



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: FEBRUARY 23, 2012

Date: February 16, 2012
Case No.: **2011.1059C**
Project Address: **211 Sutter Street**
Current Zoning: C-3-0 (Downtown Office Commercial) District
80-130-F Height and Bulk District
Block/Lot: 0293/001
Project Sponsor: AT&T Mobility represented by,
Corey Alvin, KDI Planning
855 Folsom Street, Ste 106
San Francisco, CA 94107
Staff Contact: Michelle Stahlhut – (415) 575-9116
Michelle.Stahlhut@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is to install a macro wireless telecommunications service (“WTS”) facility consisting of a maximum of nine panel antennas located on the rooftop of the subject building along with equipment that would be located in the basement as part of AT&T Mobility’s telecommunications network. The proposed antennas would measure approximately 52” high by 12” wide by 7” thick. The nine antennas would be pole-mounted directly to the rooftop of the subject building in 3 sectors, with a maximum height of 145’ above grade and 15’ above the roofline. The associated equipment cabinets would be located in the basement of the subject building.

The proposed WTS facility is proposed on a Location Preference 4 Site (Commercial and Industrial Structures) according to the WTS Siting Guidelines. In C-3 Districts, when an antenna is not flush-mounted to a building extending 25 feet or more above the applicable height limit (the base height limit is 80 feet), Conditional Use authorization is required to allow an antenna to be mounted in such fashion.

SITE DESCRIPTION AND PRESENT USE

The building is located on the southwest corner of Sutter Street and Kearny Street, Assessor’s Block 0293, Lot 001. This site is within the C-3-0 Downtown Commercial Office Zoning District and an 80-130-F Height and Bulk District. The project site contains a 10-story commercial office building, currently known as the Argonaut building, and historically known as the Eyre Building. The subject commercial building currently contains office uses. The subject building was constructed in 1907, and has been rated a Category I Building within the Kearny-Market-Mason-Sutter Conservation District as designated under Article 11 of the Planning Code.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the intersection of Sutter and Kearny Streets in the Downtown Office Commercial Zoning District. The subject building is an Article 11 Category 1 building, called the “Eyre Building”, and located in the Kearny-Market-Mason-Sutter Conservation District.

The surrounding neighborhood is primarily comprised of small to medium-sized apartment buildings. Some of the buildings at the intersection of California and Hyde Streets and west along California Street feature ground-floor retail. The current use across California Street is Cala Foods grocery store which was approved by the Planning Commission in December 2011 for conversion to a Trader Joe’s grocery store and CVS drugstore. With the exception of the properties to the west along California Street, which are in the Polk Street NCD, the surrounding properties are located within the RM-3 (Residential Mixed, Medium Density) District.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 3, 2012	February 3, 2012	20 days
Posted Notice	20 days	February 3, 2012	February 3, 2012	20 days
Mailed Notice	20 days	February 3, 2012	February 3, 2012	20 days

PUBLIC COMMENT

- The Department has not received any correspondence in support or opposition from members of the public since the filing of the application.

ISSUES AND OTHER CONSIDERATIONS

- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site is on file with the Planning Department.
- All required public notifications were conducted in compliance with the City’s code and policies.

REQUIRED COMMISSION ACTION

Pursuant to Section 227(i) of the Planning Code, Conditional Use authorization is required for a WTS facility in the C-3-R District when a proposed antenna(s) will not be flush-mounted when an antenna(s) is located 25 feet above the applicable height limit.

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 and Resolution No.'s 16539 and 18523 supplementing the 1996 WTS Guidelines.
- The project site is considered a Location Preference 4, (Industrial and Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- Based on propagation maps provided by AT&T Mobility, the project will provide coverage in an area that currently experiences several gaps in coverage.
- Based on analysis provided by AT&T Mobility, the project will provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- The proposed antennas will be minimally visible when viewed from adjacent rights-of-way and points further away so as to avoid intrusion into public vistas, avoid disruption of the architectural integrity of building and insure harmony with neighborhood character.
- A Minor Permit to Alter for the proposed work was granted and determined to be consistent with the purpose of Article 11, to the meet the standards of Article 11, and to meet the secretary of interior's standards for rehabilitation on January 9, 2012.
- The proposed project has been reviewed by staff and found to be categorically exempt from further environmental review. The proposed changes to the subject building do not result in a significant impact on the resource. The proposed antenna project is categorically exempt from further environmental review pursuant to the Class 3 exemptions of California Environmental Quality Act.
- A Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, was submitted.
- All required public notifications were conducted in compliance with the City's code and policies.

