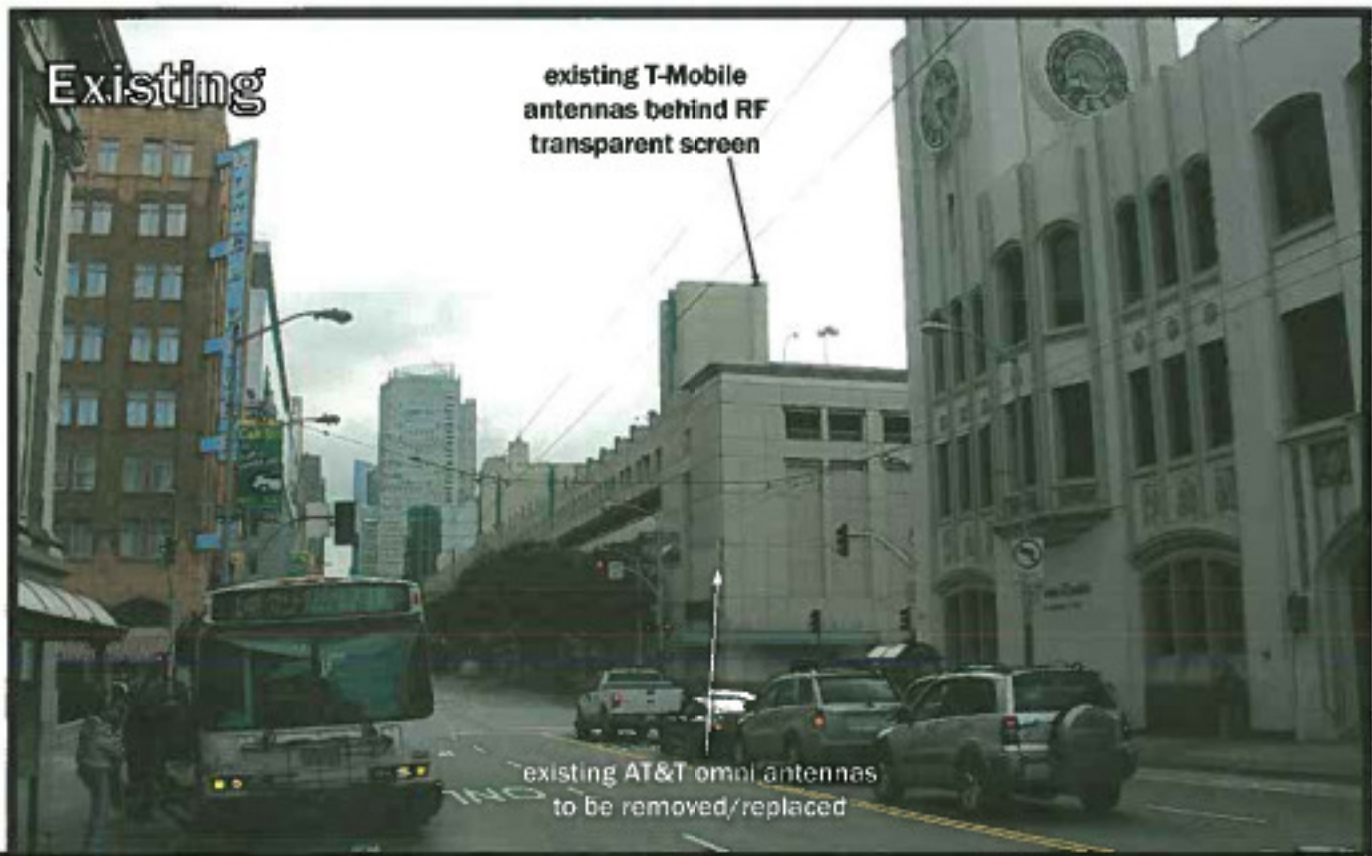
5th & Mission Garage

833 Mission Street
San Francisco, CA 94103

Proposed

proposed AT&T antennas

Photosimulation of the proposed telecommunication facility as seen looking northeast along Mission Street



Existing

existing T-Mobile antennas behind RF transparent screen

existing AT&T omni antennas to be removed/replaced



at&t

CN5895

5th & Mission Garage

833 Mission Street
San Francisco, CA 94103



Proposed

proposed AT&T antennas

Prepared by: **WW** 06.26.2013
WW Design & Consulting, Inc.
1824 Conditers Court
Walnut Creek, CA 94598
www.wwdesign.com

AT&T MOBILITY CONDITIONAL USE PERMIT APPLICATION
833 MISSION STREET

STATEMENT OF GORDON SPENCER

I served as AT&T's radio frequency engineer with respect to the proposed wireless communications facility at 833 Mission Street (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in the area roughly bordered by Stevenson, Mary, Natoma and 5th Streets. As explained below, the service coverage gap is caused by obsolete and inadequate infrastructure along with increased use of wireless broadband services (3G Smartphone) in the area.

AT&T installed the existing wireless equipment years ago as an accessory use to the Property. This site was never designed to provide service coverage for the surrounding area, and the coverage provided beyond the Property is not sufficient. AT&T seeks to replace the existing infrastructure because the following limitations cause quality of service issues, which are exacerbated with increased usage. First, the existing antennas cannot be down-tilted and, as a result, tend to over propagate along intersecting streets. This causes downlink interference to mobile devices that are connected to other sites. The new antennas may be down-tilted and remedy this problem.

Second, the existing equipment does not have uplink diversity, which causes mobile devices connected to this site to transmit at a higher level. The higher level transmission causes increased noise that saturates the uplink for both this site and on surrounding sites. This, in turn, leads to mobile devices connected to other sites increasing their power to overcome the high uplink noise level, which cause the same noise issues described below as sites that experience service coverage gaps during high demand periods. The new equipment addresses this problem because it has uplink diversity.

Third, the existing antennas are too low to the ground and, as a result, do not provide acceptable in-building coverage beyond the buildings they are near and do not provide acceptable coverage on adjacent streets. The new antennas are higher and, combined with the ability to be down-tilted, will provide broader service coverage, especially in-building coverage. As explained further in Exhibit 1, AT&T's existing facilities cannot adequately serve its customers in the desired area of coverage, let alone address rapidly increasing data usage. Although there is reasonable outdoor signal strength in the area, coverage indoors is weak and the quality of service overall is unacceptable.

AT&T uses Signal-to-Noise information to identify the areas in its network where capacity restraints limit service quality. This information is developed from many sources including terrain and clutter databases, which simulate the environment, and propagation models that simulate signal propagation in the presence of terrain and clutter variation. Signal-to-Noise information measures the difference between the signal strength and the noise floor within a radio frequency channel, which, in turn, provides a measurement of service quality in an area. Although the signal level may be adequate by itself, the noise level fluctuates with usage due to the nature of the 3G technology and at certain levels of usage the noise level rises to a point where the signal-to-noise ratio is not adequate to maintain a good level of service. In other words, while the signal itself fluctuates as a function of distance of the user from the base station, the noise level fluctuates with the level of usage on the network on all mobiles and base stations in the vicinity. Signal-to-Noise information identifies where the radio frequency channel is usable; as noise increases during high usage periods, the range of the radio frequency channel declines such that the service coverage area for the cell restricts.

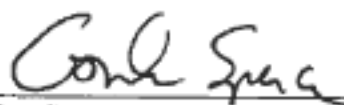
Exhibit 2 to this Statement is a map of existing service coverage (without the proposed installation at the Property) in the area at issue. It includes service coverage provided by existing AT&T sites. The green shaded areas depict areas within a Signal-to-Noise range that provide acceptable service coverage even during high demand periods. Thus, based upon current usage, customers are able to initiate and complete voice or data calls either outdoors or most indoor areas at any time of the day, independent of the number of users on the network. The yellow

shaded cross-hatched areas depict areas within a Signal-to-Noise range that results in a service coverage gap during high demand periods. In this area, severe service interruptions occur during periods of high usage, but reliable and uninterrupted service may be available during low demand periods. The pink shaded areas depict areas within a Signal-to-Noise range where there is a service coverage gap at all times, especially indoors. The availability of reliable and uninterrupted voice and data service in all three of these areas can depend greatly upon whether a particular user is indoors, outdoors, stationary, or in transit. Under AT&T's wireless customer service standards, any area in the pink or yellow cross-hatched category is considered inadequate service coverage and constitutes a service coverage gap.

Exhibit 3 to this Statement depicts the current actual voice and data usage in the immediate area. In actuality, the service coverage footprint is constantly changing; wireless engineers call it "cell breathing" and during high usage periods, as depicted in the chart, the service coverage gap increases substantially. The time periods for which service is not available under highest usage conditions (as depicted in the yellow shaded cross-hatched area in Exhibit 2) is significant. Based upon my review of the maps and the usage data, it is my opinion that the service coverage gap is significant.

Exhibit 4 to this Statement is a map that predicts service coverage based on Signal-to-Noise information in the vicinity of the Property if antennas are placed as proposed in the application. As shown by this map, placement of the equipment at the Property closes the significant service coverage gap.

I have a Masters Degree in Electrical Engineering from the University of California (UCLA) and have worked as an engineering expert in the Wireless Communications Industry for over 25 years.

