



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: FEBRUARY 4, 2010

Date: January 28, 2010
Case No.: **2008.1332C**
Project Address: **6221 Geary Boulevard**
Zoning: NC-3 (Residential, Mixed, Moderate Density) District
40-X Height and Bulk District
Block/Lot: 1518/033
Project Sponsor: Verizon Wireless
2785 Mitchell Drive
Walnut Creek, CA 94598
Staff Contact: Jonas P. Ionin – (415) 558-6309
jonas.ionin@sfgov.org
Recommendation: **Approval with Conditions**

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

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to install a Verizon Wireless macro facility with up to nine (9) panel antennas concealed within RF transparent material and their related equipment cabinets on the façade and roof of the four-story wholly commercial building, within an NC-3 (Neighborhood Commercial, Medium-Scale) District, the Geary Boulevard Fast Food Restricted SUD, and a 40-X Height and Bulk District.

Three of the panel antennas would be façade mounted and concealed within RF transparent material as extensions of existing vertical elements, while the remaining six antennas would be concealed within faux vents at the rear of the building and not visible from Geary Boulevard extending approximately nine feet above the roofline and set back approximately three feet from the nearest building edge.

Pursuant to the 1996 Wireless Telecommunications Services (WTS) Facilities Siting Guidelines and the 2003 Supplement to those Guidelines, the proposed installation is a Preference 4 Preferred Site, in that it is a wholly commercial building within an NC-3 zoned district.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the south side of Geary Boulevard between 26th and 27th Avenues, Assessor's Block 1518, Lot 033. The property is within an NC-3 (Neighborhood Commercial, Medium-Scale) District, the Geary Boulevard Fast Food Restricted SUD, and a 40-X Height and Bulk District. Currently, 6221 Geary Boulevard consists of a four-story wholly commercial building, constructed in 1969, owned and operated by Family Services Agency, and hosts an existing wireless telecommunication facility for AT&T Mobility installed in 1992 with a building permit application.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is at the western end of the Neighborhood Commercial District (NC-3) on Geary Boulevard in the Outer Richmond. It is directly across the street from the Holy Virgin Russian Orthodox Cathedral, one block south of the Outer Clement Street NCD, two blocks east of Presidio Middle School, and three blocks east of George Washington High School. It is also located one block west of 25th Avenue, a major arterial into and out of Golden Gate Park and the Presidio.

ENVIRONMENTAL REVIEW

The San Francisco Planning Department determined the application to be categorically exempt from the environmental review process (CEQA) pursuant to exemption Classes 1, 3 and 11 of Title 14 of the California Administrative Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 15, 2010	January 14, 2010	21 days
Posted Notice	20 days	January 15, 2010	January 14, 2010	21 days
Mailed Notice	20 days	January 15, 2010	January 14, 2010	21 days

PUBLIC COMMENT

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

ISSUES AND OTHER CONSIDERATIONS

- The Project will provide wireless coverage to an area that previously received poor coverage.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 712.83 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 and the 2003 Supplement to those Guidelines, Planning Commission Resolution No. 16539.
- The project site is a Location Preference 4, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

RECOMMENDATION: Approval with Conditions

Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
EMF Report
DPH Review
Draft Motion
Coverage Maps
Reduced Plans

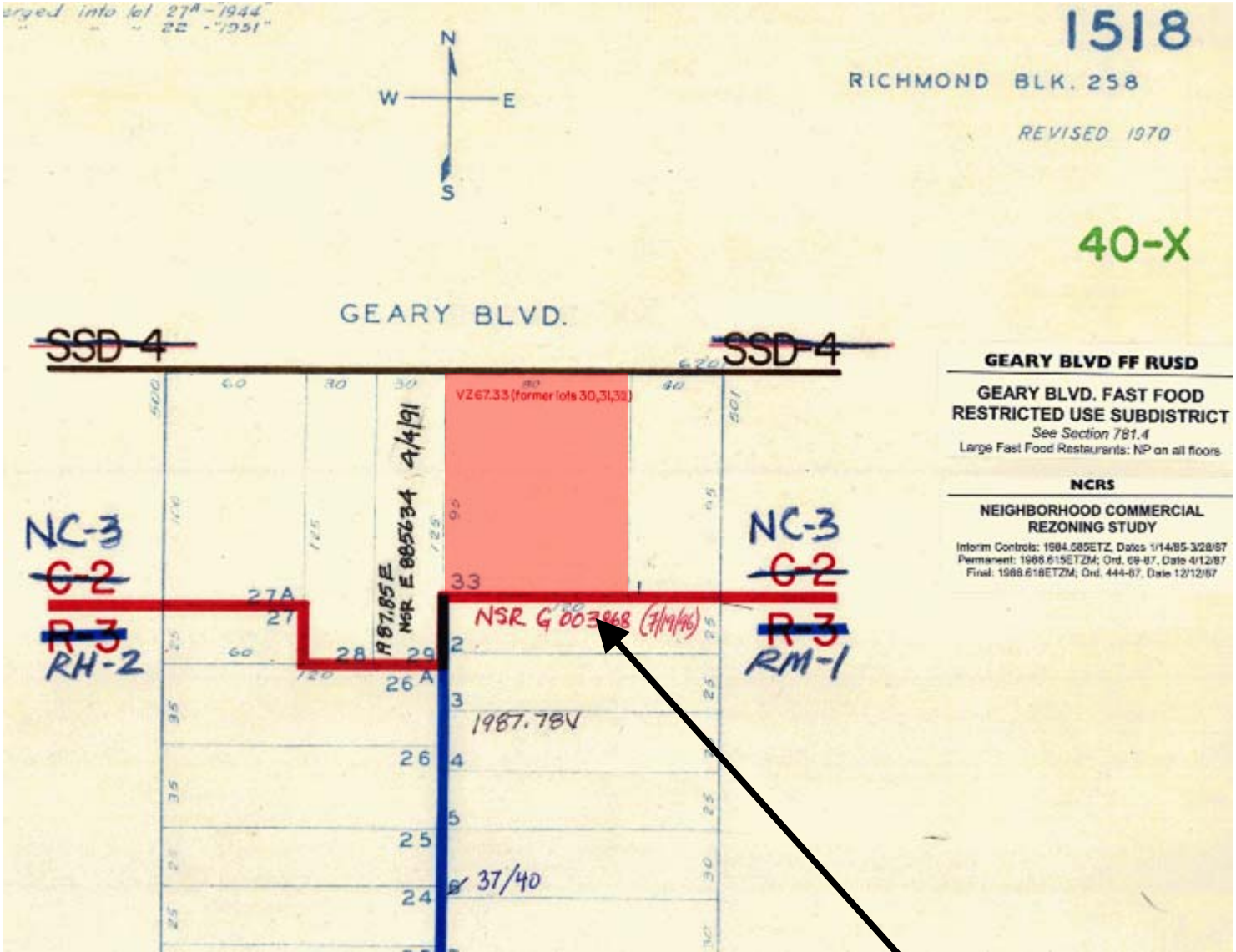
- Executive Summary
- Draft Motion
- Zoning District Map
- Height & Bulk Map
- Parcel Map
- Sanborn Map
- Aerial Photo
- Context Photos
- Site Photos

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

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

JPI\G:\Documents\CU's\Executive Summaries\6221 Geary Bl.exe

Parcel Map

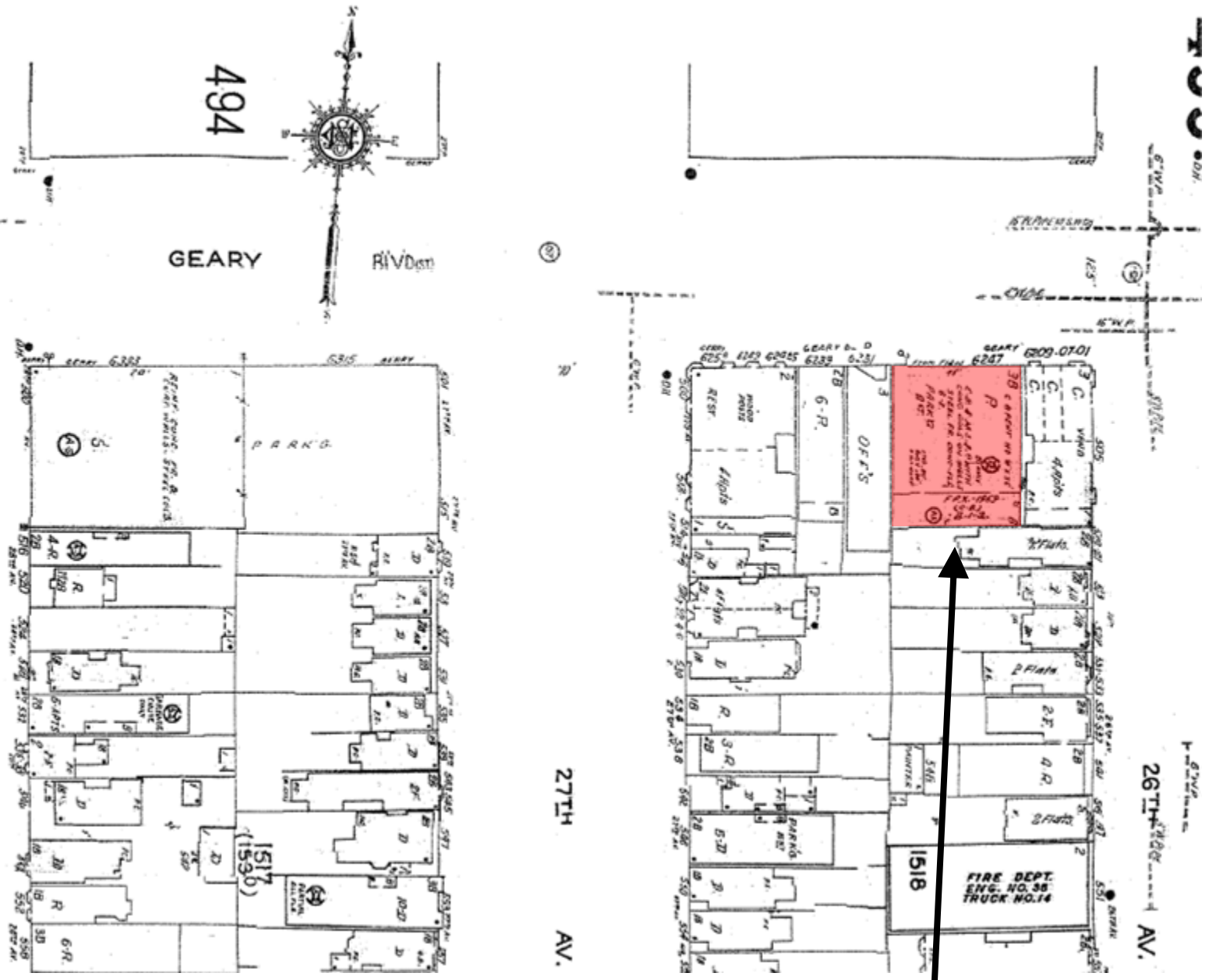


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2008.1332C
Verizon Wireless Installation
6221 Geary Boulevard

Sanborn Map*



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

SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2008.1332C
 Verizon Wireless Installation
 6221 Geary Boulevard

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2008.1332C
Verizon Wireless Installation
6221 Geary Boulevard