RECOMMENDATION: Approval with Conditions
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- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Photo Simulations |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Coverage Maps |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> DPH Approval |
| <input checked="" type="checkbox"/> Context Photos | <input checked="" type="checkbox"/> Community Outreach Report |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> SHPO Review |

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



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission DRAFT Motion

HEARING DATE: FEBRUARY 23, 2012

Date: February 16, 2012
Case No.: **2011.1059C**
Project Address: **211 Sutter**
Current Zoning: C-3-0 Downtown Commercial Office
 80-130-F Height and Bulk District
Block/Lot: 0293/001
Project Sponsor: Corey Alvin of KDI Planning for
 AT&T Mobility
 430 Bush Street, 5th Floor
 San Francisco, CA 94108
Staff Contact: Michelle Stahlhut – (415) 575-9116
 Michelle.Stahlhut@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 303(c) and 227(i) TO INSTALL A WIRELESS TELECOMMUNICATIONS SERVICE FACILITY CONSISTING OF UP TO NINE PANEL ANTENNAS AND RELATED EQUIPMENT ON AN EXISTING TEN-STORY OFFICE BUILDING WITH GROUND FLOOR COMMERCIAL AS PART OF AT&T MOBILITY’S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE C-3-0 DOWNTOWN COMMERCIAL OFFICE DISTRICT AND 80-130-F HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 1, 2011, AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 211 Sutter, Lot 001 in Assessor's Block 0293, (hereinafter "project site") to install a wireless telecommunications service facility consisting of up to nine panel antennas and related equipment on an existing ten-story office building with ground floor commercial as part of AT&T’s wireless telecommunications network within the C-3-O Downtown Commercial Office District and 80-130-F Height and Bulk District.

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act). The Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter “Department”), as the custodian of records, at 1650 Mission Street, San Francisco.

On February 23, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use in Application No. 2011.1059C, 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 building is located on the southwest corner of Sutter Street and Kearny Street, Assessor's Block 0293, Lot 001. This site is within the C-3-0 Downtown Commercial Office Zoning District and a 80-130-F Height and Bulk District. The project site contains a 10-story commercial office building, currently known as the Argonaut building, and historically known as the Eyre Building. The subject commercial building currently contains office uses. The subject building was constructed in 1907, and has been rated a Category I Building within the Kearny-Market-Mason-Sutter Conservation District as designated under Article 11 of the Planning Code.
3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of Kearny and Sutter Streets in downtown San Francisco in the Financial District. The subject area is generally developed with mid to high-rise buildings, primarily containing offices and institutional uses. Ground-level uses primarily include eating and drinking establishments and retail stores.
4. **Project Description.** The proposal is to install a macro wireless telecommunications service ("WTS") facility consisting of a maximum of nine panel antennas located on the rooftop of the subject building along with equipment that would be located in the basement as part of AT&T Mobility's telecommunications network. The antennas are proposed on a Location Preference 4 Site (Industrial or Commercial Structures) according to the WTS Siting Guidelines. The proposed antennas would measure approximately 52" high by 12" wide by 7" thick. The nine antennas would be pole-mounted directly to the rooftop of the subject building in 3 sectors, with a maximum height of 145' above grade and 15' above the roofline. The associated equipment cabinets would be located in the basement of the subject building.

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

Most recently the Planning Commission adopted Resolution No. 18523 adding a condition to pipeline projects and a new submittal requirement for new applications that requires service providers to submit an independent evaluation of maps, data, and conclusions about service coverage and capacity conducted by a professional engineer, licensed by the State of California.

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

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

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

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

A Minor Permit to Alter for the proposed work was granted and determined to be consistent with the purpose of Article 11, to meet the standards of Article 11, and to meet the secretary of interior’s standards for rehabilitation on January 9, 2012.

¹ PC Resolution 16539, passed March 13, 2003.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 4, as it is a preferred location for an industrial or commercial structure.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 700 - 2100 Megahertz (MHZ) bands, which is regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The project sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.
9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T proposes to install nine new antennas. The antennas will be mounted at a height of 145 feet above the ground. The estimated ambient RF field from the proposed AT&T transmitters at ground level is calculated to be 0.0099 mW/sq cm., which is 1.3% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 65 feet which includes areas of the rooftop but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 24 feet of the front of the antennas while in operation and this exclusion area should be marked on the rooftop with yellow striping.
10. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
11. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was held at 6:30 p.m. on October 25, 2011 at the Mechanics Institute, 4th Floor Meeting Room, located at 57 Post Street.
12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in October 2011.
13. **Public Comment.** As of February 16th, the Department has not received public comment on the project.
14. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Use.** Pursuant to Section 227(i) of the Planning Code, Conditional Use authorization is required for a WTS facility in the C-3-O District when a proposed antenna(s) will not be flush-mounted when an antenna(s) is located 25 feet above the applicable height limit.

15. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

- i. *Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the City to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

The proposed project at 211 Sutter Street will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing uses of the property and will be of such size and nature to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, to insure public safety, and insure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of buildings and insure harmony with neighborhood character. The project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on the subject known historic resource.

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

Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier service). San Francisco's unique coverage issues due to topography and building heights presents coverage issues. The hills and buildings disrupt direct lines of site between WTS base stations. Thus, telecommunication carriers often install additional installations to make sure coverage is sufficient.

Capacity: While a carrier may have adequate coverage in a certain area, the capacity may not be sufficient. With the continuous innovations in wireless data technology and demand placed on existing infrastructure, individual telecommunications carriers must upgrade and in some instances expand their facilities network to be able to have proper data distribution. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.

The proposed project at 211 Sutter is necessary in order to achieve sufficient street and in-building mobile phone coverage. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide evidence that the subject property is the most viable location, based on factors including quality of coverage and aesthetics. The proposed coverage area will serve the vicinity that includes Sutter Street, Kearny Street, Grant Avenue, and Post Street, as indicated in the coverage maps. This facility will improve coverage in the Financial District as well as provide necessary facilities for emergency transmission and improved communication for the neighborhood, community, and the region.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

The proposed project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity will not be affected, and prevent harm to other personal property.

The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards.

The Department is developing a database of all such wireless communications facilities operating or proposed for operation in the City and County of San Francisco. All applicants are now required to submit information on the location and nature of all existing and approved wireless transmission facilities operated by the Project Sponsor. The goal of this effort is to foster public information as to the location of these facilities.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

No increase in traffic volume is anticipated with the facilities operating unmanned, with a single maintenance crew visiting the site once a month or on an as-needed basis.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

While some noise and dust may result from the installation of the antennas and transceiver equipment, noise or noxious emissions from continued use are not likely to be significantly greater than ambient conditions due to the operation of the wireless communication network.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed antennas are proposed to be installed on the rooftop of the subject building. Sectors A and C are located 10 feet and 9 feet from the edge of the primary façade, and Sector B would be located approximately 1 foot from the western secondary façade of the building. The proposal, located approximately 145 feet above grade, is not visible at the two primary facades of the building, and is minimally visible at the secondary facades at the pedestrian level.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is consistent with the stated purpose of the Downtown Commercial Office District in that the intended use is located on an existing building approximately 120 feet tall and antennas set back from the street frontage.

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

HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

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

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

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

URBAN DESIGN

HUMAN NEEDS

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

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The Project proposes antennas that are setback from the edge of the building and the related equipment would be located within the building. The antennas would not be visible from most vantage points in nearby public rights-of-way.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1:

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

Policy 2:

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

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

OBJECTIVE 2:

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

Policy 1:

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

Policy 3:

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

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

OBJECTIVE 4:

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

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 2:

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

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

VISITOR TRADE

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

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

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

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

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

Policy 1:

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

Policy 2:

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

Policy 3:

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

Policy 5:

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

Policy 6:

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

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

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

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

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

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

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

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

The project would have no adverse impact on housing in the vicinity.

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

Due to the nature of the project and minimal maintenance or repair, municipal transit service would not be impeded and neighborhood parking would not be overburdened.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project would cause no displacement of industrial and service sector activity.

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

Compliance with applicable structural safety and seismic safety requirements would be considered during the building permit application review process.

- G. That landmarks and historic buildings be preserved.

The proposed wireless installation is anticipated to minimize the visibility of the antennas from nearby public rights-of-way. Additionally, mounting the antennas on the rooftop would not affect any character-defining features of the building. By minimizing the visibility of the proposed antennas and mounting the antennas on the rooftop, the project would not significantly alter the subject building or surrounding buildings. The proposed project has been found to be a Minor Alteration to a Category I (Significant) Building located in the Kearny-Market-Mason-Sutter Conservation District as designated by Article 11 of the Planning Code.

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

The Project will have no adverse impact on parks or open space, or their access to sunlight or vistas.

18. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
19. The Commission hereby finds that approval of the Determination of Compliance authorization would promote the health, safety and welfare of the City.

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 227(i) and 303 to install up to nine panel antennas and associated equipment cabinets at the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 4 (Limited Preference) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the Downtown Commercial Office District and a 80-130-F Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **February 23, 2012**.

