



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: JUNE 15, 2011

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Filing Date:* May 20, 2011  
*Case No.:* **2011.0271A**  
*Project Address:* **274 BRANNAN STREET**  
*Historic Landmark:* South End Historic District  
*Zoning:* MUO Zoning District  
65-X Height and Bulk District  
*Block/Lot:* 3774/073  
*Applicant:* Tony Kim  
Town Consulting  
100 Clement Street, 3<sup>rd</sup> Floor  
San Francisco, CA 94118  
*Staff Contact* Richard Sucre - (415) 575-9108  
richard.sucre@sfgov.org  
*Reviewed By* Timothy Frye - (415) 575-6822  
tim.frye@sfgov.org

### PROPERTY DESCRIPTION

**274 BRANNAN STREET** is located at the north side of Brannan Street between 2<sup>nd</sup> 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 warehouse and office. The building has a concrete exterior and is dominated by rows of steel-sash windows. The building is capped by a flat roof with a shaped parapet and features minimal exterior ornamentation. 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.

### PROJECT DESCRIPTION

The proposed scope of work consists of the installation of twelve panel antennas and associated equipment on the rooftop of the subject property as part of the wireless transmission network operated by AT&T (also known as New Cingular Wireless PCS). Along with the panel antennas, the proposed project includes installation of an outdoor equipment cabinet that will be located on a platform measuring 20' x 9'. This new platform will be located near the northwest corner of the building. Each panel antenna will measure approximately 51" high x 12" wide x 6" deep. These panel antennas will be mounted on the roof 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.

The proposed project does not involve any major exterior alterations and will not impact any historic fabric. Please see photographs and architectural drawings for details (see attached).

### **OTHER ACTIONS REQUIRED**

Proposed work requires Conditional Use Authorization from the Planning Commission, Section 106 Consultation with the Office of Historic Preservation, and a Building Permit.

### **COMPLIANCE WITH THE PLANNING CODE PROVISIONS**

The proposed project is in compliance with all other provisions of the Planning Code.

### **APPLICABLE PRESERVATION STANDARDS**

#### **ARTICLE 10**

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

- a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.
- c) For applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Notwithstanding the foregoing, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.
- d) For applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

### Article 10 – Appendix I – South End Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the South End Historic District as described in Appendix I of Article 10 of the Planning Code.

### THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

**Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*For the proposed project, no historic materials will be removed and there will be no alteration of features or spaces that characterize the district.*

**Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The proposed installation of twelve rooftop panel antennas will not impact the historic property or district. Furthermore, the new panel antennas will not destroy any historic materials, features, or spatial relationships that characterize the district. The proposed new features are clearly differentiated from the old and minimally visible from the public right of ways.*

**Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*The proposed installation of twelve rooftop panel antennas is reversible and if removed in the future will not impair the essential form or fabric of the historic district.*

### PUBLIC/NEIGHBORHOOD INPUT

The Department has received public input on the proposed project, which has been included as an attachment.

### ISSUES & OTHER CONSIDERATIONS

The Department has no issues with the proposed project.

This project is one of two wireless transmission networks proposed for the subject property. The other project is planning to install six panel antennas on the rooftop of the subject building as part of the wireless transmission network operated by T-Mobile (Refer to Case No. 2011.0162A/C).

## STAFF ANALYSIS

Based on the requirements of Article 10, Appendix I – South End Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

**Installation of (12) Panel Antennas:** The installation of twelve panel antennas on the rooftop of the subject property will not impact any historic fabric of the subject building or the historic character of the surrounding historic district. These new panel antennas are minimal visible from the street, as evidenced by the photo simulations and their setback from the parapet wall. These antennas are similar in character to other installed panel antennas, which are currently on the roof of the subject building. The twelve panel antennas will be mounted on non-contributing portions of the subject property and are typical of rooftop appurtenances that exist on the subject property.

Staff finds that the proposed alteration will not detract from the historic character of the district, will not cause any significant removal or alteration of historic material, spaces or features which characterize the property, will be sufficiently distinguished from the surrounding historic buildings, and will be compatible with the character of the historic district in terms of scale, construction, detailing, and materials. The alterations are minimally visible from the public right of ways and are consistent with the character of the subject property's rooftop. Furthermore, staff finds that the essential form and integrity of the historic district and its environment would be unimpaired if the proposed alterations and site work were to be removed at a future date.

The proposed alterations are in conformance with the requirements of Article 10 - Appendix I. Based on these requirements and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not adversely affect the subject building or surrounding historic district.

## ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One Categorical Exemption (CEQA Guideline Section 15301) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation*.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix I – South End Historic District.

## ATTACHMENTS

Draft Motion  
Photographs

**Certificate of Appropriateness**  
**June 15, 2011**

**Case Number 2011.0271A**  
**274 Brannan Street**

Photo Simulations & Architectural Drawings  
Public Correspondence

*PL: G:\Documents\2011.0271A-C 274 Brannan\CofA Case Report\_274 Brannan St-2011.0271A.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

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*Reviewed By* Timothy Frye – (415) 575-6822  
tim.frye@sfgov.org

**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK 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, FOR THE PROPERTY LOCATED ON LOT 073 IN ASSESSOR'S BLOCK 3774, WITHIN THE MUO ZONING DISTRICT, 65-X HEIGHT AND BULK DISTRICT, AND THE SOUTH END HISTORIC DISTRICT.**

### PREAMBLE

WHEREAS, on May 20, 2011, AT&T Mobility (also know as New Cingular Wireless PCS) and Tony Kim of Town Consulting on behalf of 274 Brannan LLC (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to install twelve panel antennas and associated equipment on the rooftop of the subject property located on Lot 073 in Assessor's Block 3774.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on June 15, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0271A (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the

Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

**MOVED**, that the Commission hereby grants a Certificate of Appropriateness, in conformance with the project information dated June 1, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0271A based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the South End Historic District as described in Appendix I of Article 10 of the Planning Code.

- That the proposed alterations are reversible and are minimally visible from the public right of way.
- That the proposed alterations will not impact historic fabric or the character of the district.
- That the essential form and integrity of the historic district and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features within the South End Historic District.
- The proposed project meets the requirements of Article 10 – Appendix I.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

***Standard 2.***

*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

***Standard 9.***

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

**Standard 10.**

*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

*The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.*

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

*Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.*

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

*Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.*

POLICY 2.5

*Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.*

POLICY 2.7

*Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.*



*The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.*

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the South End Historic District for the future enjoyment and education of San Francisco residents and visitors.*

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The project will not have any impact on neighborhood serving retail uses.*

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

*The proposed project will strengthen neighborhood character by respecting the character-defining features of the historic district in conformance with the Secretary of the Interior's Standards for Rehabilitation.*

- C) The City's supply of affordable housing will be preserved and enhanced:

*The project will have no impact to housing supply.*

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

*The proposed will not have any impact on industrial and service sector jobs.*

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

*Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable*

*construction and safety measures.*

- G) That landmark and historic buildings will be preserved:

*The project as proposed is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.*

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

*The proposed project will not impact the access to sunlight or vistas for parks and open space.*

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10-Appendix I, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 073 in Assessor's Block 3774 for proposed work in conformance with the project information dated June 1, 2011, labeled Exhibit A on file in the docket for Case No. 2011.0271A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

**THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.**

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on June 15, 2011.

