



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JUNE 16, 2011

Date: June 9, 2011
Case No.: **2011.0271C**
Project Address: **274 Brannan Street**
Zoning: Mixed Use Office (MUO) Zoning District
65-X Height and Bulk District
Block/Lot: 3774/073
Project Sponsor: Tony Kim (for AT&T Mobility)
Town Consulting
100 Clement Street
San Francisco, CA 94118
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project sponsor proposes to install twelve panel antennas and associated equipment as part of the wireless transmission network operated by AT&T on a Location Preference 2 (Co-Location Site) site, as defined by the Planning Department's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines. Each panel antenna will measure approximately 51" high x 12" wide x 6" deep. These panel antennas will be mounted on the roof of the subject property in three locations:

- Four panel antennas will be located towards the center of the northwest wall of the building and will be setback approximately 5'-0" from the adjacent parapet wall. These antennas will be mounted at the roofline of an existing metal penthouse roof and will extend approximately 2'-6" past the top of the adjacent parapet wall and will be minimally visible from the street as evidenced by the photo simulations.
- Four panel antennas will be located towards the center of the southwest wall of the building and will be setback from the adjacent parapet wall by approximately 5'-0". These antennas will be pole mounted and will rise approximately 6'-3" above the top of the parapet.
- Four panel antennas will be located towards the south corner of the building along the southeast wall of the building and will be setback approximately 5'-0" from the adjacent parapet wall. These antennas will be pole mounted approximately 3'-5" above the top of the adjacent parapet wall and will be located adjacent to existing penthouse and steel tower.

SITE DESCRIPTION AND PRESENT USE

The subject property at 274 Brannan Street is located on irregularly-shaped lot on the north side of Brannan Street between 2nd and Delancey Streets (Assessor's Block 3774, Lot 073). Constructed in 1924, this property (also known as the Hawley Terminal Building) is a six-story reinforced-concrete office building with frontage onto Brannan and DeBoom Streets. Immediately adjacent to the subject property are parking lots to the north and south.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is designated as a contributing resource to the South End Historic District and is located within the MUO (Mixed-Use Office) Zoning District with a 65-X Height and Bulk limit. The MUO Zoning District is designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. The predominant use within the vicinity of the subject property is office; however, other uses in the immediate vicinity include: multi-family residential, warehouse/storage, and ground-floor commercial. Directly adjacent to the subject property are parking lots to the north and south. Beyond the north parking lot towards Delancey Street is a three-story brick office building and a larger seven-story contemporary multi-family apartment complex. Further south of the subject property towards 2nd Street is a three-story former concrete warehouse that is now used for office. Across the street from the subject is a three-story concrete office building, a six-story former brick warehouse that is now used as a public storage facility, and a tall residential tower that contains approximately 112 condominiums. Other zoning districts in the vicinity of the subject property include: South Beach Downtown Residential (SB-DTR), South Park District (SPD), and Service/Light Industrial (SLI).

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 27, 2011	May 25, 2011	22 days
Posted Notice	20 days	May 27, 2011	May 27, 2011	20 days
Mailed Notice	20 days	May 27, 2011	May 24, 2011	23 days

PUBLIC COMMENT

As of June 9, 2011, the Department has received two phone calls requesting further information about the project, and two emails and one letter citing concerns about the project. Copies of these emails and the letter have been included as an attachment.

ISSUES AND OTHER CONSIDERATIONS

The project sponsor applied for a Certificate of Appropriateness and is scheduled before the Historic Preservation Commission on June 15, 2011.

Currently, the subject property possesses seven panel antennas constructed as part of the wireless transmission facility operated by Verizon Wireless (See Planning Commission Motion No. 16825). In addition to the project, another carrier is seeking conditional use authorization to install six panel antennas on the subject property (See Case No. 2011.0162C). If approved, the subject property would possess a total of twenty-five panel antennas to be operated by three different carriers. Cumulatively, these projects would not constitute an “antennae farm,” since they would not significantly impede the views from adjacent residential units or public corridors. Currently, the rooftop of the subject property possesses a number of rooftop appurtenances, including a tower, large-scale billboard, penthouses, and mechanical equipment. In general, the new antennas would be mounted on existing rooftop appurtenances and would be consistent with the character of this building’s rooftop.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization pursuant to Planning Code Sections 842.93, 227(h), and 303 to allow the installation of wireless facilities.

BASIS FOR RECOMMENDATION

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

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The project is consistent with the 1996 WTS Facilities Siting Guidelines (Planning Commission Resolution No. 14182).
- The project is consistent with the Supplemental to the WTS Facilities Siting Guidelines (Planning Commission Resolution No. 16539).
- The project site is a Location Preference 2 (Co-Location Site), as defined by the WTS Facilities Siting Guidelines.
- The project will improve coverage for an area where there is currently poor cell phone coverage.

RECOMMENDATION: Approval with Conditions

Attachments:

Parcel Map
Sanborn Map
Aerial Photographs
Zoning Map

Site Photos

Project Sponsor Submittal, including:

- Photo Simulations
- Coverage Maps
- Project Implementation Report (Includes Analysis of RF Emissions)
- Department of Public Health Approval
- Reduced Architectural Drawings
- Community Outreach Meeting Summary

Draft Motion

Public Correspondence

Attachment Checklist:

- | | |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Health Dept. Review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

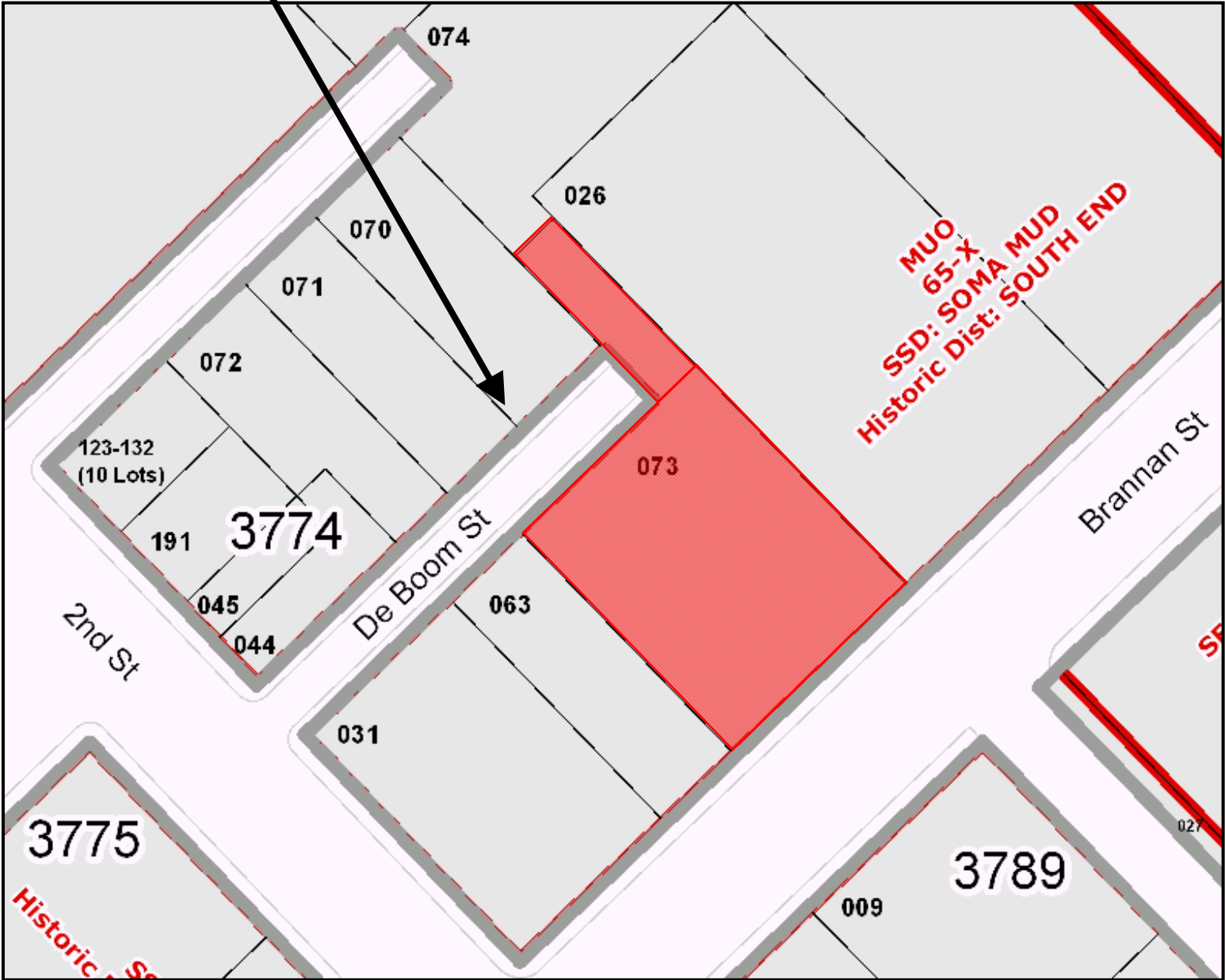
Exhibits above marked with an "X" are included in this packet

Planner's Initials

KG: G:\Documents\2011.0271A-C 274 Brannan\CPC\ExecutiveSummary_274 Brannan_2011.0271C.doc

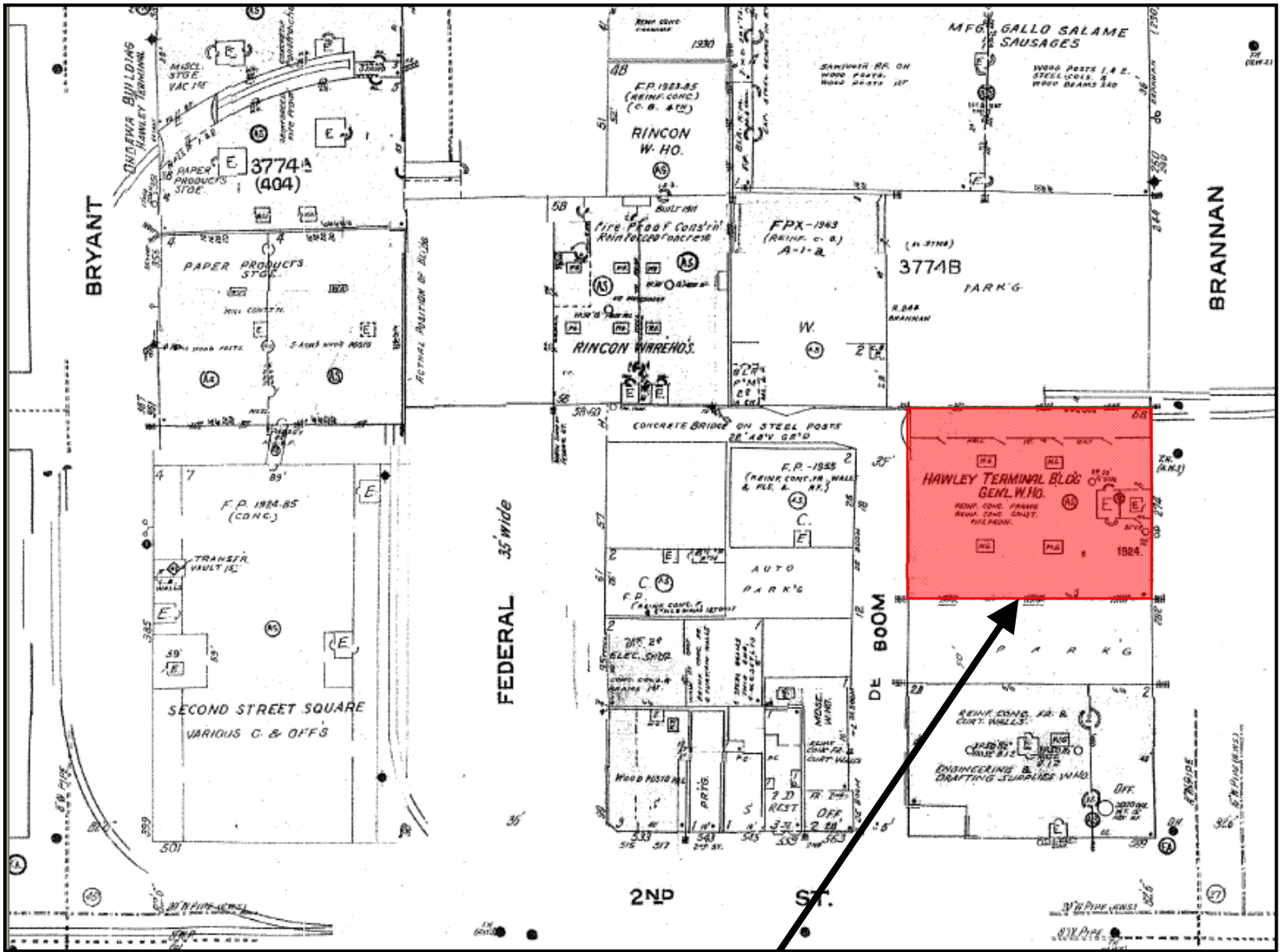
Parcel Map

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0271C
Wireless Transmission Facility: AT&T
274 Brannan Street

Sanborn Map*



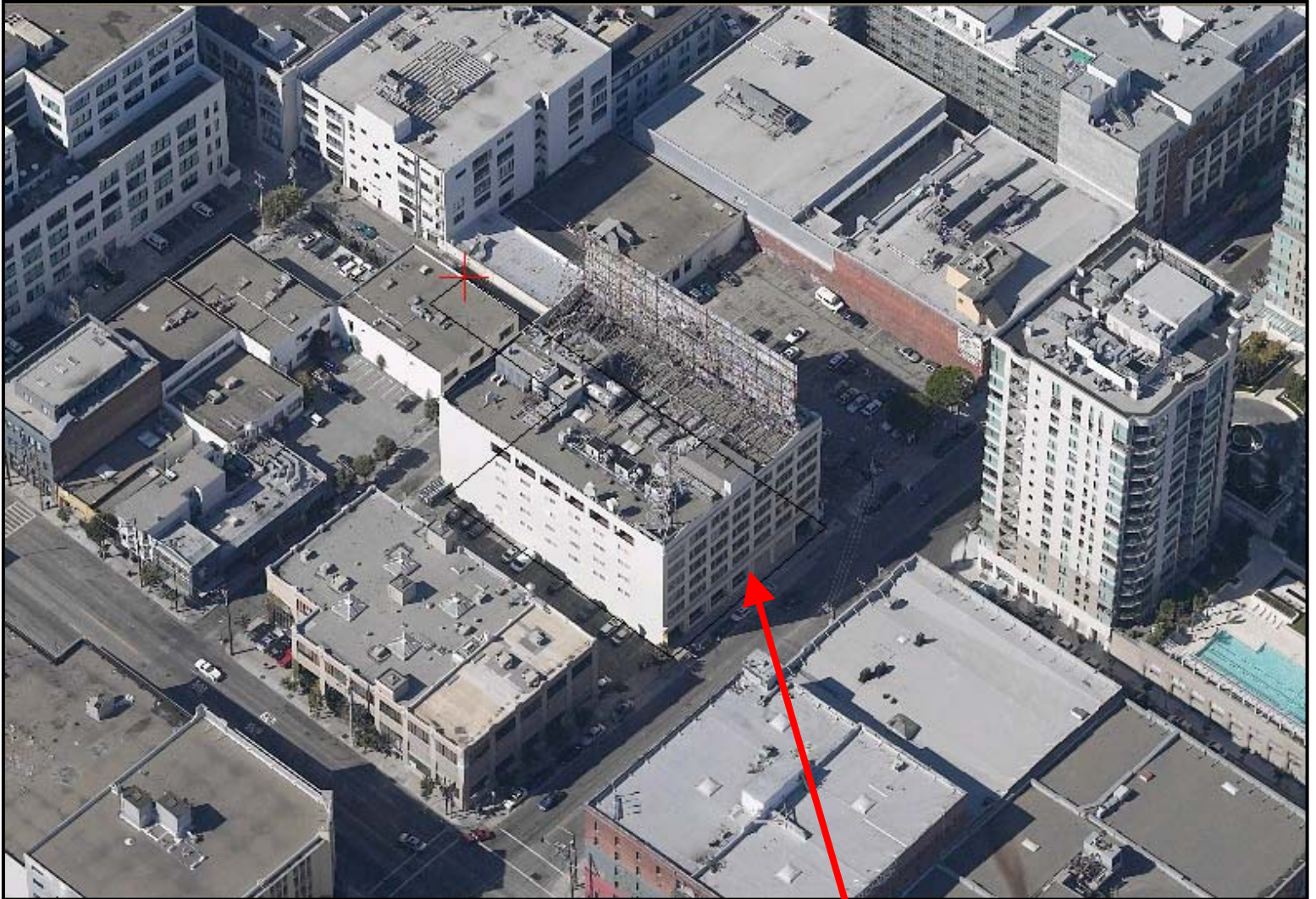
SUBJECT PROPERTY

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



Conditional Use Authorization
Case Number 2011.0271C
Wireless Transmission Facility: AT&T
274 Brannan Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0271C
Wireless Transmission Facility: AT&T
274 Brannan Street

