



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: SEPTEMBER 15, 2011

Date: September 8, 2011
Case No.: **2011.0415C**
Project Address: **234 9th Street**
Current Zoning: SLR (Service / Light Industrial / Residential Mixed Use) District
Western SOMA SUD
50-X Height and Bulk District
Block/Lot: 3518 / 004
Project Sponsor: Amy Million for AT&T
855 Folsom Street, Suite 106
San Francisco, CA 94107
Staff Contact: Diego R Sánchez – (415) 575-9082
Diego.sanchez@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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CA 94103-2479

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415.558.6378

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415.558.6377

PROJECT DESCRIPTION

The proposal is to install a wireless telecommunications facility consisting of 9 new panel antennas to be located on the roof and 5 new equipment cabinets to be located within a first floor storage area of an existing three story commercial building as part of AT&T's wireless telecommunications network. The antennas measure 51.5" high by 7.1" deep by 11.9" wide. The antennas would be mounted on the rooftop and screened behind faux vents. Equipment cabinets would be located within an existing first floor storage area. 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 4 (Preferred Location – Industrial or Commercial Structures).

SITE DESCRIPTION AND PRESENT USE

The site is occupied by a three story 7,500 square foot concrete commercial building that was constructed in 1925. The building is occupied by a digital film lab. The building, approximately 35 feet in height, is located on the southwest side of 9th Street, between Tehama and Clementina Streets. The building is located in a SLR (Service / Light Industrial / Residential Mixed Use) Zoning District, the Western SOMA SUD and a 50-X Height and Bulk District. The lot is approximately 5,000 square feet and has street frontage only on 9th Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the South of Market Neighborhood. The subject site is zoned SLR, which is described in the Planning Code as designed to maintain and facilitate the growth and expansion of small-scale light industrial, home and business service, wholesale distribution, arts production and

performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood. A pattern of mid-rise industrial and commercial buildings with some mixed use buildings exists in the neighborhood. The overall density of dwelling units is low, and buildings are smaller scaled. Immediately adjacent to the project site are two story commercial buildings.

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	August 26, 2011	August 26, 2011	20 days
Posted Notice	20 days	August 26, 2011	August 26, 2011	20 days
Mailed Notice	20 days	August 26, 2011	August 26, 2011	20 days

PUBLIC COMMENT

- As of September 8, 2011, the Department has received multiple telephone calls regarding the project with concerns about health from radio frequency and from the disturbance caused by the installation of the wireless transmission facility.

ISSUES AND OTHER CONSIDERATIONS

- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections. The Department of Public Health has stated that the proposal emits 5.3% of the public exposure limit, well within the FCC standards.
- All required public notifications were conducted in compliance with the City’s code and policies.

REQUIRED COMMISSION ACTION

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

BASIS FOR RECOMMENDATION

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

- The project complies with the applicable requirements of the Planning Code.

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

RECOMMENDATION: Approval with Conditions
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- Executive Summary
- Draft Motion
- Zoning District Map
- Height & Bulk Map
- Parcel Map
- Sanborn Map
- Aerial Photo
- Context Photos
- Site Photos

- Project sponsor submittal
- Drawings: Proposed Project
- Check for legibility
- Photo Simulations
- Coverage Maps
- RF Report
- DPH Approval
- Community Outreach Report
- SHPO Review

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

Parcel Map



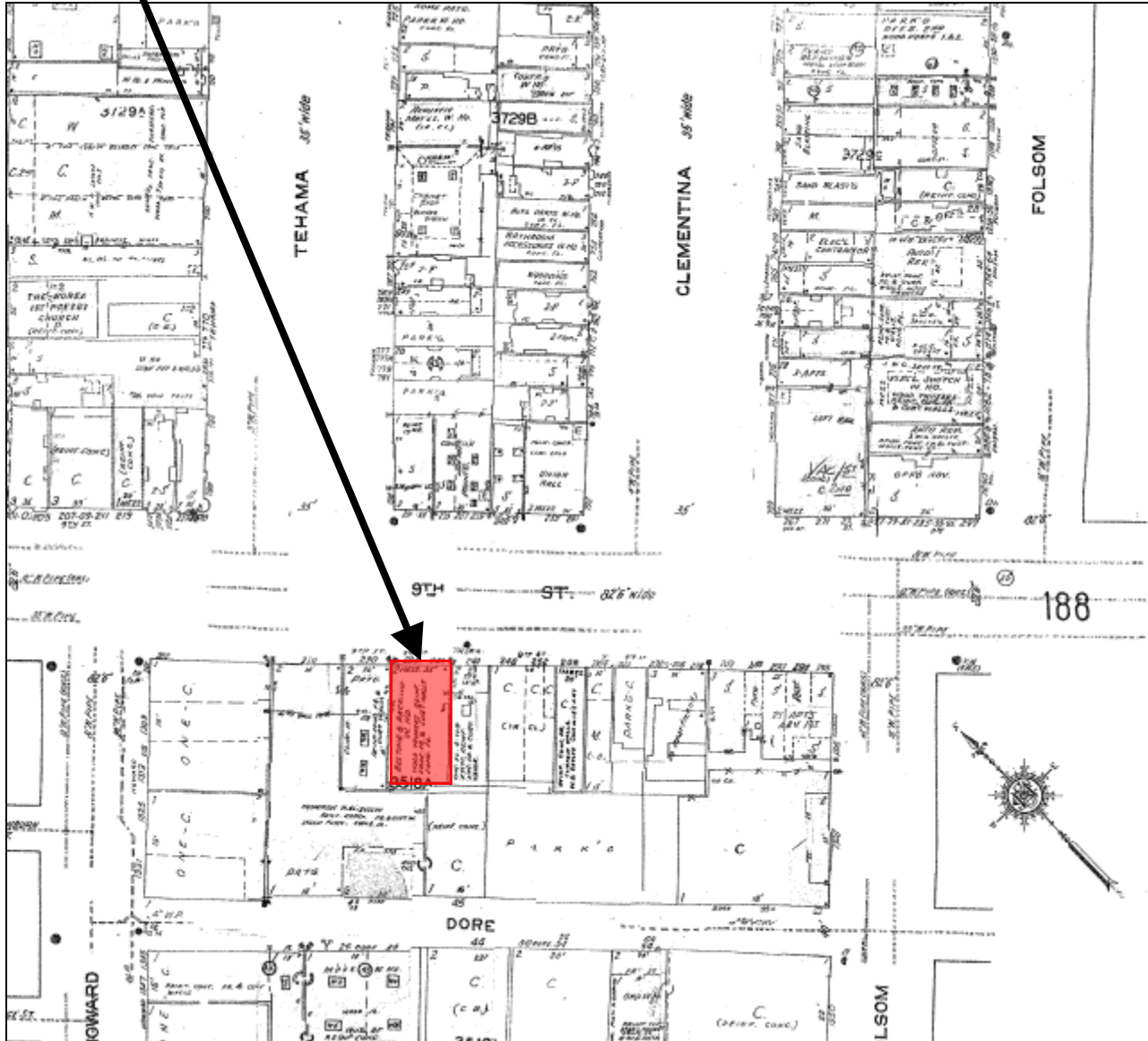
SUBJECT PROPERTY



Conditional Use authorization
Case Number 2011.0415C
Wireless Transmission Facility – AT&T
234 9th 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 2011.0415C
Wireless Transmission Facility – AT&T
234 9th Street

Aerial Photo



SUBJECT PROPERTY



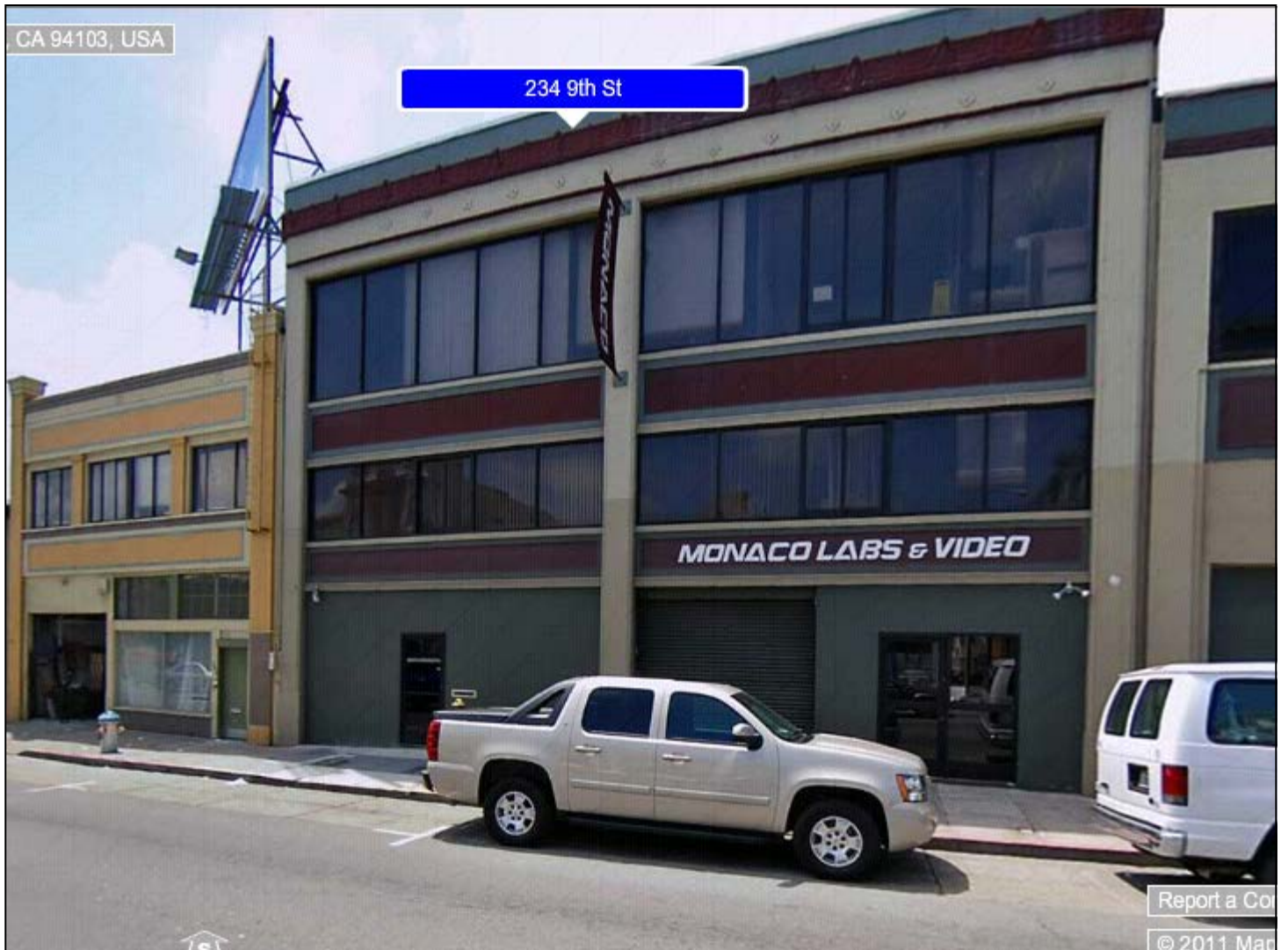
Conditional Use authorization
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234 9th Street