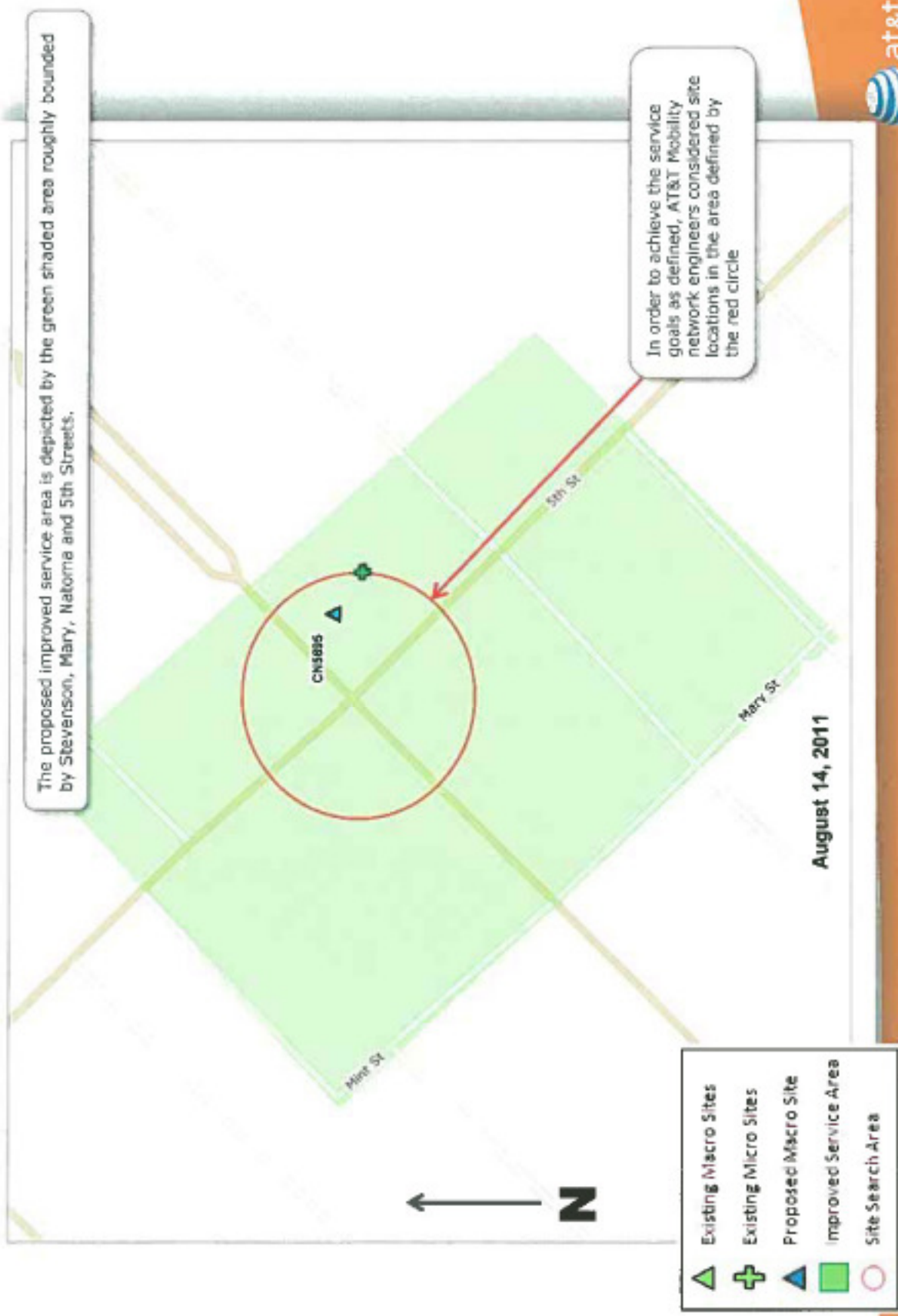


Gordon Spencer

August 12, 2011

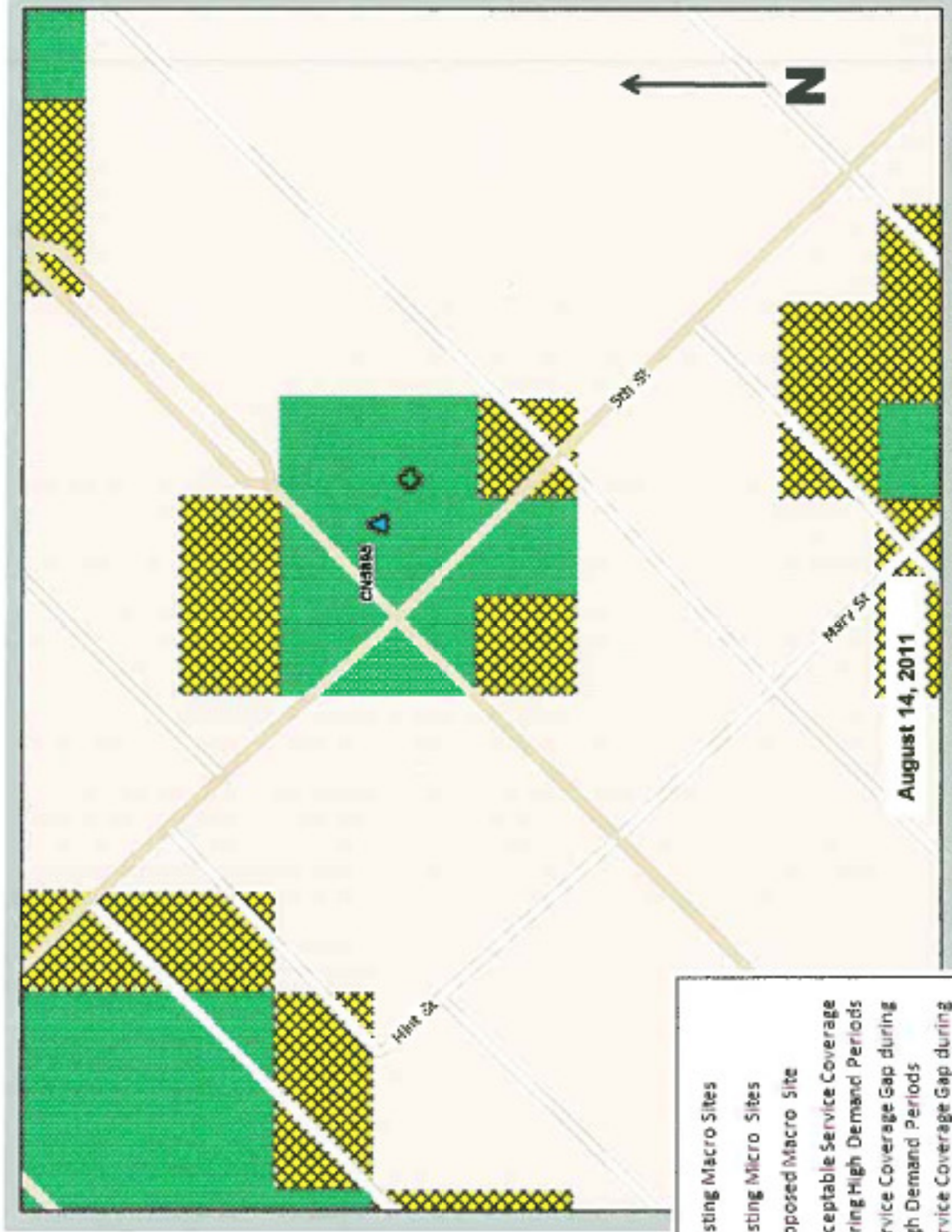
Service Improvement Objective (CN5895)

833 Mission Street



Proposed Site at 833 Mission St. (CN5895)

Service Area BEFORE site is constructed



- Existing Macro Sites
- Existing Micro Sites
- Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods



Proposed Site at 833 Mission St. (CN5895)