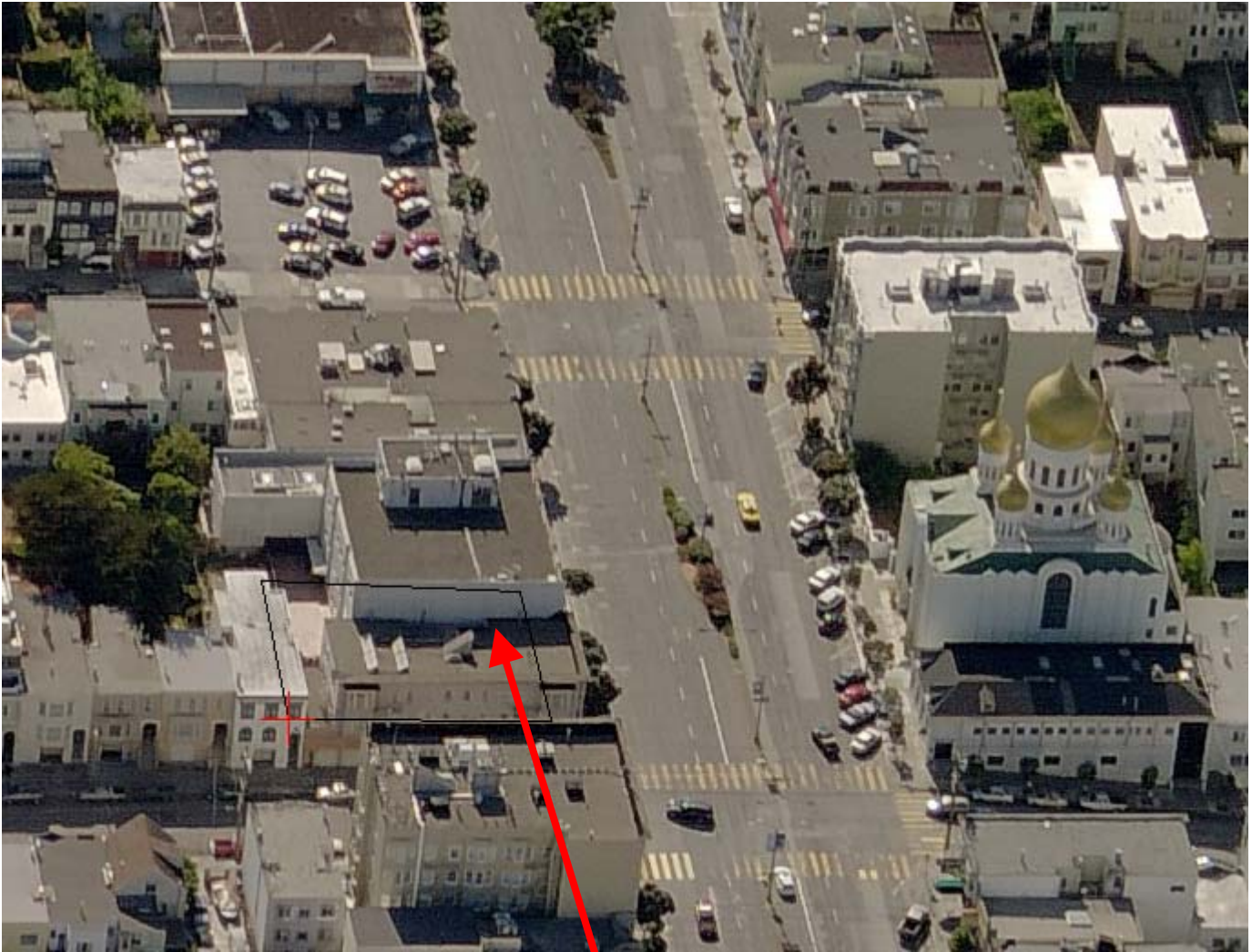
Aerial Photo



SUBJECT PROPERTY



Aerial Photo

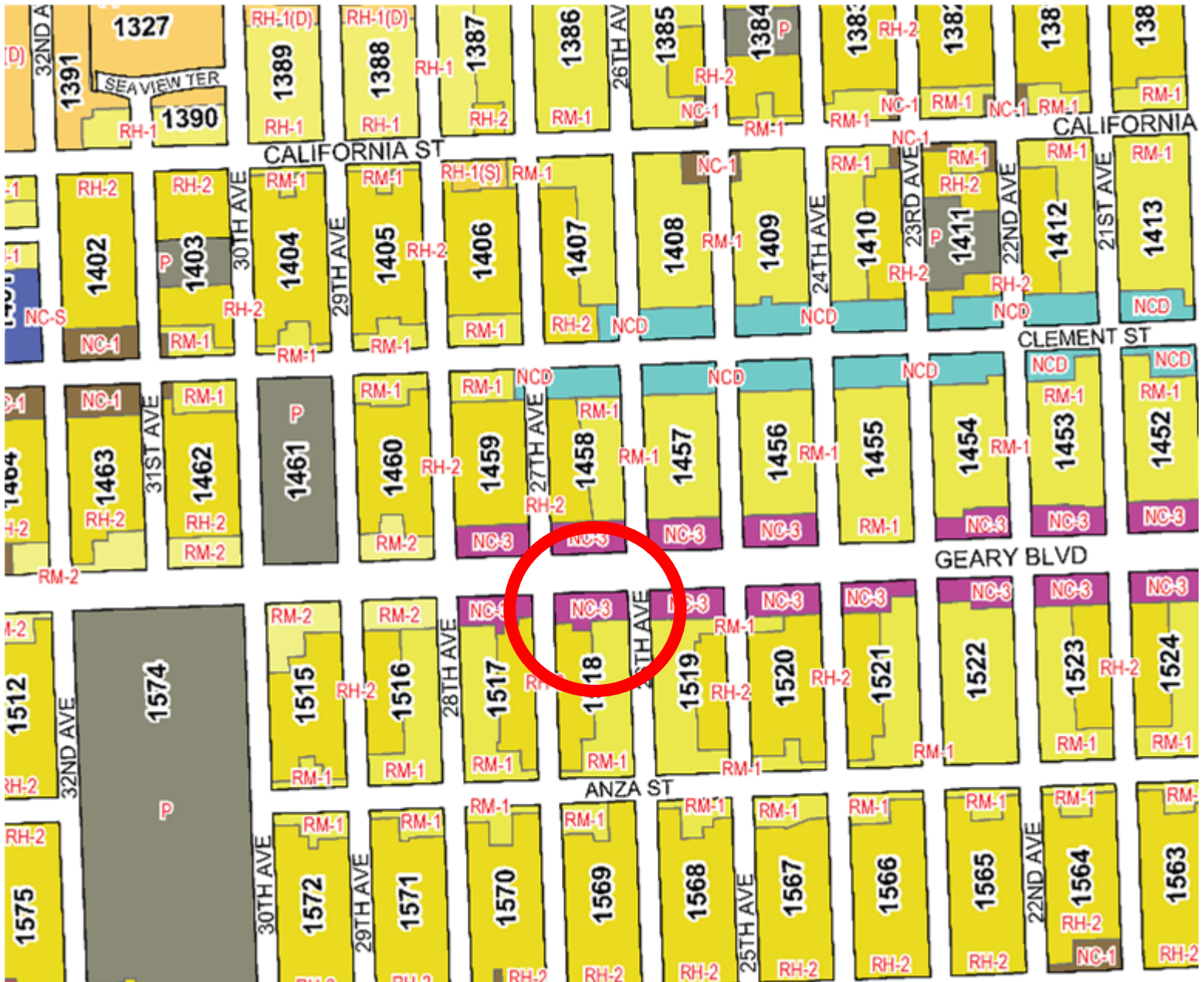


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2008.1332C
Verizon Wireless Installation
6221 Geary Boulevard

Zoning Map



Conditional Use Authorization
Case Number 2008.1332C
Verizon Wireless Installation
6221 Geary Boulevard

Affidavit of Mailing for Public Notification of Community Meeting:

Project Address: 6221 Geary Blvd., San Francisco, CA. 94121

I, Mark Lobaugh, do hereby declare as follows:

On 10/23/09, I mailed a total of 800 Community Meeting Notices to all owners and occupants within a 500-foot radius form the subject property.

On 11/3/09, I conducted the neighborhood meeting.

Executed on this day, 11/15/09



Signature

MARK LOBAUGH

Name

NAME	ADDRESS	COMMENT
Lee	437	
Osaka	25th Ave.	Ok.
Hollis	494 27th Ave	Ok

**Verizon Wireless • Proposed Base Station (Site No. 182976)
6221 Geary Boulevard • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the proposed base station (Site No. 182976) located at 6221 Geary Boulevard in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

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

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Advanced Wireless (“AWS”)	2,100 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Personal Communication (“PCS”)	1,950	5.00	1.00
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio	855	2.85	0.57
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by the Mr. Andre Robles, a qualified engineer employed by Hammett & Edison, on May 22, 2008, a non-holiday weekday, and reference has been made to drawings by Delta Groups Engineering, Inc., dated July 9, 2008.

Checklist

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

There were observed nine antennas for use by AT&T above the roof of the tall building located at 6221 Geary Boulevard. AT&T had installed nine directional antennas, arranged in three groups of three. Two groups were mounted to the face of the penthouse and the third was mounted on short poles above the roof of the penthouse. No other base stations were observed at this site. The maximum power density level measured for a person anywhere at ground near the site was less than 1% of the most restrictive public limit.

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

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

08.13320

**Verizon Wireless • Proposed Base Station (Site No. 182976)
6221 Geary Boulevard • San Francisco, California**

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

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

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

Verizon proposes to install nine new directional panel antennas, in three groups of three, on short poles above the rooftop penthouse. Each group would consist of one each of Jaybeam Models PCSX065-13-0 and B800X065-13-0, for PCS and cellular service, respectively, and one Antel Model BXA-70063/4CF for cellular service. The antennas would be mounted with up to 3° downtilt at an effective height of about 63 feet above ground, 13 feet above the roof, and would be oriented toward 150°T, 250°T, and 340°T.

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

The maximum power rating of the Verizon transmitters is 20 watts. The actual operating power of the transmitters will depend upon the system losses encountered after the physical cabling runs have been installed; the transmitters may operate at a power below their maximum rating, such that the power radiated from the antennas does not exceed the level given in Item 6 below.

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

The maximum effective radiated power in any direction would be 3,160 watts, representing the simultaneous operation of eleven cellular channels at 200 watts each and three PCS channels at 320 watts each.

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

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

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed Verizon operation by itself is calculated to be 0.0038 mW/cm², which is 0.65% of the applicable public exposure limit. The maximum cumulative level is expected to remain less than 1% of the public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit does not reach any publicly accessible areas; it is calculated to extend up to 17 feet out from the antenna faces and to much lesser distances above, below, and to the sides of the antennas.

**Verizon Wireless • Proposed Base Station (Site No. 182976)
6221 Geary Boulevard • San Francisco, California**

9. Describe proposed signage at site.

Due to their mounting locations, the Verizon antennas are not accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 11 feet directly in front of the antennas themselves, such as might occur during building maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs at the roof access door and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet the guidelines adopted by the FCC.*

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registrations Nos. E-13026 and M-20676, which expire on June 30, 2009. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

Conclusion

Based on the information and analysis above, it is my professional opinion that the Verizon Wireless base station operation located at 6221 Geary Boulevard in San Francisco can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment.



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

August 18, 2008

* 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: Verizon Wireless **Planner:** Jonas Ionin

RF Engineer Consultant: Bill Hammett, Hammett & Edison **Phone number** 707-996-5200

Project Address/Location: 6221 Geary Blvd. (#182976)

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)
- 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)
- 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)
- 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)
- 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).
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 $\mu\text{w}/\text{cm}^2$)
- 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.
- 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 an existing nine (9) antennas operated by AT&T installed on the roof of the building located at 6221 Geary Boulevard.. Existing RF levels at ground level were less than 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. Verizon proposes to install nine (9) new antennas in groups of three at this location. Each group would consist of a Jaybeam Model PCSX065-13-0 and B800X065-13-0 and an Antel Model BXA-70063/4CF. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.0038 mW/sq. cm., which is .65% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend 17 feet and does not reach any publicly accessible areas. Warning signs must be posted at the roof access doors and at the antennas in English, Spanish and Chinese. Worker should not have access to within 11 feet directly in front of the antennas while they are in operation.