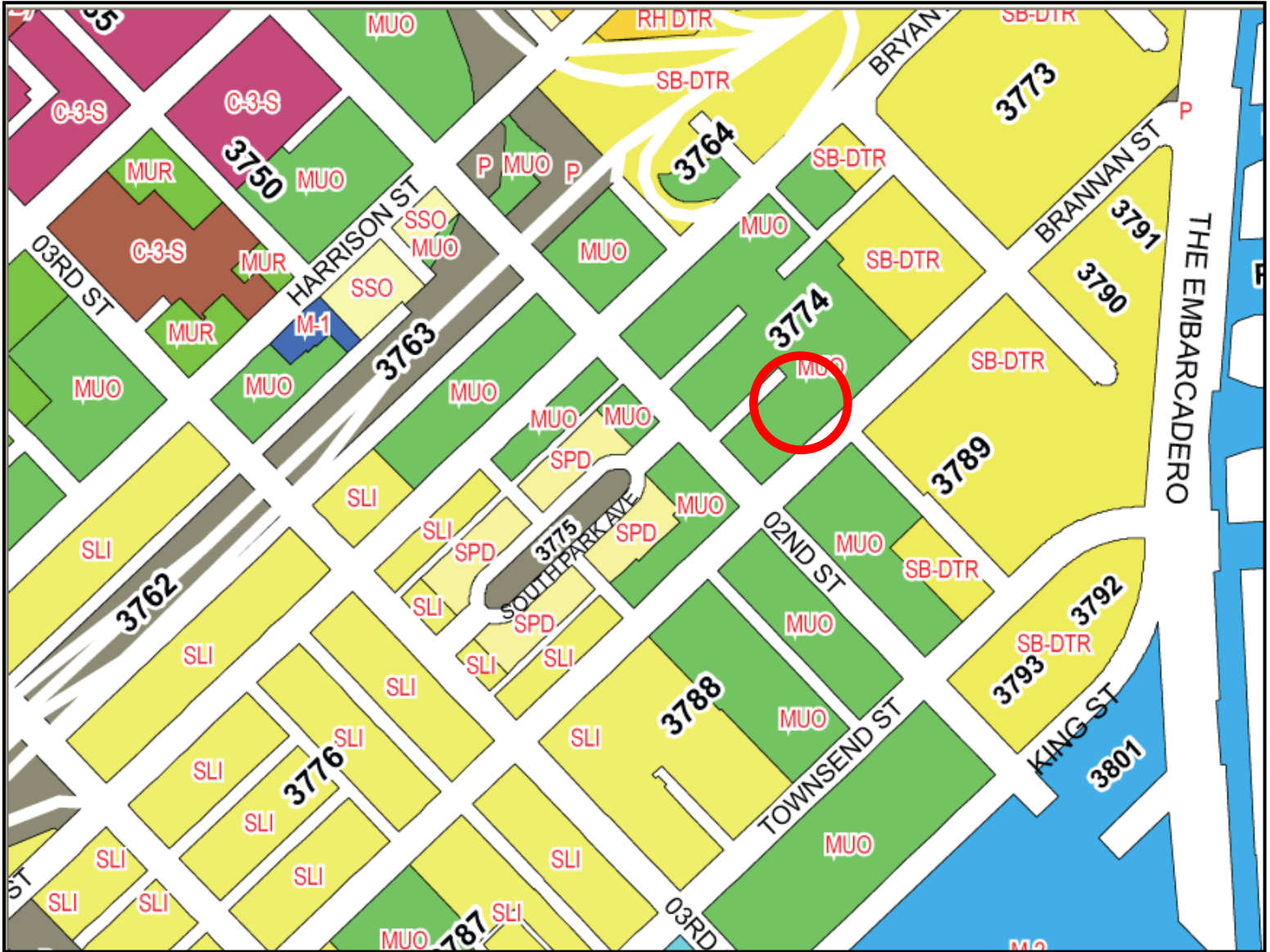
Aerial Photo



Detail of 274 Brannan Street Roof

Conditional Use Authorization
Case Number 2011.0271C
Wireless Transmission Facility: AT&T
274 Brannan Street

Zoning Map



Conditional Use Authorization
Case Number 2011.0271C
Wireless Transmission Facility: AT&T
274 Brannan Street

Site Photo

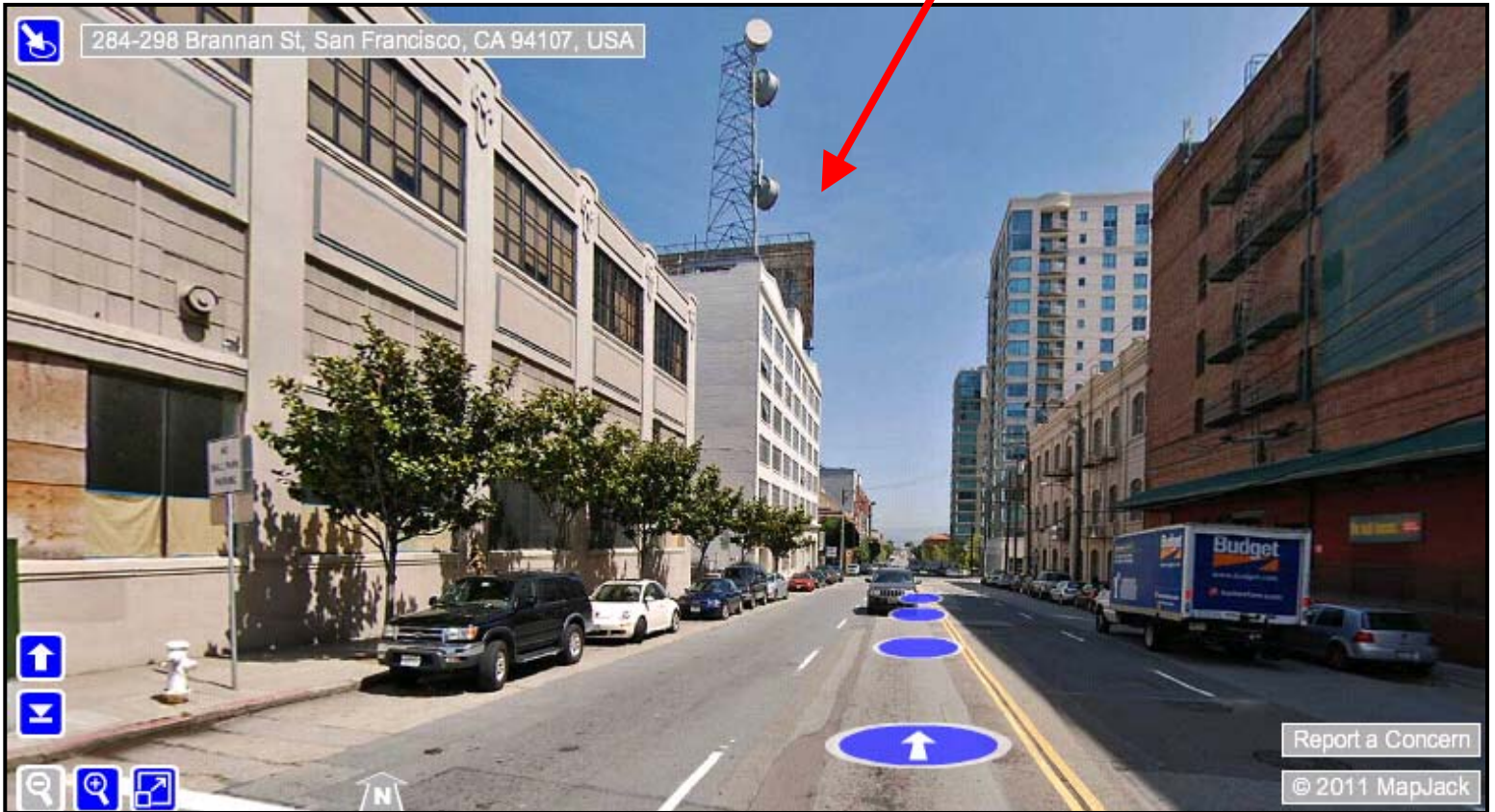
SUBJECT PROPERTY



View of 274 Brannan Street along Brannan Street (Looking East)

Site Photo

SUBJECT PROPERTY



View looking east along Brannan Street showing 274 Brannan and antenna tower

Site Photo

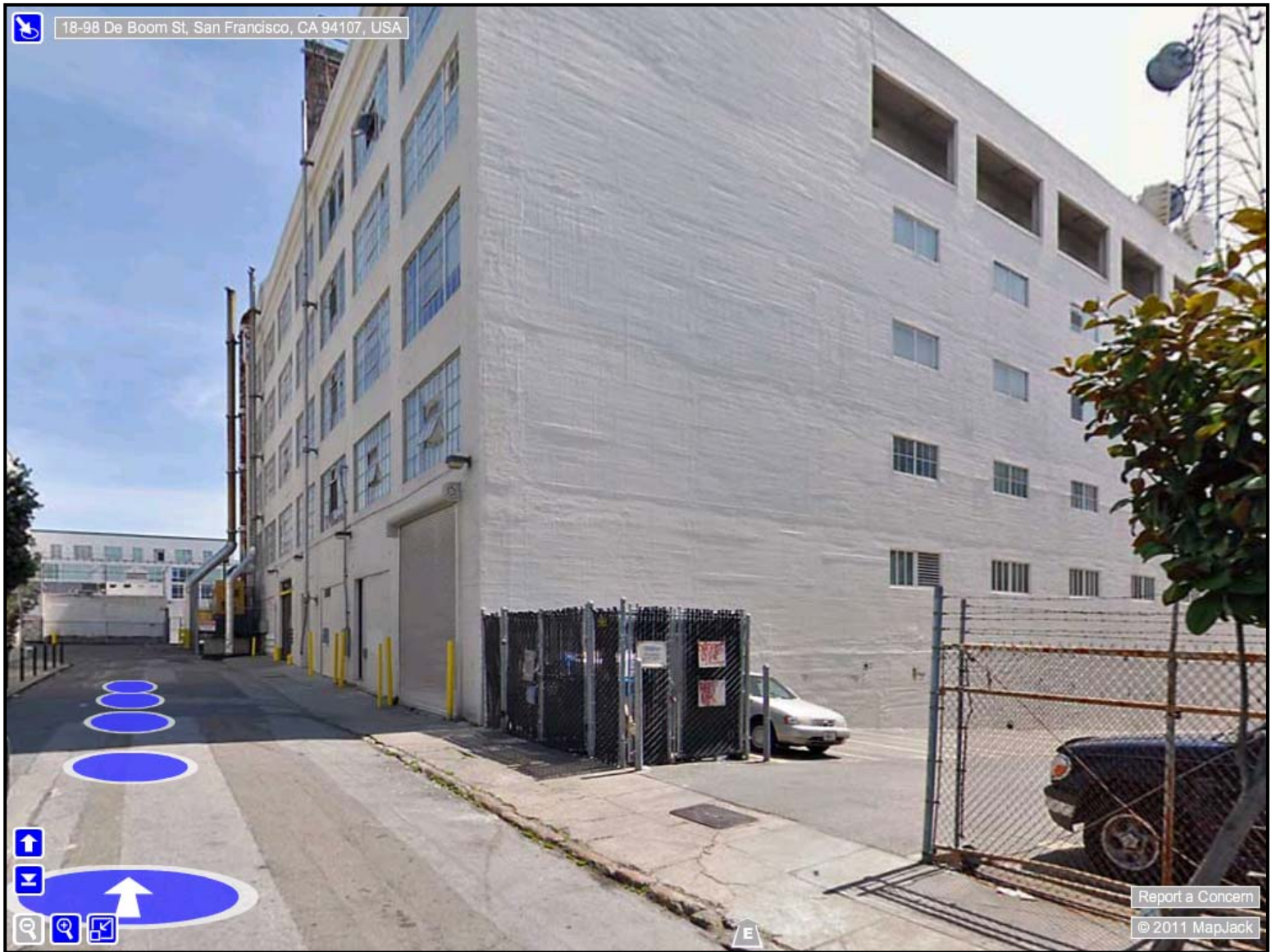
SUBJECT PROPERTY



View looking west along Brannan Street showing 274 Brannan and existing billboard and antenna tower

Conditional Use Authorization
Case Number 2011.0271C
Wireless Transmission Facility: AT&T
274 Brannan Street

Site Photo



View of 274 Brannan along DeBoom Street

Conditional Use Authorization
Case Number 2011.0271C
Wireless Transmission Facility: AT&T
274 Brannan Street