Linda D. Avery  
Commission Secretary

AYES:

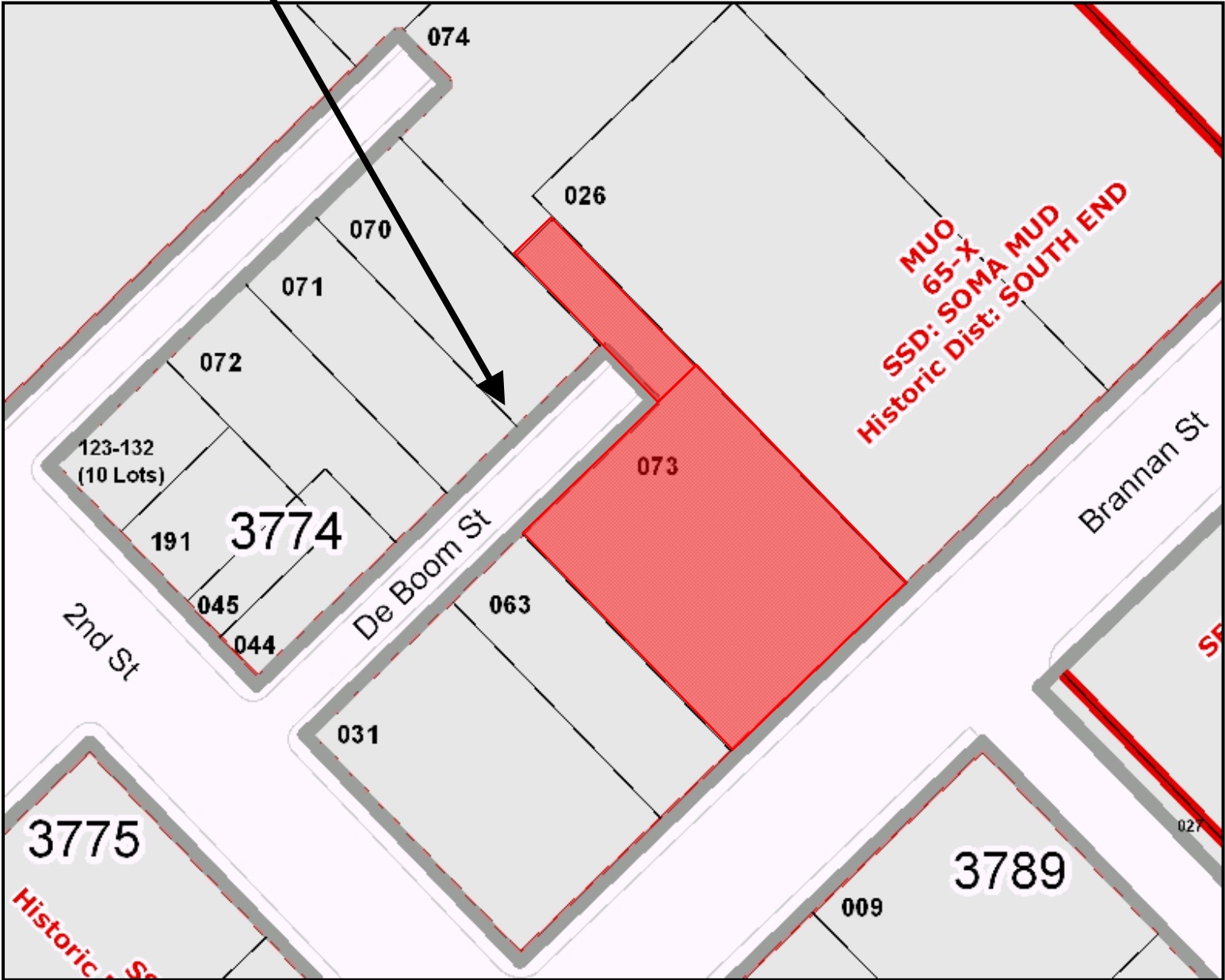
NAYS:

ABSENT:

ADOPTED: June 15, 2011

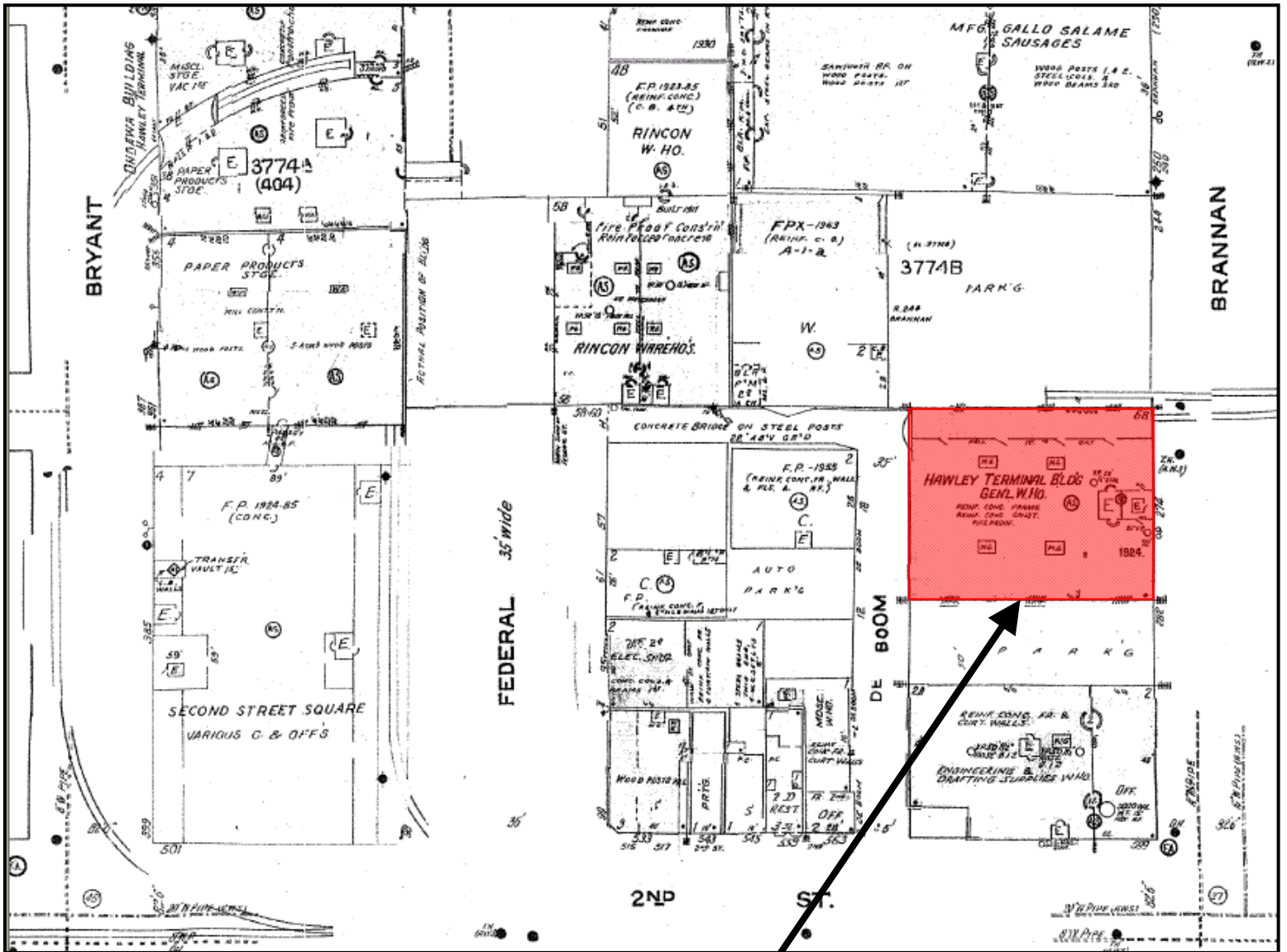
# Parcel Map

SUBJECT PROPERTY



Certificate of Appropriateness Hearing  
Case Number 2011.0271A  
274 Brannan Street