 Not Approved, additional information required. _____

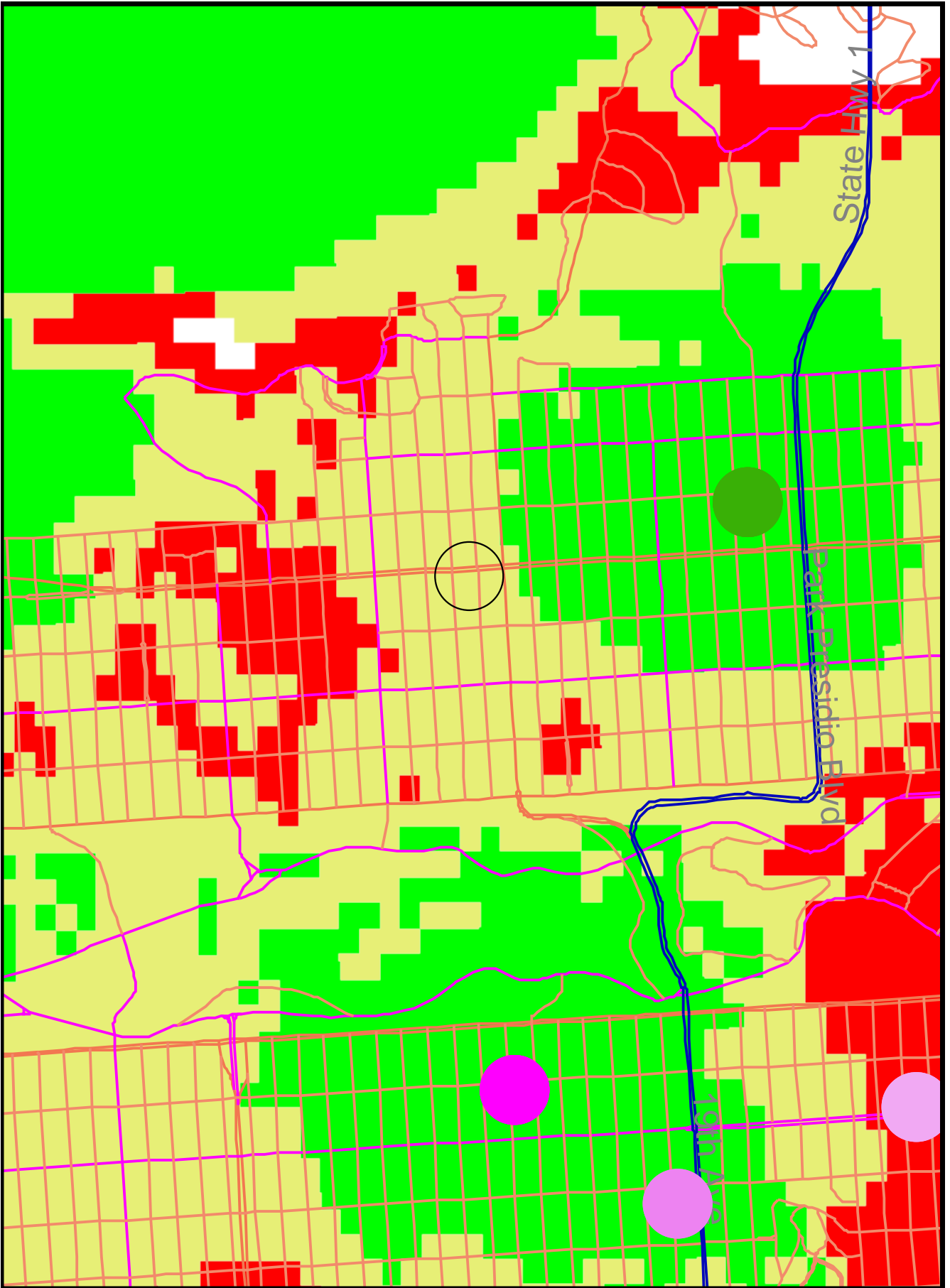
 Not Approved, does not comply with Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC Standard

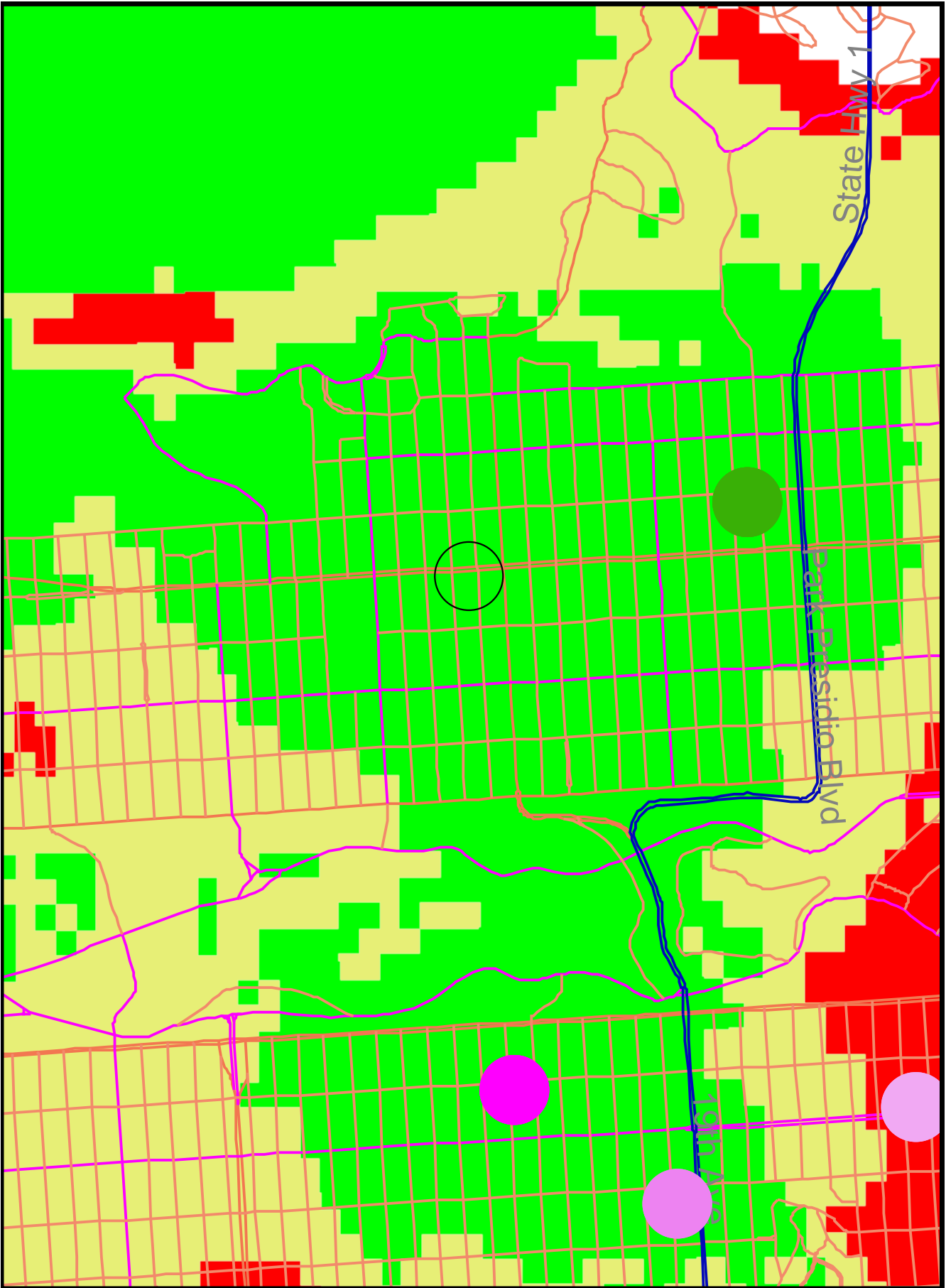
 1 Hours spent reviewing

 \$167.00 Charges to Project Sponsor (in addition to previous charges, to be received at time of receipt by Sponsor)

Signed _____ Date January 27, 2010

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





Photosimulation of view looking due south from across Geary Blvd.



Existing

25th & Geary
 6221 Geary Blvd
 San Francisco, CA 94121



Proposed

Photosimulation of view looking east along Geary Blvd, approaching 27th Ave.



Existing

25th & Geary
 6221 Geary Blvd
 San Francisco, CA 94121
verizonwireless



Proposed



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|------------------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |
| <input type="checkbox"/> Market & Octavia Fee(s) (Sec. 326) | |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 712.83 OF THE PLANNING CODE TO ALLOW THE INSTALLATION OF UP TO NINE PANEL ANTENNAS CONCEALED IN RF TRANSPARENT MATERIAL AND ASSOCIATED EQUIPMENT CABINETS ON THE ROOF OF A FOUR-STORY WHOLLY COMMERCIAL BUILDING WITHIN AN NC-3 (NEIGHBORHOOD COMMERCIAL, MEDIUM SCALE) DISTRICT, THE GEARY BOULEVARD FAST FOOD RESTRICTED SUD, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 2, 2008, Jillian Faria, on behalf of Complete Wireless Consulting (hereinafter "Applicant"), agent for Verizon Wireless (hereinafter "Project Sponsor") made application (hereinafter "Application"), for Conditional Use Authorization on the property at **6221 Geary Boulevard, Lot 033 in Assessor's Block 1518**, (hereinafter "Project Site") to mount a total of nine (9) panel antennas and related equipment on the roof of a four-story wholly commercial building, as part of Verizon Wireless' telecommunications network in general conformity with plans dated October 13, 2009 and labeled "Exhibit B" (hereinafter "Project") within an NC-3 (Neighborhood Commercial, Medium-Scale) District, the Geary Boulevard Fast Food Restricted SUD, and a 40-X Height and Bulk District.

The San Francisco Planning Department (hereinafter "Department") determined the application to be categorically exempt from the environmental review process (CEQA) pursuant to exemption Classes 1, 3 and 11 of Title 14 of the California Administrative Code.

On February 4, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2008.1332C.

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 requested in Application No. 2008.1332C, 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 subject property is located on the south side of Geary Boulevard between 26th and 27th Avenues, Assessor's Block 1518, Lot 033. The property is within an NC-3 (Neighborhood Commercial, Medium-Scale) District, the Geary Boulevard Fast Food Restricted SUD, and a 40-X Height and Bulk District. Currently, 6221 Geary Boulevard consists of a four-story wholly commercial building, built in 1969, owned and operated by Family Services Agency, and hosts an existing wireless telecommunication facility for AT&T Mobility installed in 1992 with a building permit application.
3. **Surrounding Properties and Neighborhood.** The subject property is at the western end of the Neighborhood Commercial District (NC-3) on Geary Boulevard in the Outer Richmond. It is directly across the street from the Holy Virgin Russian Orthodox Cathedral, one block south of the Outer Clement Street NCD, two blocks east of Presidio Middle School, and three blocks east of George Washington High School. It is also located one block west of 25th Avenue, a major arterial into and out of Golden Gate Park and the Presidio.

The area is mixed. Commercial buildings without housing are typically one and two-stories, while mixed-use and/or wholly residential buildings are typically three to four-stories tall. The surrounding zoning is primarily NC-3, RM-1 and RH-2.

4. **Project Description.** The proposal is to install a Verizon Wireless macro facility with up to nine (9) panel antennas concealed within RF transparent material and their related equipment cabinets on the roof of the four-story wholly residential buildings adjacent to one another,

within an NC-3 (Neighborhood Commercial, Medium-Scale) District, the Geary Boulevard Fast Food Restricted SUD, and a 40-X Height and Bulk District.

Three of the panel antennas would be façade mounted and concealed within RF transparent material as extensions of existing vertical elements, while the remaining six antennas would be concealed within faux vents at the rear of the building and not visible from Geary Boulevard extending approximately nine feet above the roofline and set back approximately three feet from the nearest building edge.

Pursuant to the 1996 Wireless Telecommunications Services (WTS) Facilities Siting Guidelines and the 2003 Supplement to those Guidelines, the proposed installation is a Preference 4 Preferred Site, in that it is a wholly commercial building within an NC-3 zoned district.

5. **Public Comment.** The Department has not received any correspondence(s) regarding the proposed installation.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Planning Code Section 712.83 identifies wireless telecommunication facilities (Public Use) as conditional uses in NC-3 zoned districts.

As a Verizon Wireless macro wireless telecommunications facility, the Project must be authorized for conditional use by the Planning Commission, subject to the 1996 Wireless Telecommunications Services (WTS) Facilities Siting Guidelines and the 2002 supplement to those guidelines.

- B. **Height and Bulk.** In the 40-X Height and Bulk District, the Planning Code restricts new building heights up to 40-feet and certain exemptions to structures such as penthouses and mechanical appurtenances that may extend above that height limit by ten feet.

The existing building is approximately 48 feet in height and is a noncomplying structure, in that it exceeds the current height limit. The existing penthouse structure is approximately 59 feet in height measured from the top of the curb. The proposed installation and existing rooftop elements would be within 20 percent of the horizontal area limit for permitted exceptions.

- C. **WTS Guidelines.** In NC-3 zoned Districts the proposal is a Preference 4, Preferred Location Site.

Although there is an existing macro installation for another service provider (AT&T Mobility) it does not qualify the site as a co-location site (increasing its preference to a Preference 2), pursuant to Resolution No. 16539, the 2003 Supplement to the WTS Guidelines, as the existing site was installed prior to the 1996 WTS Guidelines adoption.

7. **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. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

Verizon Wireless coverage in this geographic area is primarily "fair," but ranges from "poor" to "good." The proposed new facility will improve Verizon's coverage to "good" according to their existing and proposed coverage maps.

The proposed project would be generally desirable and compatible with the surrounding neighborhood in that 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 mixed-use and nature of the vicinity. The approval of this authorization has been found, to enhance public safety, and insures that the placement of antennas and related equipment 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 buildings and insure harmony with neighborhood character.

- B. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- i. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

An evaluation of potential health effects from RF radiation, conducted by the Department of Public Health, has concluded that the proposed wireless transmission facility and cumulative effects of the existing facility are in compliance with the FCC-adopted health and safety standards.