Zoning Map



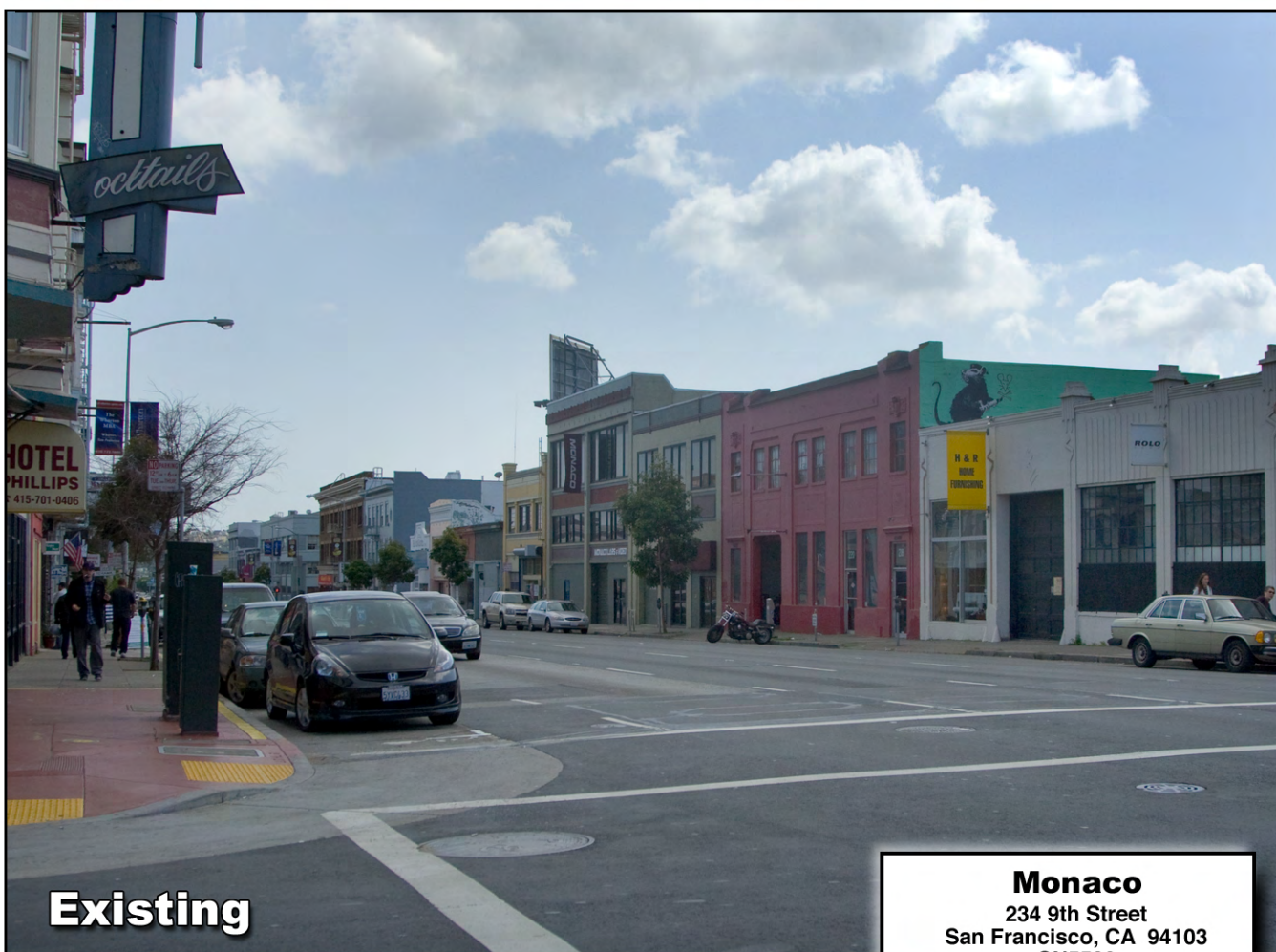
Conditional Use authorization
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Wireless Transmission Facility – AT&T
234 9th Street

Site Photo



Conditional Use authorization
Case Number 2011.0415C
Wireless Transmission Facility – AT&T
234 9th Street

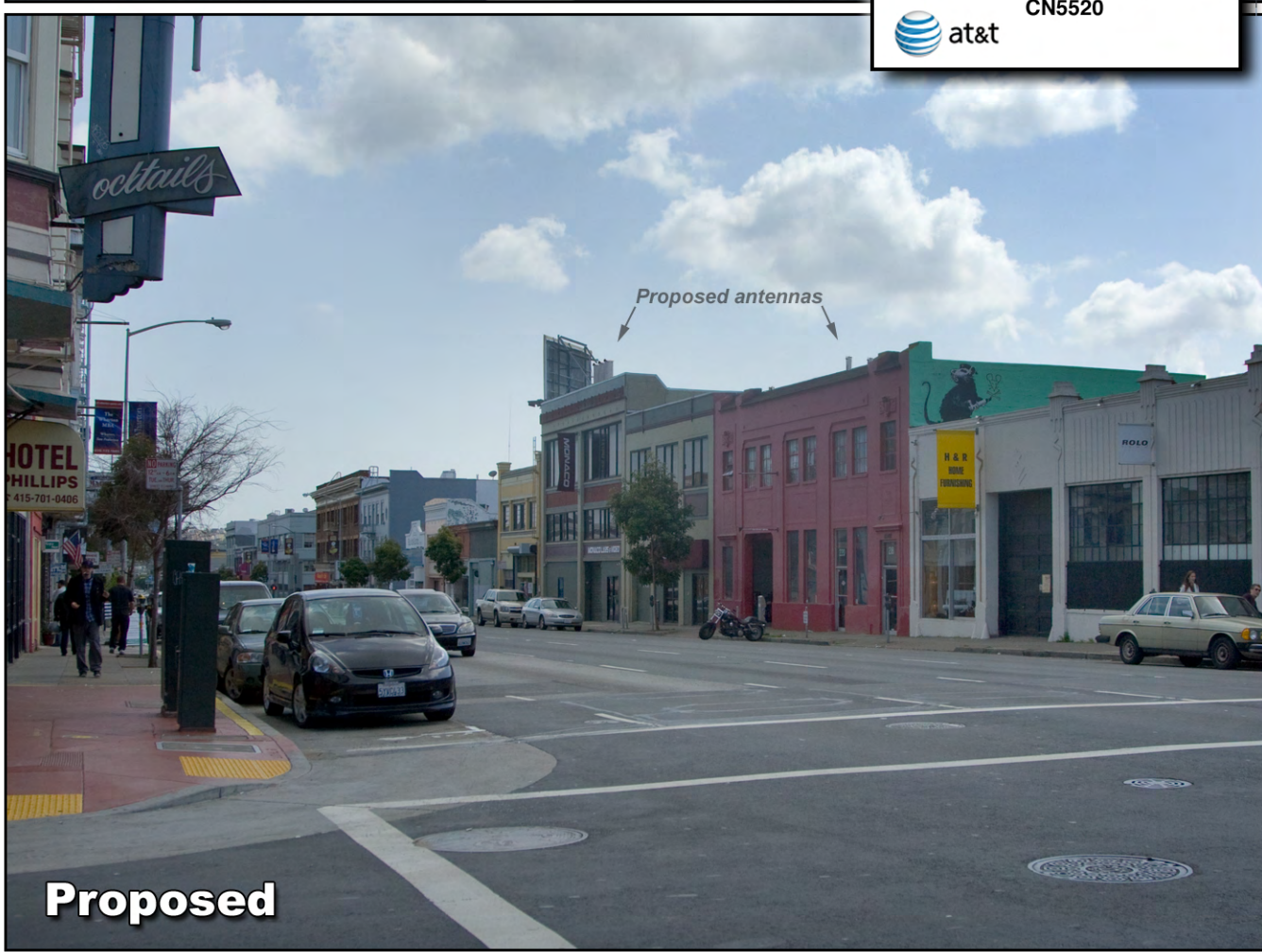
Photosimulation of view looking south from Howard Street, at the 9th Street intersection, looking down the one way street.