Service Area AFTER site is constructed



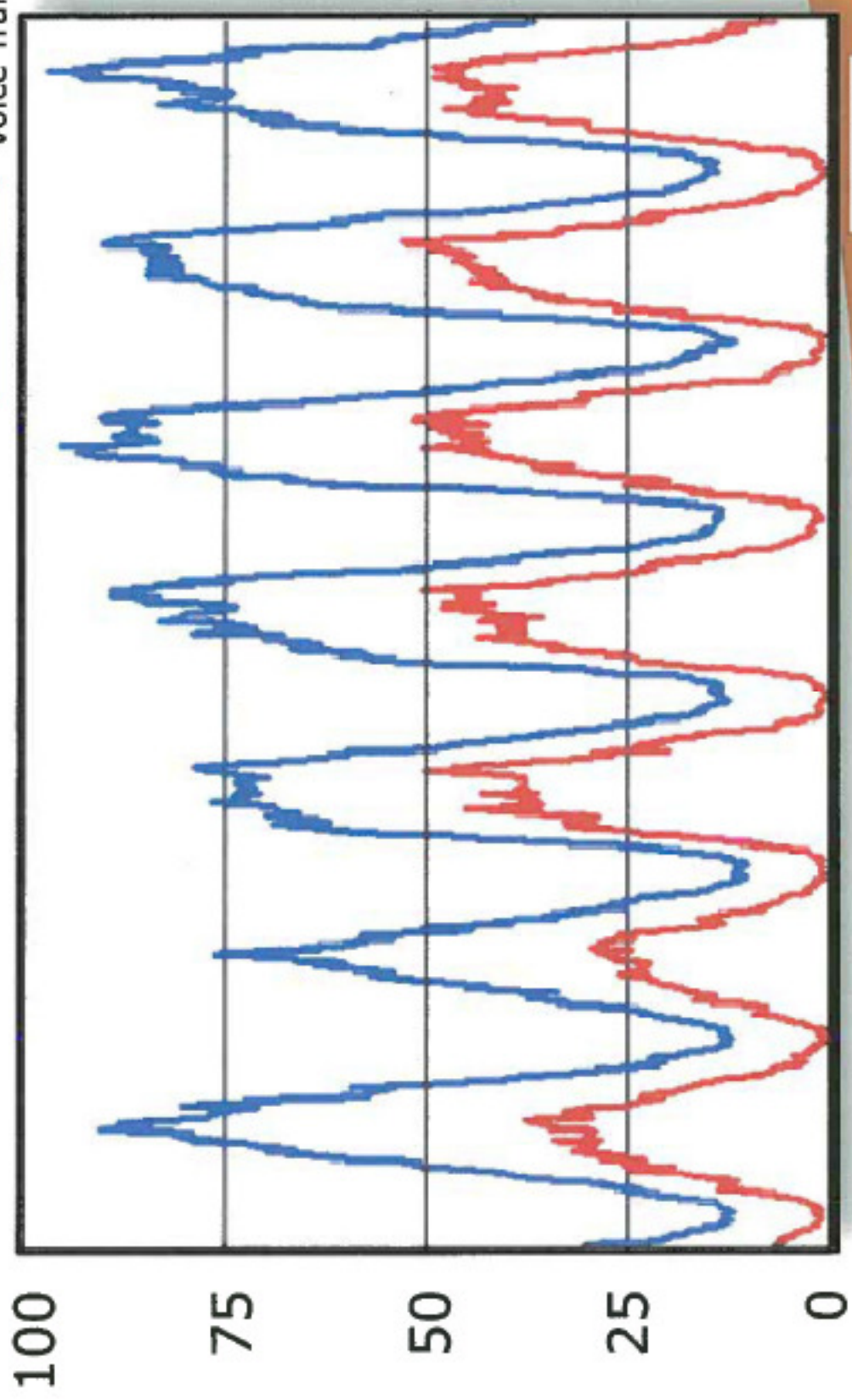
- Existing Macro Sites
- Existing Micro Sites
- Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