- 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. The facility is an unmanned operation, with a single maintenance crew visiting the site once a month.

- 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 installation of the antennas and 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 will be concealed within RF transparent material to screen them from view. Three of the panel antennas would be façade mounted and concealed within RF transparent material as extensions of existing vertical elements, while the remaining six antennas would be concealed within faux vents at the rear of the building and not visible from Geary Boulevard.

- 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.

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

HOUSING ELEMENT

HOUSING DENSITY, DENSITY, DESIGN & QUALITY OF LIFE

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

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

The Project will improve Verizon Wireless coverage in a residential, commercial and recreational area along primary transportation routes in San Francisco.

URBAN DESIGN

HUMAN NEEDS

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

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The Project adequately "stealths" the proposed antennas from view as common rooftop elements in built environments and the related equipment cabinets are housed in the ground floor garage, not visible from the street.

COMMERCE AND INDUSTRY

GENERAL/CITYWIDE

OBJECTIVE 1 - MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

POLICY 1.1 - Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

POLICY 1.2 - Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

The Project will improve Verizon Wireless telecommunications coverage in the targeted geographic area benefiting surrounding commercial establishments without undesirable consequences. The Department of Public Health has confirmed that the proposed installation is within FCC standards.

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 Verizon Wireless mobile telecommunications.

COMMUNITY SAFETY

EMERGENCY PREPAREDNESS & RESPONSE

OBJECTIVE 3 - ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM DISASTERS THROUGH EFFECTIVE EMERGENCY RESPONSE. PROVIDE PUBLIC EDUCATION AND TRAINING ABOUT EARTHQUAKES AND OTHER NATURAL DISASTERS AND HOW INDIVIDUALS, BUSINESSES AND COMMUNITIES CAN REDUCE THE IMPACTS OF DISASTERS.

POLICY 3.1 - Promote greater public awareness of disaster risks, personal and business risk reduction, and personal and neighborhood emergency response.

Wireless telecommunications service is proven to provide critical service in the event of natural disasters or other life threatening emergency situations to residents, visitors, and emergency responders.

9. **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 retail uses exist on the property, however, numerous neighborhood-serving retail uses will be enhanced with improved Verizon Wireless coverage provided by this site.

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

The Project does not remove any existing housing. The Project's uses, size, scale, and design are consistent with the surrounding neighborhood.

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

Affordable housing is not affected by this Project.

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

Public transportation service will not be affected by this Project nor will it have any significant impact on neighboring streets or neighborhood parking.

- 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 does not propose commercial office development..

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

No landmark or historic buildings occupy the Project site.

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

There will be no significant impact on parks or open space and their access to sunlight nor there any significant impact on parks or open space vistas.

10. 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.

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 **APPROVES Conditional Use**

Application No. 2008.1332C subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

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. _____. 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 Planning Commission ADOPTED the foregoing Motion on February 4, 2010.

Linda Avery
Commission Secretary

AYES: Commissioners

NAYS: None

ABSENT: None

ADOPTED: February 4, 2010

Exhibit A

Conditions of Approval

General Conditions

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 303 and 712.83 to allow Verizon Wireless to install a macro facility with up to nine (9) panel antennas concealed within RF transparent material and screened from view on the roof of a wholly commercial building, where an AT&T macro facility and related equipment already exist, within an NC-3 (Neighborhood Commercial, Medium-Scale) District, the Geary Boulevard Fast Food Restricted SUD, and a 40-X Height and Bulk District, in general conformance with plans filed with the Application dated October 13, 2009, stamped "EXHIBIT B" and modified by the following conditions, included in the docket for **Case No. 2008.1332C**, reviewed and approved by the Commission on February 4, 2010.
2. Modifications to EXHIBIT B. The installation shall include the same architectural treatment to the vertical façade elements that will not host antennas as those that will and the rear antenna radomes (faux vent stacks) shall be set back at least three feet from any edge of the subject building. Service lights may be mounted to the existing penthouse structure or to the proposed equipment cabinets themselves, but shall not be permitted on stand alone extensions.
3. Plan Drawings. 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.
4. Project Implementation Report. 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.
5. Notification prior to Project Implementation Report. 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.
6. Community Liaison. Within 10 days of the effective date of this authorization, the Project Sponsor shall appoint a community liaison officer to resolve issues of concern to neighbors and residents relating to the construction and operation of the facilities. Upon appointment, the Project Sponsor shall report in writing the name, address and telephone number of this officer to the Zoning Administrator. The Community Liaison Officer 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.
7. Installation. 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.
8. Screening.

- a) To the extent necessary to ensure compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:
 1. Modify the placement of the facilities;
 2. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
 3. 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; or
 4. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
 - b) To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
 - c) Antennas and back-up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual impacts;
 - d) Rooftop installations shall be setback such that back-up facilities are not viewed from the street;
 - e) Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
 - f) 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.
9. Out of Service. The Project Sponsor or Property Owner shall remove antennae and equipment that has been out of service for a continuous period of six months or otherwise abandoned.
10. Periodic Safety Monitoring. 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.
11. Emissions Conditions. 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.

12. Noise and Heat. The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise 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.
13. Implementation and Monitoring Costs.
 - a) The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.
 - b) The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with the monitoring of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Electricity and Telecommunications, Office of the City Attorney, or any other appropriate City Department or agency pursuant to Planning Code Section 351(f)(2). The Planning Department shall collect such costs on behalf of the City.
 - c) The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.
14. All Conditions Basis for Revocation. The Project Sponsor or its successors shall comply fully with all conditions specified in this authorization. Failure to comply with any condition shall constitute grounds for revocation under the provisions of Planning Code sections 174, 176 and 803(d). The Zoning Administrator shall schedule a public hearing before the Planning Commission to receive testimony and other evidence to demonstrate a finding of a violation of a condition of the authorization of the use of the facility and, finding that violation, the Commission shall revoke the Conditional Use authorization. Such revocation by the Planning Commission is appealable to the Board of Supervisors.
15. 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.
16. Complaints and Proceedings. Should any party complain to the Project Sponsor about the installation or operation of the facilities, which complaints are not resolved by the Project Sponsor, the Project Sponsor (or its appointed agent) shall advise the Zoning Administrator of the complaint and the failure to satisfactorily resolve such complaint. If the Zoning

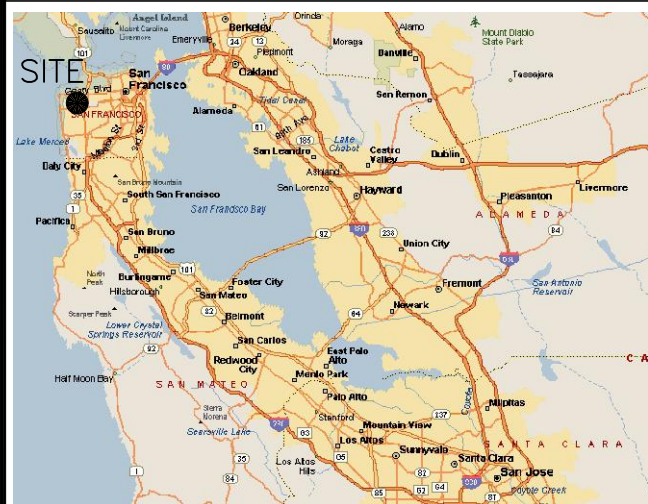
Administrator thereafter finds a violation of any provision of the City Planning Code and/or any condition of approval herein, the Zoning Administrator shall attempt to resolve such violation on an expedited basis with the Project Sponsor. If such efforts fail, the Zoning Administrator shall refer such complains to the Commission for consideration at the next regularly scheduled public meeting.

17. Severability. 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 of the remaining provisions, clauses, sentences, or sections of these conditions. It is hereby declared to be the intent of the Commission that these conditions of approval would have been adopted had such invalid sentence, clause, or section or part thereof not been included herein.
18. Transfer of Operation. 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.
19. Compatibility with City Emergency Services. The facility shall not be operated, nor 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.
20. Notice of Recordation. Prior to the issuance of any building permit for the construction of 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, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied, and record said writing if requested.
21. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Planning Code Section 176.
22. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
23. 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 authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

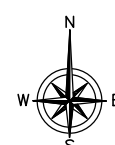
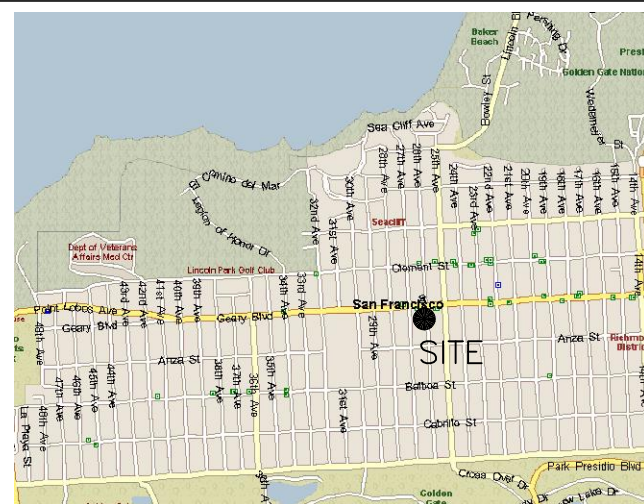


25TH & GEARY
182976
6221 GEARY BOULEVARD,
SAN FRANCISCO, CA 94121

VICINITY MAP - N.T.S.



VICINITY MAP - N.T.S.



DRIVING DIRECTIONS

FROM: VERIZON REGIONAL OFFICE
IN WALNUT CREEK, CA
2785 MITCHELL DRIVE
WALNUT CREEK, CA

TO: 6221 GEARY BOULEVARD,
SAN FRANCISCO, CA 94121

DISTANCE: 32 MILES

1. PROCEED WEST ONTO MITCHELL DRIVE
2. TURN LEFT (SOUTHEAST) ONTO NORTH WIGET LANE
3. TURN RIGHT (WEST) ONTO YGNACIO VALLEY ROAD
4. MERGE ONTO CA-24 NORTH TOWARDS OAKLAND
5. MERGE ONTO SR-24 (WEST)
6. MERGE ONTO I-580 (WEST)
7. MERGE ONTO I-80 (WEST) TOWARDS SAN FRANCISCO
8. EXIT AT HARRISON STREET / EMBARCADERO
9. TURN LEFT (SOUTHWEST) ONTO HARRISON STREET
10. TURN RIGHT (NORTHWEST) ONTO 3RD STREET
11. BEAR RIGHT (NORTH) ONTO KEARNY STREET
12. TURN LEFT (WEST) ONTO GEARY STREET
13. CONTINUE (WEST) ON GEARY BOULEVARD AND ARRIVE AT 6221 GEARY BOULEVARD

CODE COMPLIANCE

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

- | | |
|--------------------------------------------------------|---------------------------------------------|
| 1. CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25) | 6. ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101 |
| 2. 2007 CALIFORNIA BUILDING CODE | 7. 2006 UNIFORM PLUMBING CODE |
| 3. 2006 UNIFORM BUILDING CODE (UBC) | 8. 2005 NATIONAL ELECTRICAL CODE |
| 4. BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA) | 9. LOCAL BUILDING CODE |
| 5. UNIFORM MECHANICAL CODE | 10. CITY/COUNTY ORDINANCES |

BUILDING/ SITE DATA LEGEND

LATITUDE: 37° 43' 47.48" N (NAD27)
LONGITUDE: 122° 29' 06.87" W (NAD27)
ELEVATION: 164.4' AMSL (NAVD 88)
A.P.N.: 1518-033
ZONING: NC-3
OCCUPANCY: B, UNMANNED
TYPE OF CONSTRUCTION: V-N
AREA OF CONST.: 511.5 SQ. FT.
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
TITLE 24 REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. TITLE 24 IS EXEMPT.

PROJECT DESCRIPTION

INSTALLATION OF A WIRELESS COMMUNICATIONS FACILITY, INCLUDING THE INSTALLATION OF A NEW VERIZON WIRELESS EQUIPMENT CABINETS MOUNTED ON A NEW STEEL EQUIPMENT PLATFORM AT THE ROOFTOP OF AN EXISTING BUILDING. ALSO THE INSTALLATION OF SIX (6) NEW PANEL ANTENNAS MOUNTED ALONG EXISTING PARAPET WALL AND ENCLOSED IN CONCEALED RADOME & THE INSTALLATION OF OF THREE (3) NEW PANEL ANTENNAS MOUNTED ON BUILDING FACADE AND ENCLOSED IN CONCEALED STEALTH BOX ENCLOSURE; TWO (2) NEW GPS ANTENNAS MOUNTED ON THE EXISTING PENTHOUSE WALL, AND ASSOCIATED UTILITIES AND COAXIAL CABLE LINES.