Existing

Monaco
 234 9th Street
 San Francisco, CA 94103
 CN5520

 at&t



Proposed

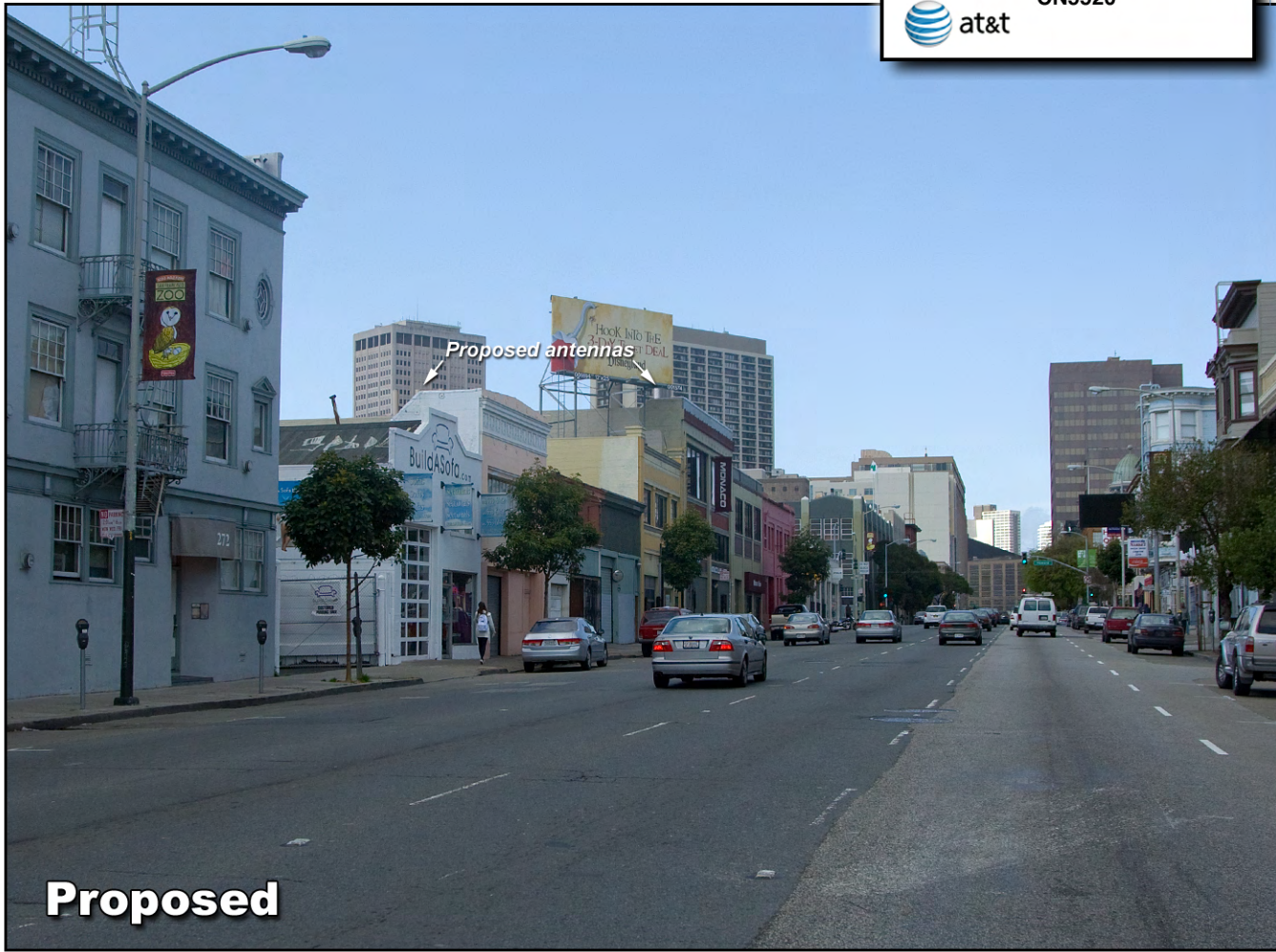
Photosimulation of view looking northwest along 9th Street, just north of Folsom Street.



Existing

Monaco
 234 9th Street
 San Francisco, CA 94103
 CN5520

 at&t



Proposed

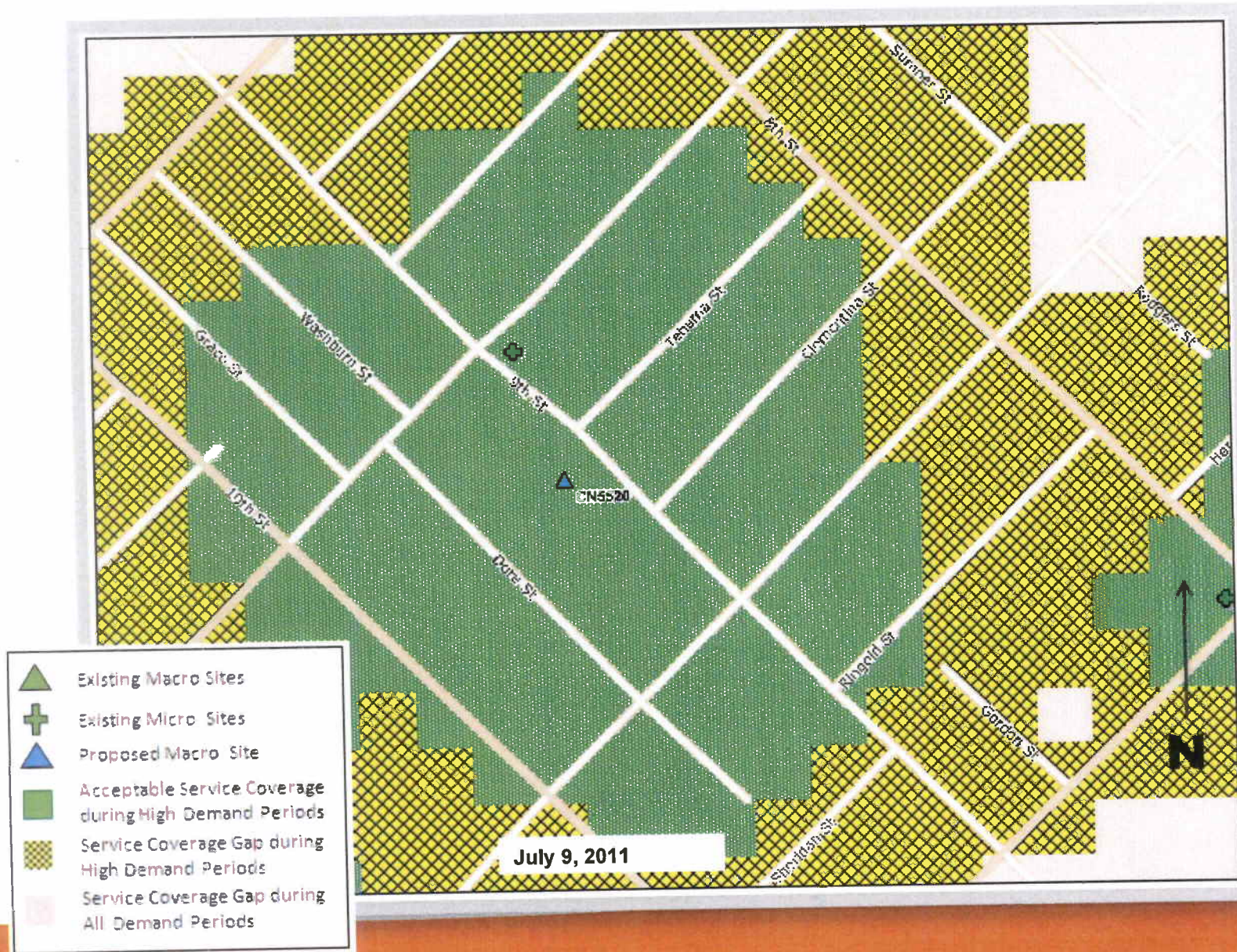
Proposed Site at 234 9th St (CN5520)

Service Area BEFORE site is constructed



Proposed Site at 234 9th St (CN5520)

Service Area AFTER site is constructed



**AT&T Mobility • Proposed Base Station (Site No. CN5520)
234 Ninth 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. CN5520) proposed to be located at 234 Ninth 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:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
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. Romer Panaguiton, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on January 18, 2011, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated March 18, 2011.

Checklist

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

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

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

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

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

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

**AT&T Mobility • Proposed Base Station (Site No. CN5520)
234 Ninth Street • San Francisco, California**

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

AT&T proposes to install nine Powerwave Model P65-15-XLH-RR directional panel antennas above the roof of the three-story commercial building located at 234 Ninth Street. The antennas would be mounted with up to 6° downtilt in groups of three within rectangular enclosures, configured to resemble chimneys, set back about 5½ feet from the front and side edges of the roof. The antennas would be mounted at an effective height of about 43 feet above ground, 8 feet above the roof, at the front and northwest side of the building, oriented toward 20°T and 270°T, respectively, and at an effective height of about 41 feet above ground, 6 feet above the roof, at the southeast side of the building, oriented toward 140°T.

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

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

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 5,860 watts, representing simultaneous operation at 1,780 watts for AWS, 1,640 watts for PCS, 1,550 watts for cellular, and 890 watts for 700 MHz service.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted buildings of similar height across Ninth Street, located at least 70 feet away.

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation is calculated to be 0.037 mW/cm², which is 5.3% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 6% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 55 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this includes areas on the roof of the building but does not reach the adjacent buildings or any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the AT&T 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

**AT&T Mobility • Proposed Base Station (Site No. CN5520)
234 Ninth Street • San Francisco, California**

prevent occupational exposures in excess of the FCC guidelines, no access within 17 feet 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 stripes out to the edge of the roof in front of the antennas and posting explanatory warning signs* at the roof access hatch and on the enclosures in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2011. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 234 Ninth 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.

April 28, 2011



William F. Hammett

William F. Hammett, P.E.
707/996-5200

* Warning signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter; the San Francisco Department of Public Health recommends that all signs be written in English, Spanish, and Chinese.



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Jonas Ionin
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 234 09TH St
Site ID: 1399 **SiteNo.:** CN5520

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: 0
- 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: 5860 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: 5860 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 10.4.1d)
- 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 $\mu\text{w}/\text{cm}^2$)
 Maximum RF Exposure: 0.037 mW/cm² Maximum RF Exposure Percent: 5.3
- 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.

<input checked="" type="checkbox"/> Public_Exclusion_Area	Public Exclusion In Feet:	<u>55</u>
<input checked="" type="checkbox"/> Occupational_Exclusion_Area	Occupational Exclusion In Feet:	<u>17</u>

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 234 09TH Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 9 new antennas. The antennas will be mounted at a height of 41 to 45 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.037 mW/sq cm., which is 5.3 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 55 feet which includes areas 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. Worker should not have access to within 17 feet of the front of the antennas while they are in operation. This exclusion area must be marked with red striping on the rooftop.

 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: 4/28/2011

Patrick Fosdahl

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



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303, AND 816.73 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF 9 NEW PANEL ANTENNAS TO BE LOCATED ON THE ROOF AND 5 NEW EQUIPMENT CABINETS TO BE LOCATED WITHIN A FIRST FLOOR STORAGE AREA OF AN EXISTING THREE STORY COMMERCIAL BUILDING AS PART OF AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A SLR (SERVICE / LIGHT INDUSTRIAL / RESIDENTIAL MIXED USE) ZONING DISTRICT, THE WESTERN SOMA SUD AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 28, 2011, AT&T (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 234 9th Street, Lot 004 in Assessor's Block 3518, (hereinafter "Project Site") to install a wireless telecommunications facility consisting of 9 new panel antennas to be located on the roof and 5 new equipment cabinets to be located within a first floor storage area of an existing three story commercial building as part of AT&T's wireless telecommunications network within a SLR (Service / Light Industrial / Residential Mixed Use) Zoning District and a 50-X Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. The categorical

exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On September 15, 2011, the San Francisco 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. 2011.0415C, 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 site is occupied by a three story 7,500 square foot concrete commercial building that was constructed in 1925. The building is occupied by a digital film lab. The building, approximately 35 feet in height, is located on the southwest side of 9th Street, between Tehama and Clementina Streets. The building is located in a SLR (Service / Light Industrial / Residential Mixed Use) Zoning District and a 50-X Height and Bulk District. The lot is approximately 5,000 square feet and has street frontage only on 9th Street.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the South of Market Neighborhood. The subject site is zoned SLR, which is described in the Planning Code as designed to maintain and facilitate the growth and expansion of small-scale light industrial, home and business service, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood. A pattern of mid-rise industrial and commercial buildings with some mixed use buildings exists in the neighborhood. The overall density of dwelling units is low, and buildings are smaller scaled. Immediately adjacent to the project site are two story commercial buildings.
4. **Project Description.** The proposal is to install a wireless telecommunications facility consisting of 9 new panel antennas to be located on the roof and 5 new equipment cabinets to be located within a first floor storage area of an existing three story commercial building as part of AT&T's wireless telecommunications network. The antennas measure 51.5" high by 7.1" deep by 11.9" wide. The antennas would be mounted on the rooftop and screened behind faux vents. Equipment cabinets would be located within an existing first floor storage area. 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 4 (Preferred Location – Industrial or Commercial Structures).