# Sanborn Map\*



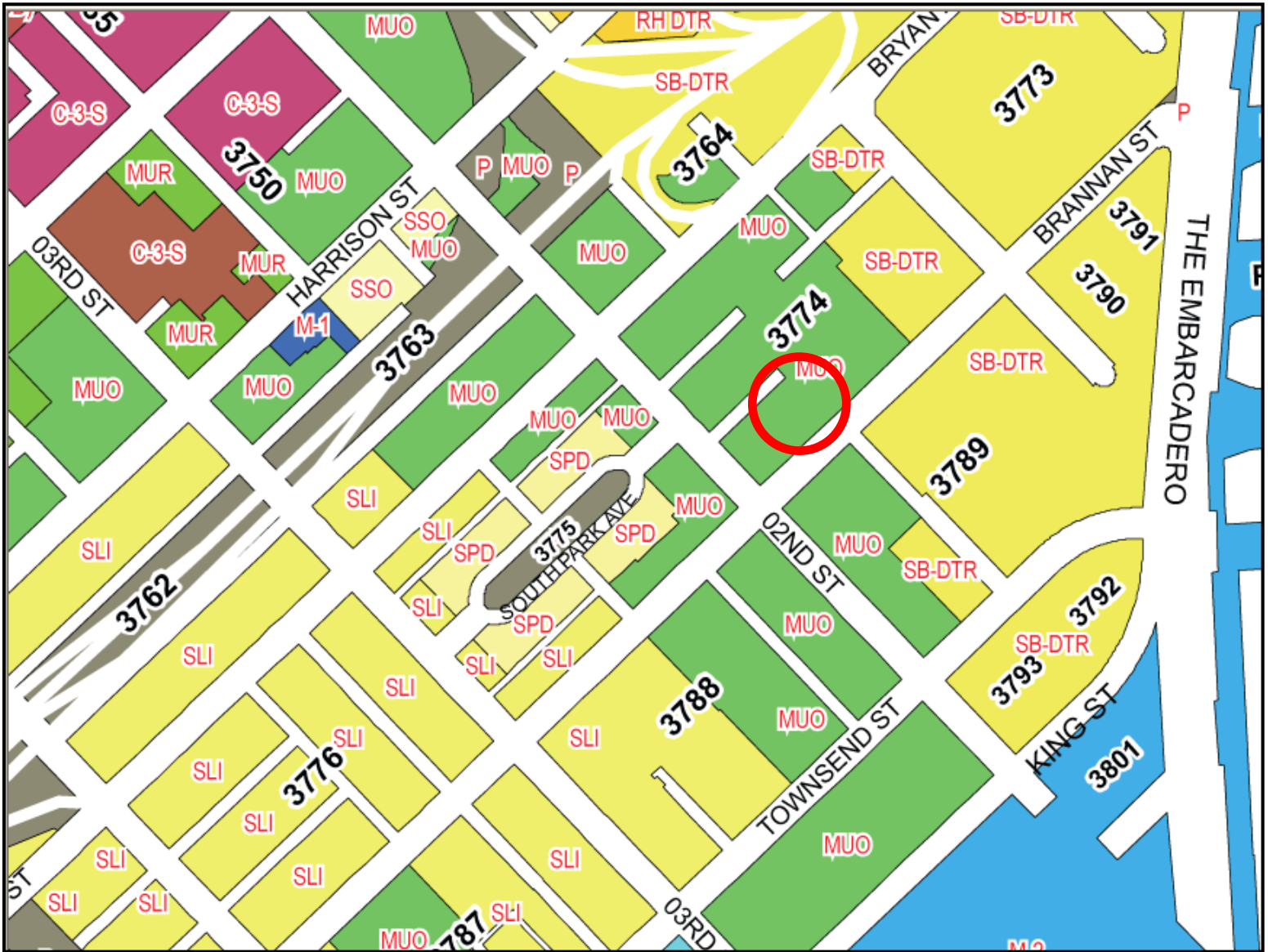
**SUBJECT PROPERTY**

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



Certificate of Appropriateness Hearing  
Case Number 2011.0271A  
274 Brannan Street

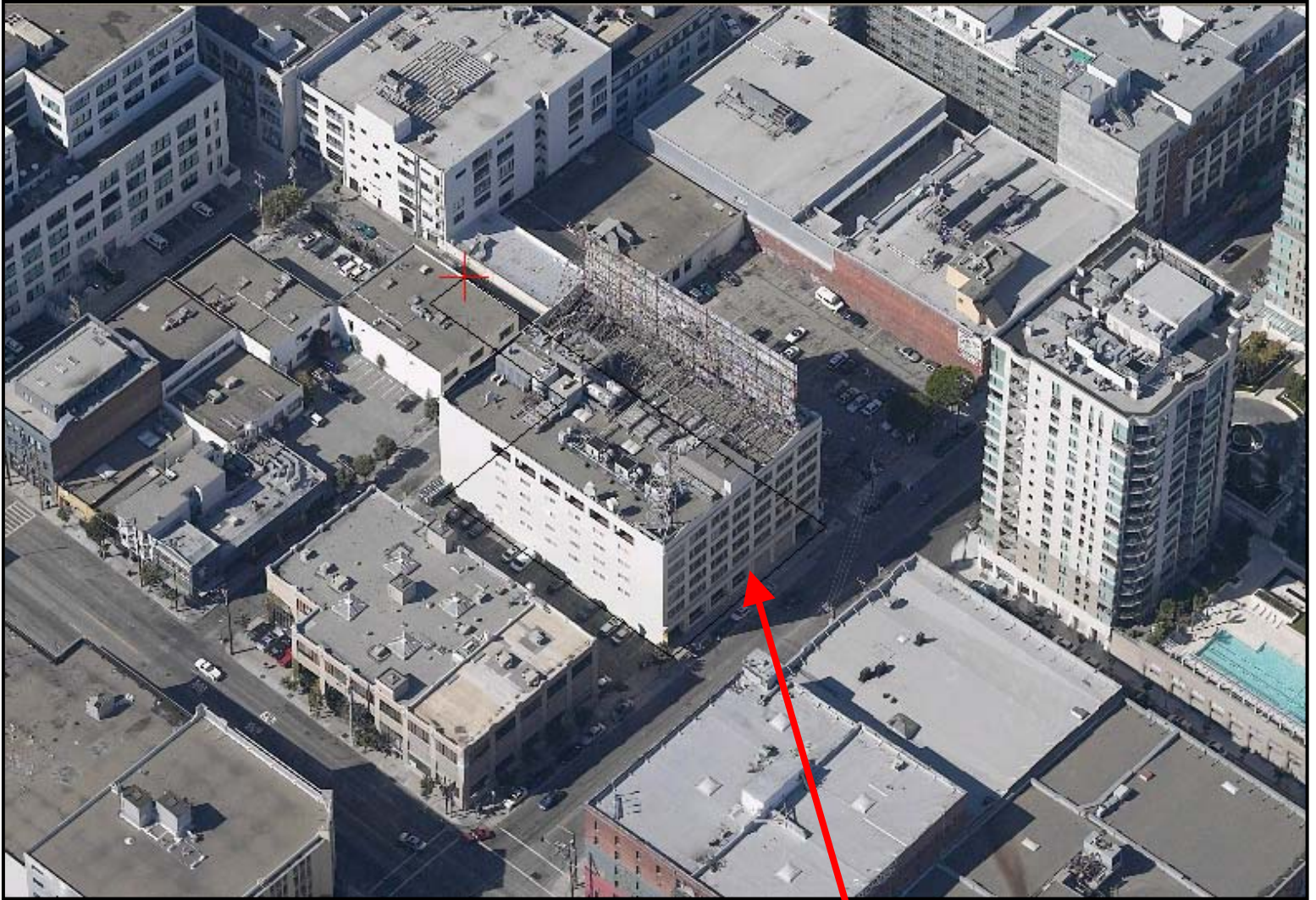
# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2011.0271A  
274 Brannan Street