PROJECT DATA

PROPERTY OWNER: FAMILY SERVICES AGENCY OF S.F. 1010 GOUGH STREET SAN FRANCISCO, CA 94109 CONTACT: AL GILBERT PHONE: (415) 474-3169	SURVEYOR: GEIL ENGINEERING 1226 HIGH STREET AUBURN, CA 95603 CONTACT: KENNETH GEIL PHONE: (530) 885-0426
APPLICANT: VERIZON WIRELESS WALNUT CREEK EXECUTIVE PARK 2785 MITCHELL DRIVE BUILDING 9 WALNUT CREEK, CA 94598 CONTACT: JIM GRAHAM PHONE: (925) 872-2204	ARCHITECT: DELTA GROUPS ENGINEERING, INC. 2362 MCGAW AVENUE IRVINE, CA 92614 CONTACT: FRANCIS ONG PHONE: (949) 622-0333
LEASING MANAGER: COMPLETE WIRELESS 2009 V STREET SACRAMENTO, CA 95818 CONTACT: REBEKAH ANDERSON PHONE: (916) 205-3100	STRUCTURAL ENGINEER: DELTA GROUPS ENGINEERING, INC. 2362 MCGAW AVENUE IRVINE, CA 92614 CONTACT: ALBERT TENG PHONE: (949) 622-0333
ZONING MANAGER: COMPLETE WIRELESS 2009 V STREET SACRAMENTO, CA 95818 CONTACT: MARK LOBAUGH PHONE: (916) 217-7513	CONSTRUCTION MANAGER: COMPLETE WIRELESS 2009 V STREET SACRAMENTO, CA 95818 CONTACT: MARK CASEY PHONE: (916) 217-7509

SHEET INDEX

- | | |
|----|---------------------------------------|
| T1 | TITLE SHEET |
| C1 | PLOT PLAN AND SITE TOPOGRAPHY |
| A1 | OVERALL SITE PLAN |
| A2 | ENLARGED SITE PLAN |
| A3 | EQUIPMENT AREA PLAN & ANTENNA LAYOUTS |
| A4 | NORTH & EAST ELEVATIONS |
| A5 | SOUTH & WEST ELEVATIONS |



2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

PROJECT INFORMATION:

25TH & GEARY
182976

6221 GEARY BOULEVARD
SAN FRANCISCO, CA 94121
SAN FRANCISCO COUNTY

CURRENT ISSUE DATE:

10/13/09

ISSUED FOR:

ZD REDESIGN

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
6	10/13/09	ZD REDESIGN	JT
5	2/26/09	ZD REDESIGN (100%)	JT
4	2/2/09	ZD REDESIGN	JT
3	8/26/08	ZONING (100%)	JT
2	8/19/08	ZONING (90%)	JT
1	7/9/08	ZONING (80%)	HT

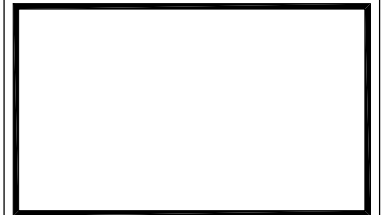
PLANS PREPARED BY:

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS
5635 WEST LAS POSITAS, SUITE 403
PLEASANTON, CA 94588
TEL: (925) 468-0115 FAX: (925) 468-0355

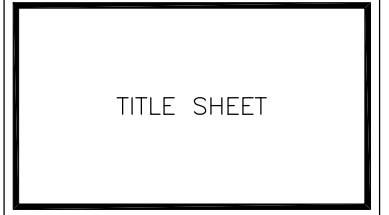
CONSULTANT:



SEAL OF APPROVAL:



SHEET TITLE:

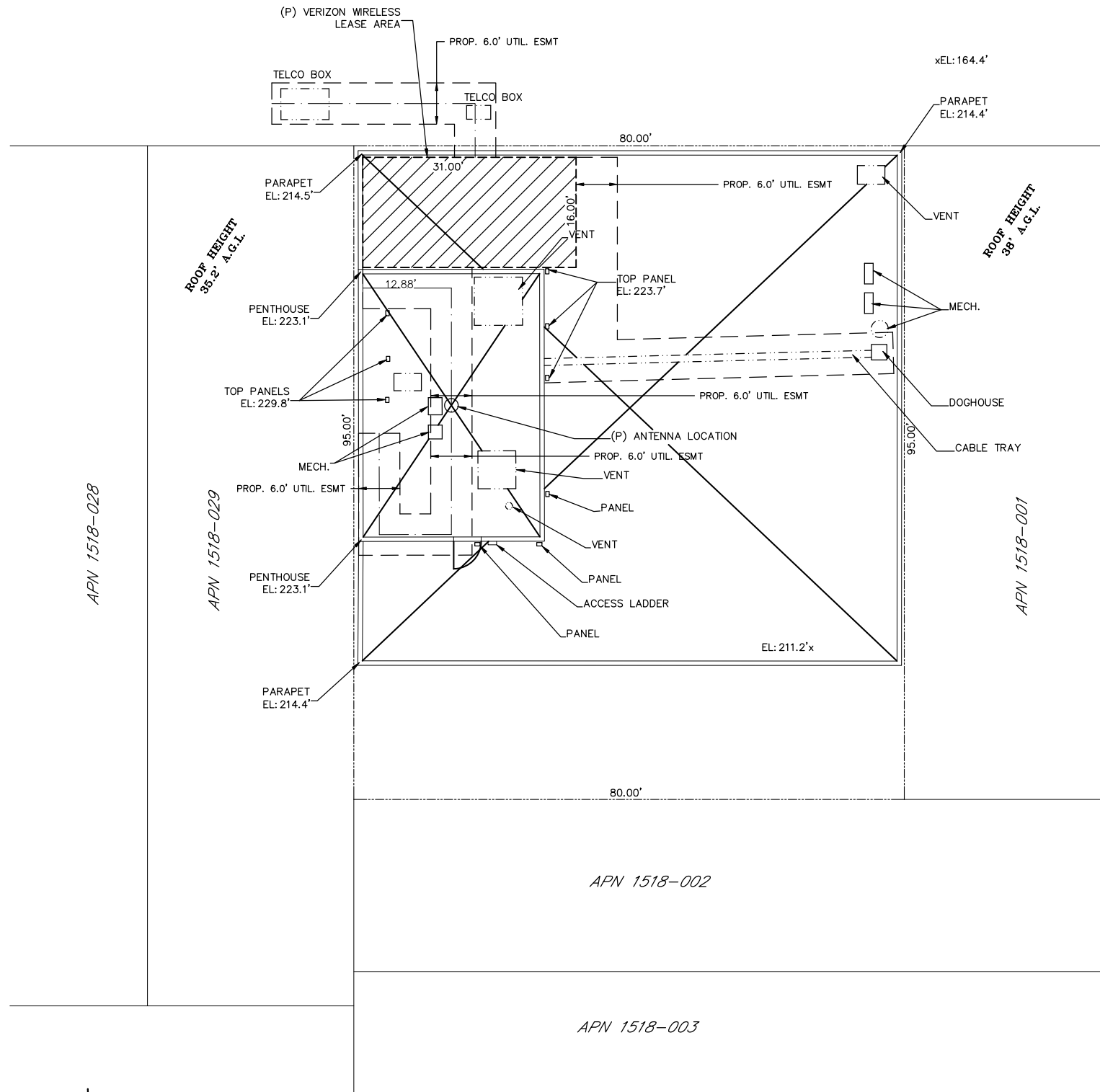


SHEET NUMBER: REVISION:

T1 **6**
P08VW025

CHICAGO TITLE COMPANY PRELIMINARY REPORT 08-36905326-MF DATED FEBRUARY 11, 2008, HAS BEEN REVIEWED ALONG WITH SUPPORTING DOCUMENTS FOR THE SUBJECT PROPERTY AND FIND THAT NO EASEMENTS LISTED IN THE TITLE REPORT AFFECT THE PROJECT AREA AS SHOWN HEREON.

GEARY BOULEVARD



Geil Engineering
 Engineering * Surveying * Planning
 1226 High Street
 Auburn, California 95603-5015
 Phone: (530) 885-0426 * Fax: (530) 823-1309

Verizon Wireless
 PCS Equipment A.S.A.C. Survey Form

Project Name: 25th & Geary
 Project Site Location: 6221 Geary Blvd
 San Francisco, CA 94121
 San Francisco County

Date of Observation: 06-17-08

Equipment/Procedure Used to Obtain Coordinates: Trimble
 Pathfinder Pro XL post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Antenna Location

NAD 83 Coordinates

Latitude: N 37°43'47.23"
 Longitude: W 122°29'10.77"

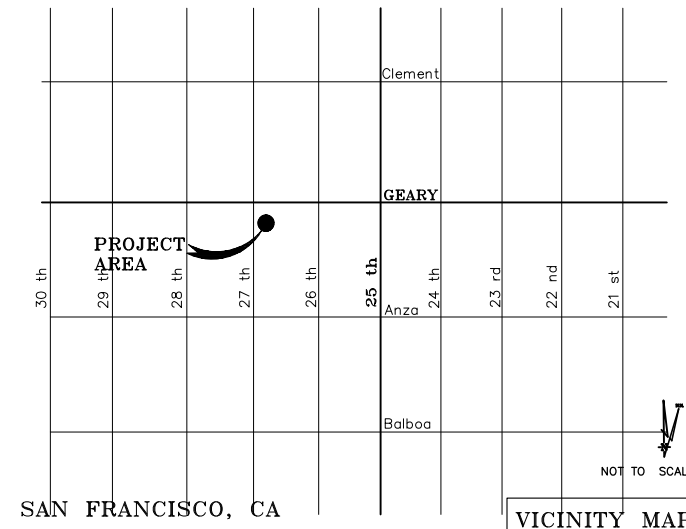
NAD 27 Coordinates

Latitude: N 37°43'47.48"
 Longitude: W 122°29'06.87"

ELEVATION of Ground at Base of Structure (NAVD88) 164.4' AMSL
 Height of Structure: (Penthouse) 58.7' AGL
 Overall Height: Antenna Panels 65.4' AGL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California R.C.E. 14803 Date



BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE/IN		
OPS		
EE/OUT		

Surveyor
GEIL ENGINEERING
 ENGINEERING * SURVEYING * PLANNING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 885-0426
 Fax: (530) 823-1309



25th & Geary
 6221 Geary Blvd.
 San Francisco, CA 94121
 PLOT PLAN AND
 SITE TOPOGRAPHY

Verizon Wireless
 25th & Geary
 Lease Area Description

All that certain lease area being a portion of the following described parcel of land

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

BEGINNING at a point on the Southerly line of Geary Boulevard, distant thereon 40 feet Westerly from the Westerly line of 26th Avenue; running thence Westerly along said line of Geary Boulevard 80 feet; thence at a right angle Southerly 95 feet; thence at a right angle Easterly 80 feet; thence at a right angle Northerly 95 feet to the point of beginning.

BEING a portion of Outside Land Block No. 258.

Said lease area being more particularly described as follows: Beginning at a point on the roof of the existing building now constructed on the above described parcel of land, said point being the interior intersection of the existing parapet walls at the Northwest corner of said building; thence along the interior side of the parapet wall West 31.0 feet; thence South 16.00 feet; thence West 31.0 feet to a point on the interior side of the parapet wall; thence along said wall North 16.00 feet to the point of beginning.

Together with an easement for the placement of cellular antennas and appurtenances, six feet in width, the centerline of which is described as follows: Beginning at a point which bears South 3.00 feet from the Southwest corner of the above described lease area; thence from said point of beginning East and parallel to the South boundary of the above described lease area, 12.9 feet; thence South 35.8; thence West 10.5 feet; thence North 14.7 feet

Also together with an easement for the utility purposes, over, across and through the aforementioned building and underlying parcel of land as necessary for connection of utility service to the above described lease area.

Also together with the right of ingress and egress from the public right of way, to the above described lease area and easements, as necessary for construction and maintenance of said area.

DATE OF SURVEY: 06-17-08

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.73' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: n.a.

THE LATITUDE AND LONGITUDE WERE DETERMINED USING TRIMBLE GEO-XT G.P.S. AND UTILIZING PATHFINDER OFFICE DIFFERENTIAL CORRECTION SOFTWARE AT THE PROPOSED TOWER LOCATION AS SHOWN HEREON:

LAT. 37°43'47.23" NAD 83 LAT. 37°43'47.48" NAD 27
 LONG. 122°29'10.77" NAD 83 LONG. 122°29'06.87" NAD 27

THIS SURVEY MEETS OR EXCEEDS FAA 1A ACCURACY TOLERANCES.