Existing



at&t

CC5240

274 Brannan

274 Brannan Street
San Francisco, CA 94107

Proposed



proposed AT&T
antennas

proposed AT&T
equipment cabinets

Existing



at&t

CC5240

274 Brannan

274 Brannan Street
San Francisco, CA 94107

Proposed



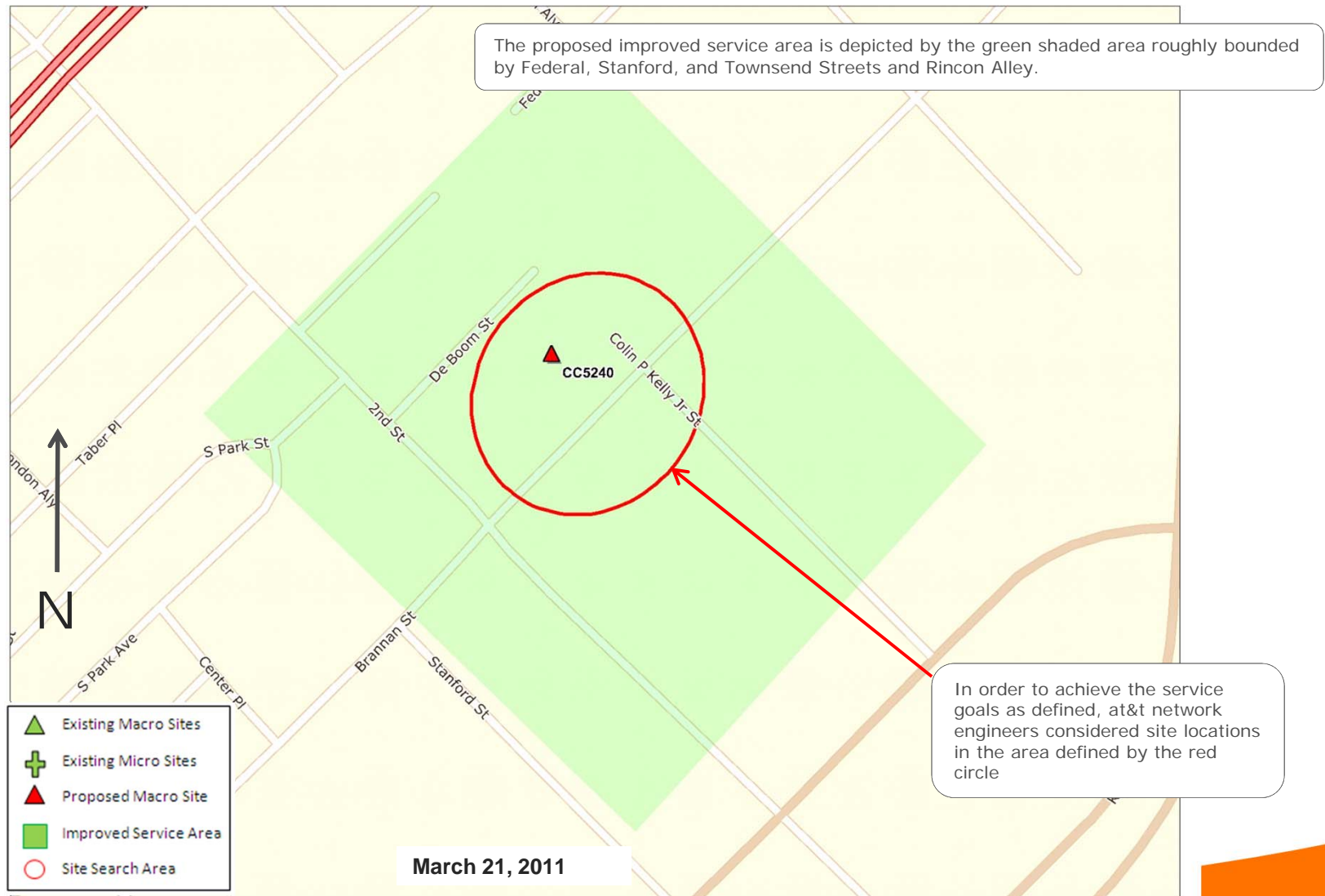
proposed AT&T antennas not visible beyond existing building

proposed AT&T antennas

Photosimulation of the proposed telecommunication facility as seen looking north from Brannan St. and 2nd St.

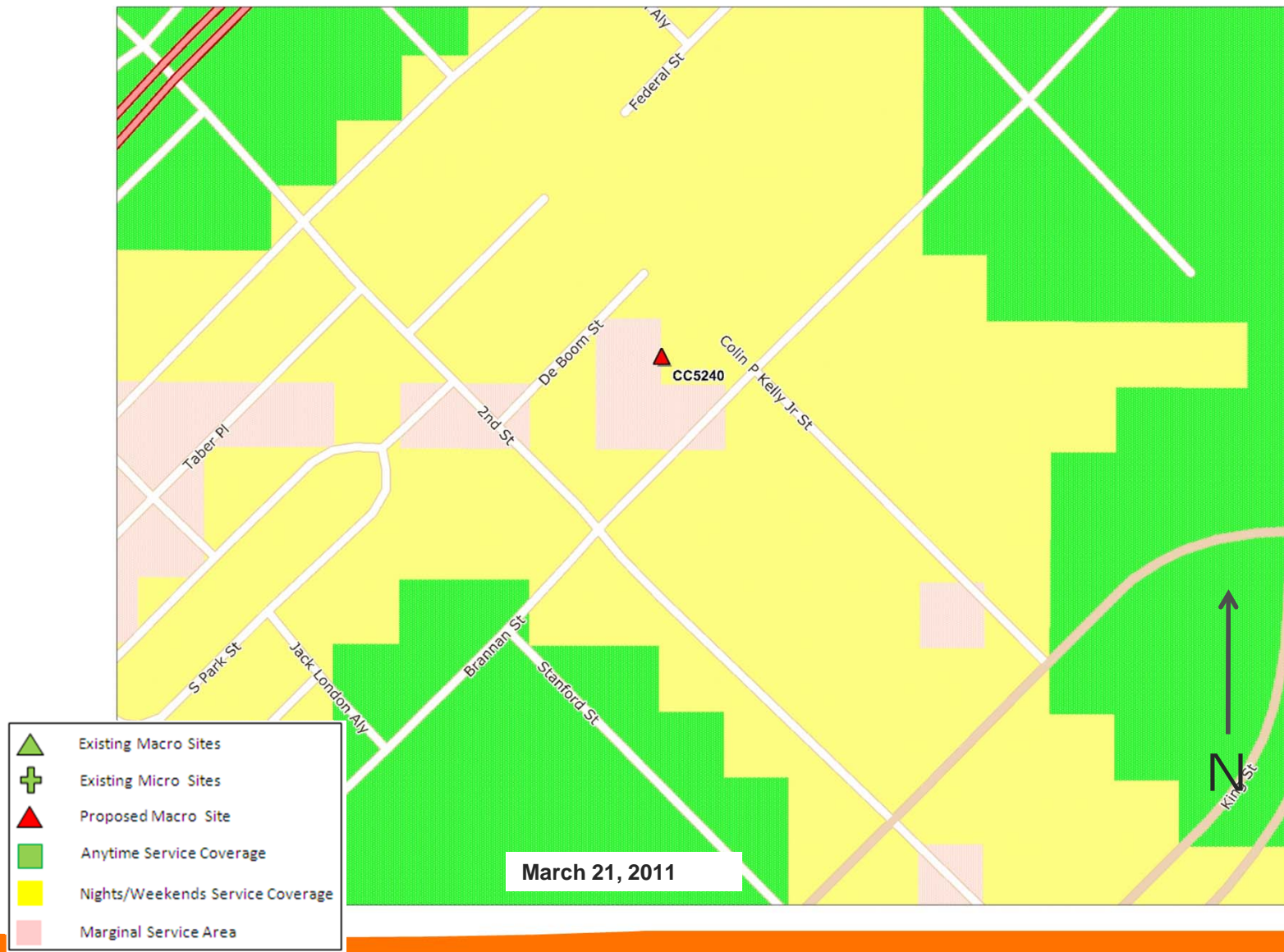
Service Improvement Objective (CC5240)

274 Brannan Street



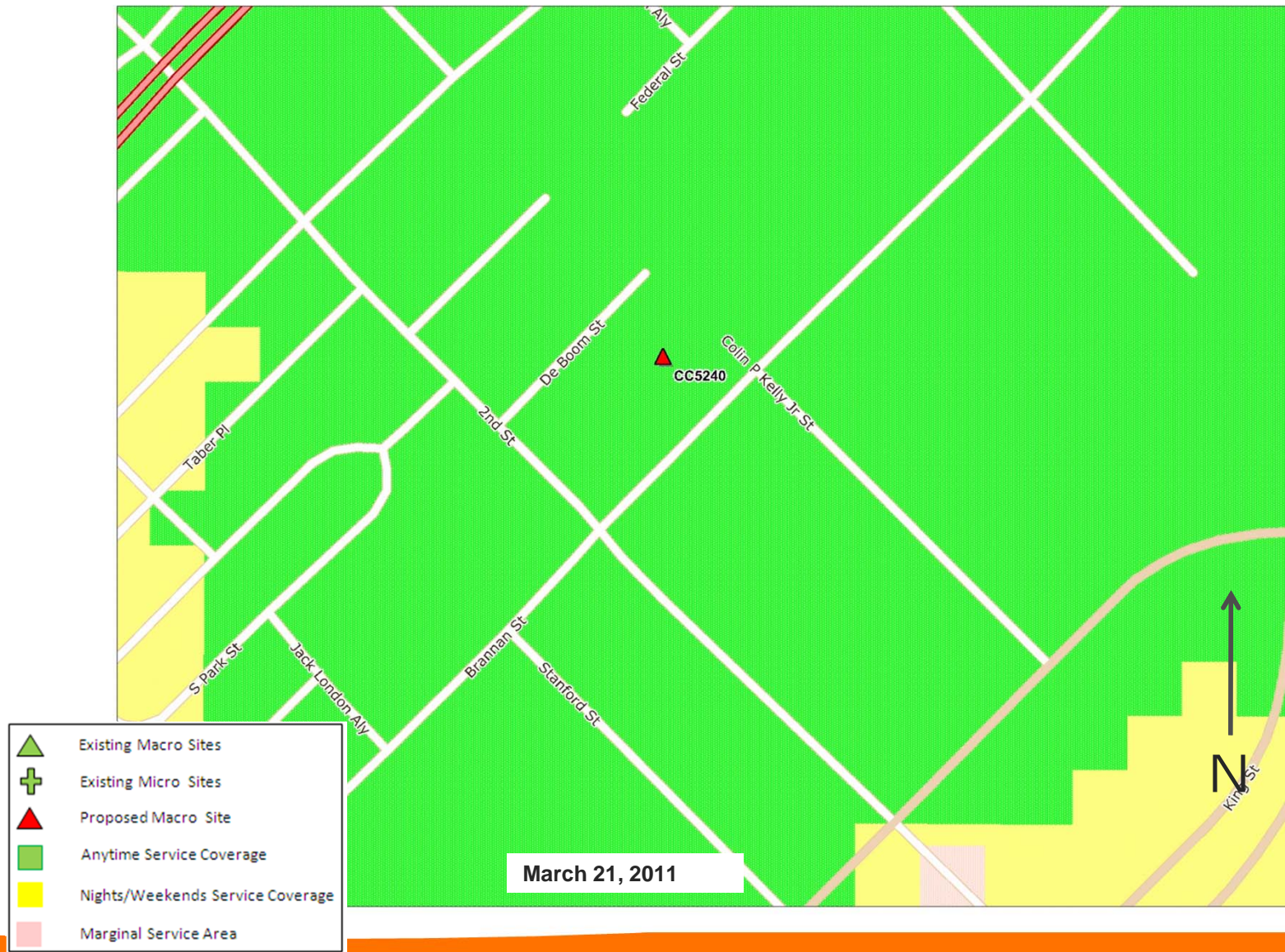
Proposed Site at 274 Brannan St.(CC5240)

Service Area BEFORE site is constructed



Proposed Site at 274 Brannan St.(CC5240)

Service Area AFTER site is constructed



Existing Surrounding Sites at 524 Brannan St. CC5240



**Proposed Base Stations • AT&T Mobility No. CC5240A & T-Mobile No. SF43583
274 Brannan Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CC5240A) proposed to be located at 274 Brannan Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

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

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

The site was visited by Mr. David Kelly, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on December 2, 2010, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by TRK Engineering, Ltd., dated June 1, 2011, and to a report dated February 15, 2011, by Waterford Consultants, LLC, filed with the City of San Francisco on behalf of T-Mobile.

Checklist

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

Observed above the roof of the five-story industrial building located at 274 Brannan Street were several directional panel antennas for use by Verizon Wireless. Also above the roof were several microwave “dish” antennas on a tall lattice tower, presumed to be in use by the building tenants. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

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

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



**Proposed Base Stations • AT&T Mobility No. CC5240A & T-Mobile No. SF43583
274 Brannan Street • San Francisco, California**

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

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

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

AT&T proposes to install twelve Powerwave Model P65-15-XLH-RR directional panel antennas above the roof. The antennas would be mounted with up to 6° downtilt at effective heights of at least 81½ feet above ground, 7½ feet above the roof, and would be oriented in groups of four toward 120°T, 210°T, and 320°T, facing away from the building.

T-Mobile has proposed to install six RFS Model APX16DWV directional panel antennas above the roof. These antennas would be mounted with 4° downtilt* at reported effective heights of at least 86½ feet above ground,† 7 feet above the roof, and would be oriented in pairs toward 20°T on short poles, toward 150°T on the lattice tower, and toward 260°T on an existing concrete platform above the roof.

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 and T-Mobile 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 maximum power rating of the Verizon transmitters 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 proposed by AT&T in any direction is 5,430 watts, representing simultaneous operation at 1,630 watts for AWS, 1,780 watts for PCS, 1,130 watts for cellular, and 890 watts for 700 MHz service. T-Mobile has proposed to operate at a maximum effective radiated power of 800 watts. The maximum effective radiated power for Verizon was proposed in 2009 to be 2,240 watts.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There was noted a taller building across Brannan Street, located over 150 feet away.

* Assumed for the limited purpose of this study, as downtilt was not specified by T-Mobile.

† The ground elevation varies along the perimeter of the building, so antenna reference heights above ground at different locations on the building roof may vary accordingly.

**Proposed Base Stations • AT&T Mobility No. CC5240A & T-Mobile No. SF43583
274 Brannan Street • San Francisco, California**

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 0.012 mW/cm², which is 1.7% of the applicable public exposure limit, and the maximum for T-Mobile by itself is calculated to be 0.00037 mW/cm², which is 0.037% of the applicable public limit. Ambient RF levels at the site are therefore estimated to be below 3% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 52 feet out from the AT&T antenna faces and to much lesser distances above, below, and to the sides of the antennas; the perimeter of the public limit extends up to 4 feet from the T-Mobile antennas. These distances include areas on the roof of the building but do not reach any other building or any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the AT&T and T-Mobile 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 directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking “Prohibited Access Areas” with red paint stripes on the roof, as shown for AT&T in Figure 1, and posting explanatory warning signs[‡] at the roof access door and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines. Similar measures have been observed in place for Verizon; the applicable keep-back distance for that carrier has not been determined as part of this study.

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. 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.

‡ 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.



**Proposed Base Stations • AT&T Mobility No. CC5240A & T-Mobile No. SF43583
274 Brannan Street • San Francisco, California**

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base stations proposed by AT&T Mobility and T-Mobile at 274 Brannan Street in San Francisco, California, 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. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Marking areas on the roof and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



William F. Hammett

William F. Hammett, P.E.