# Aerial Photo



**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2011.0271A  
274 Brannan Street



# Aerial Photo



Detail of 274 Brannan Street Roof

Certificate of Appropriateness Hearing  
Case Number 2011.0271A  
274 Brannan Street



# Site Photo

SUBJECT PROPERTY

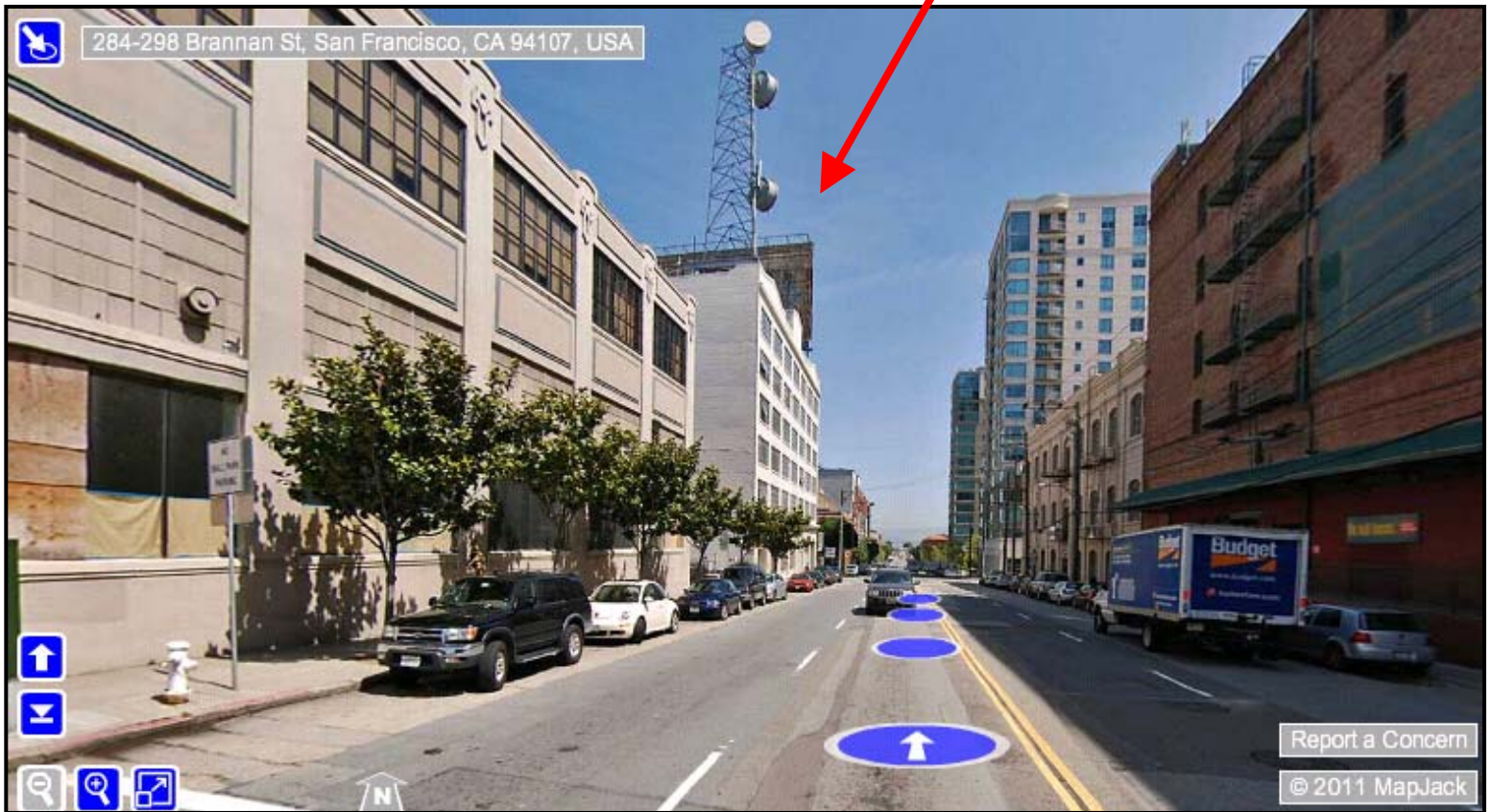


View of 274 Brannan Street along Brannan Street (Looking East)

Certificate of Appropriateness Hearing  
Case Number 2011.0271A  
274 Brannan Street

# Site Photo

SUBJECT PROPERTY



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

Certificate of Appropriateness Hearing  
Case Number 2011.0271A  
274 Brannan Street