SITE NAME: 25th & GEARY

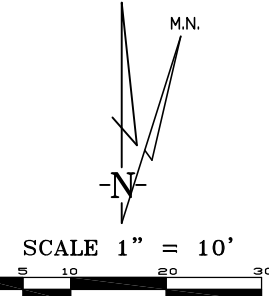
SITE ADDRESS: 6221 GEARY BLVD.
 SAN FRANCISCO, CA 94121

ASSESSOR'S PARCEL NUMBER: 1518-033

CURRENT ZONING: NC-3

LANDLORD(S): FAMILY SERV. AGENCY OF S.F.
 1010 GOUGH STREET
 SAN FRANCISCO, CA 94109

SITE CONTACT: MIKE YOSENICK
 916-217-7509



PROJECT AREA ENLARGEMENT

REV	DATE	DESCRIPTION
07-01-08	gg	90% Drawing Submittal
07-02-08	gg	coord. added
08-18-08	gg	rev. lease area

Sheet
C-1

KEY NOTES:

- ① PROPOSED 31'-0"x16'-6" VERIZON WIRELESS LEASE AREA (511.5 SQ. FT. TOTAL)
- ② PROPOSED VERIZON WIRELESS PANEL ANTENNAS CONCEALED INSIDE STEALTH/RADOME ENCLOSURES (3 PER SECTOR, TYP., 3 SECTORS TOTAL), SECTOR A MOUNTED ON BUILDING FACADE, AND SECTOR B & C MOUNTED ALONG PARAPET WALL OF EXISTING BUILDING
- ③ PROPOSED TELCO UNDERGROUND ROUTING WITHIN A 6'-0" WIDE VERIZON WIRELESS UTILITY EASEMENT (APPROX. 25 L.F. FROM P.O.C. TO EXISTING BUILDING)
- ④ EXISTING TELCO VAULT (TELCO P.O.C.)
- ⑤ EXISTING PENTHOUSE
- ⑥ EXISTING BUILDING

1
A2

NC-3
40-X

NC-3
40-X

NC-3
40-X

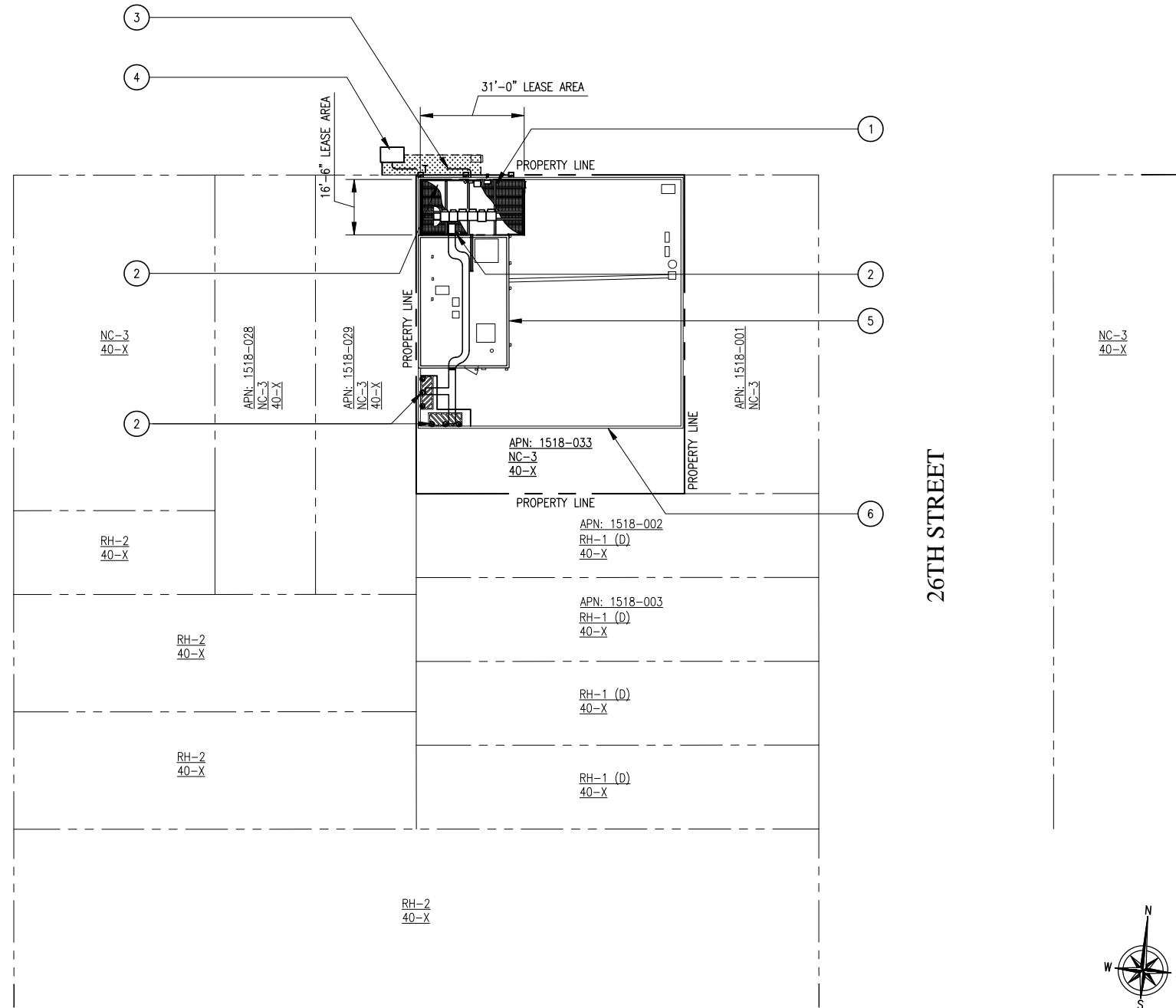
NC-3
40-X

NC-3
40-X

27TH STREET

26TH STREET

GEARY BOULEVARD



NOTES:
 1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.
 2. POWER/TELCO ROUTING AND DESIGN ARE PRELIMINARY AND MUST BE VERIFIED WITH LOCAL UTILITY COMPANIES.

OVERALL SITE PLAN

SCALE: 1 inch = 20 ft



2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

PROJECT INFORMATION:

**25TH & GEARY
182976**
 6221 GEARY BOULEVARD
 SAN FRANCISCO, CA 94121
 SAN FRANCISCO COUNTY

CURRENT ISSUE DATE:
 10/13/09

ISSUED FOR:
 ZD REDESIGN

REV.: DATE: DESCRIPTION: BY:

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④	2/2/09	ZD REDESIGN	JT
③	8/26/08	ZONING (100%)	JT
②	8/19/08	ZONING (90%)	JT
①	7/9/08	ZONING (80%)	HT

PLANS PREPARED BY:

**DELTA GROUPS
ENGINEERING, INC.
CONSULTING ENGINEERS**

5635 WEST LAS POSITAS, SUITE 403
PLEASANTON, CA 94588
TEL: (925) 468-0115 FAX: (925) 468-0355

CONSULTANT:

SEAL OF APPROVAL:

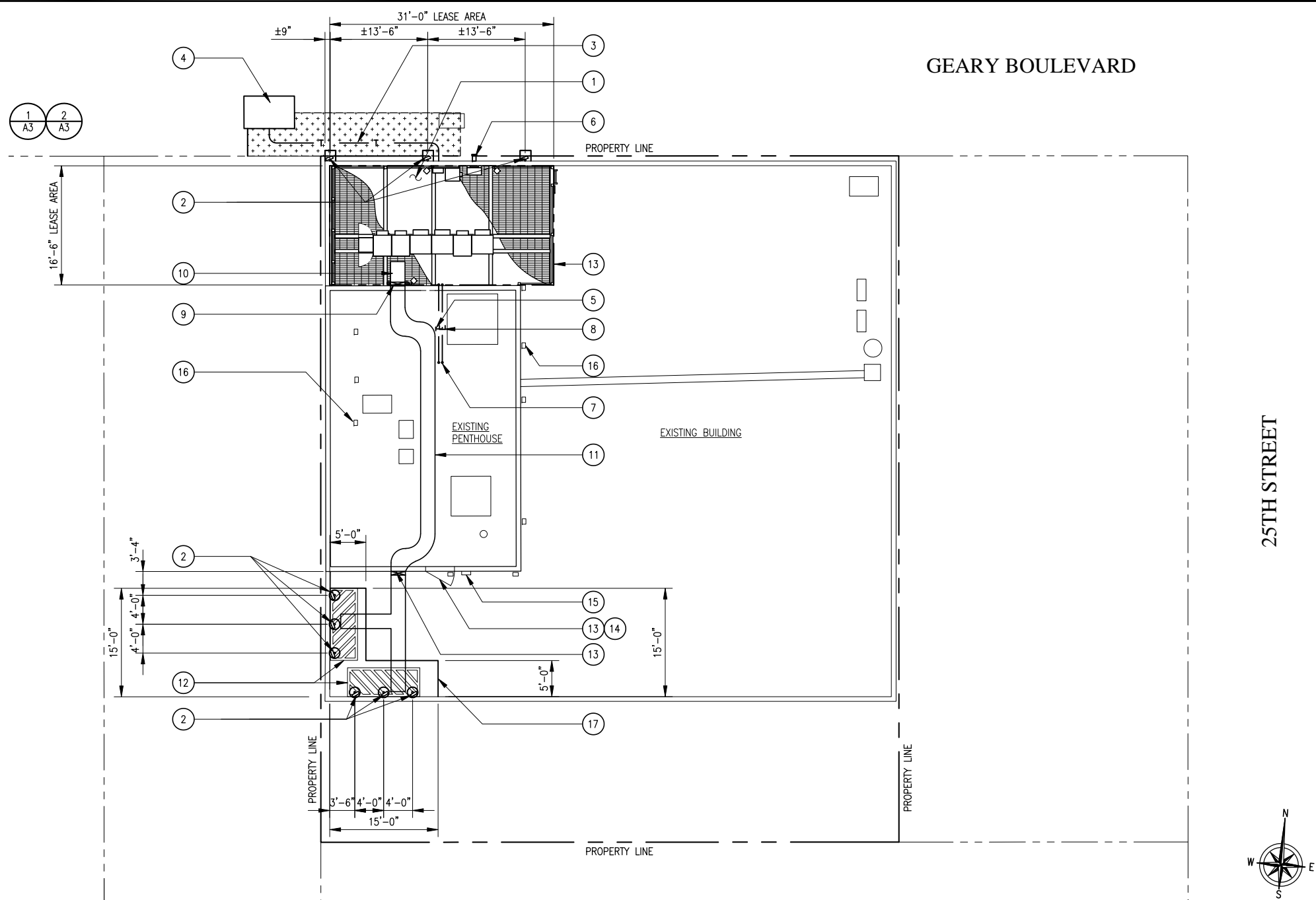
SHEET TITLE:
 OVERALL SITE PLAN

SHEET NUMBER: **A1** REVISION: **6**
 P08VW025

KEY NOTES:

- ① PROPOSED 31'-0"x16'-6" VERIZON WIRELESS LEASE AREA (511.5 SQ. FT. TOTAL)
- ② PROPOSED VERIZON WIRELESS PANEL ANTENNAS CONCEALED INSIDE STEALTH/RADOMES ENCLOSURES (3 PER SECTOR, TYP., 3 SECTORS TOTAL), SECTOR A MOUNTED ON BUILDING FACADE, AND SECTOR B & C MOUNTED ALONG PARAPET WALL OF EXISTING BUILDING
- ③ PROPOSED TELCO UNDERGROUND ROUTING WITHIN A 6'-0" WIDE VERIZON WIRELESS UTILITY EASEMENT (APPROX. 25 L.F. FROM P.O.C. TO EXISTING BUILDING)- TELCO CONDUIT SHALL PENETRATE THE EXTERIOR WALL OF THE BUILDING AND CONTINUE THROUGH THE BUILDING TO THE EXISTING SHAFT WHERE THE CONDUIT WILL BE ROUTED TO THE ROOFTOP LEVEL (APPROX. 50 L.F. FROM WALL PENETRATION @ GRADE TO VERIZON WIRELESS LEASE AREA)
- ④ EXISTING TELCO VAULT @ GRADE (TELCO P.O.C.)
- ⑤ PROPOSED TELCO ROUTING ALONG THE PENTHOUSE ROOFTOP MOUNTED ON 4x4 PVC SLEEPERS- CONDUIT TO CONTINUE ALONG PENTHOUSE WALL THEN TO THE PROPOSED EQUIPMENT SHELTER
- ⑥ PROPOSED EMERGENCY GENERATOR RECEPTACLE MOUNTED ALONG THE EXTERIOR WALL OF THE EXISTING BUILDING @ 3'-0" A.F.G.
- ⑦ PROPOSED POWER ROUTING THROUGH EXISTING SHAFT DOWN TO BASEMENT LEVEL- CONDUIT TO BE ROUTED AT THE CEILING OF THE BASEMENT LEVEL TO THE PROPOSED 200A METER (MOUNTED ADJACENT TO THE EXISTING 800A SWITCHBOARD- POWER P.O.C.)
- ⑧ PROPOSED POWER ROUTING ALONG THE PENTHOUSE ROOFTOP MOUNTED ON 4x4 PVC SLEEPERS- CONDUIT TO CONTINUE ALONG PENTHOUSE WALL THEN TO THE PROPOSED EQUIPMENT SHELTER
- ⑨ PROPOSED 24" WIDE CABLE TRAY MOUNTED UNDERNEATH PROPOSED STEEL PLATFORM
- ⑩ PROPOSED 24" WIDE VERTICAL CABLE TRAY MOUNTED ALONG PENTHOUSE WALL
- ⑪ PROPOSED 24" WIDE HORIZONTAL CABLE TRAY MOUNTED ALONG THE PENTHOUSE ROOFTOP ON 4x4 PVC SLEEPERS
- ⑫ PROPOSED PAINTED STRIPING FOR DESIGNATING RF EMISSIONS WARNING AREA
- ⑬ PROPOSED RF WARNING AND EMERGENCY CONTACT SIGNAGE LOCATIONS
- ⑭ EXISTING ROOF ACCESS DOOR
- ⑮ EXISTING ACCESS LADDER
- ⑯ EXISTING PANEL ANTENNAS (TYP.)- OTHER CARRIER
- ⑰ PROPOSED VERIZON WIRELESS (8) ANTENNA SPACE

NOTES:
 1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.
 2. POWER/TELCO ROUTING AND DESIGN ARE PRELIMINARY AND MUST BE VERIFIED WITH LOCAL UTILITY COMPANIES.



ENLARGED SITE PLAN

SCALE:
 1/8 inch = 1 ft



verizon wireless
 2785 MITCHELL DRIVE, SUITE 9
 WALNUT CREEK, CA 94598

PROJECT INFORMATION:
25TH & GEARY
182976
 6221 GEARY BOULEVARD
 SAN FRANCISCO, CA 94121
 SAN FRANCISCO COUNTY

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①	7/9/08	ZONING (80%)	HT

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 PLEASANTON, CA 94588
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CONSULTANT:

SEAL OF APPROVAL:

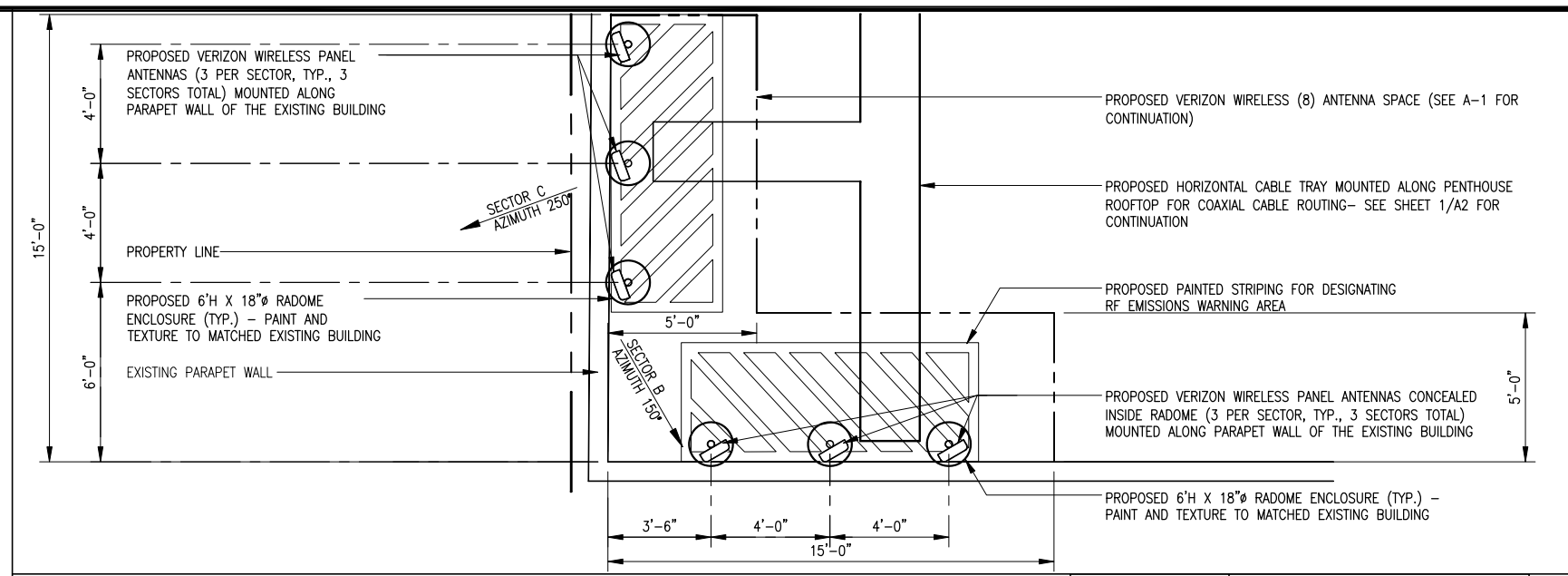
SHEET TITLE:
 ENLARGED SITE PLAN

SHEET NUMBER: **A2** **REVISION:** **6**
 P08VW025

KEY NOTES:

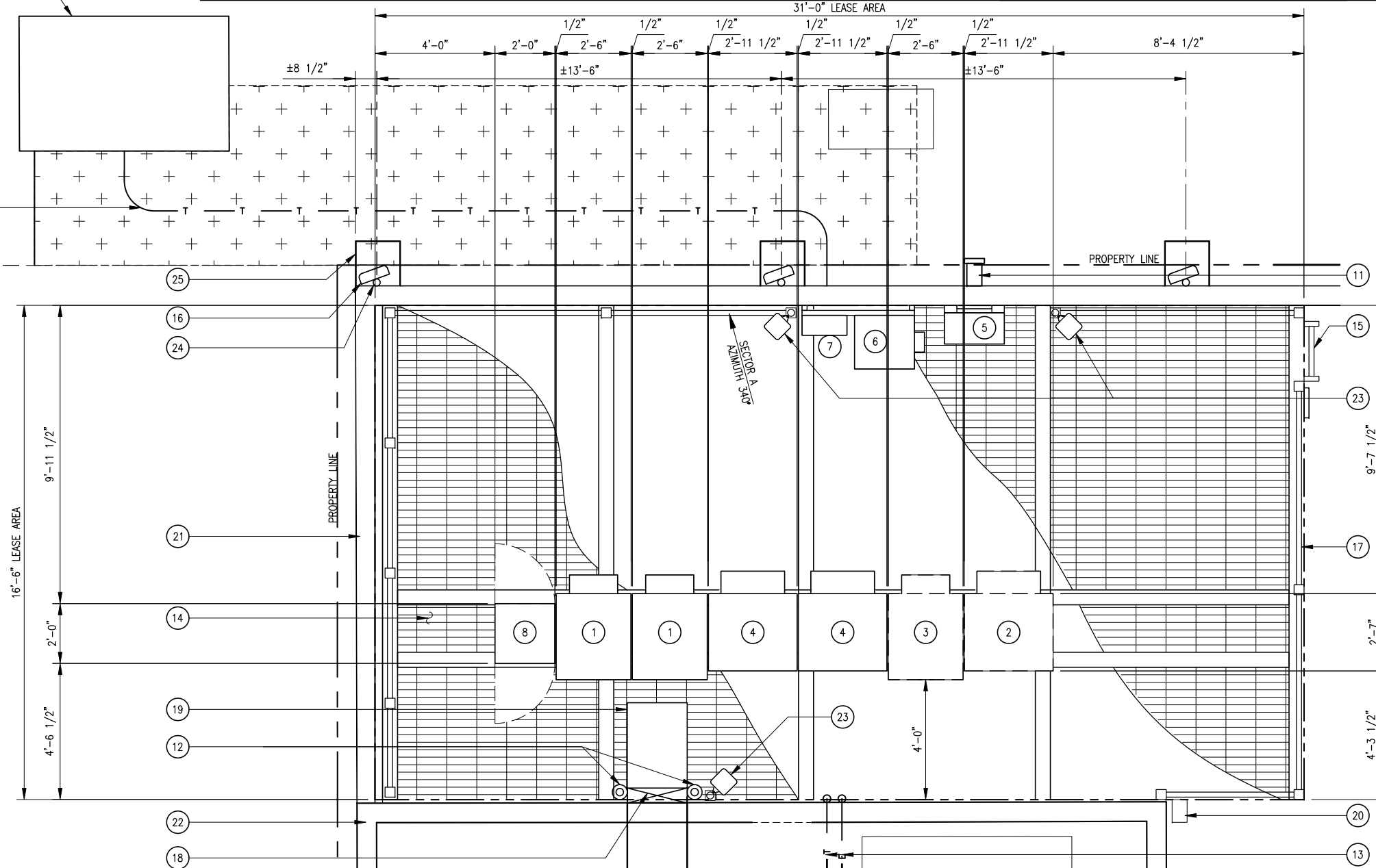
- 1 PROPOSED MODCELL EQUIPMENT CABINET (TYP.)
- 2 FUTURE EQUIPMENT CABINET (TYP.)
- 3 FUTURE BATTERY CABINET (TYP.)
- 4 PROPOSED BATTERY CABINET (TYP.)
- 5 PROPOSED INTERSECT PANEL (TYP.)
- 6 PROPOSED NIU (TYP.)
- 7 PROPOSED FIBER CABINET (TYP.)
- 8 PROPOSED MISC. EQUIPMENT CABINET
- 9 PROPOSED TELCO UNDERGROUND ROUTING WITHIN A 6'-0" WIDE UTILITY EASEMENT
- 10 EXISTING TELCO VAULT @ GRADE (TELCO P.O.C.)
- 11 PROPOSED EMERGENCY GENERATOR RECEPTACLE MOUNTED ALONG THE EXTERIOR WALL OF THE EXISTING BUILDING @ 3'-0" A.F.G.
- 12 PROPOSED GPS ANTENNA MOUNTED ON NEW VERTICAL CABLE TRAY (TYP. OF 2)
- 13 PROPOSED POWER/TELCO ROUTING ALONG PENTHOUSE ROOFTOP- SEE SHEET 1/A2 FOR CONTINUATION
- 14 PROPOSED STEEL PLATFORM WITH GRATING
- 15 PROPOSED ACCESS LADDER
- 16 PROPOSED VERIZON WIRELESS PANEL ANTENNAS CONCEALED INSIDE STEALTH/RADOME ENCLOSURE (3 PER SECTOR, TYP., 3 SECTORS TOTAL), SECTOR A MOUNTED ON BUILDING FACADE, AND SECTOR B & C MOUNTED ALONG PARAPET WALL OF EXISTING BUILDING (TYP.)
- 17 PROPOSED GUARDRAIL (TYP.)
- 18 PROPOSED VERTICAL CABLE TRAY MOUNTED ON PENTHOUSE WALL FOR COAXIAL CABLE ROUTING
- 19 PROPOSED HORIZONTAL CABLE TRAY MOUNTED UNDERNEATH PROPOSED STEEL PLATFORM FOR COAXIAL CABLE ROUTING- SEE SHEET 1/A2 FOR CONTINUATION
- 20 EXISTING PANEL ANTENNA- OTHER CARRIER
- 21 EXISTING PARAPET WALL (TYP.)
- 22 EXISTING PENTHOUSE WALL (TYP.)
- 23 PROPOSED SERVICE LIGHT - 6'-8" ABOVE STEEL PLATFORM (TYP. OF 3)
- 24 PROPOSED ANTENNA MOUNT (TYP.)
- 25 PROPOSED 6'H X 18"W X 19"D ANTENNA STEALTH BOX ENCLOSURE (TYP.) - PAINT AND TEXTURE TO MATCHED EXISTING BUILDING

NOTES:
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ANTENNA LAYOUT

SCALE:
 3/8 inch = 1 ft



SCALE:
 1/2 inch = 1 ft

EQUIPMENT AREA PLAN



2785 MITCHELL DRIVE, SUITE 9
 WALNUT CREEK, CA 94598

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 SAN FRANCISCO, CA 94121
 SAN FRANCISCO COUNTY