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

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

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

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

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

On September 15, 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 303 and 816.73 to install a wireless telecommunications facility consisting of 9 new panel antennas to be located on the roof and 5 new equipment cabinets to be located within a first floor storage area of an existing three story commercial building as part of AT&T’s wireless

¹ PC Resolution 16539, passed March 13, 2003.

telecommunications network within a SLR (Service / Light Industrial / Residential Mixed Use) Zoning District and a 50-X Height and Bulk District.

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 4 (Preferred Location – Industrial or Commercial Structures).
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1710 - 2170 Megahertz (MHZ) bands, which is regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The project sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.
9. **Department of Public Health Review and Approval.** There are currently no antennas operated by AT&T Wireless installed on the rooftop of the building at 234 9th Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 9 new antennas. The antennas will be mounted at a height of 41 to 45 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.037 mW/sq. cm., which is 5.3% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 55 feet which includes areas 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 17 feet of the front of the antennas while they are in operation. This exclusion area must be marked with red striping on the rooftop.
10. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
11. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was at 7:00 P.M. on May 12, 2011 at the Arc of San Francisco, located at 1500 Howard Street. Four members of the public attended the meeting and expressed concerns regarding the limited AT&T service in the area. No objections to the proposed facility were raised.
12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in April 2011.

13. **Public Comment.** The Department has received multiple telephone calls regarding the project with concerns about health from radio frequency and from the disturbance caused by the installation of the wireless transmission facility.

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 303, and 816.73, 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 234 9th Street will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing uses of the property and will be of such size and nature to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character. The project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on the subject 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 234 9th Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. Recent drive tests in the subject area conducted by the AT&T Radio Frequency Engineering Team provide conclusive evidence that the subject property is the most viable location, based on factors including quality of coverage, population density, land use compatibility, zoning and aesthetics. The proposed coverage area will serve the vicinity bounded by Howard, Folsom, 8th and 10th Streets, 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 rooftop and screened behind a faux vent painted to match existing rooftop chimneys. The proposed antennas, to be mounted approximately 40 feet above grade, are small in size and are 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 within an NC District. Therefore, this finding is not applicable.

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

2009 HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

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

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

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

URBAN DESIGN

Objectives and Policies

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 obscures from view the proposed antennas behind faux vents. The antennas are minimally visible from the street.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1:

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

Policy 2:

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

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

OBJECTIVE 2:

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

Policy 1:

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

Policy 3:

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

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

OBJECTIVE 4:

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

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 2:

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

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

VISITOR TRADE

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

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

The Project will ensure that residents and visitors have adequate public service in the form of AT&T 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 Project does not cause the removal or alteration of any significant architectural features.

- 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 303, and 816.73 to install a wireless telecommunications facility consisting of 9 new panel antennas to be located on the roof and 5 new equipment cabinets to be located within a first floor storage area of an existing three story commercial building as part of AT&T's wireless telecommunications network within a SLR (Service / Light Industrial / Residential Mixed Use) Zoning District and a 50-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 4 (Preferred Location – Industrial or Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines and is subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **September 15, 2011**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 15, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 303, and 816.73 to install a wireless telecommunications facility consisting of 9 new panel antennas to be located on the roof and 5 new equipment cabinets to be located within a first floor storage area of an existing three story commercial building as part of AT&T's wireless telecommunications network within a SLR (Service / Light Industrial / Residential Mixed Use) Zoning District and a 50-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 4 (Preferred Location – Industrial or Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **September 15, 2011** under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

3. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
 - a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
 - b. For the Project Site, regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
 - c. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, www.sf-planning.org.

4. **Screening - WTS.** To the extent necessary For information about compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:
 - a. Modify the placement of the facilities;
 - b. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
 - c. Install multi-lingual signage, including the RF radiation hazard warning symbol identified in ANSI C95.2 1982, to notify persons that the facility could cause exposure to RF emissions;
 - d. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
 - e. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
 - f. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual 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 Costs - WTS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPERATION

14. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator

shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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

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

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

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

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

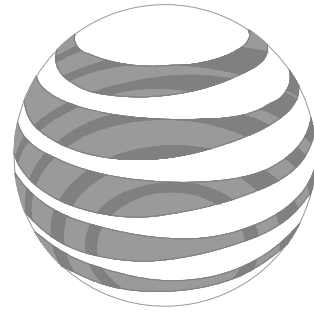
For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

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

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

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

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



at&t

MONACO
234 9TH STREET
SAN FRANCISCO, CA 94103
CN5520

MONACO

CN5520
 234 9TH STREET
 SAN FRANCISCO, CA 94103

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	02/16/11	ZD 90%	C.C.
	03/30/11	ZD 100%	C.C.
	04/19/11	CLIENT REV	C.C.
	04/28/11	CLIENT REV	J.S.
	05/24/11	CLIENT REV	J.S.
	07/20/11	CLIENT REV	J.S.

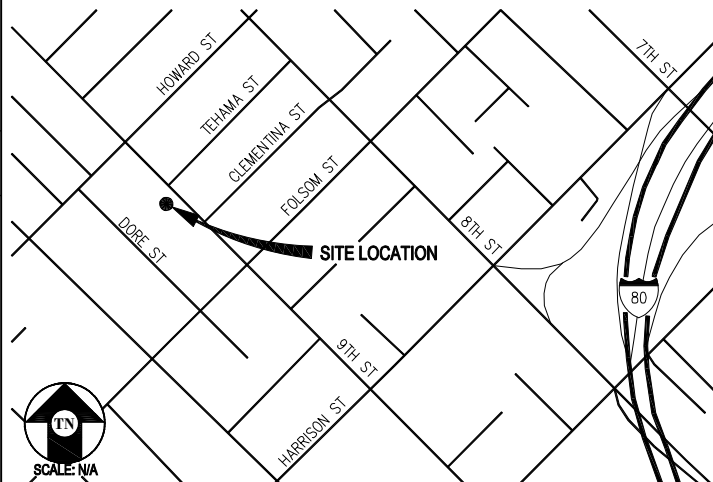
DRAWN BY: C. CODY
 CHECKED BY: C. MATHISEN
 APPROVED BY: -
 DATE: 07/20/11

Streamline Engineering and Design, Inc.
 3288 Penryn Rd, Suite 200 Loomis, CA 95660
 Contact: Larry Houghtby Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941
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PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF (10) (P) CABINETS IN A (P) AT&T EQUIPMENT ROOM LOCATED ON THE FIRST FLOOR & (9) (P) AT&T ANTENNAS, PAINT TO MATCH (E) BUILDING.

VICINITY MAP



CODE COMPLIANCE

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

- 2010 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA FIRE CODE
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES
- ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE TITLE 24 PART 2, SECTION 1134B.2.1, EXCEPTION 4

PROJECT INFORMATION

SITE NAME:	MONACO	SITE #:	CN5520
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
BLOCK/LOT:	3518-04	POWER:	PG&E
SITE ADDRESS:	234 9TH STREET SAN FRANCISCO, CA 94103	TELEPHONE:	AT&T
CURRENT ZONING:	SLR		
CONSTRUCTION TYPE:	IV, NO SPRINKLERS		
OCCUPANCY TYPE:	U		
HEIGHT / BULK:	50-X		
PROPERTY OWNER:	MONACO PROPERTIES, LP 38 VIA NAVARRO GREENBRAE, CA 94909		
APPLICANT:	AT&T 430 BUSH ST, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: DINA RAO (415) 309-2360		
ZONING CONTACT:	ATTN: AMY MILLION (949) 307-6431		
CONSTRUCTION CONTACT:	ATTN: EARL EARLY (408) 636-3717		
LATITUDE:	N 37° 46' 27.61" NAD 83		
LONGITUDE:	W 122° 24' 45.78" NAD 83		
AMSL:	± 42.2'		

DRIVING DIRECTIONS

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 234 9TH STREET, SAN FRANCISCO, CA 94103

- START OUT GOING EAST ON BUSH ST TOWARD CLAUDE LN. 0.1 MI
- TURN RIGHT ONTO MONTGOMERY ST. 0.2 MI
- MONTGOMERY ST BECOMES NEW MONTGOMERY ST. 0.2 MI
- TURN RIGHT ONTO HOWARD ST. 0.3 MI
- TURN LEFT ONTO 4TH ST. 0.2 MI
- MERGE ONTO I-80 W. 0.5 MI
- TAKE EXIT 1C TOWARD NINTH ST/CIVIC CENTER. 0.2 MI
- TAKE THE RAMP TOWARD 9TH ST/CIVIC CTR/FELL ST/GOLDEN GATE BR. 0.1 MI
- TURN LEFT ONTO HARRISON ST. 0.1 MI
- TURN RIGHT ONTO 9TH ST. 0.2 MI

END AT: 234 9TH STREET, SAN FRANCISCO, CA 94103

ESTIMATED TIME: 6 MINUTES ESTIMATED DISTANCE: 2.09 MILES

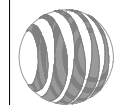
SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLAN & DETAILS	-
A-3	ANTENNA PLANS & DETAILS	-
A-4	ELEVATION	-
A-5	ELEVATION	-
A-6	ELEVATION	-
A-7	ELEVATION	-

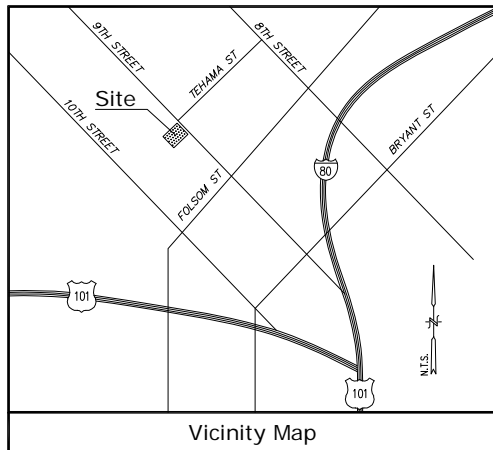
APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON
SHEET TITLE:
TITLE
SHEET NUMBER:
T-1

at&t



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



Title Report

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
 PREPARED BY:
 ORDER NO.:
 DATED:

Legal Description

LOT 4 IN BLOCK 3518, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

Assessor's Parcel No.