# Site Photo

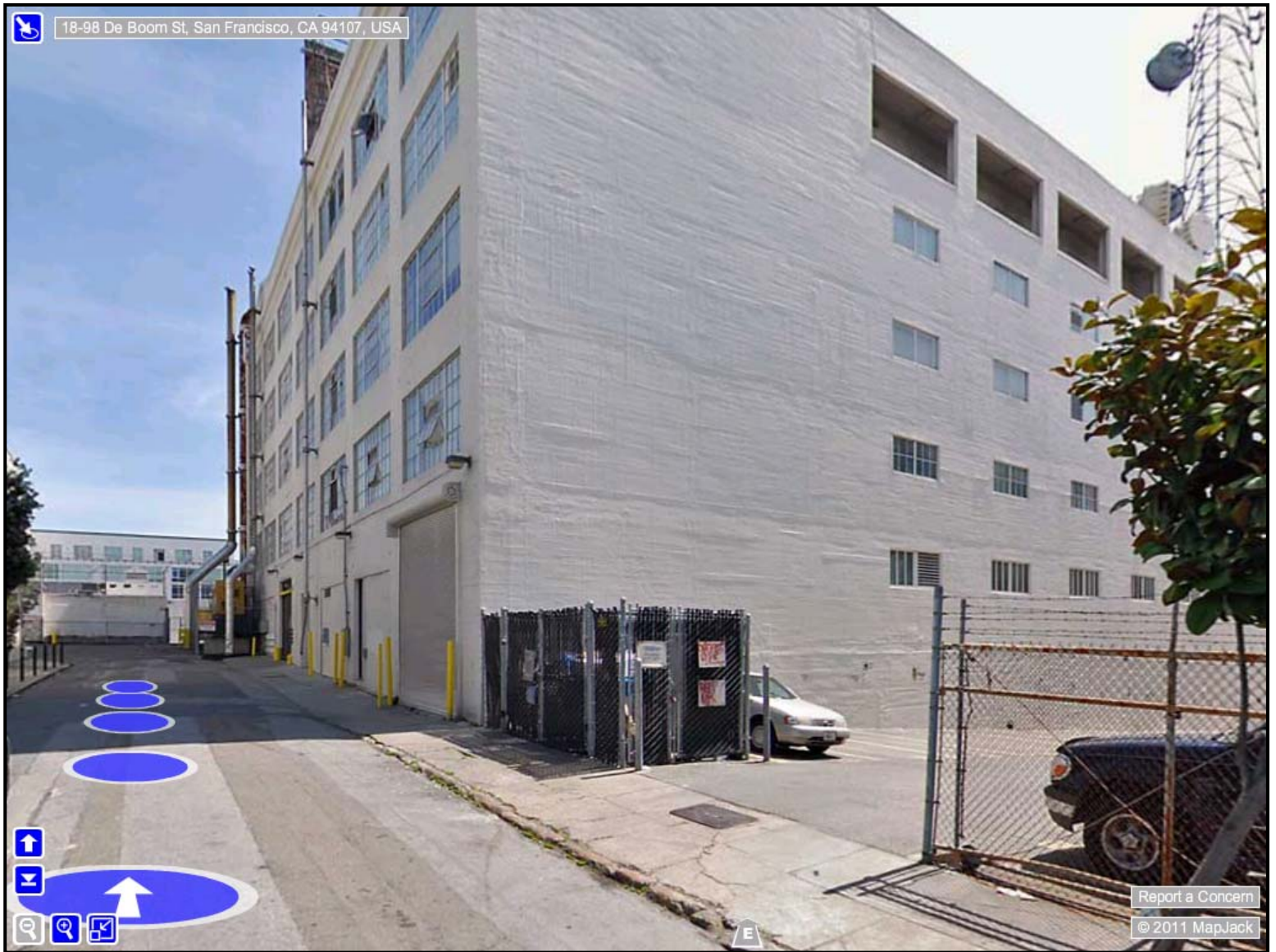
SUBJECT PROPERTY



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

Certificate of Appropriateness Hearing  
Case Number 2011.0271A  
274 Brannan Street

# Site Photo



View of 274 Brannan along DeBoom Street

Certificate of Appropriateness Hearing  
Case Number 2011.0271A  
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



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



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



# 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

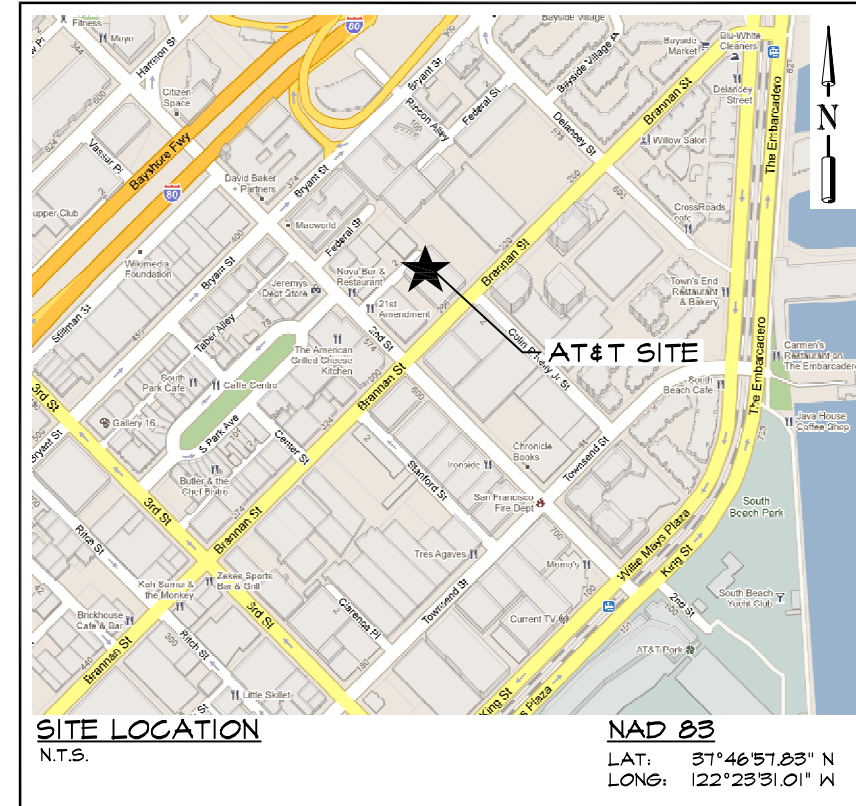


## 274 BRANNAN

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



**SITE LOCATION**  
N.T.S.

**NAD 83**  
LAT: 37°46'51.83" N  
LONG: 122°23'31.01" W



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 66TH 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:

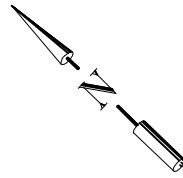
INSTALLATION IS UNMANNED AND FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR OR MAINTENANCE PURPOSES. INSTALLATION IS NOT FOR HUMAN HABITATION / PUBLIC ACCESS. A.D.A. ACCESSIBILITY IS NOT REQUIRED (2010 CBC, SECTION 1107B).

#### APPROVAL LIST

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







**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. E148236 OF OFFICIAL RECORDS, AND AMENDED BY AGREEMENT RECORDED MAY 17, 1988, BOOK/REEL G383, PAGE/IMAGE 533, INSTRUMENT NO. 95-F142893 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

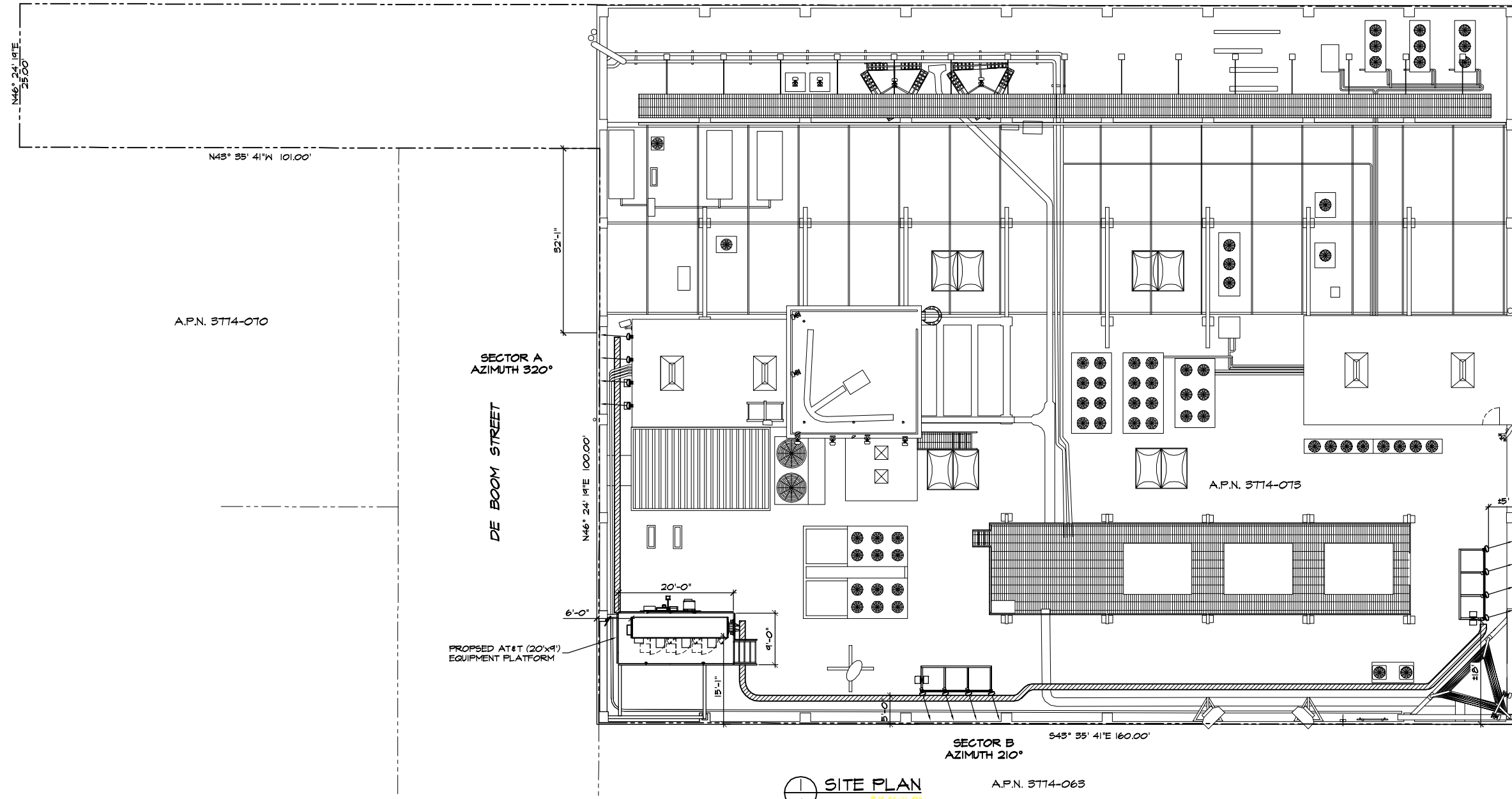
BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF FEDERAL STREET, DISTANT THEREON 275 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF 2ND STREET; RUNNING THENCE SOUTHEASTERLY AND PARALLEL WITH SAID NORTHEASTERLY LINE OF 2ND STREET 94 FEET; THENCE RUNNING SOUTHWESTERLY AT A RIGHT ANGLE 25 FEET PARALLEL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