August 14, 2011



Current 7-Day Traffic Profile for the Location of CN5895

— Data Traffic
— Voice Traffic

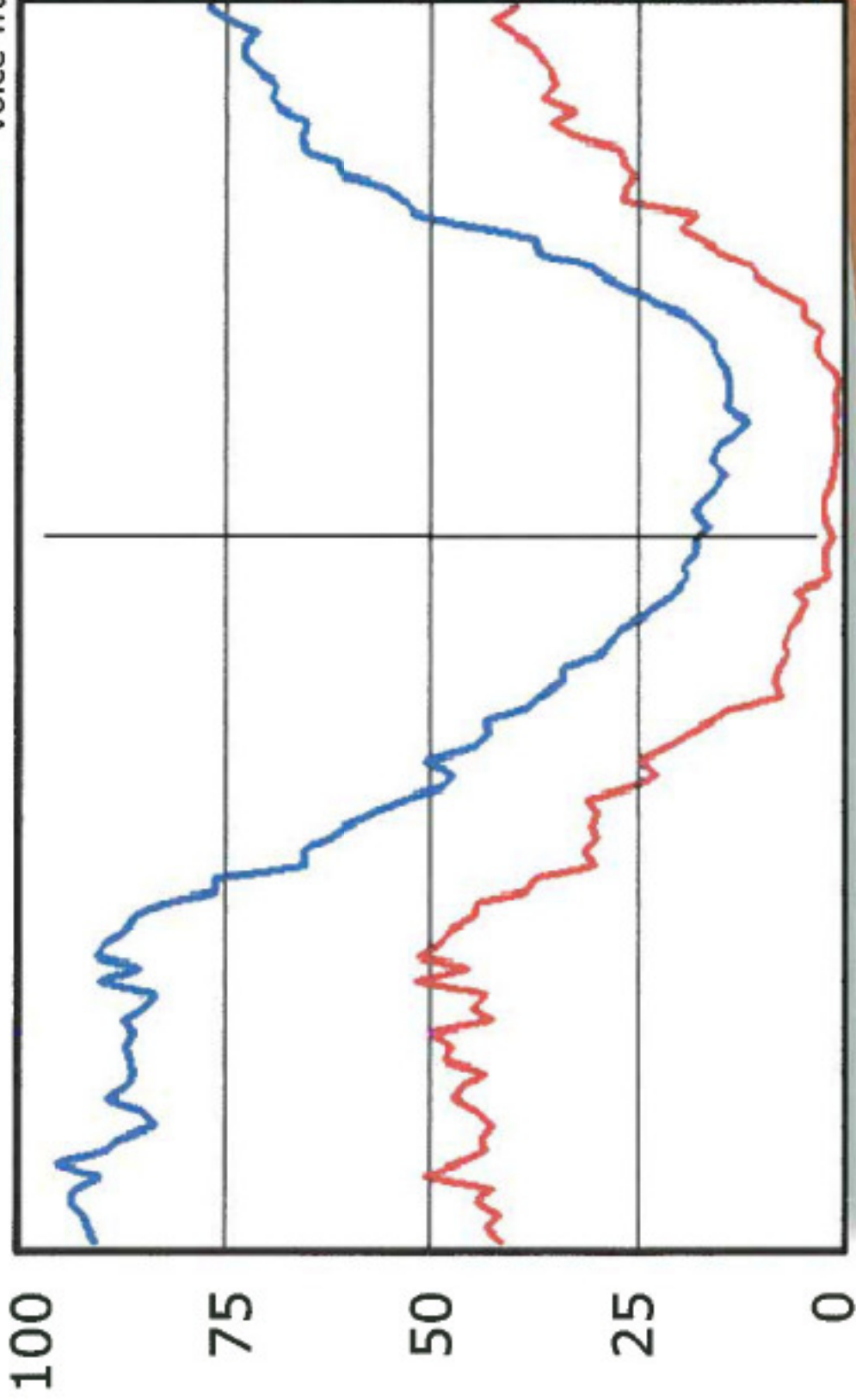


July 29, 2011



Current 24-Hour Traffic Profile for the Location of CN5895

— Data Traffic
— Voice Traffic



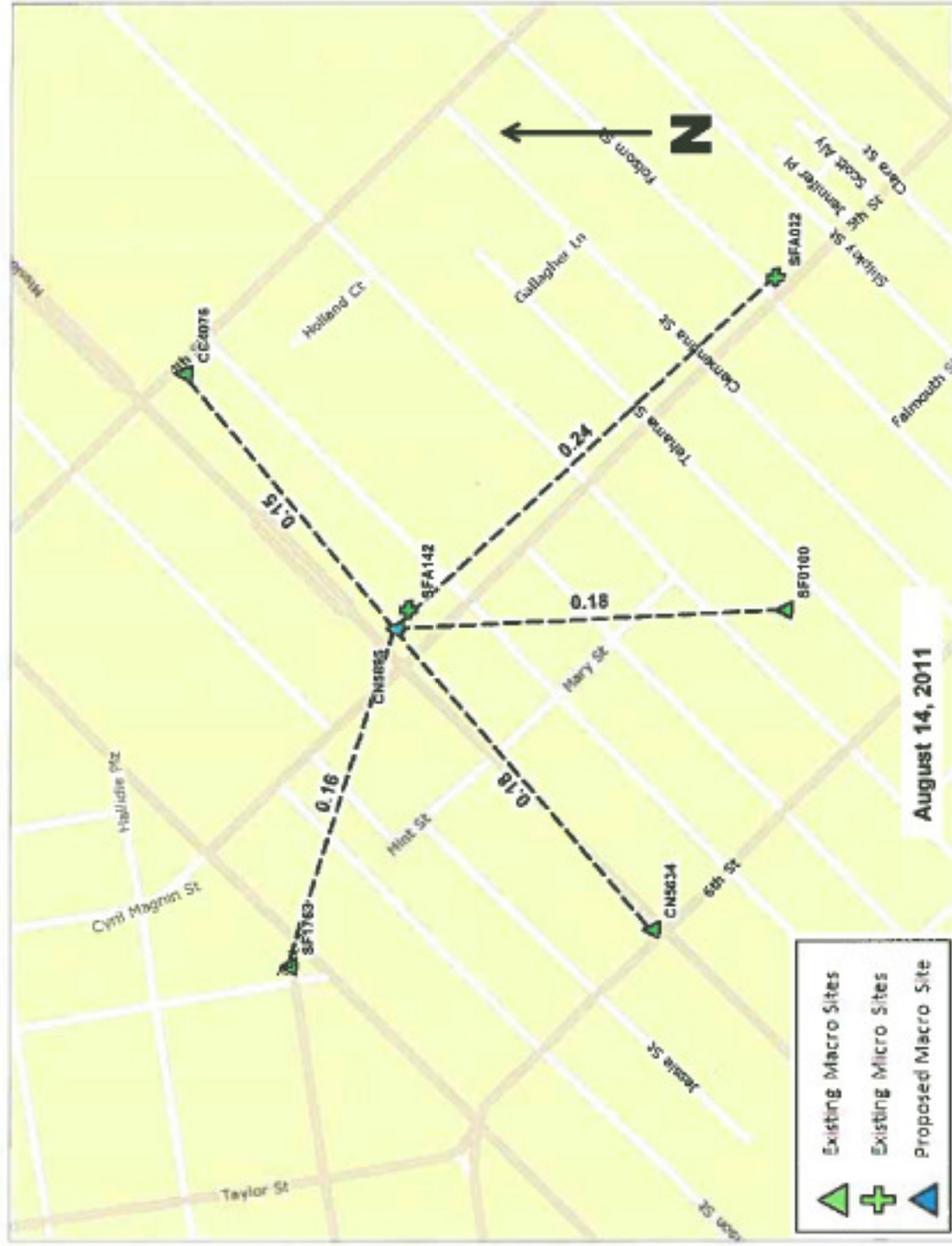
Noon

Midnight



Existing Surrounding Sites at 833 Mission St.

CN5895



C. Location Preference

Location Preference

Pursuant to the 1996 Wireless Telecommunications Services (WTS) Facilities Siting Guidelines and the 2003 Supplement to those Guidelines, the proposed installation is a Preference 1 Preferred Site, in that it is an existing publicly-used structure within a P zoned district.

Preference 1 locations are defined as follows: *Publicly-used structures. Public facilities such as police or fire stations, libraries, community centers, utility structures, water towers, elevated roadways, bridges, flag poles, smokestacks, telephone switching facilities, or other public structures. Where the installation complies with all FCC regulations and standards, schools, hospitals, health centers, places of worship, or other institutional structures should also be considered.*

Site Justification

The subject building is a publicly-used structure within the P (Public) zoning district. The structure is utilized as a public parking garage and multi-carrier telecommunications site. The proposed antennas would be located behind new FRP view screens, painted and textured to match the existing penthouse so that they are completely and entirely screened from view. The associated equipment cabinets would be housed on the fifth and sixth floor of the parking garage, and would not be visible from public right-of-way. Please refer to the attached photo simulations for a visual depiction of the proposed site.

The proposed at&t facility is located on the only publicly-used structure located within the given search area that would provide an unobstructed line-of-sight for the antennas, is located on a structure which already features similar installations, and is a location where at&t can upgrade its present micro wireless site, therefore making it the best available site for a telecommunications facility in the given search area.

**AT&T Mobility • Base Station No. CNU3142
Mission Street at Fifth 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 proposed modifications to its existing base station (Site No. CNU3142) located at 833 Mission 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 WTS facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

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

The site was visited by Mr. David Kelly, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on March 9, 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 February 20, 2010.

Checklist

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

AT&T had installed one pair of omnidirectional panel antennas on the northwest corner of the five-story parking garage located on Mission Street between Fourth and Fifth Streets. High on the elevator penthouse at that corner of the garage was a directional panel antenna for use by T-Mobile.* Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

* Also installed at the northeast corner of the garage, a block away, were two pairs of omnidirectional antennas for use by AT&T (under a different site number) and directional panel antennas for use by Verizon Wireless and T-Mobile.



**AT&T Mobility • Base Station No. CNU3142
Mission Street at Fifth Street • San Francisco, California**

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

No WTS facilities or other communications facilities are reported to be approved for this site but not yet 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 observed no other WTS facilities within 100 feet of the proposed site.

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 remove its two existing antennas and to install eight Andrew Model DBXNH-6565AR2M directional panel antennas behind view screens to be installed on the sides of the existing mechanical equipment penthouse above the west corner of the parking garage. The antennas would be mounted with up to 5° downtilt at an effective height of about 79 feet above ground, 25 feet above the top floor, and would be oriented in groups of four toward 165°T and 265°T.

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. The power rating of the transmitters for the other carrier is not known.

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

The maximum effective radiated power by AT&T in any direction would be 6,700 watts, representing simultaneous operation at 1,610 watts for AWS, 3,450 watts for PCS, 990 watts for cellular, and 640 watts for 700 MHz band. The number of watts for the other carrier's transmitters is not known.

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

The antennas were installed as described in Item 4 above. There were noted taller buildings across the street, about 85 feet away.

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 by itself is calculated to be 0.0048 mW/cm², which is 0.64% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to remain less than 1% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to

**AT&T Mobility • Base Station No. CNU3142
Mission Street at Fifth Street • San Francisco, California**

extend up to 100 feet out from the antenna faces; this does not reach the top floor of the garage or any other publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 19 feet directly in front of the AT&T antennas themselves, such as might occur during maintenance activities on the penthouse, should be allowed while the antennas are in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs† on the screens in front of 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 Registrations 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 my professional opinion that the AT&T Mobility base station operation located at Mission and Fifth Streets in San Francisco will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment.

May 31, 2010



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

† 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.



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: 833 Mission St
 Site ID: 106 SiteNo.: CN5895

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: 2
- 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: 6700 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: 6700 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: 0.0048 mW/cm^2 Maximum RF Exposure Percent: 0.64
- 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: 100
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 19

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 existing antennas operated by AT&T Wireless installed on the roof top of the parking structure at 833 Mission Street (Mission/5th Street). Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by T-Mobile but no other antennas within 100 feet of this site. AT&T Wireless proposes to remove its existing antennas and install a total of 8 new antennas. The antennas will be mounted at a height of 62 and 79 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0048 mW/sq cm., which is 0.64 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 100 feet and does not reach the top level of the garage or any publicly accessible areas. Warning signs must be posted at the antennas and screens in front of the antennas in English, Spanish and Chinese. Worker should not have access to within 19 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: 11/10/2010

Patrick Fosdahl

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

NOTICE OF NEIGHBORHOOD MEETING

To: Community Groups, Neighbors & Owners within 500' radius of 833 Mission Street

Meeting Information

Date: February 10, 2011
Time: 7:00 p.m.
Where: City Team Ministries
164 6th Street
San Francisco, CA 94103

Site Information

Address: 5th & Mission Parking Garage
833 Mission Street
Block/Lot 3724/067
Zoning: P

Applicant

AT&T Mobility

Contact Information

AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility is proposing to upgrade an existing wireless communication facility at 833 Mission Street, needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of removing the existing AT&T antennas and installing eight (8) panel antennas on the existing rooftop penthouse, placed behind new radio frequency transparent screen walls, painted and textured to match the building. The equipment will be located on the fifth and sixth floors of the parking garage, not visible from public right-of-way. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at City Team Ministries, 164 6th Street on February 10, 2011 at 7:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the AT&T Mobility Hotline at (415) 646-0972 and an AT&T Mobility specialist will return your call. Please contact Aaron Hollister, project planner with the San Francisco Department of City Planning at (415) 575-9078 if you have any questions regarding the planning process.

NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 no later than 5:00pm on Tuesday February 8, 2011 and we will make every effort to provide you with an interpreter.



Affidavit of Conducting a Community Outreach Meeting, Sign-in Sheet and Issues/Responses submittal

I, Nick Tagas, do hereby declare as follows:
(print name)

1. I have conducted a **Community Outreach Meeting** for the proposed new construction or alteration prior to submitting a building permit in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 164 6th Street
(location/address)

on Feb. 10, 2011 (date) from 7:00pm - 7:30pm (time).
3. I have included the **mailing list, meeting initiation, sign-in sheet, issue/response summary, and reduced plans** with the Conditional Use Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, Feb. 14, 2011 IN SAN FRANCISCO


Signature

Nick Tagas
Name (type or print)

Agent for at&t Mobility
Relationship to Project, e.g. Owner, Agent
(if Agent, give business name and profession)

833 Mission Street
Project Address

PROJECT: INFORMATION
 PROJECT NO: 2014-001
 CLIENT: CAL VADA SURVIVING, INC.
 PROJECT: 533 MISSION STREET, SAN FRANCISCO, CA 94105

CAL VADA SURVIVING, INC.
 1000 CALIFORNIA STREET, SUITE 200
 SAN FRANCISCO, CA 94108
 TEL: 415.774.1111



APPROVALS

ALTIMERA	DATE
CLIENT	DATE
DESIGNER	DATE
CHECKED	DATE
PROJECT MANAGER	DATE

PROJECT NAME:
 533 MISSION
PROJECT NUMBER:
 2014-001
PROJECT LOCATION:
 533 MISSION STREET
 SAN FRANCISCO, CA 94105

SHEET TITLE:
 TOPOGRAPHIC SURVEY

C-1
 SHEET 1 OF 2

Basis of Bearings
 ALL BEARINGS DERIVED FROM THE BENCH MARK STATION 1541757, NAD 83.