3518-004

Easements

NOT AVAILABLE

Access Route/Lease Area

TO BE DETERMINED

Geographic Coordinates at Center of Sectors

1983 DATUM: LATITUDE: 37° 46' 27.61" N LONGITUDE 122° 24' 45.78" W
 ELEVATION = 42.2 FEET ABOVE MEAN SEA LEVEL

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

Basis of Bearings

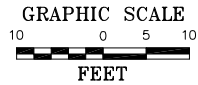
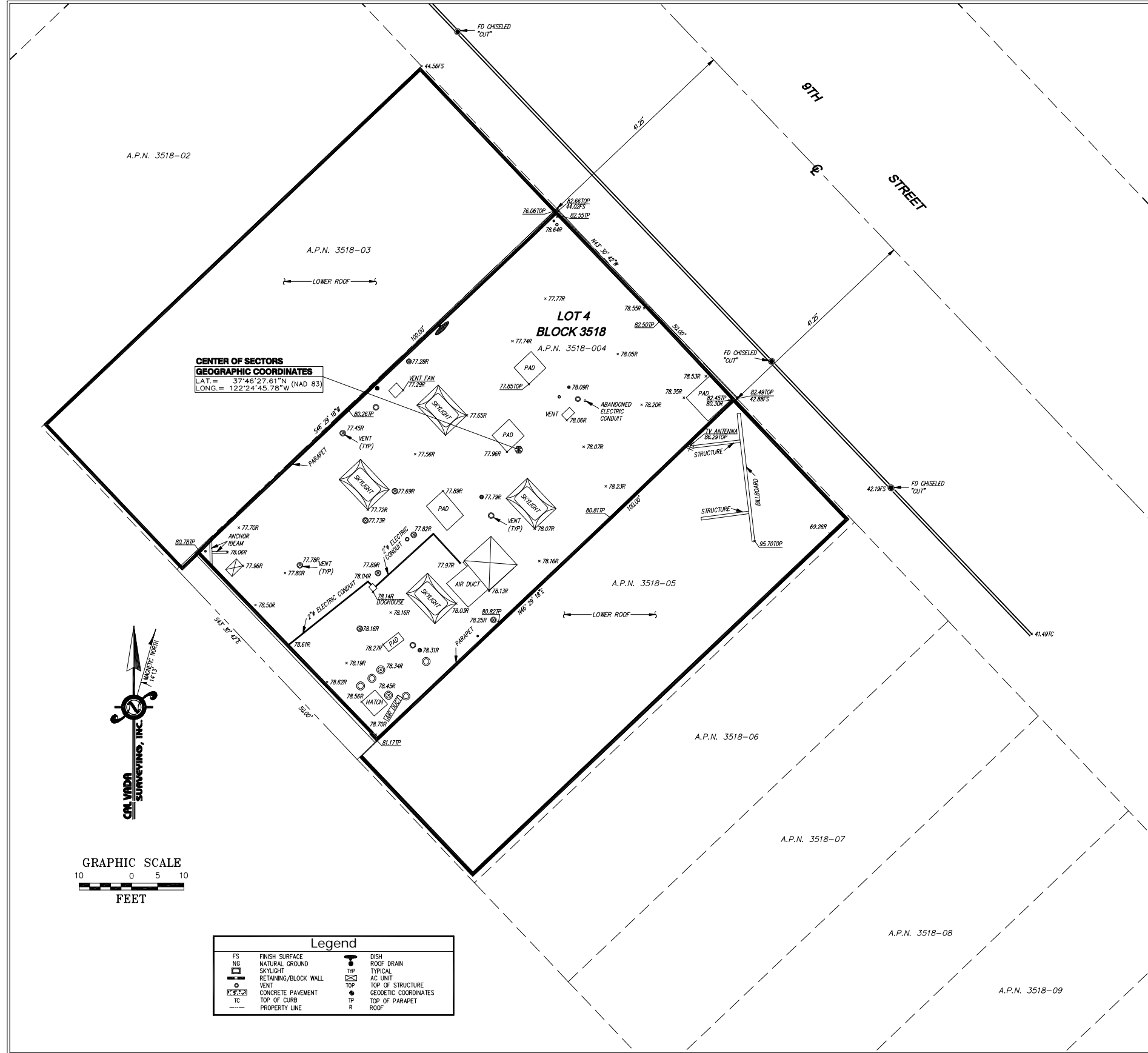
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "SBRN".
 ELEVATION = 101.43 FEET (NAVD 88).

Date of Survey

FEBRUARY 2, 2011



Legend			
FS	FINISH SURFACE	DISH	DISH
NG	NATURAL GROUND	RD	ROOF DRAIN
SK	SKYLIGHT	TYP	TYPICAL
RM	RETAINING/BLOCK WALL	AC	AC UNIT
VE	VENT	TOP	TOP OF STRUCTURE
CP	CONCRETE PAVEMENT	GC	GEODEIC COORDINATES
TC	TOP OF CURB	TP	TOP OF PARAPET
PL	PROPERTY LINE	R	ROOF

Streamline Engineering

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

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CALVADA SURVEYING, INC.
 411 Jorda Cir., Suite 205, Colton, CA 92308
 Phone: 951-280-0800 Fax: 951-280-0748
 www.calvada.com
 Toll Free: 800-CALVADA
 JOB NO. 11108

PREPARED FOR

 4430 Rosewood Drive
 Pleasanton, California 94588

APPROVALS

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

PROJECT NAME
MONACO
 PROJECT NUMBER
CN5520
 234 9TH STREET
 SAN FRANCISCO, CA 94103
 SAN FRANCISCO COUNTY

DATE	DESCRIPTION	BY
02/07/11	SUBMITTAL	MN
07/20/11	GEOGRAPHIC COORDINATES	AL

SHEET TITLE
TOPOGRAPHIC SURVEY

C-1
 SHEET 1 OF 1

MONACO

CN5520
234 9TH STREET
SAN FRANCISCO, CA 94103

ISSUE STATUS

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	05/24/11	CLIENT REV	J.S.
	07/20/11	CLIENT REV	J.S.

DRAWN BY: C. CODY
 CHECKED BY: C. MATHISEN
 APPROVED BY: -
 DATE: 07/20/11

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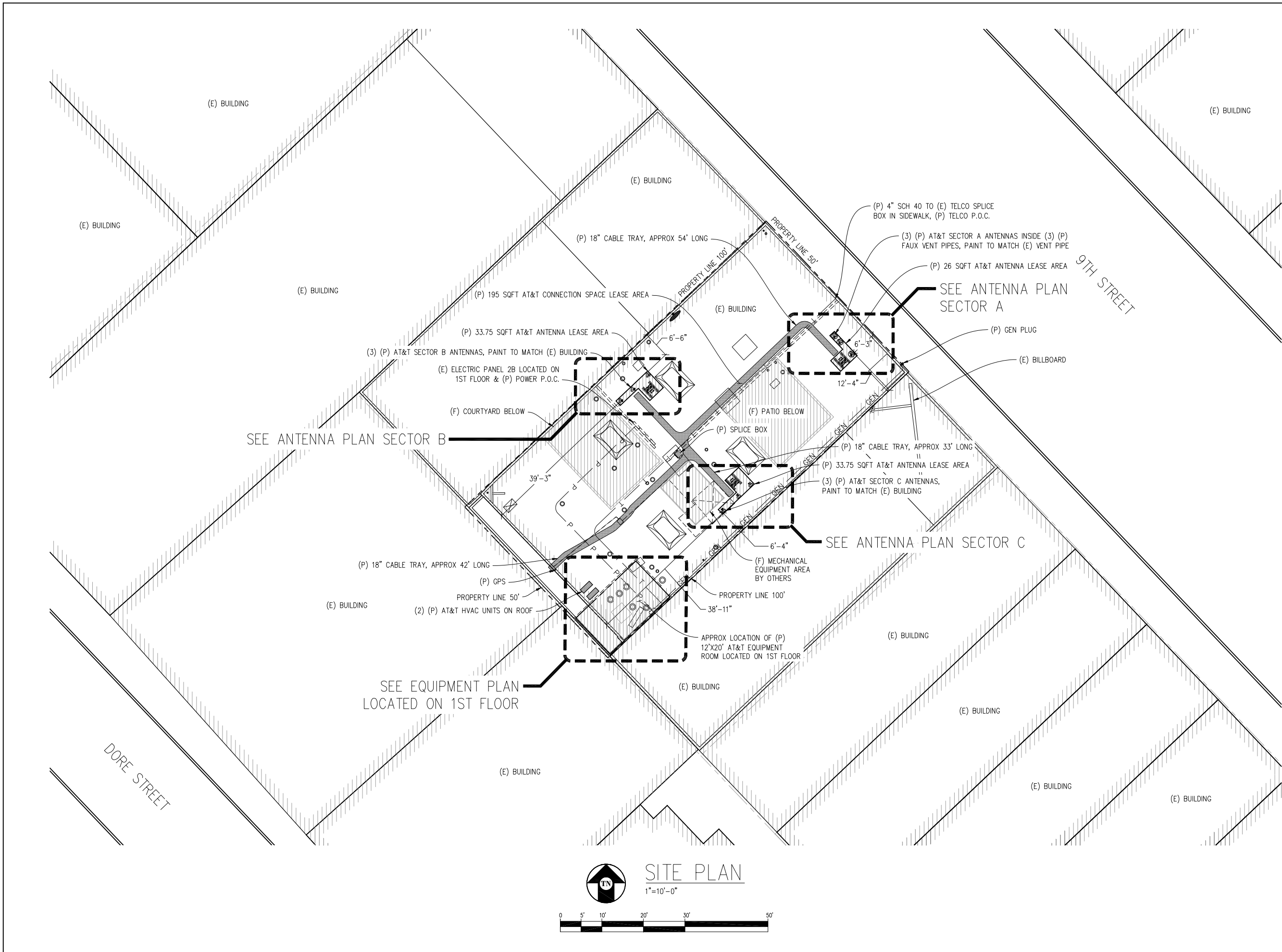
430 BUSH STREET, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1