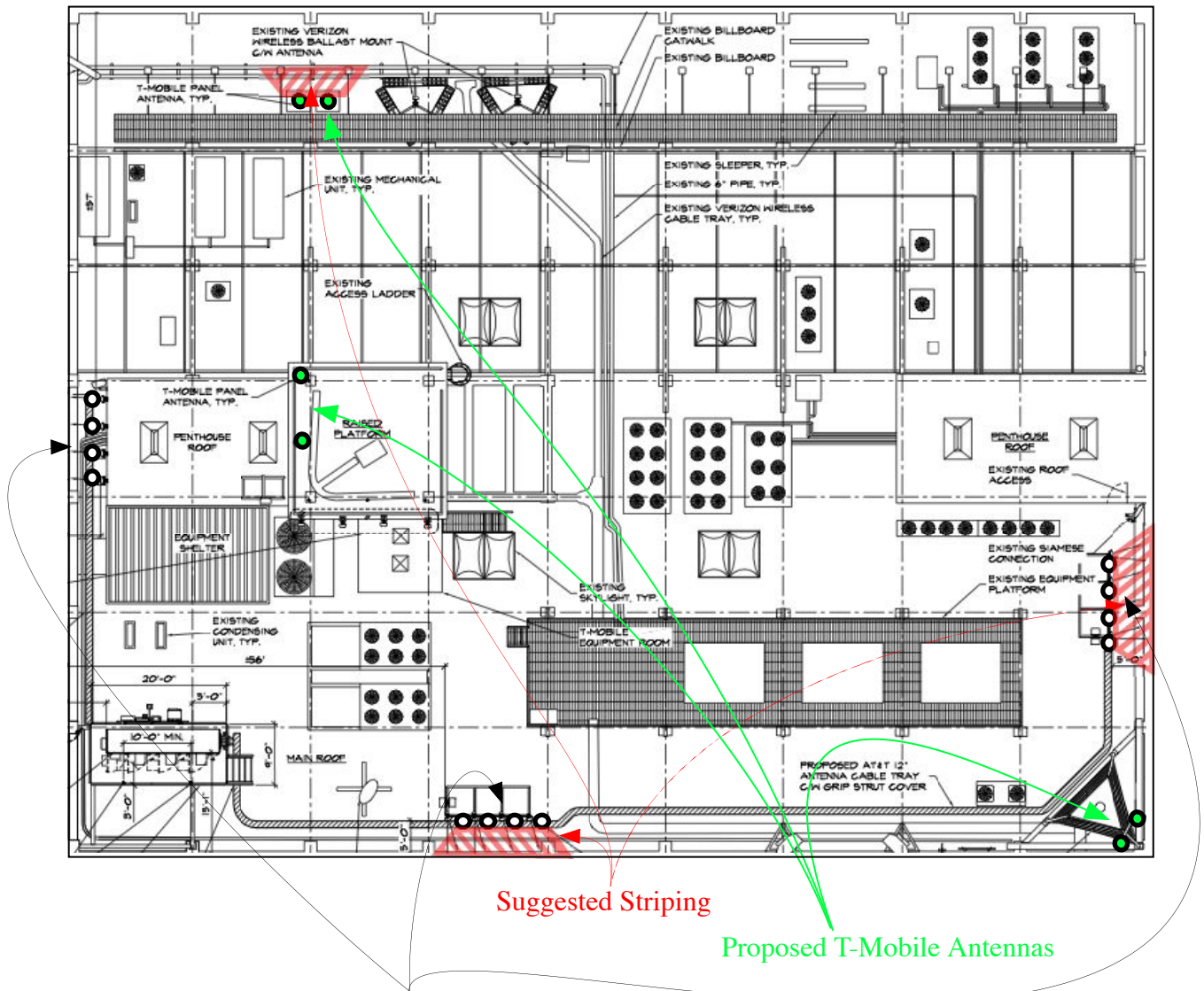
707/996-5200

June 6, 2011

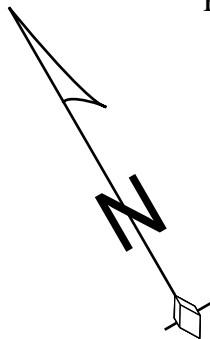


Proposed Base Stations • AT&T Mobility No. CC5240A & T-Mobile No. SF43583
274 Brannan Street • San Francisco, California

Suggested Minimum Locations for
Striping to Identify “Prohibited Access Areas”



Proposed AT&T Antennas



Note:
Base drawing from TRK Engineering, Ltd., dated June 1, 2011.
“Prohibited Access Areas” should be marked with red paint and explanatory warning signs should be posted outside the area, readily visible to authorized workers needing access. See text.



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Richard Sucre
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 274 Brannan St
Site ID: 1416 **SiteNo.:** SF43583

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.

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 13
- X 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
- X 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
- X 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)
- X 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: 5430 watts.
- X 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: 5430 watts.
- X 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)
- X 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 μw/cm²)
 Maximum RF Exposure: 0.012 mW/cm² Maximum RF Exposure Percent: 1.7
- X 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: 52
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 18

X 10. Statement on who produced this report and qualifications.

X **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 currently no antennas operated by AT&T Wireless installed on the roof top of the building at 274 Brannan Street. Existing RF levels at the ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by both Verizon (7) and T-Mobile (6) but no other antennas within 100 feet of this site. AT&T Wireless proposes to install 12 new antennas. The antennas will be mounted at a height of 82 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.012 mW/sq cm., which is 1.7 % of the FCC public exposure limit. The cumulative ambient RF levels are estimated to be below 3% of the FCC limit at ground level. The three dimensional perimeter of RF levels equal to the public exposure limit extends 52 feet which includes areas of the roof top but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within approximately 18 feet of the front of the antennas while they are in operation. The rooftop areas between the antennas and the edge of the roof should be marked with red striping.

 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: 6/6/2011

Patrick Fosdahl

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

DRAWING INDEX

REV. NO.	DWG. NO.	DESCRIPTION
3	Z-1	COVER SHEET
1	LS-1	TOPOGRAPHIC SURVEY
3	Z-2	SITE PLAN
3	Z-3	ROOF PLAN
3	Z-4	SOUTHWEST ELEVATION
3	Z-5	NORTHWEST ELEVATION
3	Z-6	SOUTHEAST ELEVATION
3	Z-7	NORTHEAST ELEVATION

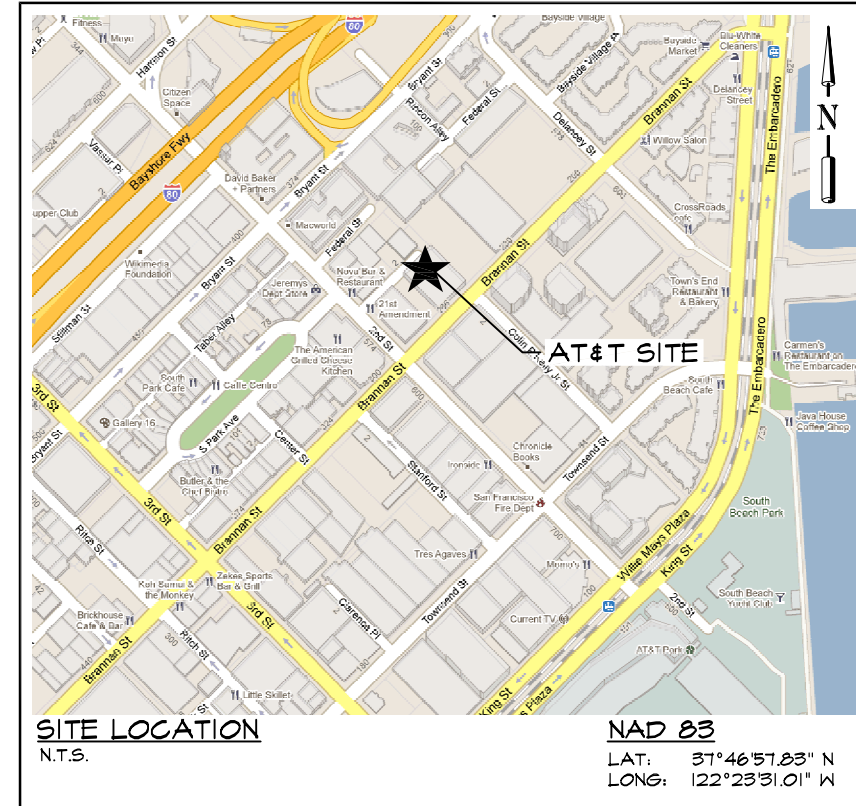


274 BRANNAN

CC5240A

DIRECTIONS FROM AT&T'S SAN FRANCISCO OFFICE:

- DEPART BUSH ST TOWARD ST GEORGE ALLEY 0.1 MI
- TURN RIGHT ONTO MONTGOMERY ST 0.2 MI
- ROAD NAME CHANGES TO NEW MONTGOMERY ST 0.2 MI
- TURN LEFT ONTO NATOMA ST, AND THEN IMMEDIATELY TURN RIGHT ONTO 2ND ST 0.6 MI
- TURN LEFT ONTO BRANNAN ST 0.1 MI
- ARRIVE AT 274 BRANNAN ST, SAN FRANCISCO, CA 94107-2033



PROJECT NO: 1054-033

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1054-033Z1

SUBMITTALS

REV	DATE	DESCRIPTION
3	JUN 09/11	REVISED PER ERICSSON
2	JUN 01/11	REVISED PER ERICSSON
1	MAR 10/11	REVISED PER OWNER
0	FEB 28/11	100% ZDS
A	JAN 06/11	ISSUED FOR REVIEW

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

A&E SEAL

SITE

274 BRANNAN
CC5240A
274 BRANNAN ST
SAN FRANCISCO, CA
94107

SHEET TITLE

COVER SHEET

SHEET NUMBER

Z-1

PROJECT ADDRESS:

274 BRANNAN ST
SAN FRANCISCO, CA 94107

APN:

3774-073

DESCRIPTION OF WORK:

THE PROJECT CONSISTS OF THE INSTALLATION OF OUTDOOR CABINETS AND (12) PANEL ANTENNAS ON THE ROOFTOP

APPLICANT:

AT&T
430 BUSH ST
SAN FRANCISCO, CA 94108

PROPERTY OWNER:

274 BRANNAN LLC
220 MONTGOMERY ST, 20TH FLOOR
SAN FRANCISCO, CA 94104
PHONE: (415) 310-3355

CODE INFORMATION:

ZONING CLASSIFICATION:	MNO
PROPOSED USE:	TELECOMMUNICATION FACILITY
BUILDING CODE:	2010 CALIFORNIA BUILDING CODE
ELECTRICAL CODE:	2010 CALIFORNIA ELECTRICAL CODE
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	T.B.D.
PROJECT AREA:	T.B.D.
STRUCTURE HEIGHT:	142'-0"± A.G.L. (T.O. TOWER) 74'-3"± A.G.L. (T.O. ROOF)

PROJECT ENGINEER:

TRK ENGINEERING LTD.
#201 - 17688 86TH AVE
SURREY, BC V3S 7X1, CANADA
CONTACT: RANDY MARKS
TEL: (604) 574-6432
FAX: (604) 574-6431
TOLL FREE: 1-877-345-4045
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

SURVEYOR:

CALVADA SURVEYING, INC.
411 JENKS CLR, SUITE 205
CORONA, CA 92880
PHONE: (951) 280-9960
FAX: (951) 280-9746

CONSTRUCTION MANAGER:

ERICSSON
CONTACT: SCOTT ROSS
PHONE: (415) 774-1268

SITE DEVELOPMENT:

TOWN CONSULTING
100 CLEMENT ST, 3RD FLOOR
SAN FRANCISCO, CA 94118
CONTACT: JOHN MERRITT
PHONE: (805) 886-0733

ZONING CONTACT:

TOWN CONSULTING
100 CLEMENT ST, 3RD FLOOR
SAN FRANCISCO, CA 94118
CONTACT: TONY KIM
PHONE: (415) 246-8855

JURISDICTION:

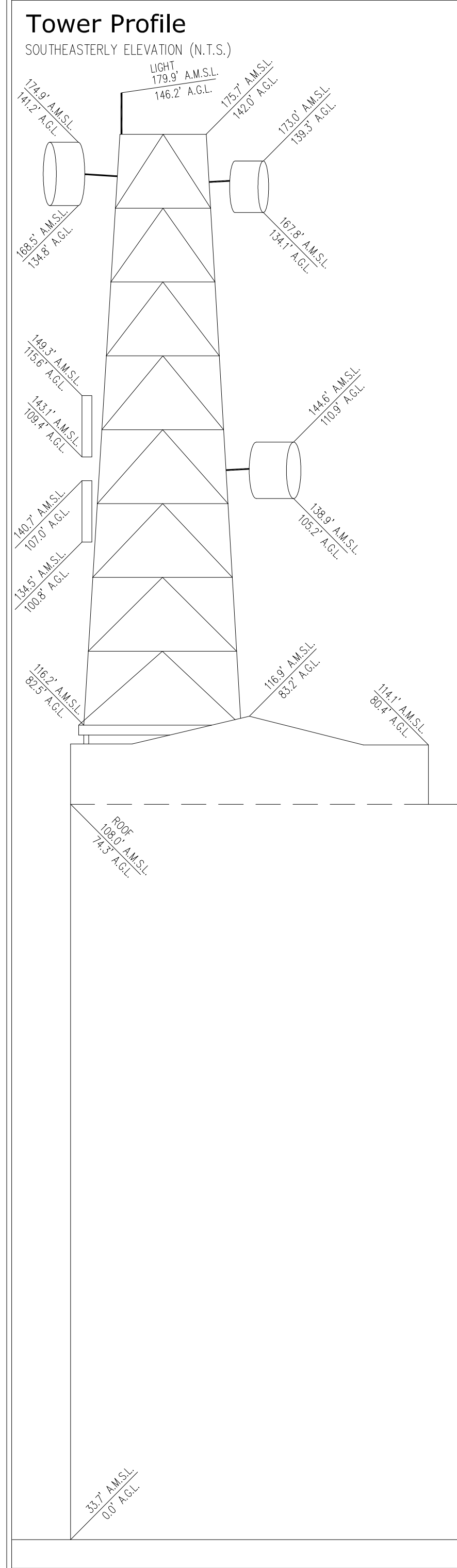
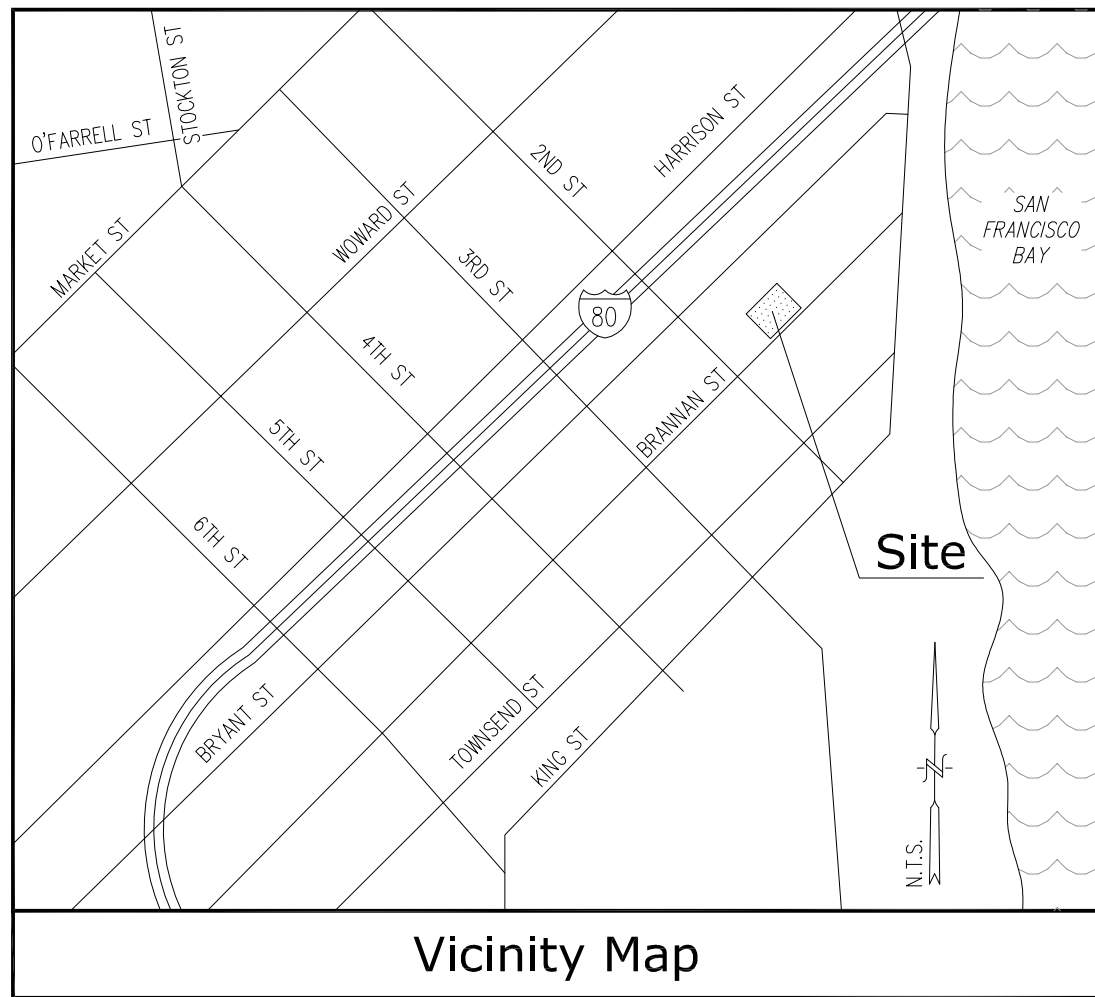
CITY OF SAN FRANCISCO