Bench Mark
 STATION 1541757, NAD 83.

Date of Survey
 MAY 12, 2014

Legend

1	PROPERTY LINE	2	ADJACENT PROPERTY
3	EXISTING CURB	4	EXISTING DRIVE
5	EXISTING SIDEWALK	6	EXISTING DRIVEWAY
7	EXISTING DRIVE	8	EXISTING DRIVEWAY
9	EXISTING DRIVEWAY	10	EXISTING DRIVEWAY

Easements
 NOT SHOWN.

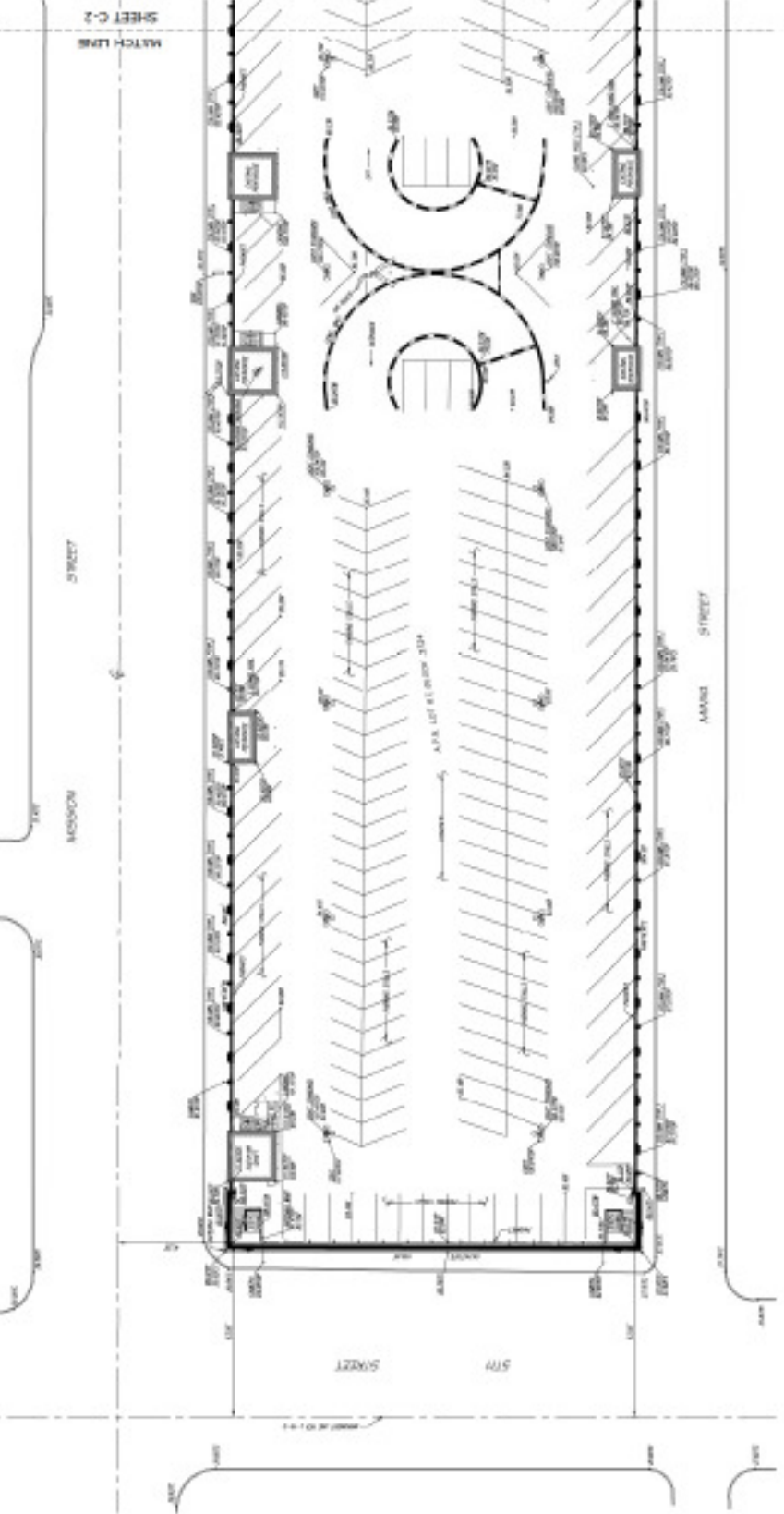
Access Easement/Lease Area
 NOT SHOWN.

Geographic Coordinates
 38° 07' 30" N, 122° 27' 30" W

Title Report
 HAS BEEN COMPLETED AND IS ON FILE AT THE OFFICE.

Legal Description
 LOT 10 OF BLOCK 107 IN THE CITY OF SAN FRANCISCO COUNTY OF SAN FRANCISCO.

Assessor's Parcel No.
 011-111-001-000



APPROVALS

PLT	DATE
SAC AND JUDGE	DATE
GRADUATE LSP	DATE
PRINT OR	DATE
CHECK APPROVAL	DATE

PROJECT NAME
533 MISSION
PROJECT NUMBER
CND899
PROJECT ADDRESS
533 MISSION STREET
PORTLAND, OREGON 97204

DATE	DESCRIPTION	BY
05/14/18	ADDITIONAL TOPO	ML



Title Report
 HAS BEEN COMPLETED BY THE ENGINEER AS A PRELIMINARY REPORT.

Easements
 NOT SHOWN.

Basis of Bearings
 ARE TRUE NORTH BASED ON THE CENTER OF MASS OF THE EARTH AND NOT THE CENTER OF GRAVITY.

Access Easement/Lease Area
 IS NOT SHOWN.

Bench Mark
 IS NOT SHOWN. THE SURVEY IS CONTROLLED BY THE NATIONAL TRIPOLI POINT.

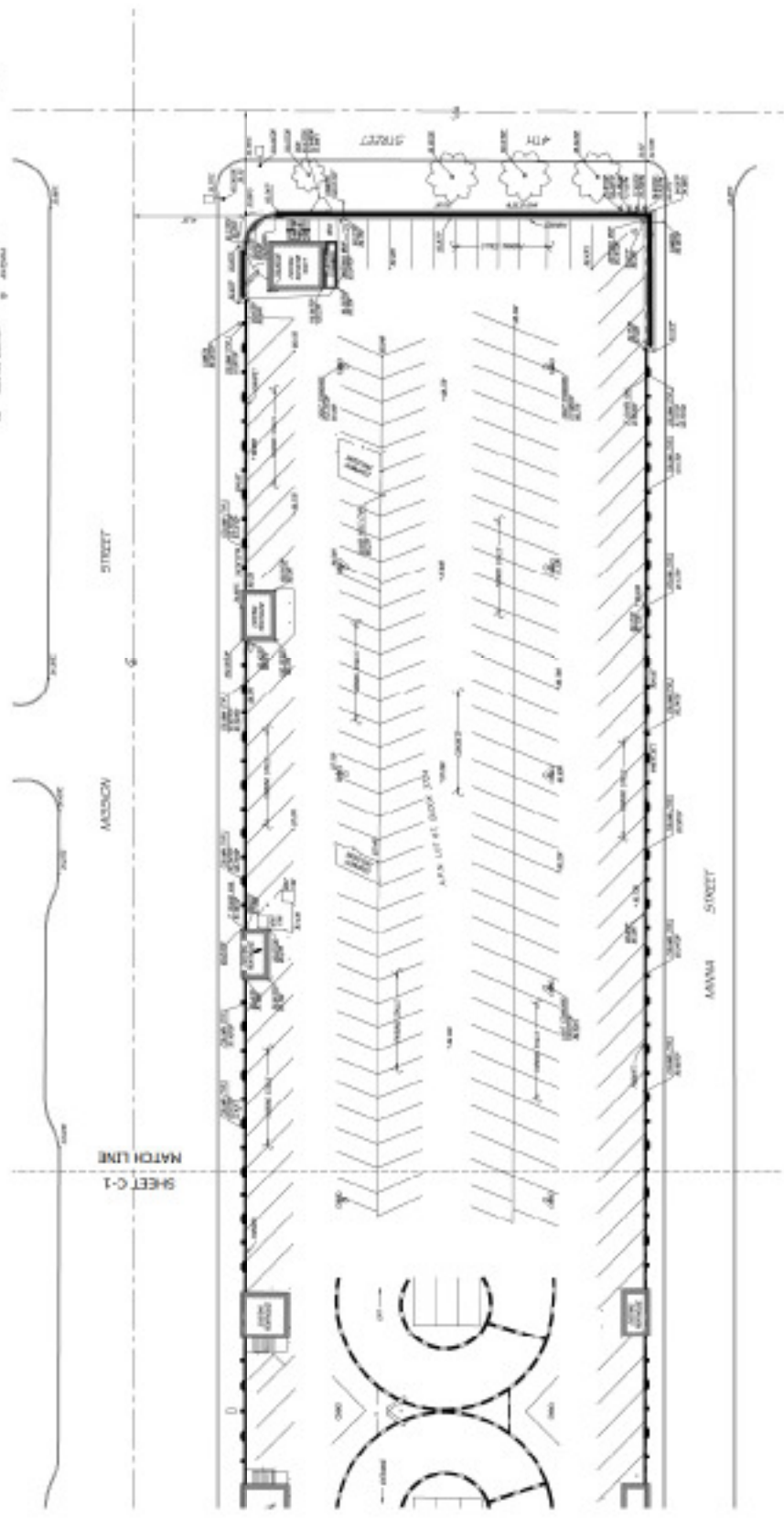
Legal Description
 IS NOT SHOWN. THE SURVEY IS CONTROLLED BY THE NATIONAL TRIPOLI POINT.