ISSUE STATUS

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DRAWN BY: C. CODY
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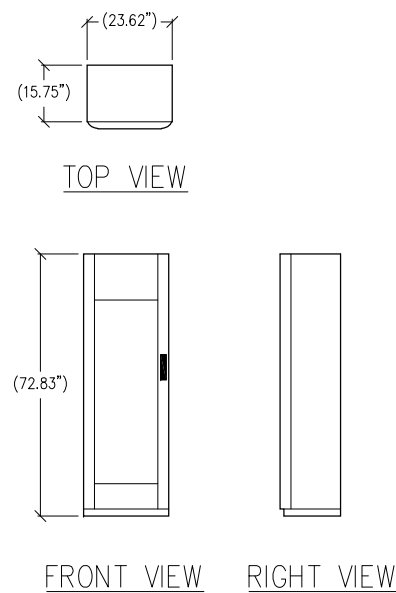
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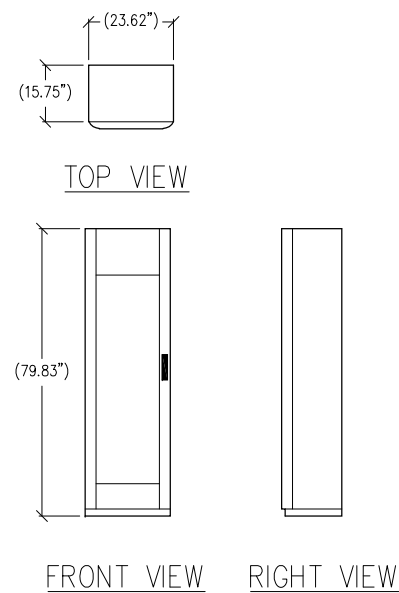
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430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

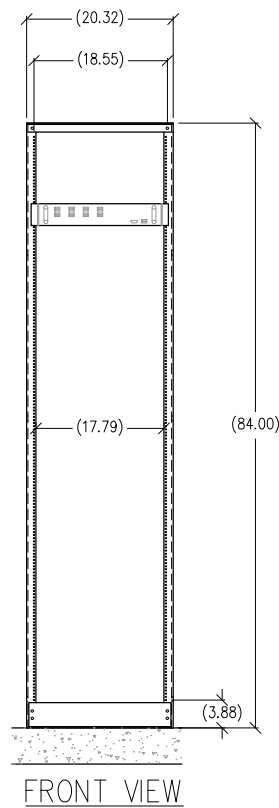
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EQUIPMENT PLAN & DETAILS
SHEET NUMBER:
A-2



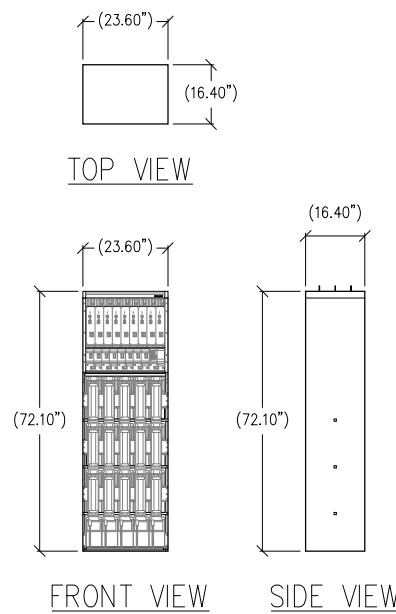
1 RBS DETAIL
1/2"=1'
ERICSSON RBS 2206



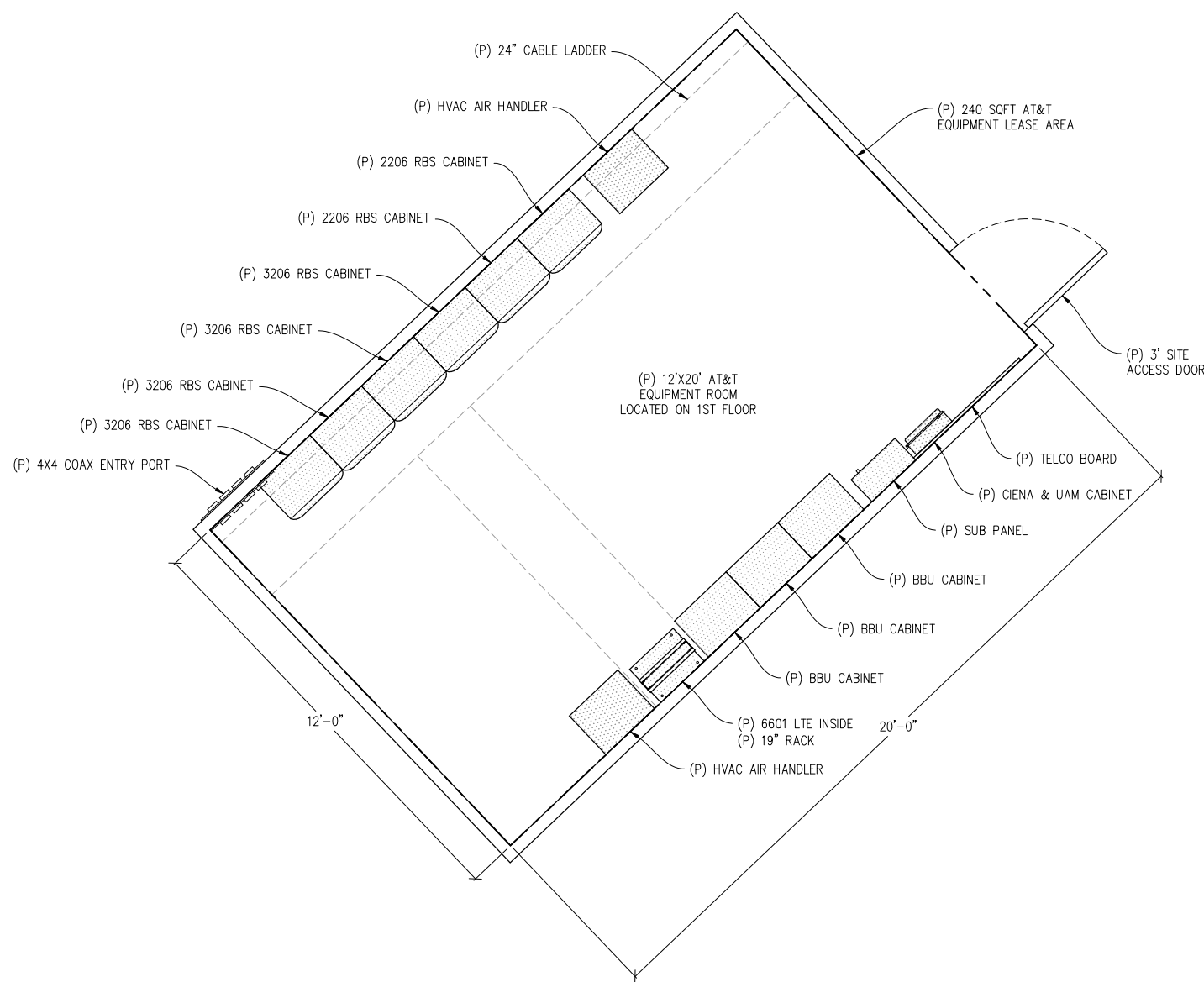
2 RBS DETAIL
1/2"=1'
ERICSSON RBS 3206



3 6601 IN 19" RACK DETAIL
1"=1'

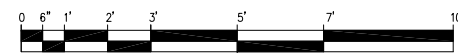


4 BBU CABINET DETAIL
1/2"=1'
4500 BBU CABINET



EQUIPMENT PLAN

1/2"=1'-0"



ISSUE STATUS

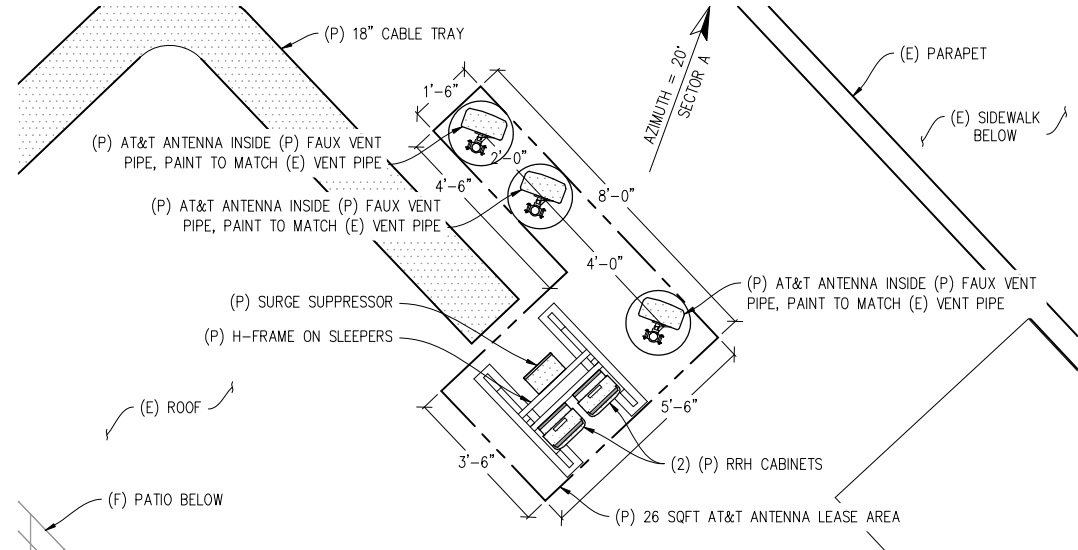
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	07/20/11	CLIENT REV	J.S.