ACCESSIBILITY:

INSTALLATION IS UNMANNED AND FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR OR MAINTENANCE PURPOSES. INSTALLATION IS NOT FOR HUMAN HABITATION / PUBLIC ACCESS. A.D.A. ACCESSIBILITY IS NOT REQUIRED (2010 CBC, SECTION 1107B).

APPROVAL LIST

TITLE	SIGNATURE	DATE
CONSTRUCTION MANAGER		
SITE ACQUISITION		
ZONING MANAGER		
RF ENGINEER		
AT&T		



Title Report

PREPARED BY: STEWART TITLE OF CALIFORNIA, INC.
 ORDER NO.: 359846
 DATED: JANUARY 4, 2011

Legal Description

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, CITY OF SAN FRANCISCO, AND DESCRIBED AS FOLLOWS:
 PARCEL 1:
 BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF BRANNAN STREET, DISTANT THEREON 150 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF SECOND STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF BRANNAN STREET 125 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 261 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 101 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF DE BOOM STREET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF DE BOOM STREET 100 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 160 FEET TO A POINT ON THE NORTHEASTERLY LINE OF BRANNAN STREET AND THE POINT OF BEGINNING, BEING A PORTION OF 100 VARA BLOCK 351.
 PARCEL 2:
 AN EXCLUSIVE PERPETUAL EASEMENT TO USE THE BRANNAN STREET LEVEL OF THE HERINAFTER DESCRIBED PROPERTY, INCLUDING AIR SPACE ABOVE SAID AREA AT A HEIGHT OF 10 FEET FROM THE FLOOR LEVEL OF THE 60 FEDERAL STREET SUB-BASEMENT, FOR THE PARKING OF MOTOR VEHICLES AND FOR THE LOCATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF TWO (2) 3000 GALLON LUBE OIL TANKS WITH SECONDARY CONTAINMENT AND MONITOR ALARMS AND OUTLET SILENCER DUCT, CREATED IN THE AGREEMENT RECORDED MARCH 24, 1988, IN BOOK/REEL, ESS7, PAGE/IMAGE 1010, INSTRUMENT NO. E148256 OF OFFICIAL RECORDS, AND AMENDED BY AGREEMENT RECORDED MAY 17, 1995, BOOK/REEL, C383, PAGE/IMAGE 533, INSTRUMENT NO. 95-1792835 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

Geographic Coordinates at Proposed Sectors

SECTOR A
 1983 DATUM: LATITUDE 37° 46' 57.83" N LONGITUDE 122° 23' 31.01" W
 SECTOR B
 1983 DATUM: LATITUDE 37° 46' 57.01" N LONGITUDE 122° 23' 30.97" W
 SECTOR C
 1983 DATUM: LATITUDE 37° 46' 56.42" N LONGITUDE 122° 23' 30.06" W
 ELEVATION = 33.7 FEET ABOVE MEAN SEA LEVEL

Assessor's Parcel No.

3774-073

Easements

NO EASEMENTS PER TITLE REPORT

Basis of Bearings

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

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. "SBRN", ELEVATION = 101.42 FEET (NAVD 88).

Date of Survey

DECEMBER 10, 2010

Legend

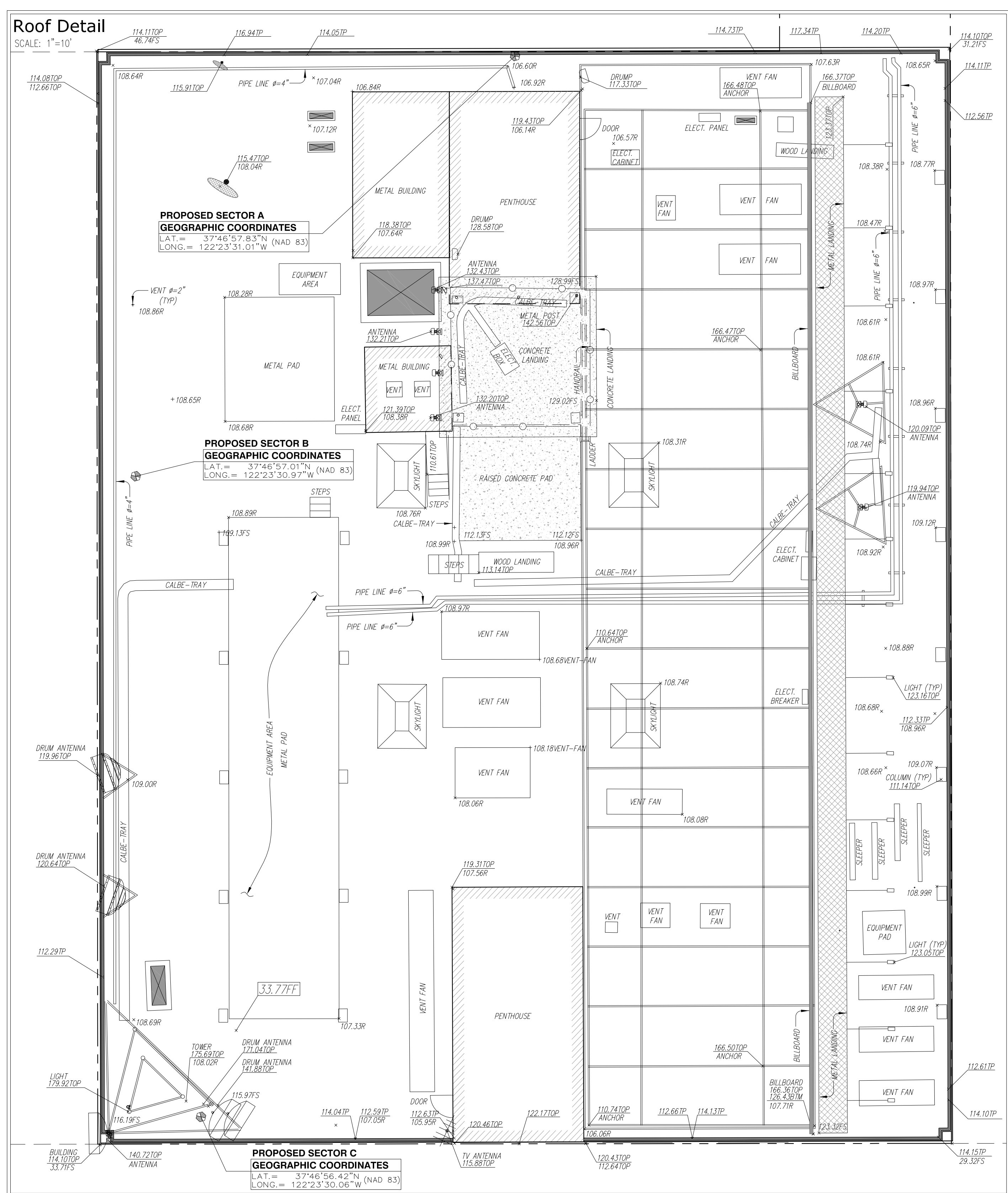
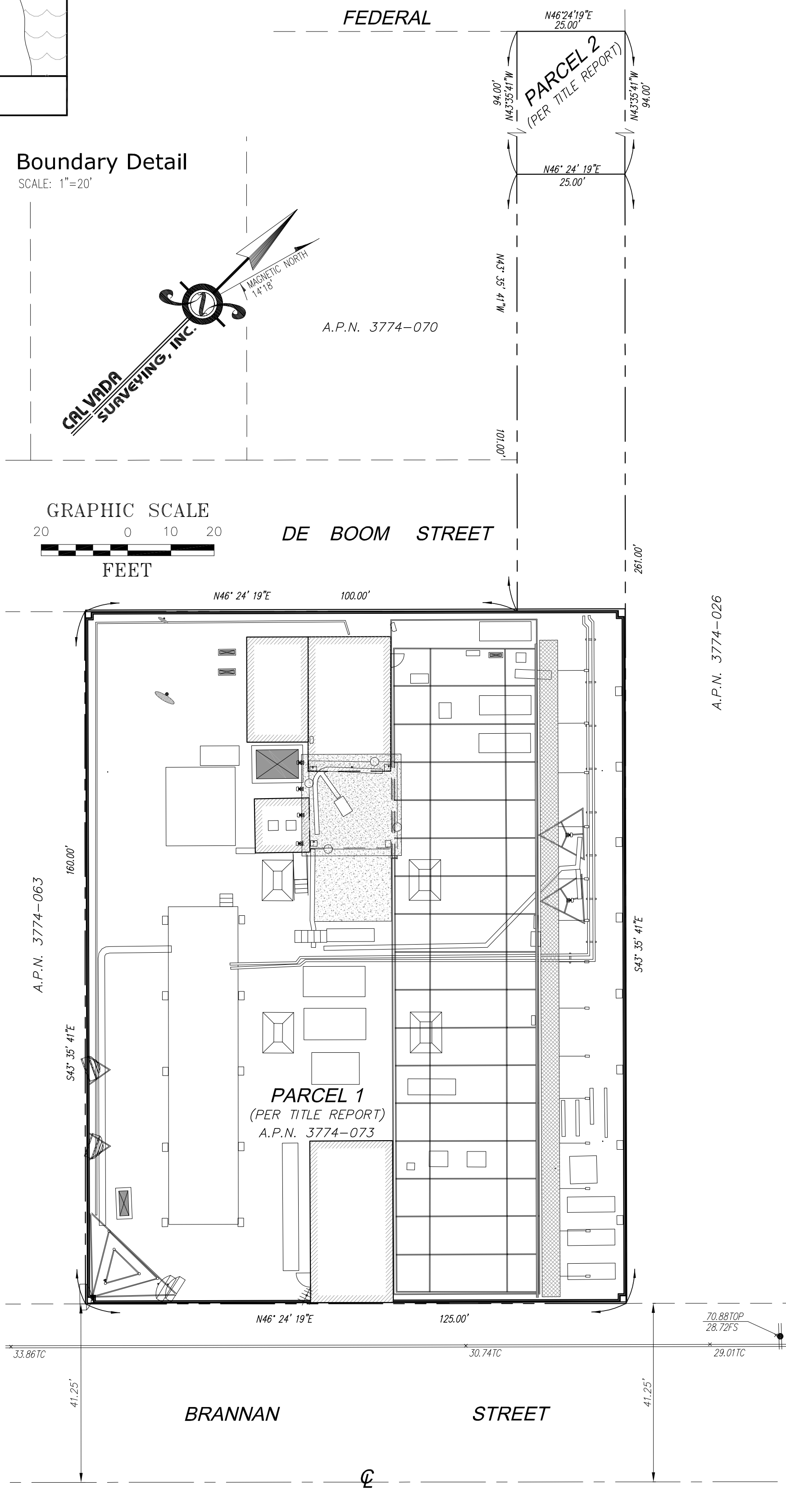
- FS FINISH SURFACE
- NG NATURAL GROUND
- PP POWER POLE
- RB RETAINING/BLOCK WALL
- SC SURVEY CONTROL POINT
- CP CONCRETE PAVEMENT
- EP EDGE OF PAVEMENT
- TREE TREE
- TC TOP OF CURB
- PL PROPERTY LINE
- WF WOOD FENCE
- CL CHAIN LINK FENCE
- TP TOP OF PARAPET
- TV TV ANTENNA
- WA WATER VALVE
- TS TOP OF STRUCTURE
- GC GEODETIC COORDINATES
- OT OVERHANG TOP
- R ROOF

PREPARED FOR

4430 Rosewood Drive
 Pleasanton, California 94588

#201 - 17688 66TH AVE
 SURREY, BC V3S 7X1, CANADA
 TEL: (604) 574-6432
 FAX: (604) 574-6431
 TOLL FREE: 1-877-345-4045
 EMAIL: mail@trkeng.com
 WEB: www.trkeng.com

CC5240A
 274 BRANNAN
 274 BRANNA STREET
 SAN FRANCISCO, CA 94107
 SAN FRANCISCO COUNTY



CALVADA SURVEYING, INC.
 411 Jinks Cir., Suite 205, Corona, CA 92880
 Phone: 951-280-9960 Fax: 951-280-9746
 www.calvada.com
 LICENSED LAND SURVEYOR
 STATE OF CALIFORNIA
 L.S. 7780
 Exp. 12-31-11

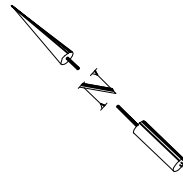
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
1	03/02/11	TITLE REPORT/FINAL	AL

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-1
 SHEET 1 OF 1



LEGAL DESCRIPTION:

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

PARCEL I:
 BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF BRANNAN STREET, DISTANT THEREON 150 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF SECOND STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF BRANNAN STREET 125 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 261 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 101 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF DE BOOM STREET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF DE BOOM STREET 100 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 160 FEET TO A POINT ON THE NORTHWESTERLY LINE OF BRANNAN STREET AND THE POINT OF BEGINNING, BEING A PORTION OF 100 VARA BLOCK 351.