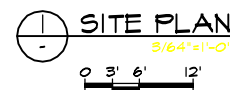
PROPOSED AT&T (20'x9')  
EQUIPMENT PLATFORM

A.P.N. 3774-073

BRANNAN STREET

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

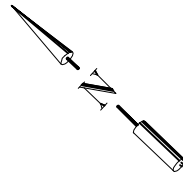
274 BRANNAN  
 CC5240A  
 274 BRANNAN ST  
 SAN FRANCISCO, CA  
 94107

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

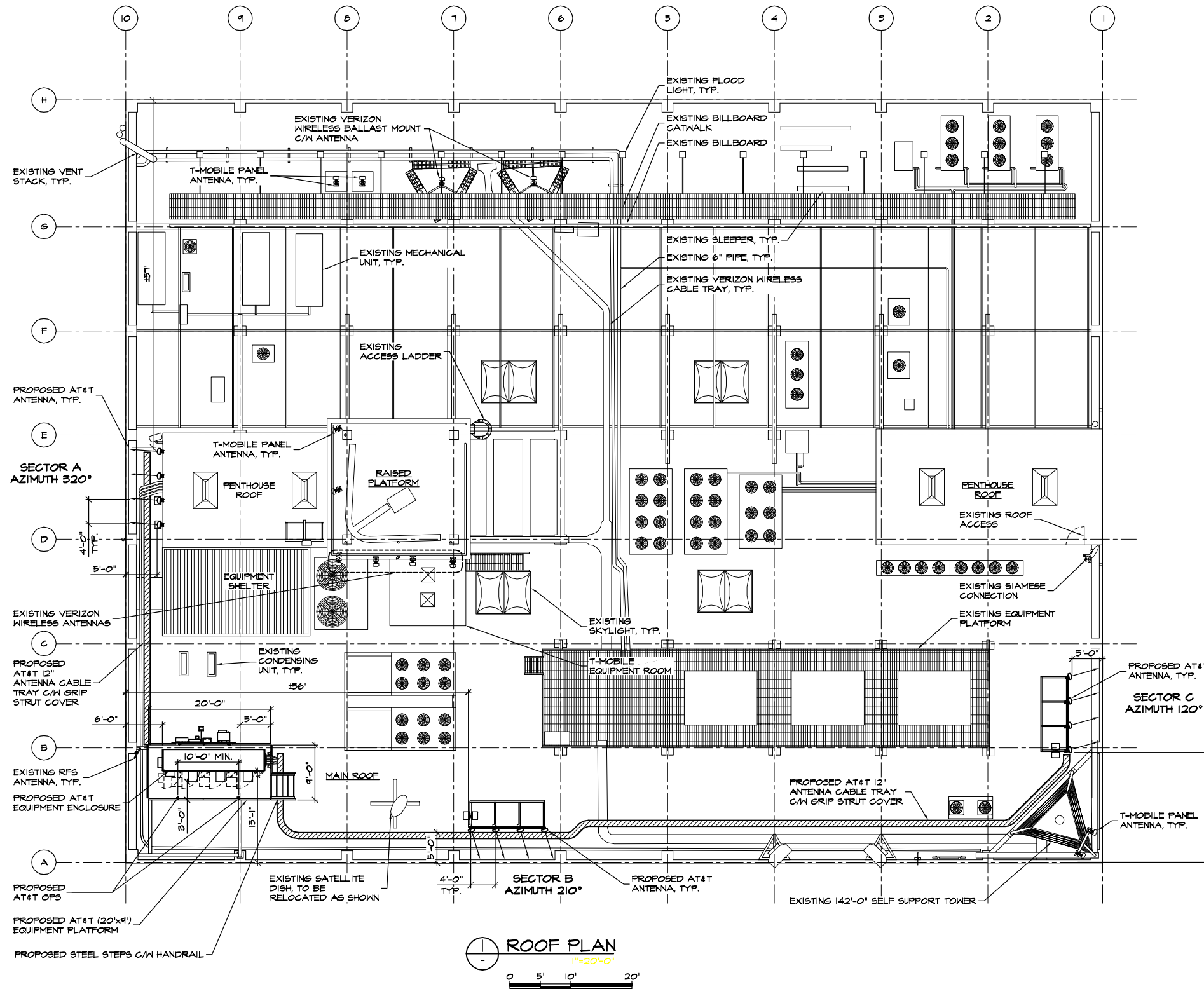
274 BRANNAN  
CC5240A  
274 BRANNAN ST  
SAN FRANCISCO, CA  
94107

SHEET TITLE

ROOF PLAN

SHEET NUMBER

**Z-3**



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:**

- ELEVATION IS DIAGRAMMATIC ONLY.
- 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 (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.
- 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