Linda Avery
Commission Secretary

AYES

NAYS:

ABSENT:

ADOPTED: February 23, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 227(i) and 303 to install a wireless telecommunications service facility consisting of up to nine panel antennas with related equipment, a Location Preference 4 (Commercial and Industrial Structures, a Preferred Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of AT&T's wireless telecommunications network within the Downtown Commercial Office District and a 80-130-F Height and Bulk District.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 23, 2012** under Motion No. xxxxx.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** Use is authorized as long as an independent evaluator determines that the information and conclusions submitted by AT&T in support of its request for conditional use are accurate. AT&T shall fully cooperate with the evaluator and shall provide any and all data requested by the evaluator to allow the evaluator to verify that the maps, data and conclusions about service coverage submitted by AT&T are accurate. AT&T shall bear all costs of said evaluation. The independent evaluator, upon request by AT&T, shall keep the submitted data confidential and shall sign a confidentiality agreement acceptable to AT&T. The independent evaluator shall be a professional engineer licensed by the State of California.

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

4. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
 - a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to

insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.

- b. For the Project Site, regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
- c. Emissions. Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

7. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

9. **Implementation Costs - WTS.**

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

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

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

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

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

- a. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
- b. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.

- c. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non-holiday weekday with the subject equipment measured while operating at maximum power.
- d. Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.
 - i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
 - ii. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

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

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

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

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

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

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

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

OPERATION

15. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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

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

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

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

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

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

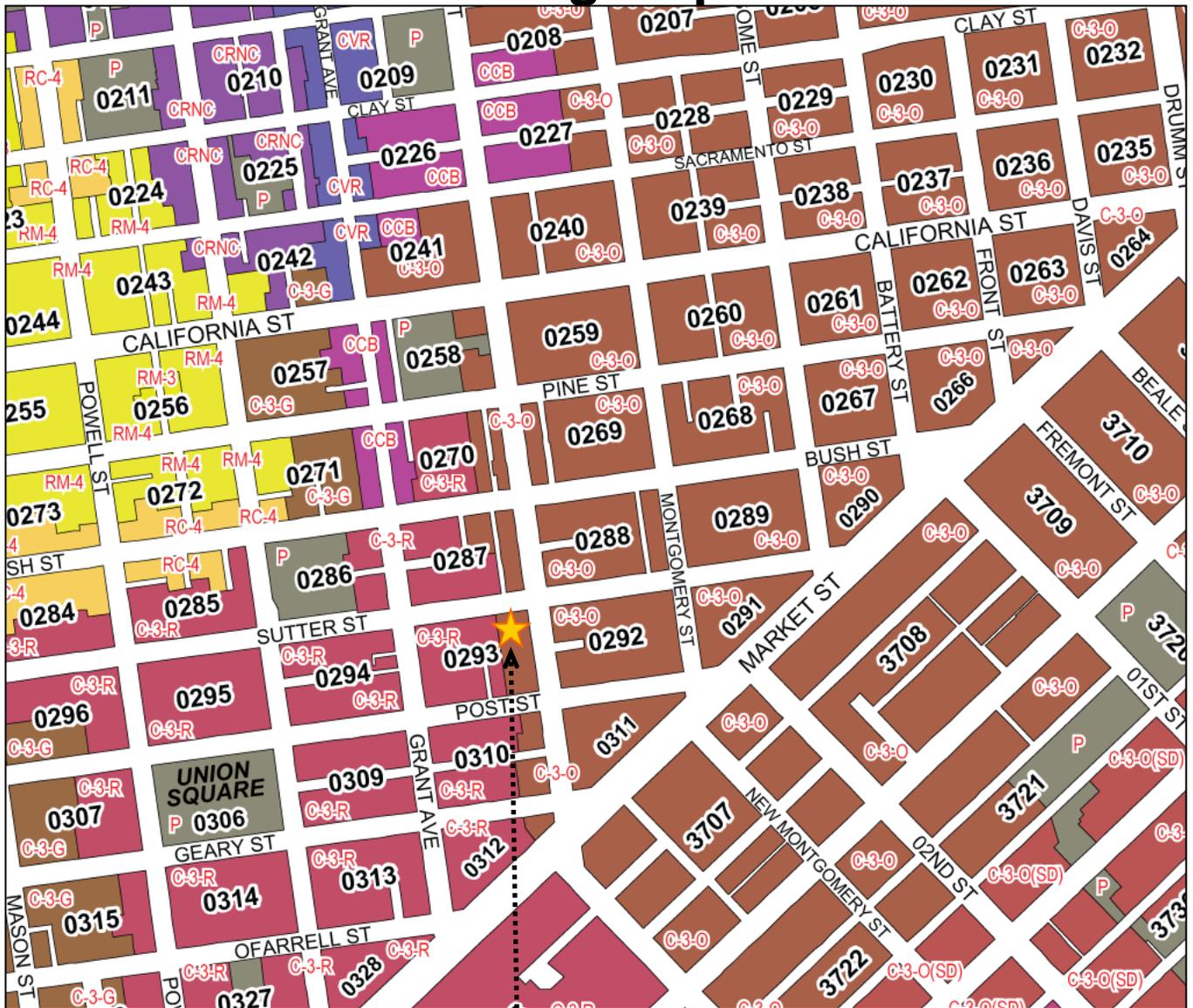
19. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