PARCEL II:
 AN EXCLUSIVE PERPETUAL EASEMENT TO USE THE BRANNAN STREET LEVEL OF THE HERINAFTER DESCRIBED PROPERTY, INCLUDING AIR SPACE ABOVE SAID AREA AT A HEIGHT OF 10 FEET FROM THE FLOOR LEVEL OF THE 60 FEDERAL STREET SUB-BASEMENT, FOR THE PARKING OF MOTOR VEHICLES AND FOR THE LOCATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF TWO (2) 3000 GALLON LUBE/CUBE DIESEL FUEL OIL TANKS WITH SECONDARY CONTAINMENT AND MONITOR ALARMS AND OUTLET SILENCER DUCT, CREATED IN THE AGREEMENT RECORDED MARCH 24, 1988, IN BOOK/REEL E557, PAGE/IMAGE 1010, INSTRUMENT NO. E148256 OF OFFICIAL RECORDS, AND AMENDED BY AGREEMENT RECORDED MAY 17, 1998, BOOK/REEL G383, PAGE/IMAGE 533, INSTRUMENT NO. 95-F142893 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

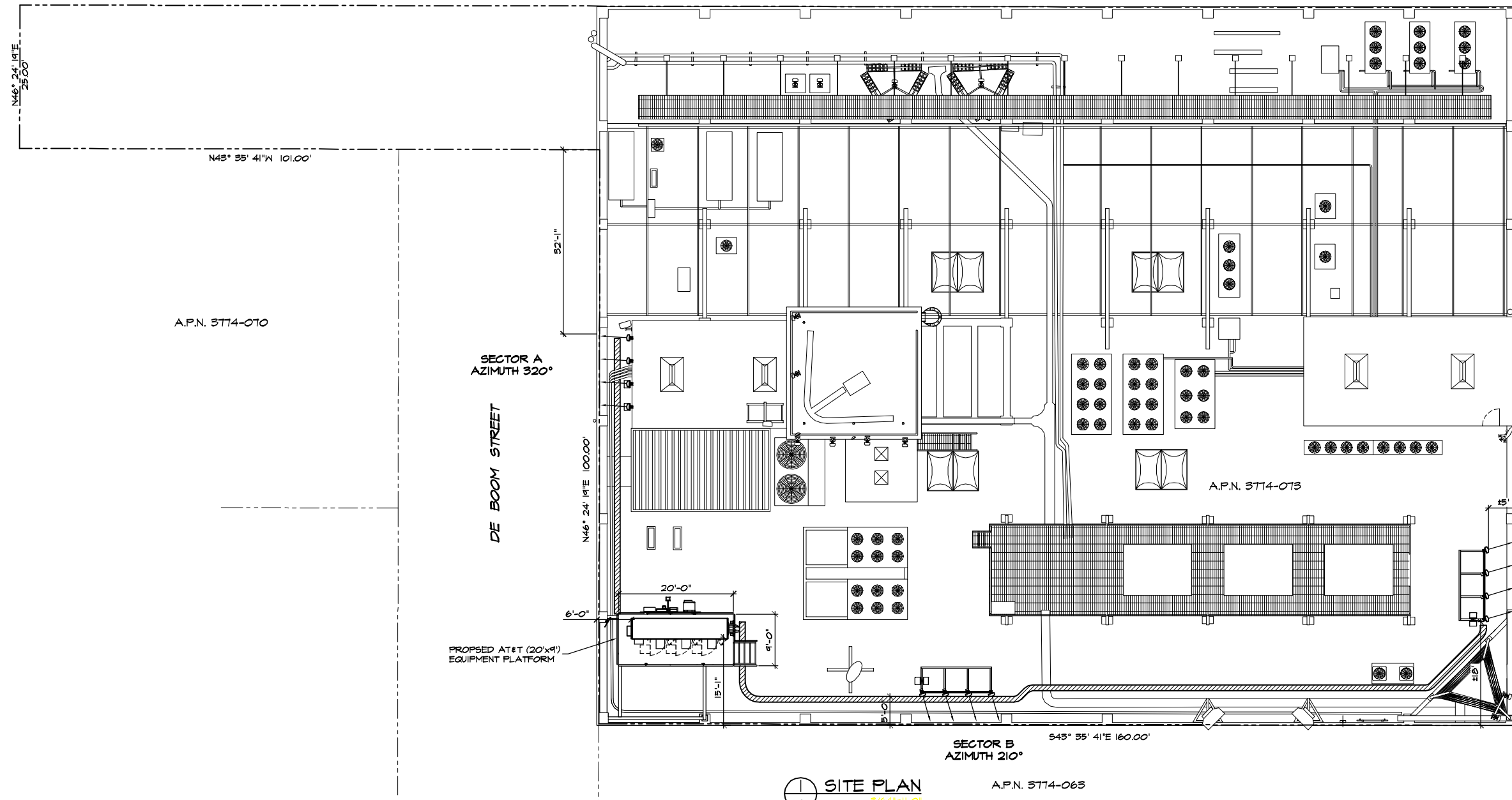
BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF FEDERAL STREET, DISTANT THEREON 275 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF 2ND STREET; RUNNING THENCE SOUTHEASTERLY AND PARALLEL WITH SAID NORTHEASTERLY LINE OF 2ND STREET 94 FEET; THENCE RUNNING SOUTHWESTERLY AT A RIGHT ANGLE 25 FEET PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF FEDERAL STREET TO A POINT 250 FEET DISTANT FROM THE SAID NORTHEASTERLY LINE OF 2ND STREET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 94 FEET TO THE SOUTHEASTERLY LINE OF FEDERAL STREET; THENCE AT A RIGHT ANGLE NORTHEASTERLY AND ALONG SAID SOUTHEASTERLY LINE OF FEDERAL STREET 25 FEET TO THE POINT OF BEGINNING.

NOTES:

- SITE PLAN INFORMATION WAS OBTAINED FROM A DRAWING PREPARED BY CALVADA SURVEYING, INC., DATED DECEMBER 15, 2010.

A.P.N. 3774-026

543° 35' 41"E 261.00'



N43° 35' 41"W 101.00'

A.P.N. 3774-010

SECTOR A
AZIMUTH 320°

DE BOOM STREET

PROPOSED AT&T (20'x9')
EQUIPMENT PLATFORM

A.P.N. 3774-073

SECTOR B
AZIMUTH 210°

543° 35' 41"E 160.00'



SITE PLAN
3/64"=1'-0"

A.P.N. 3774-063



PROJECT NO:	1054-033
DRAWN BY:	A.G.
CHECKED BY:	R.M.
CAD FILE:	1054-033Z2

SUBMITTALS		
3	JUN 09/11	REVISED PER ERICSSON
2	JUN 01/11	REVISED PER ERICSSON
1	MAR 10/11	REVISED PER OWNER
0	FEB 28/11	100% ZDS
A	JAN 06/11	ISSUED FOR REVIEW

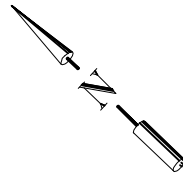
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

A/E SEAL

SITE
 274 BRANNAN
 CC5240A
 274 BRANNAN ST
 SAN FRANCISCO, CA
 94107

SHEET TITLE
 SITE PLAN

SHEET NUMBER
Z-2



DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED

NOTES:

1. ROOF PLAN INFORMATION WAS OBTAINED FROM SITE MEASUREMENTS TAKEN BY TRK ENGINEERING, DATED DECEMBER 07, 2010.
2. RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
3. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF MEMBRANE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO AS NEW CONDITION IN ACCORDANCE WITH STANDARD ROOFING PRACTICES.
5. CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.



PROJECT NO: 1054-033
 DRAWN BY: A.G.
 CHECKED BY: R.M.
 CAD FILE: 1054-03323

SUBMITTALS		
3	JUN 09/11	REVISED PER ERICSSON
2	JUN 01/11	REVISED PER ERICSSON
1	MAR 10/11	REVISED PER OWNER
0	FEB 28/11	100% ZDS
A	JAN 06/11	ISSUED FOR REVIEW

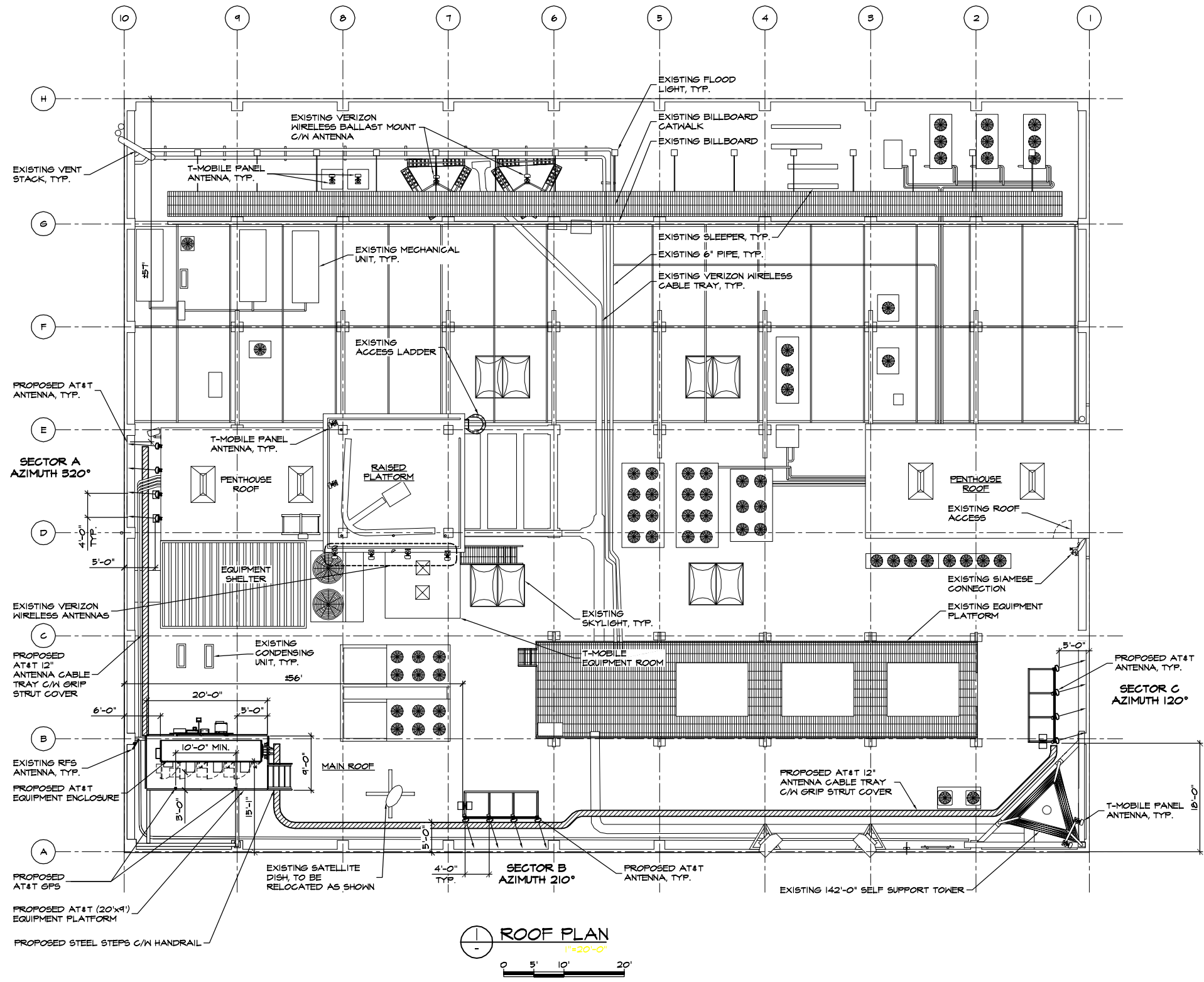
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

A/E SEAL

SITE
 274 BRANNAN
 CC5240A
 274 BRANNAN ST
 SAN FRANCISCO, CA
 94107

SHEET TITLE
 ROOF PLAN

SHEET NUMBER
Z-3



ROOF PLAN
 1"=20'-0"
 0 5' 10' 20'

SECTOR	CABLE LENGTH (APPROX.)
A ALPHA	±48'-0"
B BETA	±49'-0"
C GAMMA	±36'-0"

DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED

NOTES:

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- RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
- CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF MEMBRANE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO AS NEW CONDITION IN ACCORDANCE WITH STANDARD ROOFING PRACTICES.
- CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.



PROJECT NO: 1054-033

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1054-033Z4

SUBMITTALS

3	JUN 09/11	REVISED PER ERICSSON
2	JUN 01/11	REVISED PER ERICSSON
1	MAR 10/11	REVISED PER OWNER
0	FEB 28/11	100% ZDS
A	JAN 06/11	ISSUED FOR REVIEW

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A&E SEAL

SITE

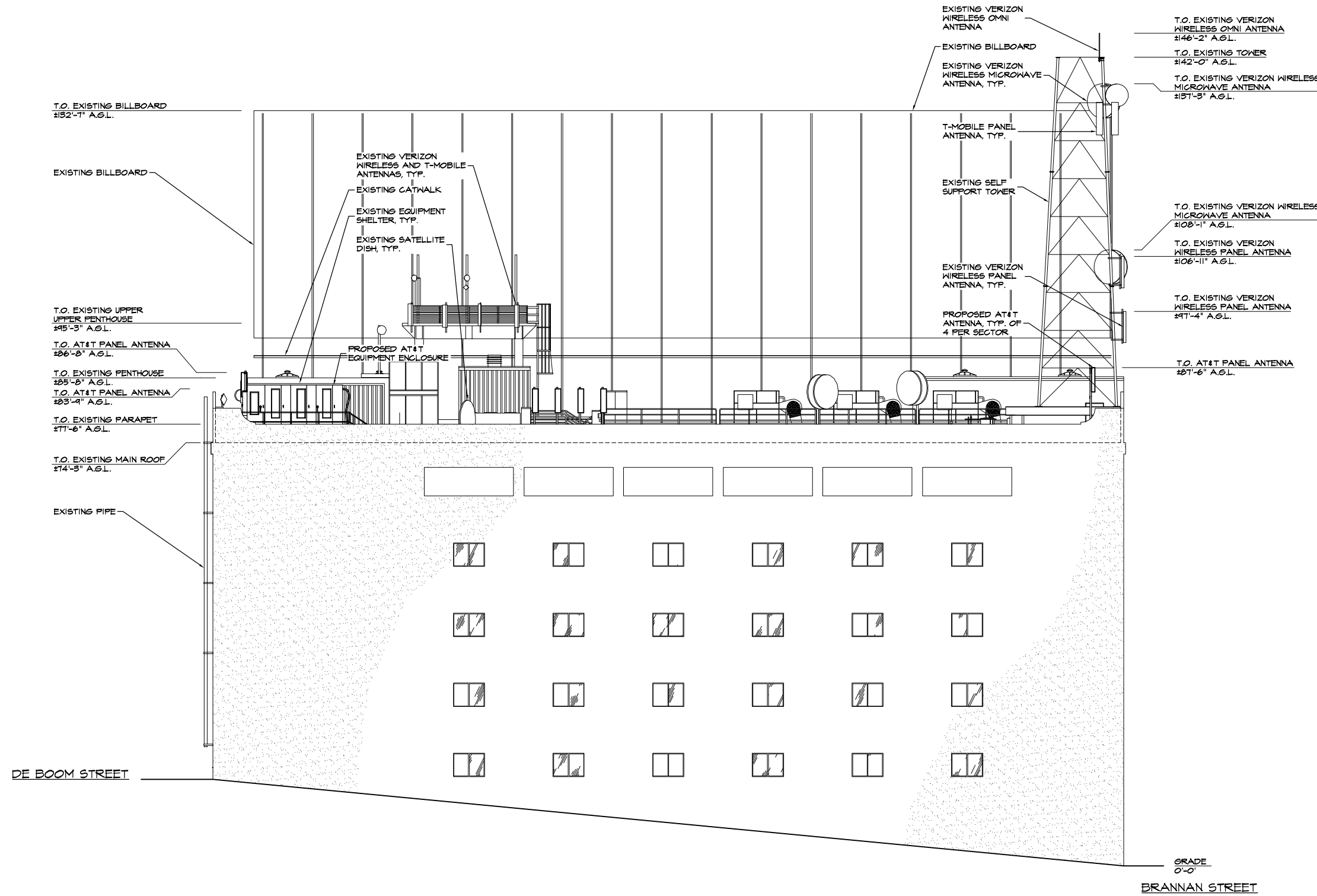
274 BRANNAN
 CC5240A
 274 BRANNAN ST
 SAN FRANCISCO, CA
 94107