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

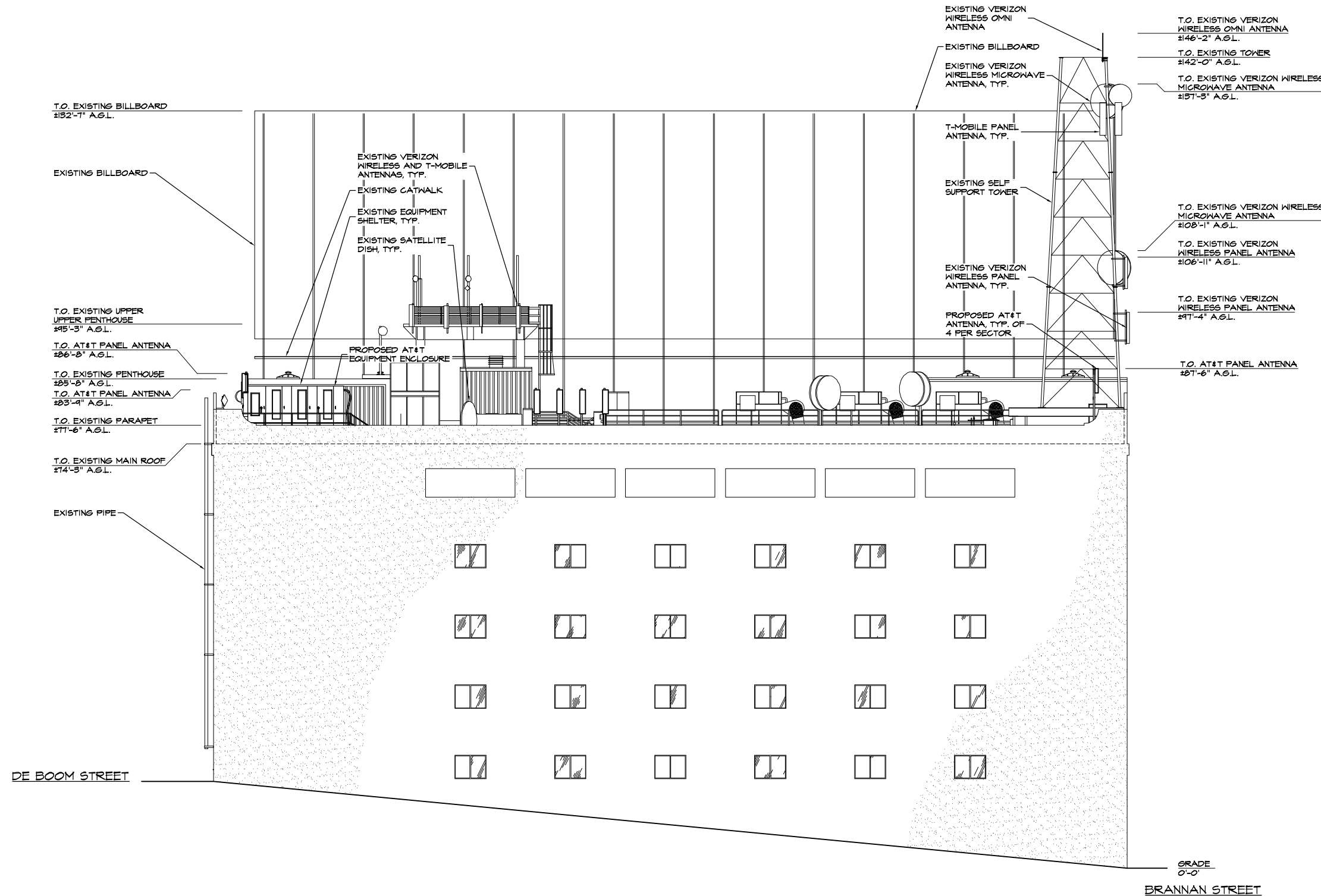
274 BRANNAN  
 CC5240A  
 274 BRANNAN ST  
 SAN FRANCISCO, CA  
 94107