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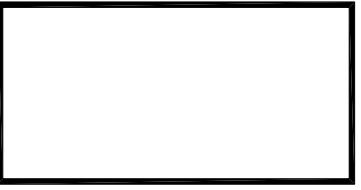
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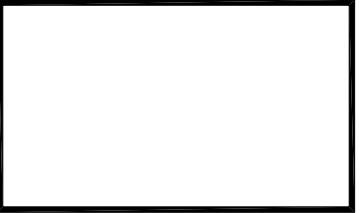
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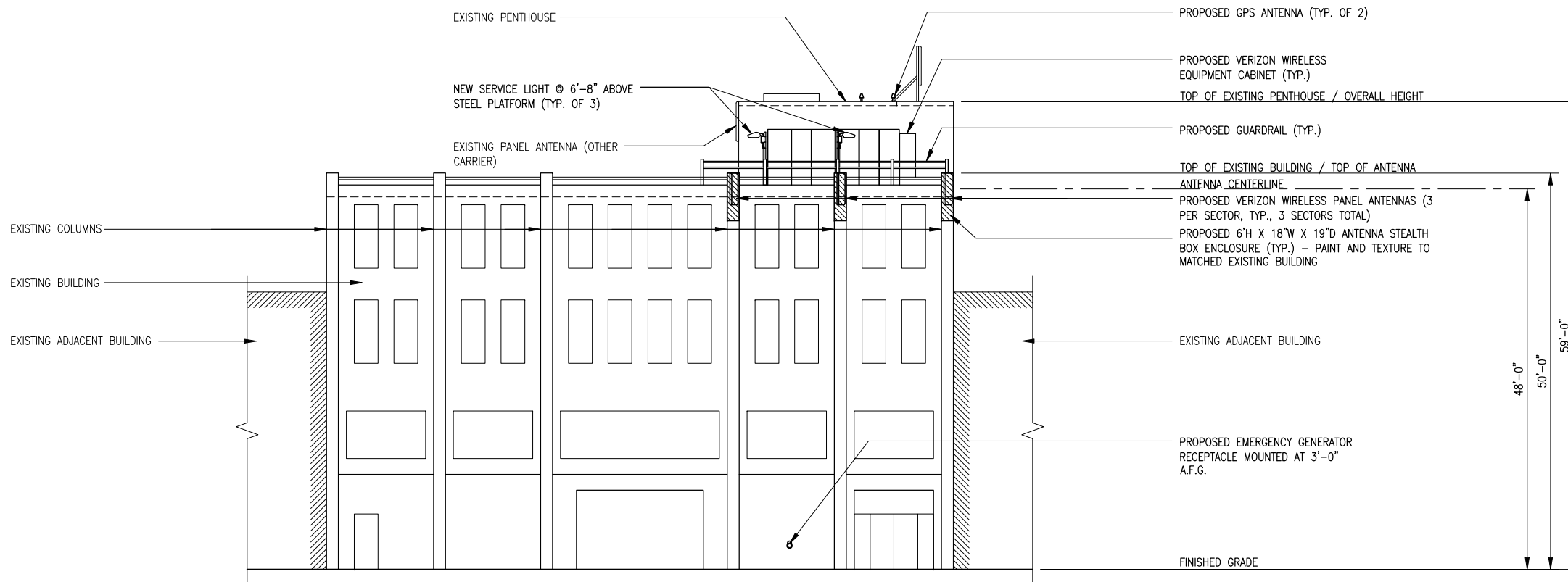


SHEET TITLE:

EQUIPMENT AREA PLAN &
 ANTENNA LAYOUTS

SHEET NUMBER: REVISION:

A3 **6**
 P08VW025

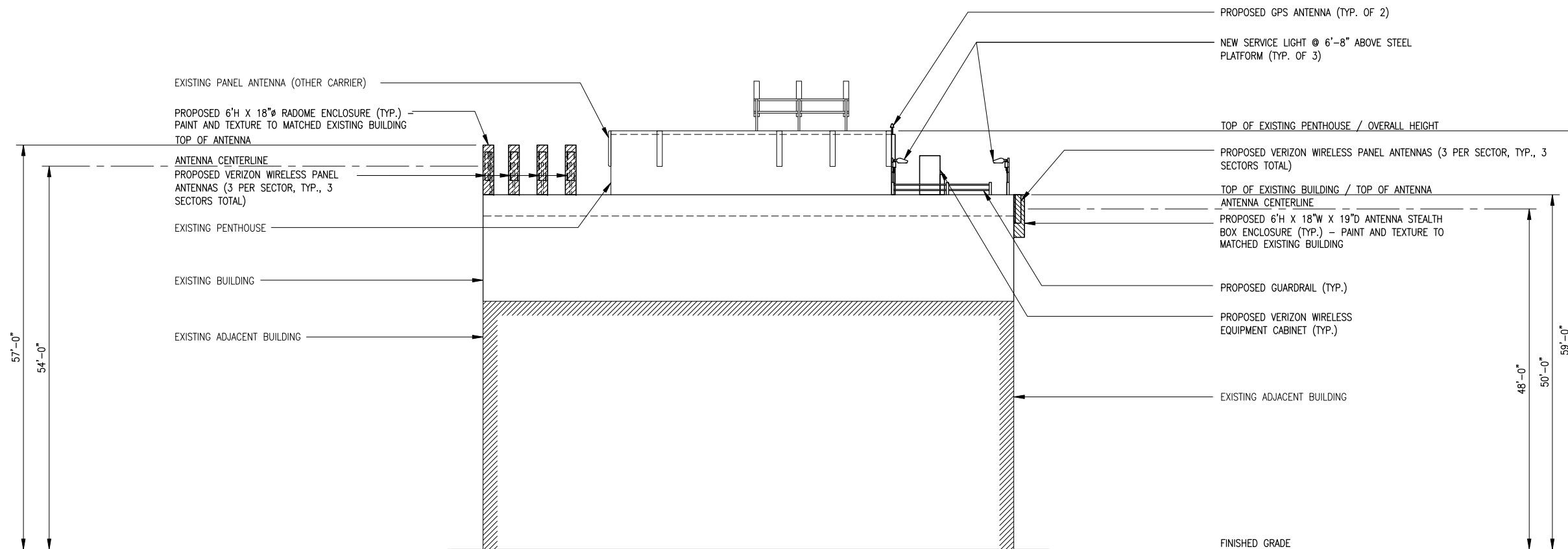


NORTH ELEVATION

SCALE: 1/8 inch = 1 ft



1



EAST ELEVATION

SCALE: 1/8 inch = 1 ft



2



2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

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182976**

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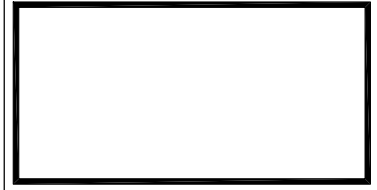
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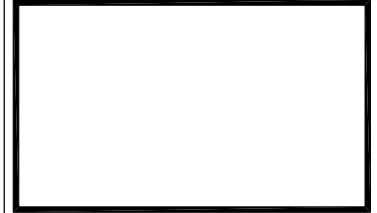
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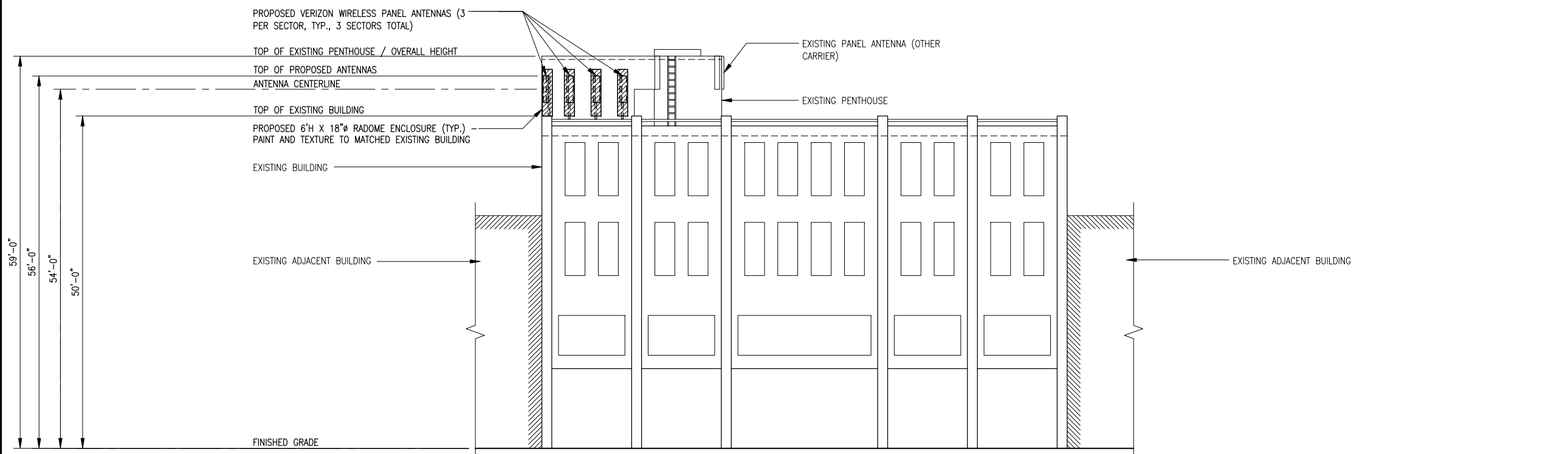


SHEET TITLE:

NORTH & EAST
ELEVATIONS

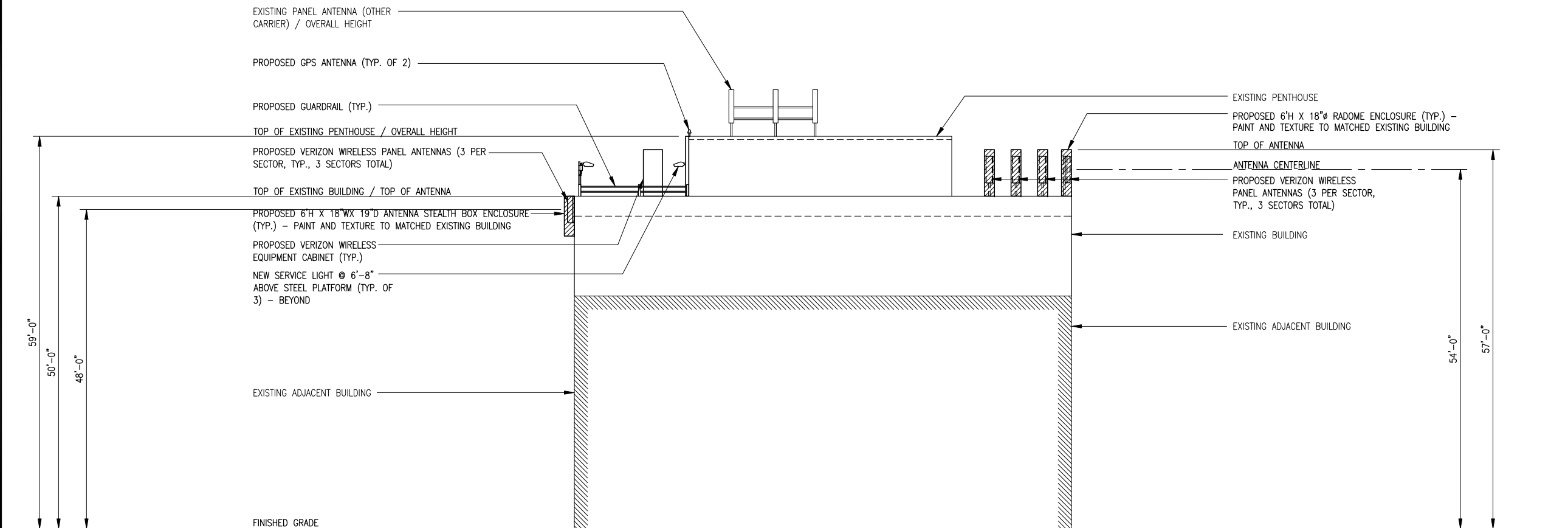
SHEET NUMBER: REVISION:

A4 **6**
P08VW025



SOUTH ELEVATION

SCALE: 1/8 inch = 1 ft 1



WEST ELEVATION

SCALE: 1/8 inch = 1 ft 2



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SEAL OF APPROVAL:

SHEET TITLE:

SOUTH & WEST
ELEVATIONS

SHEET NUMBER: REVISION:

A5

6

P08VW025