Date of Survey
 MAY 14, 2018

Geographic Coordinates
 ARE SHOWN ON THE PLAN. THE SURVEY IS CONTROLLED BY THE NATIONAL TRIPOLI POINT.

Legend

1	BOUNDARY	1	PROPERTY LINE
2	ADJACENT PROPERTY	2	ADJACENT PROPERTY
3	ADJACENT PROPERTY	3	ADJACENT PROPERTY
4	ADJACENT PROPERTY	4	ADJACENT PROPERTY
5	ADJACENT PROPERTY	5	ADJACENT PROPERTY
6	ADJACENT PROPERTY	6	ADJACENT PROPERTY



PROJECT GENERAL NOTES

1. THIS FACILITY IS AN INCORPORATED WELLES TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO SCALE AND ARE INTENDED TO BE A CHARACTERS IN BULK. ONLY SHOWN NEEDS DRAWING.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL OBTAIN THE JOB OFF AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND LOGGING, AND COORDINATE WITH THE WORK AREA TO BE ACCOMPANIED BY PERSONS FROM THE CONTRACTOR WITH CONSTRUCTION AND INSPECTOR PERSONNEL TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMITS AND TO OBTAIN THE NECESSARY APPROVALS.
6. THE CONTRACTOR SHALL REVIEW ALL WORKING DRAWINGS TO PREVENT ANY CONFLICTS OR ERRORS ON ANY TOP NOT CLEARLY DEFINED OR COVERED BY THE CONTRACT DOCUMENTS.
7. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL BY INTERMEDIATE "CALL BEFORE YOU DIG" AT LEAST 14 DAYS BEFORE BEGINNING.
8. ALL WORK, PERMITS AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ALL CITY AND COUNTY ORDINANCES. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. PUBLIC INTERFERENCE REGARDING THE CONSTRUCTION OF THE WORK.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
11. KEEP OPERATIONAL CLEAR, INCLUDING TRUCKS, AND REMOVE ALL DEBRIS, EQUIPMENT AND MATERIALS FROM THE WORK AREA AS SOON AS POSSIBLE. ALL DEBRIS, EQUIPMENT AND MATERIALS SHALL BE REMOVED FROM THE WORK AREA AS SOON AS POSSIBLE.
12. ALL EXISTING UTILITIES, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES SHALL BE PROTECTED AND NOT TO BE INTERRUPTED AT ALL TIMES.
13. DETAILS ARE INTENDED TO SHOW AND VERIFY IF WORK, WHEN NECESSARY, MAY BE REQUIRED TO SUE FOR DAMAGES OF CONSTRUCTION AND SUCH NECESSITIES SHALL BE INCLUDED AS PART OF THE WORK.
14. CONTRACTOR SHALL PROVIDE A TRAIL FACILITY DURING ALL PHASES OF CONSTRUCTION.
15. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
17. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
18. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
19. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
20. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

CASTING BATTERIES

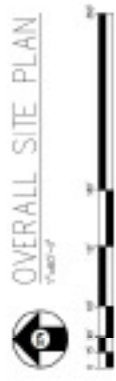
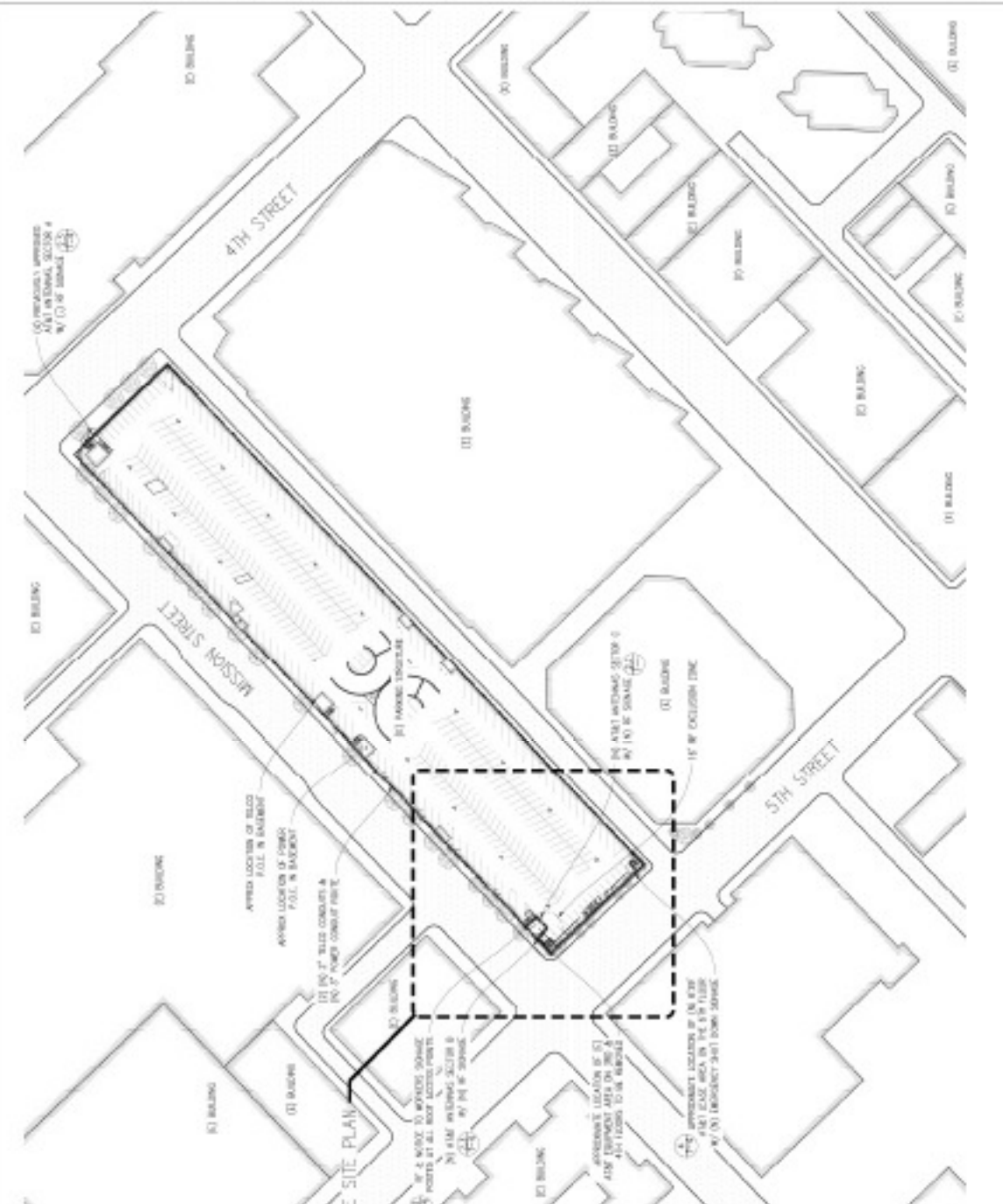
IDENTIFY THE BATTERY ROOMS AND NUMBER OF BATTERIES PER ROOM.

VOLUME: 12 INCHES
 VOLUME: 6 INCHES
 VOLUME: 4 INCHES
 VOLUME: 2 INCHES

SITE TOTAL

MATERIAL	QUANTITY	SEE TOTAL	180 BATTERIES
CONCRETE	180	180	180
STEEL	180	180	180
REINFORCING	180	180	180
FORMWORK	180	180	180
ADDITIONAL	180	180	180

NOTE: A SEPARATE PLAN SHALL BE REQUIRED FROM SFT/D IF ANTONY ELECTRICITY EXCEEDS 95 CALORIES



5TH & MISSION GARAGE
 CN5895
 400 MISSION STREET
 SAN FRANCISCO, CA 94103

ISSUE STATUS

NO.	DATE	DESCRIPTION	BY
1	01/15/2024	ISSUE FOR PERMITS	C. WELLS
2	01/15/2024	ISSUE FOR PERMITS	C. WELLS
3	01/15/2024	ISSUE FOR PERMITS	C. WELLS
4	01/15/2024	ISSUE FOR PERMITS	C. WELLS
5	01/15/2024	ISSUE FOR PERMITS	C. WELLS
6	01/15/2024	ISSUE FOR PERMITS	C. WELLS
7	01/15/2024	ISSUE FOR PERMITS	C. WELLS
8	01/15/2024	ISSUE FOR PERMITS	C. WELLS
9	01/15/2024	ISSUE FOR PERMITS	C. WELLS
10	01/15/2024	ISSUE FOR PERMITS	C. WELLS