SHEET TITLE

SOUTHWEST ELEVATION

SHEET NUMBER

Z-4

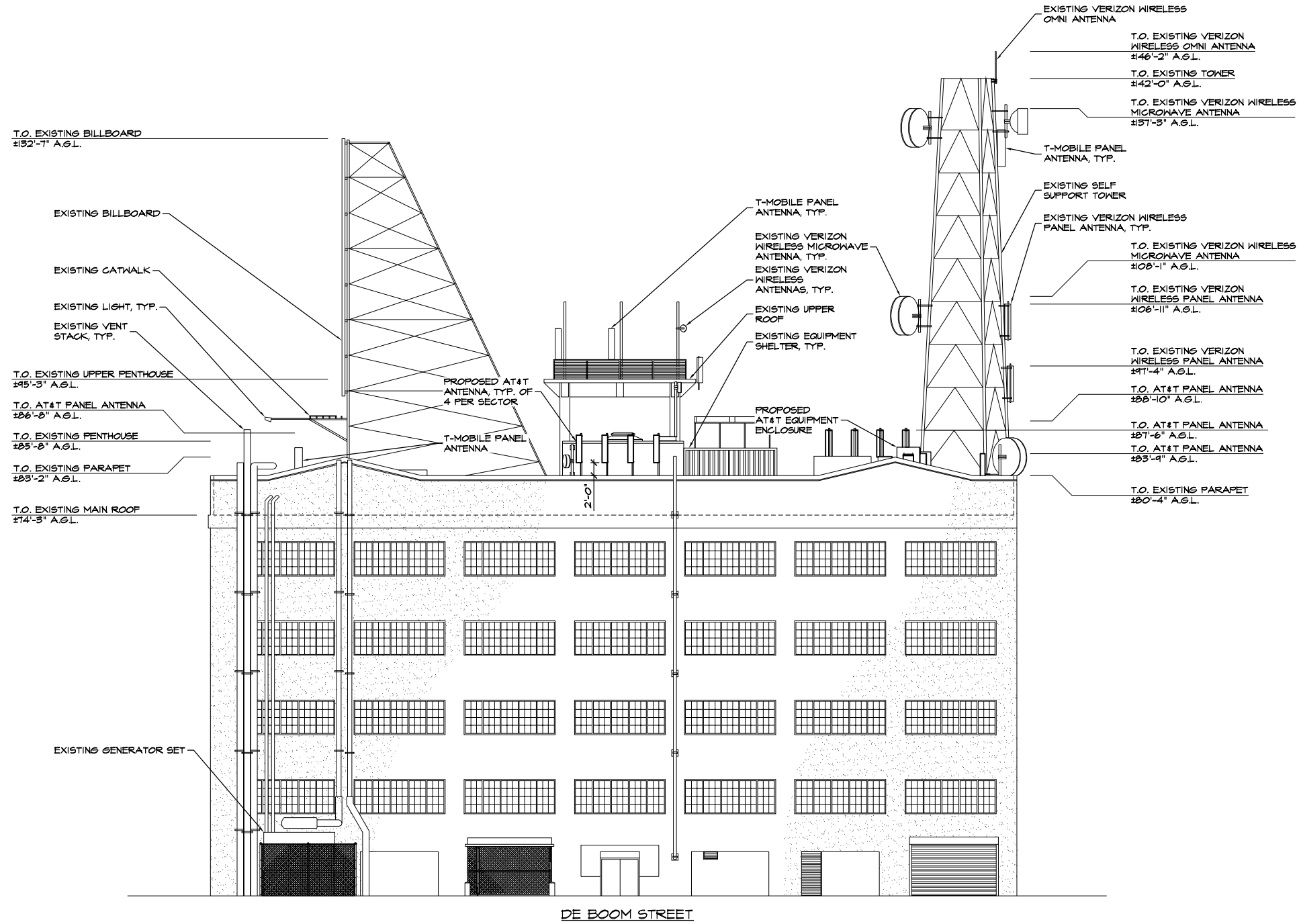


DE BOOM STREET

GRADE
 0'-0"
 BRANNAN STREET



DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED



NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
3. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF MEMBRANE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO AS NEW CONDITION IN ACCORDANCE WITH STANDARD ROOFING PRACTICES.
5. CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.



PROJECT NO: 1054-033

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1054-03325

SUBMITTALS

3	JUN 09/11	REVISED PER ERICSSON
2	JUN 01/11	REVISED PER ERICSSON
1	MAR 10/11	REVISED PER OWNER
0	FEB 28/11	100% ZDS
A	JAN 06/11	ISSUED FOR REVIEW

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A/E SEAL

SITE

274 BRANNAN
 CC5240A
 274 BRANNAN ST
 SAN FRANCISCO, CA
 94107

SHEET TITLE

NORTHWEST ELEVATION

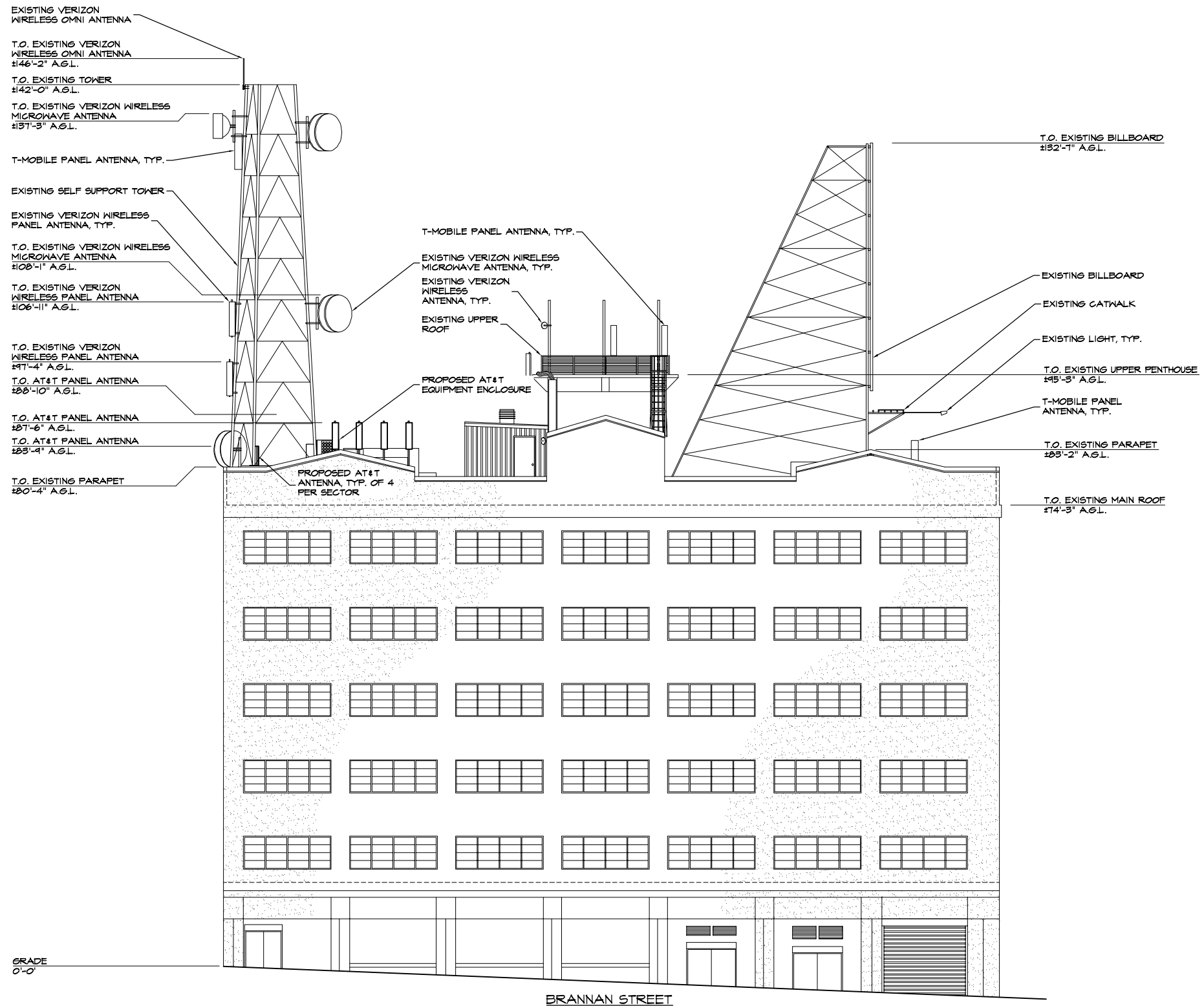
SHEET NUMBER

Z-5

GRADE
 0'-0"



DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED



NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
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3. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF MEMBRANE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO AS NEW CONDITION IN ACCORDANCE WITH STANDARD ROOFING PRACTICES.
5. CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.



PROJECT NO: 1054-033

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1054-03326

SUBMITTALS

3	JUN 09/11	REVISED PER ERICSSON
2	JAN 01/11	REVISED PER ERICSSON
1	MAR 10/11	REVISED PER OWNER
0	FEB 28/11	100% ZD'S

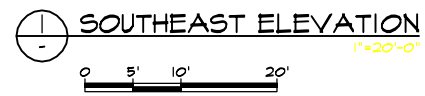
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A&E SEAL

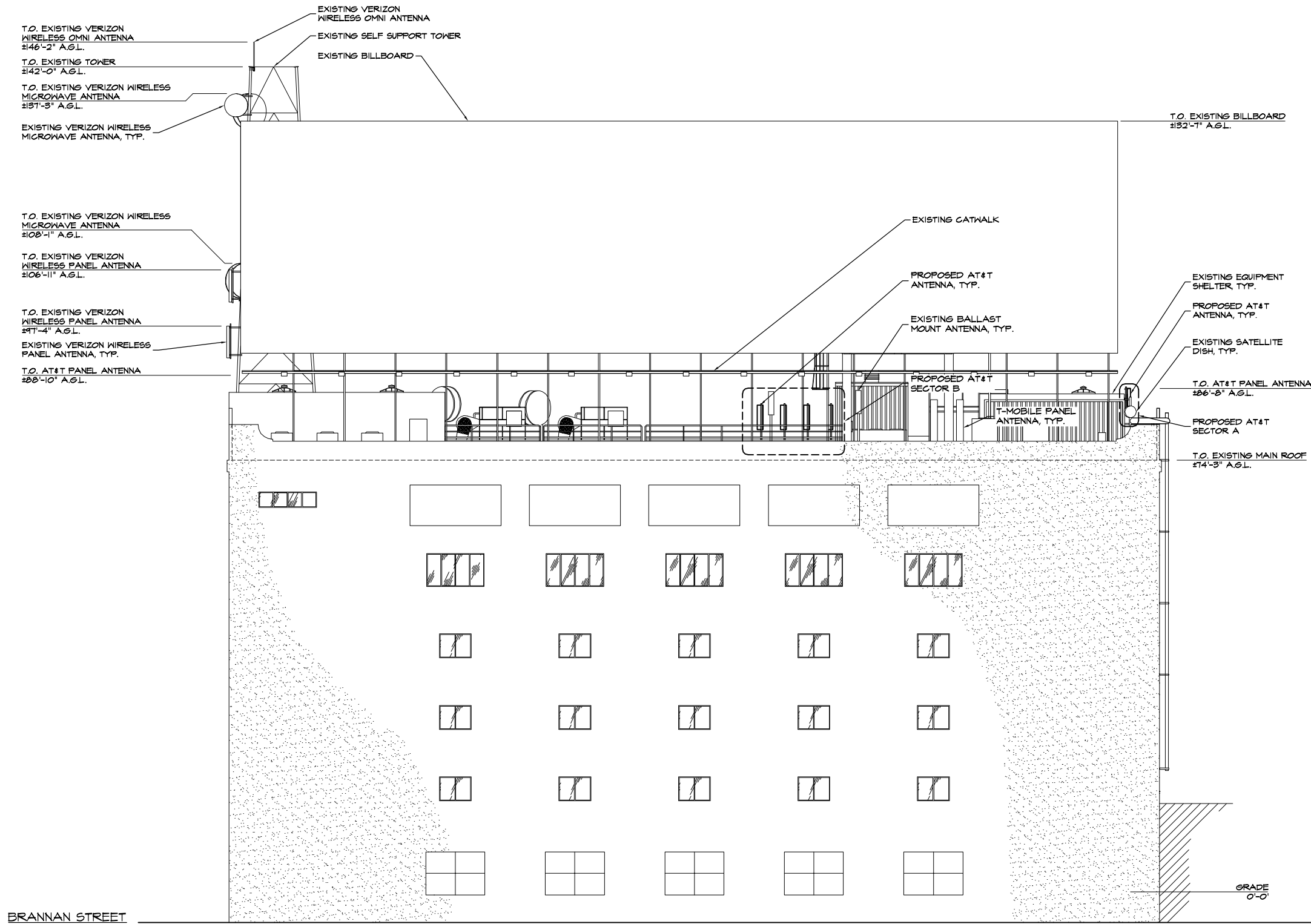
SITE
274 BRANNAN
CC5240A
274 BRANNAN ST
SAN FRANCISCO, CA
94107

SHEET TITLE
SOUTHEAST ELEVATION

SHEET NUMBER
Z-6



DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED



NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
3. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (A.H.J.) FOR THE LOCATION. THE EDITION OF THE A.H.J. ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF MEMBRANE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO AS NEW CONDITION IN ACCORDANCE WITH STANDARD ROOFING PRACTICES.
5. CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.



PROJECT NO: 1054-033

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1054-033Z7

SUBMITTALS

3	JUN 09/11	REVISED PER ERICSSON
2	JAN 01/11	REVISED PER ERICSSON
1	MAR 10/11	REVISED PER OWNER
0	FEB 28/11	100% ZD'S

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A/E SEAL

SITE
274 BRANNAN
CC5240A
274 BRANNAN ST
SAN FRANCISCO, CA
94107

SHEET TITLE
NORTHEAST ELEVATION

SHEET NUMBER
Z-7



BRANNAN STREET

GRADE
0'-0"



May 13, 2011

Rich Sucre, Planner
San Francisco Department of Planning
1660 Mission Street, 5th Floor
San Francisco, CA 94103

Re: Case No. 2011.0271C Community Meeting for proposed AT&T Mobility facility at 274 Brannan Street

Dear Mr. Sucre,

On May 4, 2011, AT&T mobility held a community meeting regarding the proposed wireless facility at 274 Brannan Street. The attached notification announced the community presentation was to be held at the San Francisco Tennis Club at 645 – 5th Street, San Francisco, CA 94107 at 7:00 p.m. Notice of the meeting was mailed out on April 20, 2011 to 2,148 owners and tenants within 500 feet of the proposed installation and 32 neighborhood organizations.