SHEET TITLE

SOUTHWEST ELEVATION

SHEET NUMBER

Z-4

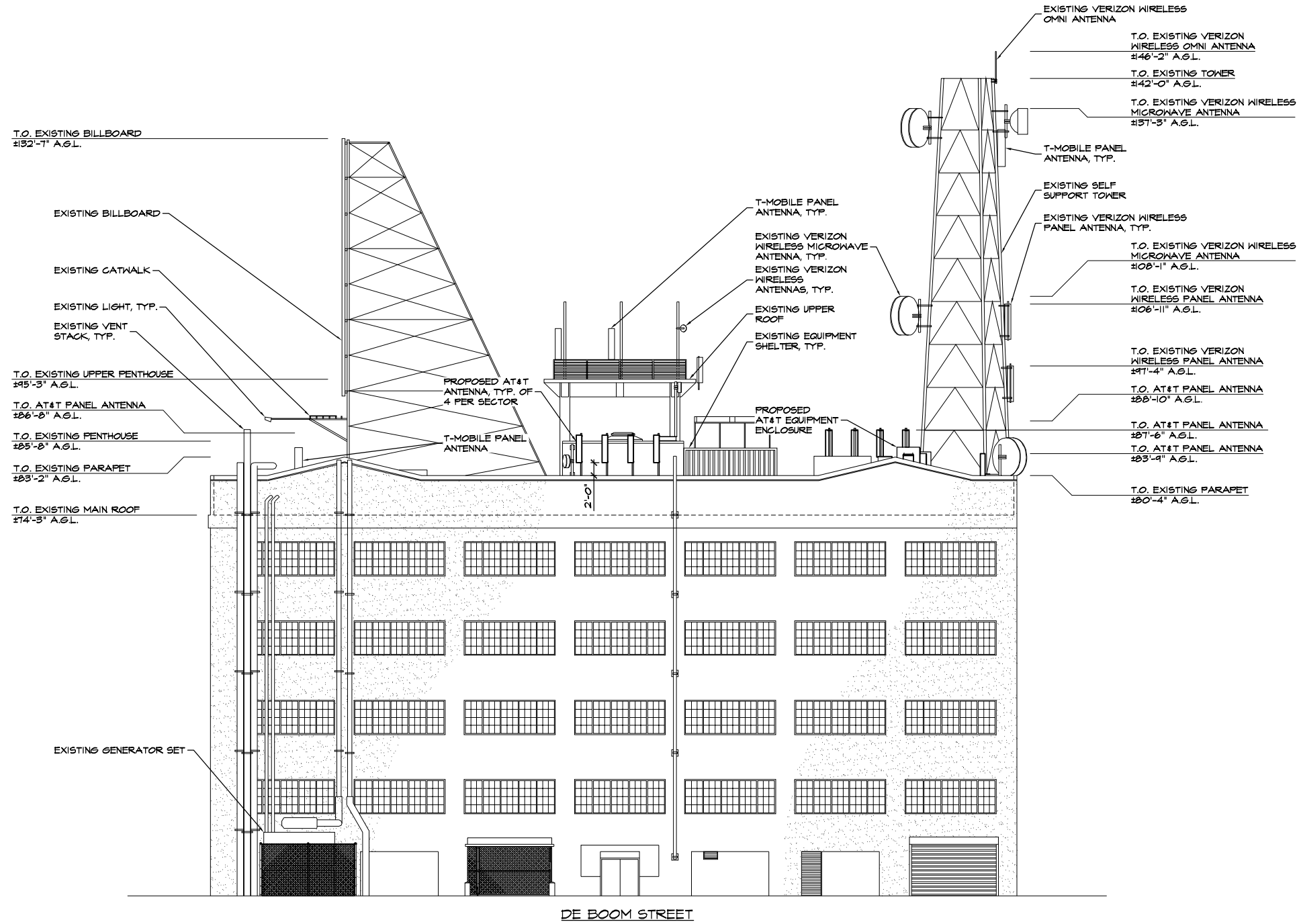


**SOUTHWEST ELEVATION**  
 1" = 20'-0"  
 0 5' 10' 20'

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

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

NORTHWEST ELEVATION

SHEET NUMBER

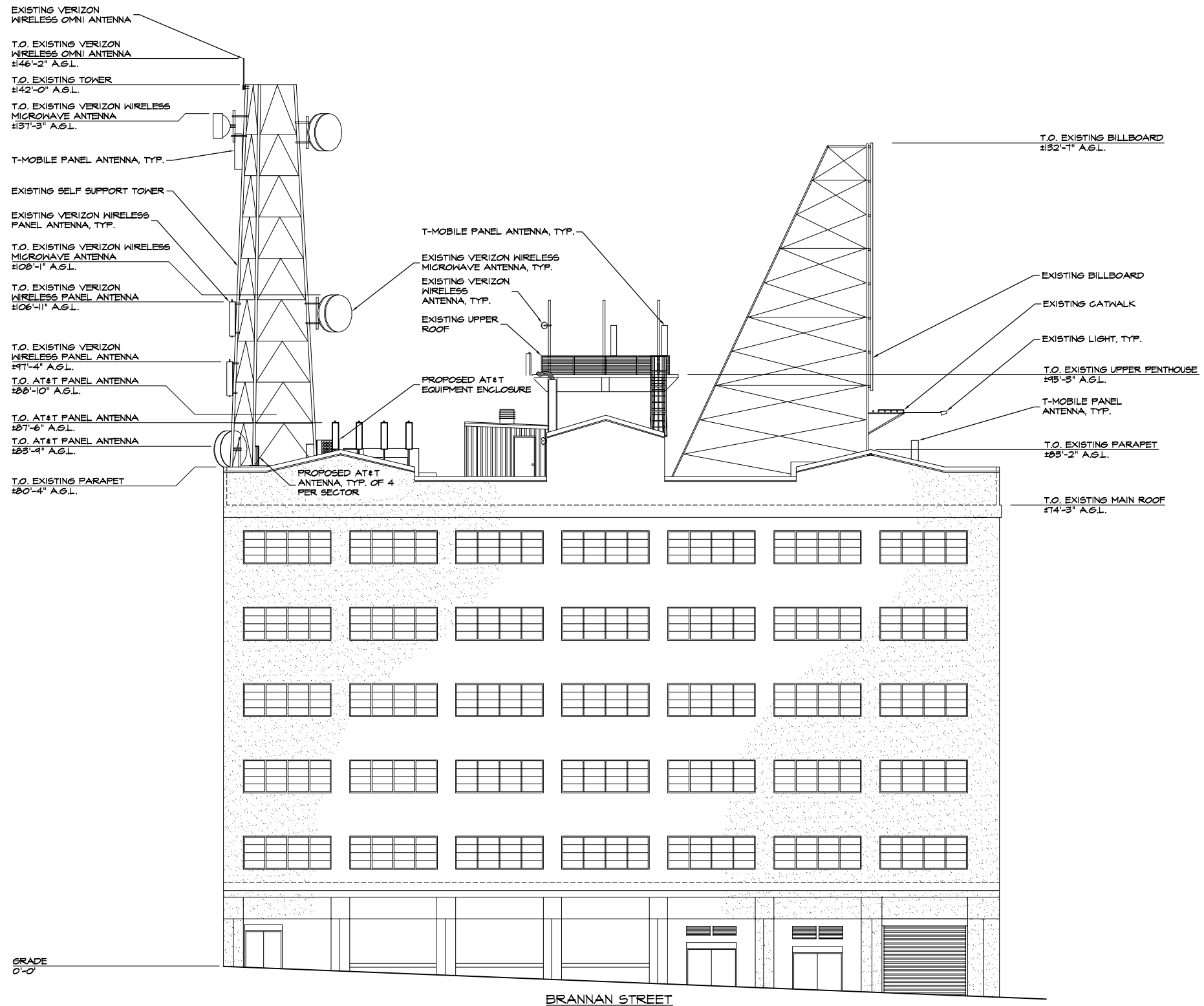
Z-5

GRADE  
 0'-0"





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



**SOUTHEAST ELEVATION**  
 1"=20'-0"  
 0 5' 10' 20'

**NOTES:**

- ELEVATION IS DIAGRAMMATIC ONLY.
- 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: 1054-03326

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

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

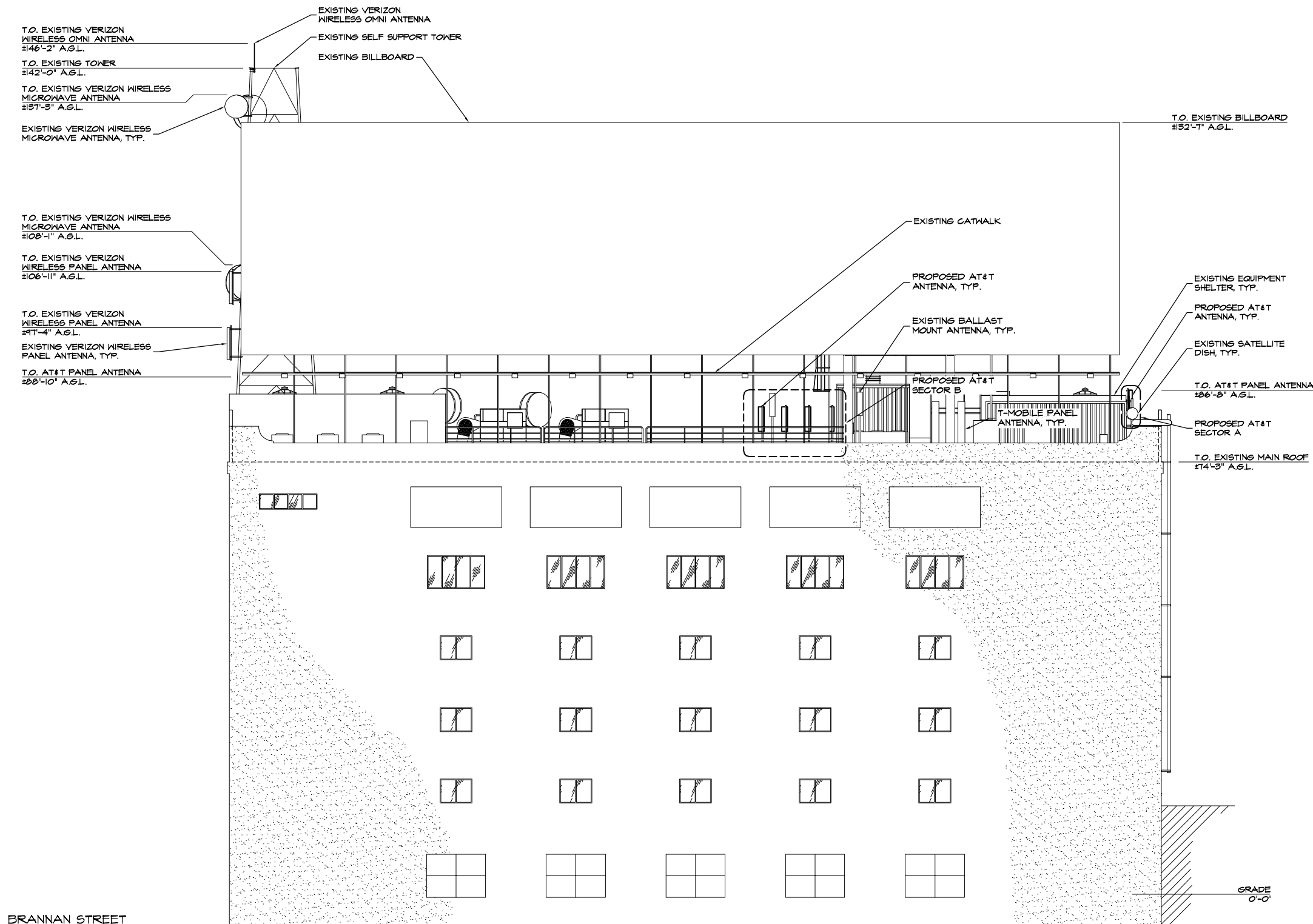
SHEET TITLE

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

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

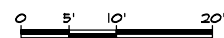
NORTHEAST ELEVATION

SHEET NUMBER

**Z-7**

BRANNAN STREET

NORTHEAST ELEVATION  
 1"=20'-0"



GRADE  
 0'-0"



[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  
>  
>  
>