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CHECKED BY: C. MATHISEN
APPROVED BY: -
DATE: 07/20/11

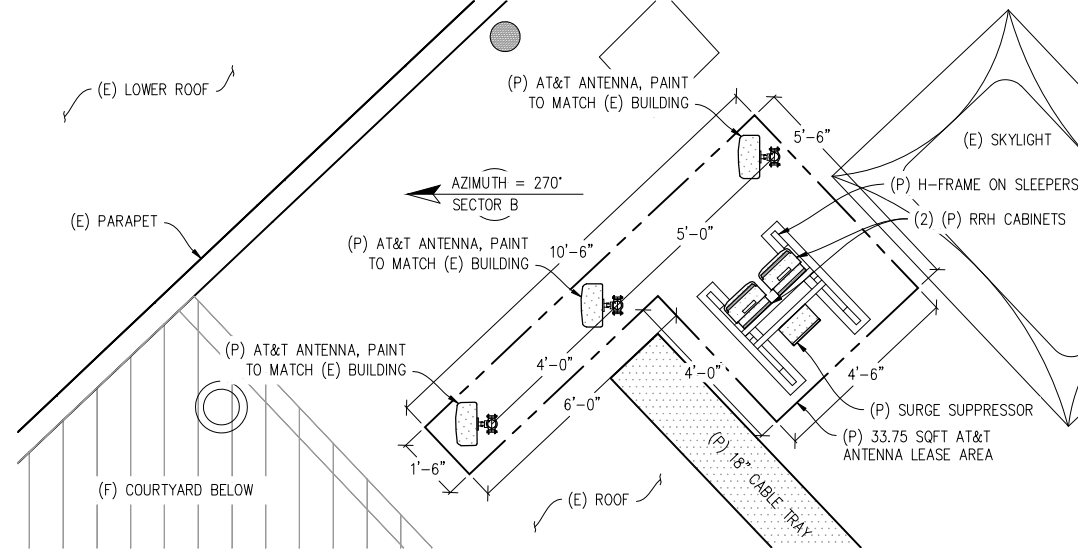
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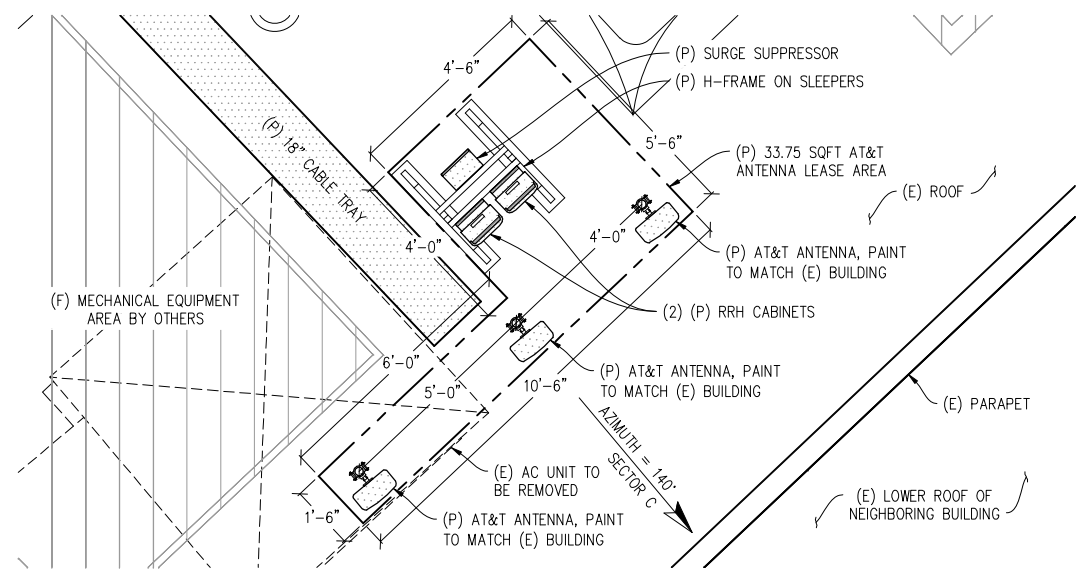
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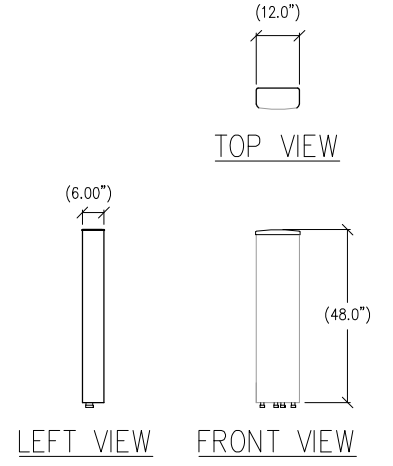
ANTENNA PLAN SECTOR A
1/2"=1'-0"



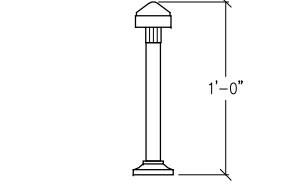
ANTENNA PLAN SECTOR B
1/2"=1'-0"



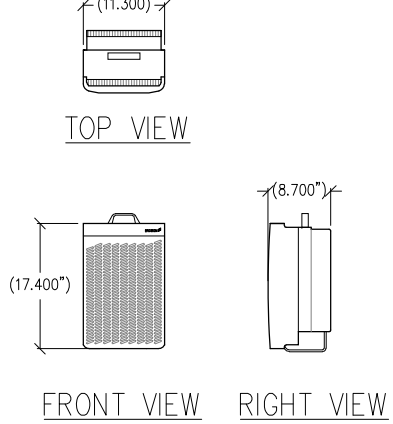
ANTENNA PLAN SECTOR C
1/2"=1'-0"



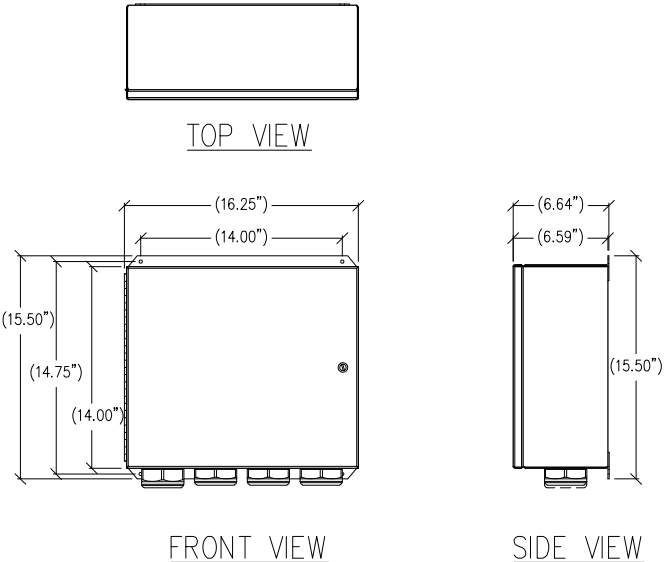
1 ANTENNA DETAIL
1/2"=1'



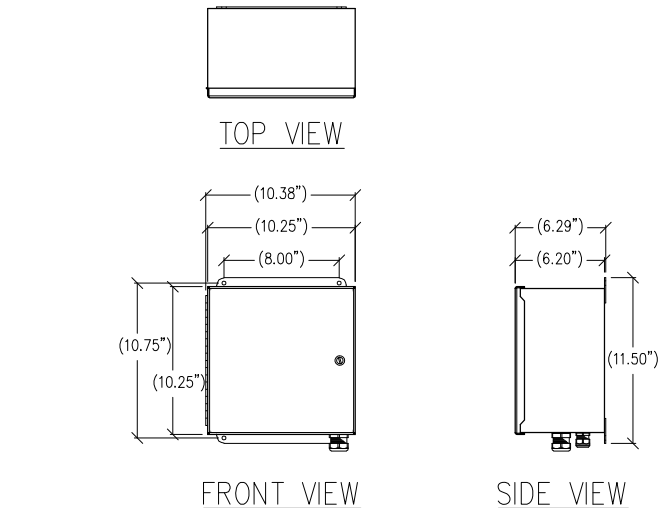
2 GPS DETAIL
1"=6"



3 RRH DETAIL
1"=1'-0"



4 SPLICE BOX DETAIL
1"=6"



5 DC SURGE SUPPRESSION DETAIL
1"=6"

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

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

MONACO

CN5520
 234 9TH STREET
 SAN FRANCISCO, CA 94103

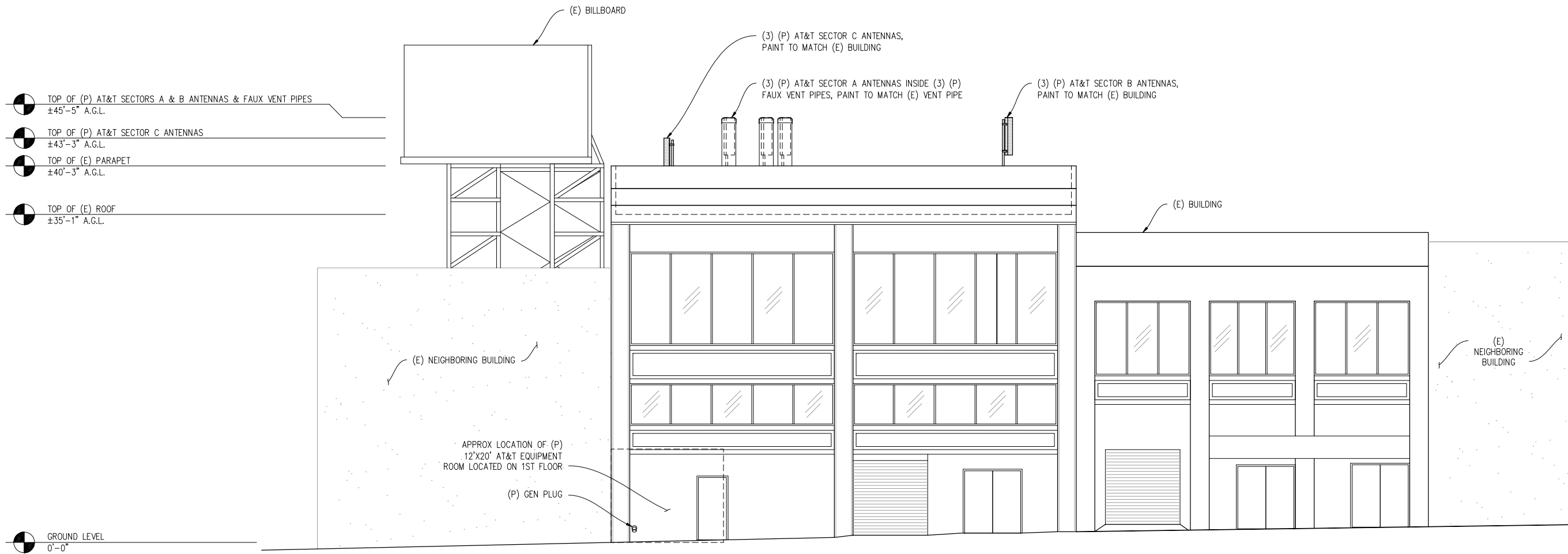
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	04/28/11	CLIENT REV	J.S.
	05/24/11	CLIENT REV	J.S.
	07/20/11	CLIENT REV	J.S.