Streamline Engineering and Design, Inc.
 2008 Mission St. Suite 200, San Francisco, CA 94103
 (415) 774-1100
 8 1/2" x 11" (11.5" x 14.5")
 2024-01-15



at&t
 400 RUSH ST. 8TH FLOOR
 SAN FRANCISCO, CA 94103

OVERALL SITE PLAN

SHEET NUMBER
A-1

ISSUE STATUS	
A	ISSUE
B	REVISION
C	ADDENDUM
D	CLARIFICATION
E	CONSTRUCTION
F	REVISION
G	REVISION
H	REVISION
I	REVISION
J	REVISION
K	REVISION
L	REVISION
M	REVISION
N	REVISION
O	REVISION
P	REVISION
Q	REVISION
R	REVISION
S	REVISION
T	REVISION
U	REVISION
V	REVISION
W	REVISION
X	REVISION
Y	REVISION
Z	REVISION

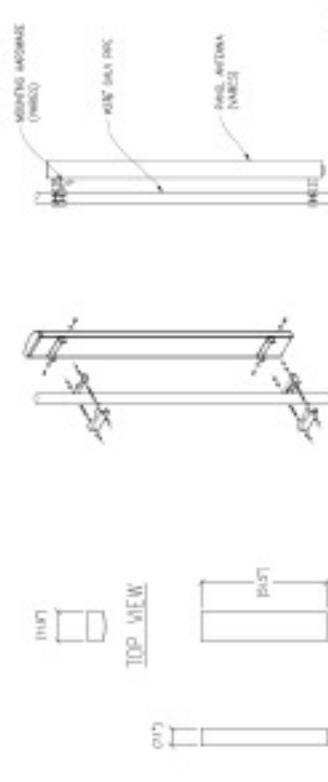
DESIGNED BY: C. WELCH
 CHECKED BY: C. WELCH
 APPROVED BY: A. SHROCKEN
 DATE: 06/24/17

Streaming Engineering and Design, Inc.
 2008 TOWN OF SAN FRANCISCO, CA 94103
 1000 MARKET STREET, SUITE 1000, SAN FRANCISCO, CA 94103
 TEL: 415.774.8888 FAX: 415.774.8889
 WWW.STREAMINGENGINEERING.COM

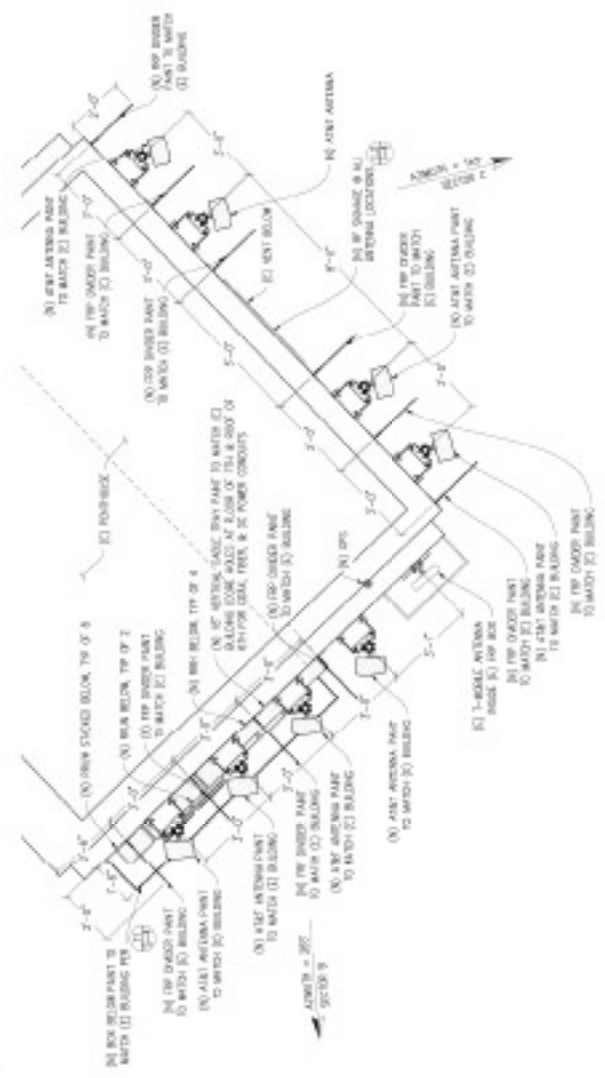


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 400 RUSH ST. 8TH FLOOR
 SAN FRANCISCO, CA 94103

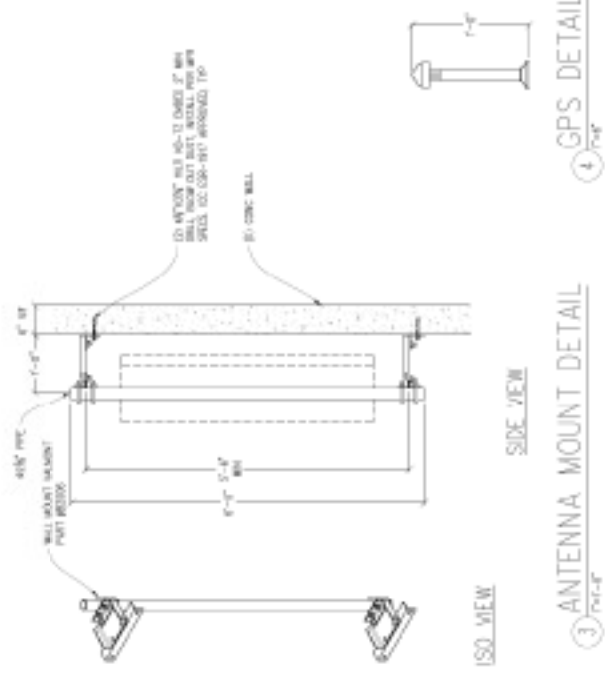
SHEET TITLE	ANTENNA PLAN & DETAILS
SHEET NUMBER	A-4



1 ANTENNA DETAIL
 ANTENNA MOUNT DETAIL



ANTENNA PLAN SECTORS B & C



3 ANTENNA MOUNT DETAIL
 4 GPS DETAIL

5TH & MISSION GARAGE

CN5895
101 MERRILL STREET
SAN FRANCISCO, CA 94102

ISSUE STATUS

NO.	DATE	DESCRIPTION
1	01/11/11	ISSUE SET
2	01/11/11	ISSUE SET
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DRAWN BY: C. WELZ