I conducted the meeting on behalf of AT&T Mobility as the project sponsor along with Theadora Vriheas of AT&T's External Affairs and Taylor Jordan of Berg Davis Public Affairs. Lynn Bruno with Hammett and Edison was there to answer any questions regarding the EMF emissions from the proposed wireless facility. There were two members of the community who attended the meeting. The neighbors asked about improved service from the site, the perceived EMF emissions that the wireless site may have, and the possibility of removing existing microwave dishes unrelated to AT&T's proposal.

Please contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in purple ink that reads "Tony Kim".

Tony Kim
Town Consulting
Representing AT&T Mobility

Attachments:

Community Meeting Notice
Affidavit
Sign-Up Sheet
Neighborhood Groups List



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

HEARING DATE: JUNE 16, 2011

Date: June 9, 2011
Case No.: **2011.0271C**
Project Address: **274 Brannan Street**
Current Zoning: MUO (Mixed Use, Office) District
65-X Height and Bulk District
Block/Lot: 3774/073
Project Sponsor: Tony Kim (for AT&T)
Town Consulting
100 Clement Street
San Francisco, CA 94118
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 842.93 AND 227(h) TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF TWELVE PANEL ANTENNAS AND RELATED EQUIPMENT ON AN EXISTING SIX-STORY OFFICE BUILDING AS PART OF A WIRELESS TELECOMMUNICATIONS NETWORK OPERATED BY AT&T WITHIN A MUO (MIXED USE, OFFICE) ZONING DISTRICT, SOUTH END HISTORIC DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 25, 2011, Tony Kim of Town Consulting on behalf of New Cingular Wireless, LLC dba AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 274 Brannan Street, aka the Hawley Terminal Building, Lot 073 in Assessor's Block 3774, (hereinafter "project site") to install a wireless telecommunications facility consisting of twelve panel antennas and related equipment on an existing six-story office building as part of a wireless telecommunications network operated by AT&T within a MUO (Mixed Use, Office) Zoning District, South End Historic District and a 65-X Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption. The Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning

Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On June 16, 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. 2011.0271C, 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 six-story building, known as the Hawley Terminal Building, was built in 1924 as a warehouse but is currently used as an office building. The building is a contributory resource in the South End Historic District, which is listed in Article 10 of the San Francisco Planning Code. This reinforced concrete building is located in a MUO (Mixed Use, Office) Zoning District and a 65-X Height and Bulk District. As approved in 2004, another wireless transmission facility, consisting of seven panel antennas and operated by Verizon, exists on the rooftop of the subject property.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the South of Market Neighborhood and within the South End Historic District. The subject site is located within a MUO Zoning District, which is designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. A pattern of mid-rise residential, light industrial and office buildings exists within the immediate neighborhood.
4. **Project Description.** The proposal is to install up to twelve panel antennas and associated equipment as part of a wireless transmission network operated by AT&T on a Location Preference 2 (Co-Location Site), as defined by the Planning Department's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines. Each panel antenna will measure approximately 51" high x 12" wide x 6" deep. These panel antennas will be mounted on the roof of the subject property in three locations:

- Four panel antennas will be located towards the center of the northwest wall of the building and will be setback approximately 5'-0" from the adjacent parapet wall. These antennas will be mounted at the roofline of an existing metal penthouse roof and will extend approximately 2'-6" past the top of the adjacent parapet wall and will be minimally visible from the street as evidenced by the photo simulations.
 - Four panel antennas will be located towards the center of the southwest wall of the building and will be setback from the adjacent parapet wall by approximately 5'-0". These antennas will be pole mounted and will rise approximately 6'-3" above the top of the parapet.
 - Four panel antennas will be located towards the south corner of the building along the southeast wall of the building and will be setback approximately 5'-0" from the adjacent parapet wall. These antennas will be pole mounted approximately 3'-5" above the top of the adjacent parapet wall and will be located adjacent to existing penthouse and steel tower.
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,

¹ Planning Commission Resolution No. 16539, passed March 13, 2003.

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.

A Certificate of Appropriateness for proposed work was granted and determined to be appropriate for and consistent with the purposes of Article 10, to meet the standards of Article 10, and to meet the Secretary of Interior's Standards for Rehabilitation by the Historic Preservation Commission on June 15, 2011.

On June 16, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Sections 842.93 and 227(h) to install a wireless telecommunications facility consisting of twelve panel antennas and related equipment on an existing six-story office building as part of a wireless telecommunications network operated by AT&T.

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 2, as it is a co-location site with an existing legal wireless telecommunications facility.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio frequencies operating between 704 - 2145 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The project sponsor retained Hammett & Edison, LLC, 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. This report accommodates for the proposed project sponsored by T-Mobile (See Case No. 2011.0162C).
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 are eight panel antennas within 100 feet of this site with another six panel antennas planned for the subject property. AT&T proposes to install twelve new antennas. The antennas will be mounted at a height of 82 feet above the ground. The estimated ambient RF field from the proposed AT&T transmitters at ground level is calculated to be 0.012 mW/sq cm., which is 1.7% of the FCC public exposure limit. The cumulative ambient RF levels are estimated to be below 3% of the FCC limit at ground level. The three dimensional

perimeter of RF levels equal to the public exposure limit extends 52 feet which includes area of the rooftop but 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 approximately 18 feet of the front of the antennas while in operation. The rooftop areas between the antennas and the edge of the roof should be marked with red striping.

10. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a one- or two-person maintenance crew visiting the property approximately once a month for a one- to four-hour scheduled service and maintenance.
11. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was held from 7:00 P.M. to 8:00 P.M. on Wednesday, May 4, 2011 at the San Francisco Tennis Club, located at 645 5th Street. Two members of the public attended the meeting.
12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in April 2011.
13. **Public Comment.** As of June 9, 2011, the Department has received two phone calls requesting further information about the project, and two emails and one letter citing concerns about 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 Sections 227(h) and 842.93, 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 274 Brannan 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 ensure public safety, and ensure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and 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 known historic resource.

- 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 274 Brannan Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. This property was chosen as the most viable location in the search area based upon land use compatibility, zoning, aesthetics, and the ability to lease adequate equipment space. The proposed coverage area will serve the vicinity bounded by Federal, Stanford, and Townsend Streets and Rincon Alley, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the South of Market 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 the existing penthouse and screened within a radome (radar dome). The proposal, located over 83 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.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is not located within a Neighborhood Commercial District (NCD).

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

HOUSING ELEMENT

HOUSING DENSITY, DENSITY, DESIGN & QUALITY OF LIFE

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

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

The Project will improve AT&T Wireless coverage in a residential, commercial and recreational area 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 Project adequately "stealths" the proposed antennas and related equipment by locating the antennas and equipment cabinets on or adjacent to existing rooftop appurtenances. The antennas are minimally visible from the street and are setback from the building's parapet wall.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1:

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

Policy 2:

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

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

OBJECTIVE 2:

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

Policy 1:

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

Policy 3:

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

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

OBJECTIVE 4:

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

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 2:

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

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

VISITOR TRADE

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

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

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

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

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

Policy 1:

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

Policy 2:

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

Policy 3:

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

Policy 4:

Establish and maintain an adequate Emergency Operations Center.

Policy 5:

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

Policy 6:

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

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

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

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

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

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

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

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

The project would have no adverse impact on 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 proposed antenna installation does not cause the removal or alteration of any significant architectural features and is consistent with the provisions of Article 10 of the San Francisco Planning Code.

- 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 227(h), 842.93 and 303 to install up to twelve panel antennas and associated equipment cabinets on the building known historically as the Hawley Terminal Building and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 2 (Co-Location Site) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within a MUO (Mixed Use, Office) Zoning District and a 65-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this conditional use authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 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 **June 16, 2011**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 16, 2011

Exhibit A

Conditions of Approval

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

AUTHORIZATION

This approval is for Conditional Use Authorization under Planning Code Sections 227(h), 842.93 and 303 to install a wireless telecommunications facility consisting of twelve panel antennas with related equipment on a Location Preference 2 (Co-Location Site) as defined in the Planning Department's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, as part of a wireless telecommunications network operated by AT&T Mobility within a MUO (Mixed Use, Office) Zoning District, the South End Historic District, and a 65-X 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 **June 16, 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.

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, 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 and Monitoring Costs - WTS.**

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

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

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>

G:\Documents\2011.0271A-C 274 Brannan\CPC\CU Authorization - Wireless Motion_274 Brannan-2011.0271C.doc



[To:](#)
Cc:
Bcc:
Subject: Fw: 274 Brannan

Marc Dragun <mdragun@yahoo.com> wrote on 05/05/2011 12:49:51 AM:

> From: Marc Dragun <mdragun@yahoo.com>
> To: Richard.Sucre@sfgov.org
> Date: 05/05/2011 12:49 AM
> Subject: Re: 274 Brannan

>
> Hi Rich,
>
> My 3rd suggested condition should be revised to read as follows:

>
> "Require that the illuminated bill board turn off the illumination at 9:00
pm
> and turn on the illumination no earlier than 6 am the following day"

> Thanks Marc

> --- On Wed, 5/4/11, Marc Dragun <mdragun@yahoo.com> wrote:

>
> From: Marc Dragun <mdragun@yahoo.com>
> Subject: Re: 274 Brannan
> To: Richard.Sucre@sfgov.org
> Date: Wednesday, May 4, 2011, 11:36 PM

> Hi Rich,

> I attended tonight's community session at the SF Tennis Club
> regarding the proposed ATT wireless antennae. I request that the
> Planning Commission place the following conditions on any
> Conditional Use Permit Approval:

> 1. Removal of the existing microwave dish antennae on the antennae
> tower. (My understanding is that these are all dormant dishes, but
> the landowner never bothered to remove them.)

> 2. Reduction in height of the existing antennae tower to a level not
> to exceed the height of the existing Verizon wireless antennae.
> (Any tower height above the existing wireless antennae is
> unnecessary and because the tower is a non-conforming use, effort
> should be made to eliminate unnecessary elements of the non-conforming use.)

> Both items 1 and 2 are directly related to ATT's Conditional Use
> Permit as the proposed wireless antennae will sit on the existing
> antennae tower. Conditions 1 and 2 will improve the aesthetics of
> the neighborhood by removing unnecessary and visible equipment from
> the roof of 274 Brannan.

> 3. Require that the illuminated bill board turn off the illumination
> at 9:00 pm. Currently there is no restriction on the hours of
> illumination. By requiring the lights to be turned off at 9:00 pm
> the neighborhood aesthetics will be improved and yet the landlord
> will be able to keep the bill board illuminated during that part of

> the evening when there is the most commuter traffic.
>
>
> Let me know if you have any questions. I am happy to discuss each
> proposed condition with you.
>
> Thanks Marc
> --- On Tue, 5/3/11, Richard.Sucre@sfgov.org <Richard.Sucre@sfgov.org> wrote:
>
> From: Richard.Sucre@sfgov.org <Richard.Sucre@sfgov.org>
> Subject: 274 Brannan
> To: mdragun@yahoo.com
> Date: Tuesday, May 3, 2011, 6:02 PM

> Hello Marc,
>
> My contact information is listed below.
>
> Let me know if you have any questions or concerns about 274 Brannan St.
>
> - Rich
> --
> Richard Sucre
> Preservation Technical Specialist/Planner
> San Francisco Planning Department
> 1650 Mission Street, Suite 400
> San Francisco, CA 94103
> v: 415.575.9108 f: 415.558.6409
>
> richard.sucre@sfgov.org



[To:](#)
Cc:
Bcc:
Subject: Fw: Case No 2011.0271C

Susan Engle <sengle@mediasmith.com> wrote on 05/31/2011 10:50:54 AM:

> From: Susan Engle <sengle@mediasmith.com>
> To: "'Richard.Sucre@sfgov.org'" <Richard.Sucre@sfgov.org>
> Date: 05/31/2011 10:50 AM
> Subject: RE: Case No 2011.0271C
>
> Since we are in the building and on the 6th floor, our management
> wants to be re-assured that there are no health hazards to the
> tenants of the building and that our ability to run our business—
> technology/power, etc.—will not be impaired during this process or
> after it is completed. Also, does the work on this building have
> anything to do with the parking lot at 284 Brannan—we are looking
> for parking spaces and they tell me they will likely not be able to
> continue to run the lot due to this project. Thanks for responding Rich.

>
> Susan M. Engle
> Human Resources Director
> Mediasmith, Inc.
> Direct: 415-321-8886
> Fax: 415-252-9854
> 274 Brannan Street, Suite 601
> San Francisco, CA 94107-2000
> sengle@mediasmith.com
> www.mediasmith.com
> P Please consider the environment before printing this e-mail

>
>
>
> From: Richard.Sucre@sfgov.org [mailto:Richard.Sucre@sfgov.org]
> Sent: Friday, May 27, 2011 3:08 PM
> To: Susan Engle
> Subject: Re: Case No 2011.0271C

> Hi Susan,

>
> As a follow-up to my phone call, this case involves the installation
> of twelve panel antennas on the roof of 274 Brannan Street. The
> project will be heard at the Planning Commission on Thursday, June
> 16. The case report for the project will be available a week prior
> and can be downloaded from our website (<http://www.sfplanning.org>).
> Go to: "Public Hearings" "Planning Commission" "Agendas" "2011"
> "June 16, 2011"

>
> Note: The agenda and case report will not be available until
> Thursday, June 9th.

>
> Let me know if you have any specific questions or concerns relative
> to the project.

>
> Thank you,

>
> Rich

> --

> Richard Sucre
> Preservation Technical Specialist/Planner
> San Francisco Planning Department
> 1650 Mission Street, Suite 400
> San Francisco, CA 94103
> v: 415.575.9108 f: 415.558.6409
>
> richard.sucre@sfgov.org
>
>
>
> From: Susan Engle <sengle@mediasmith.com>
> To: "'richard.sucre@sfgov.org'" <richard.sucre@sfgov.org>
> Date: 05/27/2011 01:25 PM
> Subject: Case No 2011.0271C
>
>
>
> We would be interested in learning about the plans for Case No 2011.
> 0271C. Thank you
>
> Susan M. Engle
> Human Resources Director
> Mediasmith, Inc.
> Direct: 415-321-8886
> Fax: 415-252-9854
> 274 Brannan Street, Suite 601
> San Francisco, CA 94107-2000
> sengle@mediasmith.com
> www.mediasmith.com
> P Please consider the environment before printing this e-mail
>
>
>

Roger and Annette Davis
200 Brannan Street #510
San Francisco, CA 94107

Rich Sucre'
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2011-0271C: 274 Brannan Street

We strongly object to the proposed installation of wireless transmission facilities on the roof of the above-referenced building. These wireless transmissions have uncertain and controversial possible health consequences. We object to having these antennas located so close to our building, at which there are a number of adults with challenged health restrictions and a number of children. The benefits of this installation to the residents of the City are not nearly enough to overcome the possibility of harm to residents in our building and neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Roger L. Davis". The signature is written in a cursive style with a long horizontal stroke at the end.

Roger L. Davis