DRAWN BY: C. CODY
 CHECKED BY: C. MATHISEN
 APPROVED BY: -
 DATE: 07/20/11

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NORTHEAST ELEVATION

3/16" = 1'-0"

VIEW FROM 9TH STREET

at&t



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

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-4

MONACO

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234 9TH STREET
SAN FRANCISCO, CA 94103

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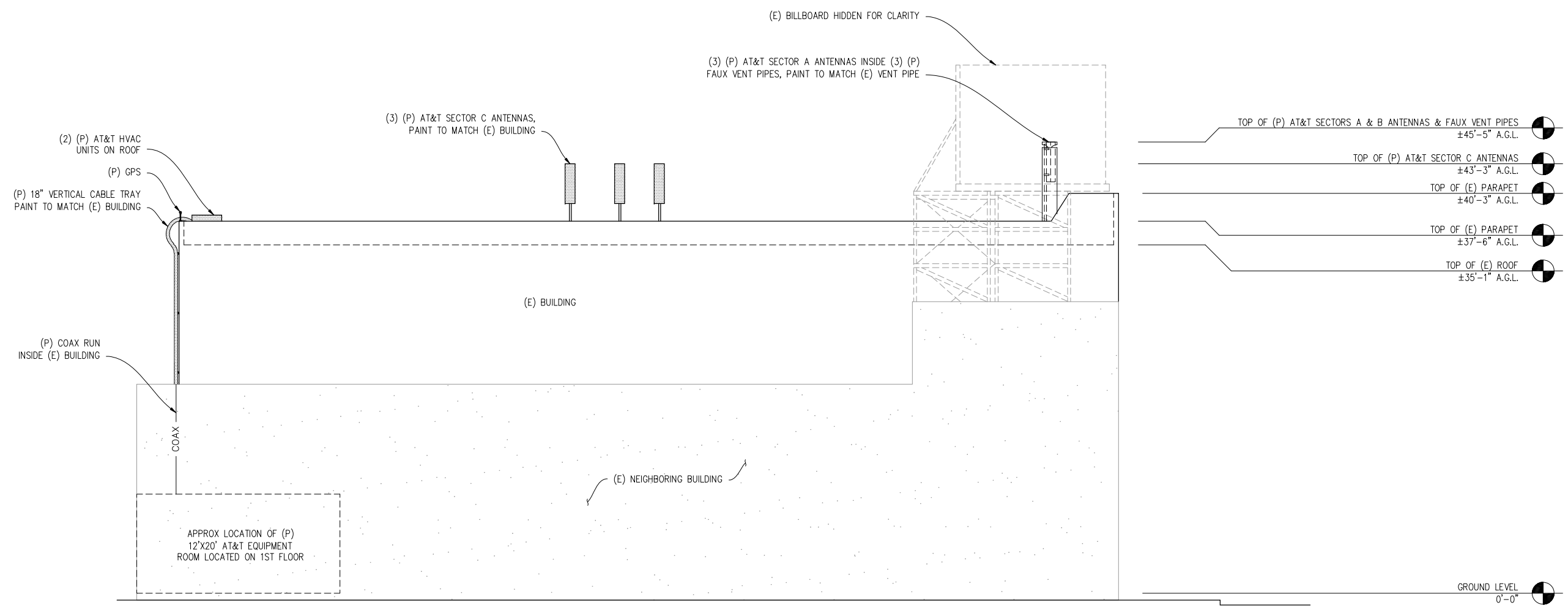


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430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:
ELEVATION

SHEET NUMBER:
A-5



SOUTHEAST ELEVATION

3/16"=1'-0"

VIEW FROM FOLSOM STREET

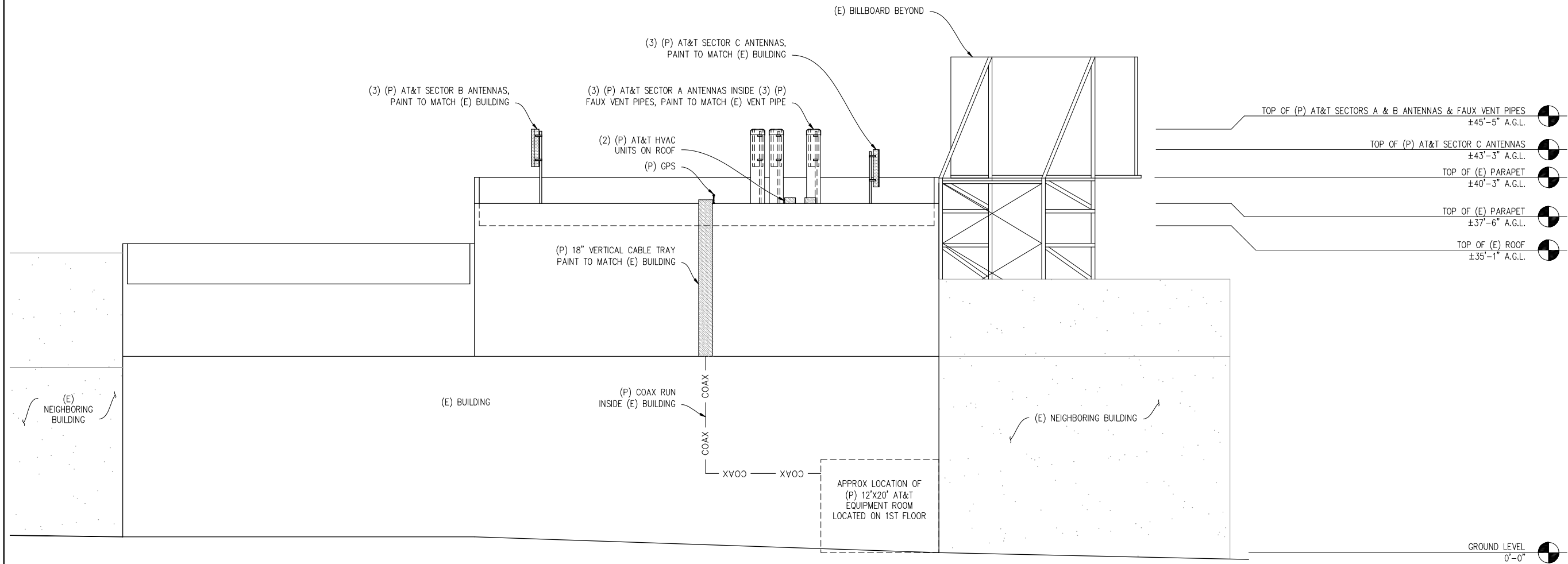
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CN5520
234 9TH STREET
SAN FRANCISCO, CA 94103

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	07/20/11	CLIENT REV	J.S.

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APPROVED BY: -
DATE: 07/20/11



SOUTHWEST ELEVATION

3/16" = 1'-0"

VIEW FROM DORE STREET

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

SHEET TITLE:
ELEVATION

SHEET NUMBER:
A-6

MONACO

CN5520
 234 9TH STREET
 SAN FRANCISCO, CA 94103

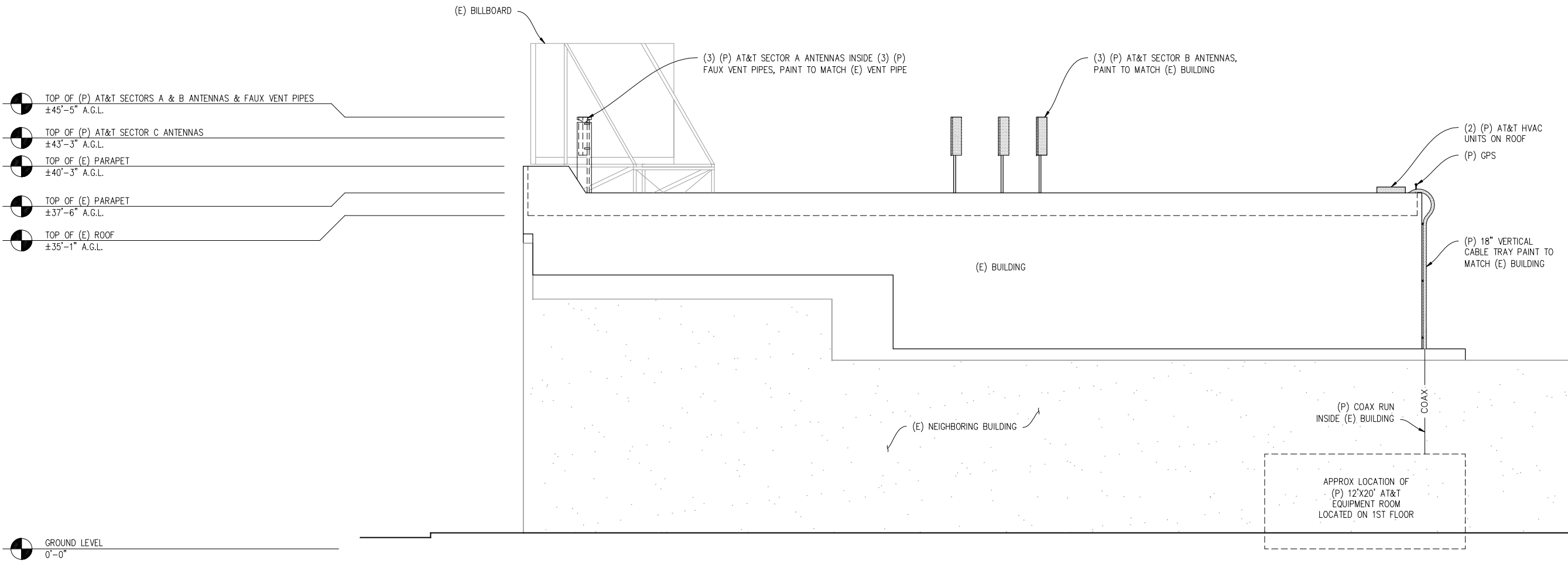
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NORTHWEST ELEVATION

3/16" = 1'-0"

VIEW FROM HOWARD STREET

at&t

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

SHEET TITLE:
 ELEVATION
SHEET NUMBER:
 A-7

234 9th Street – 2011.0415C
Contextual Photos



View from 9th Street looking southeast toward Howard Street at easterly blockface



View from 9th Street looking north east toward Howard Street at easterly blockface



View from 9th Street looking southwest toward Folsom Street at westerly blockface



View from 9th Street looking north east toward Clementina Street at easterly blockface



View looking southeast down 9th Street at the easterly blockface from Howard Street



View from 9th Street looking northwest toward subject building at westerly blockface