CHECKED BY: C. WELZ

APPROVED BY: A. SHENKIN

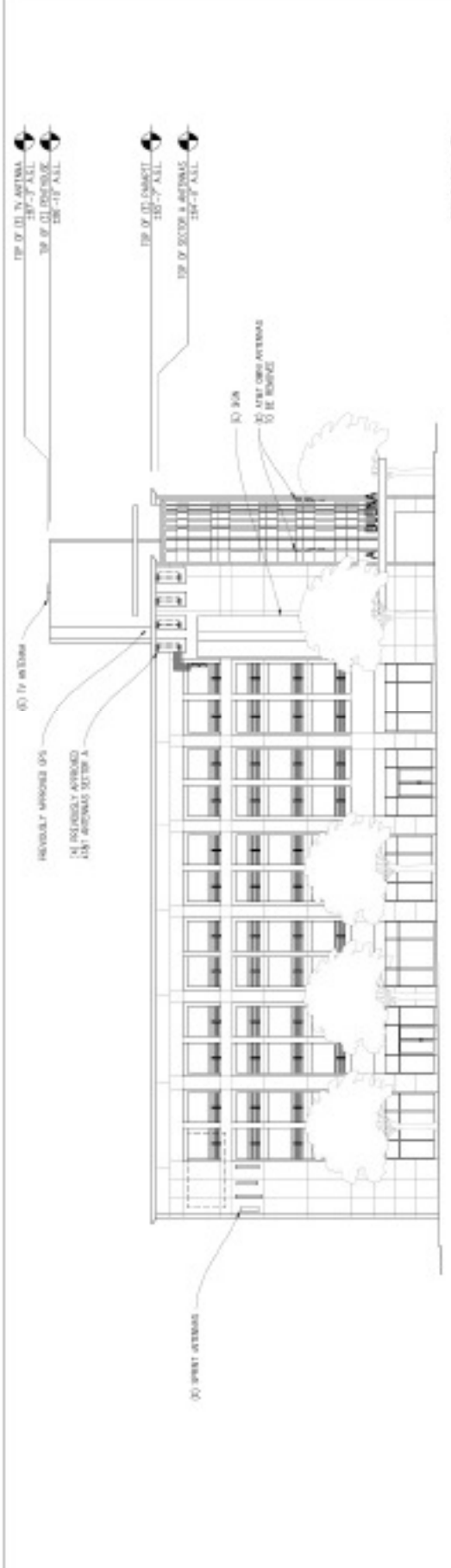
DATE: 06/14/11

Streamline Engineering
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949.944.8888
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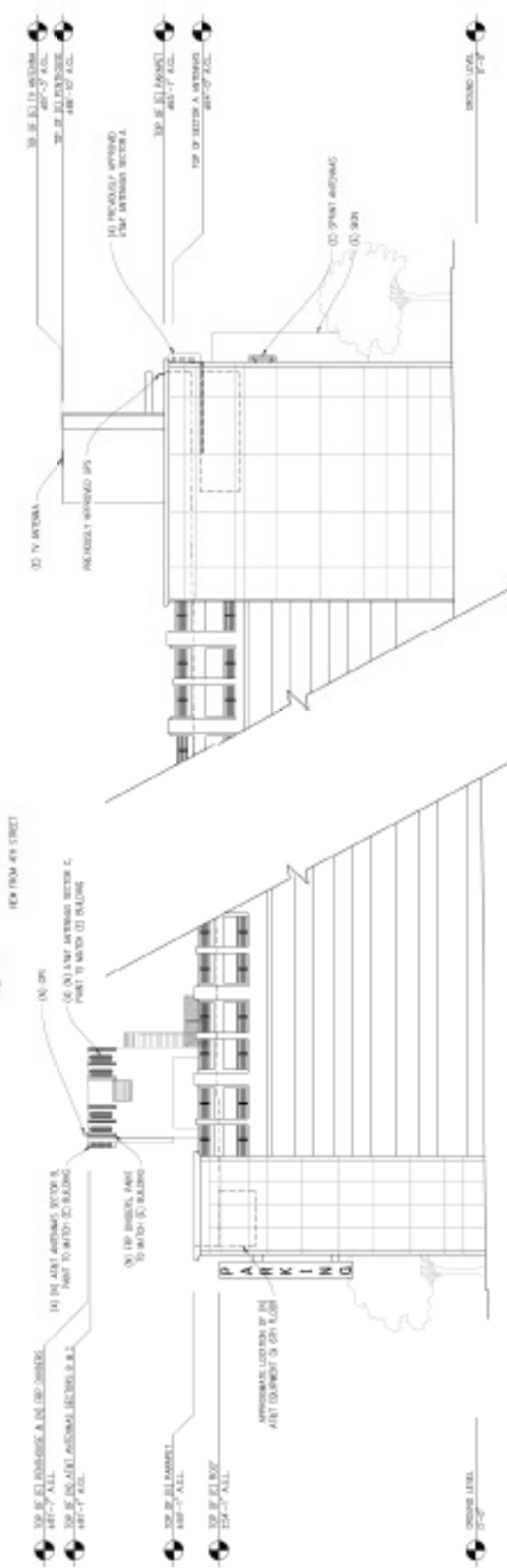


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400 RUSH ST. 5TH FLOOR
SAN FRANCISCO, CA 94102

SHEET TITLE	ELEVATIONS
SHEET NUMBER	A-5



NORTHEAST ELEVATION
N-1'-0"



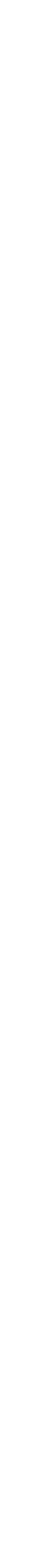
SOUTHEAST ELEVATION
N-1'-0"

SEE FROM MAIN STREET



WEST ELEVATION
N-1'-0"

SEE FROM MAIN STREET



SOUTH ELEVATION
N-1'-0"

SEE FROM MAIN STREET

5TH & MISSION GARAGE

CN5895
 400 MISSION STREET
 SAN FRANCISCO, CA 94104

ISSUE	DATE	DESCRIPTION
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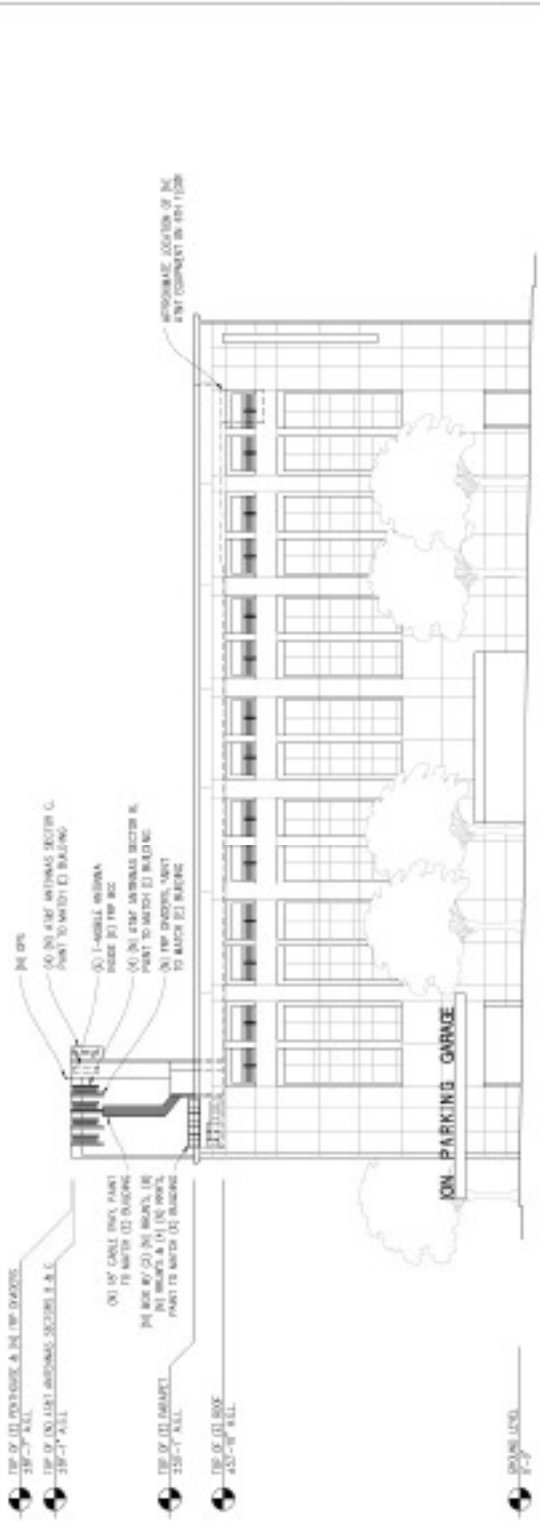
DESIGNED BY: C. MATHIAS
 APPROVED BY: A. SHROCKEN
 DATE: 06/24/17

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 and Design, Inc.
 2208 Parker Dr. Suite 200, Livermore, CA 94550
 (925) 462-1000
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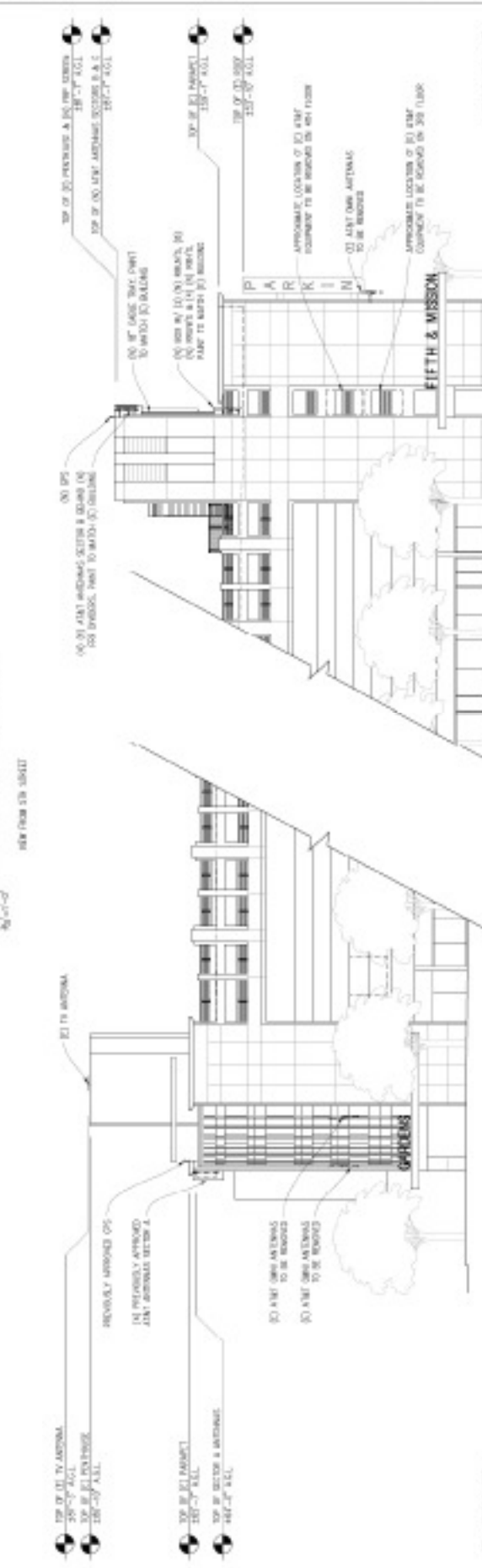


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 400 RUSH ST. 5TH FLOOR
 SAN FRANCISCO, CA 94104

SHEET TITLE
ELEVATIONS
SHEET NUMBER
A-6



SOUTHWEST ELEVATION
 VIEW FROM 5TH STREET



NORTHWEST ELEVATION
 VIEW FROM MISSION STREET