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

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

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

Zoning Map

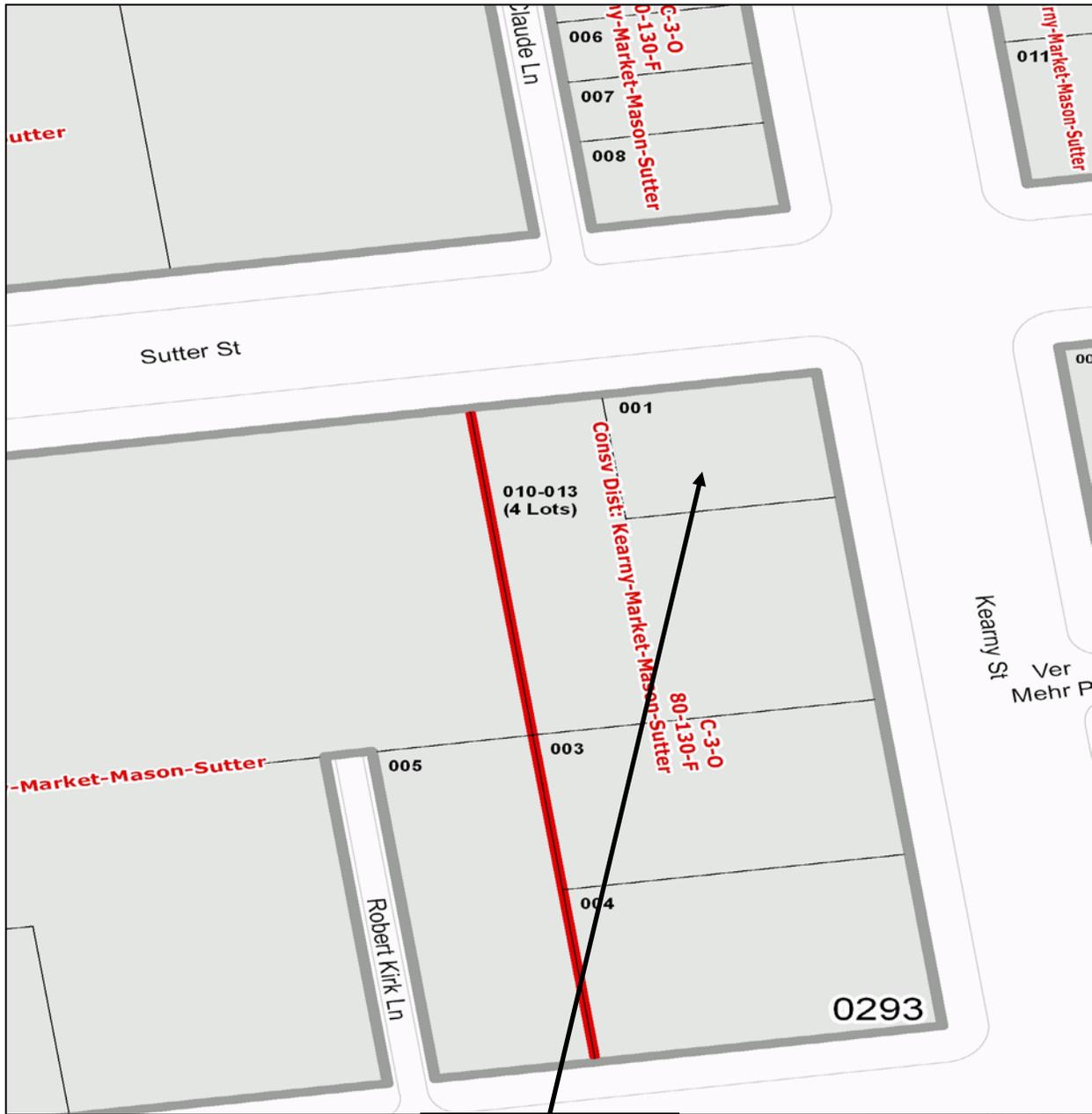


SUBJECT PROPERTY



Case Number 2011.1059C
AT&T Mobility WTS Facility
211 Sutter Street

Parcel Map

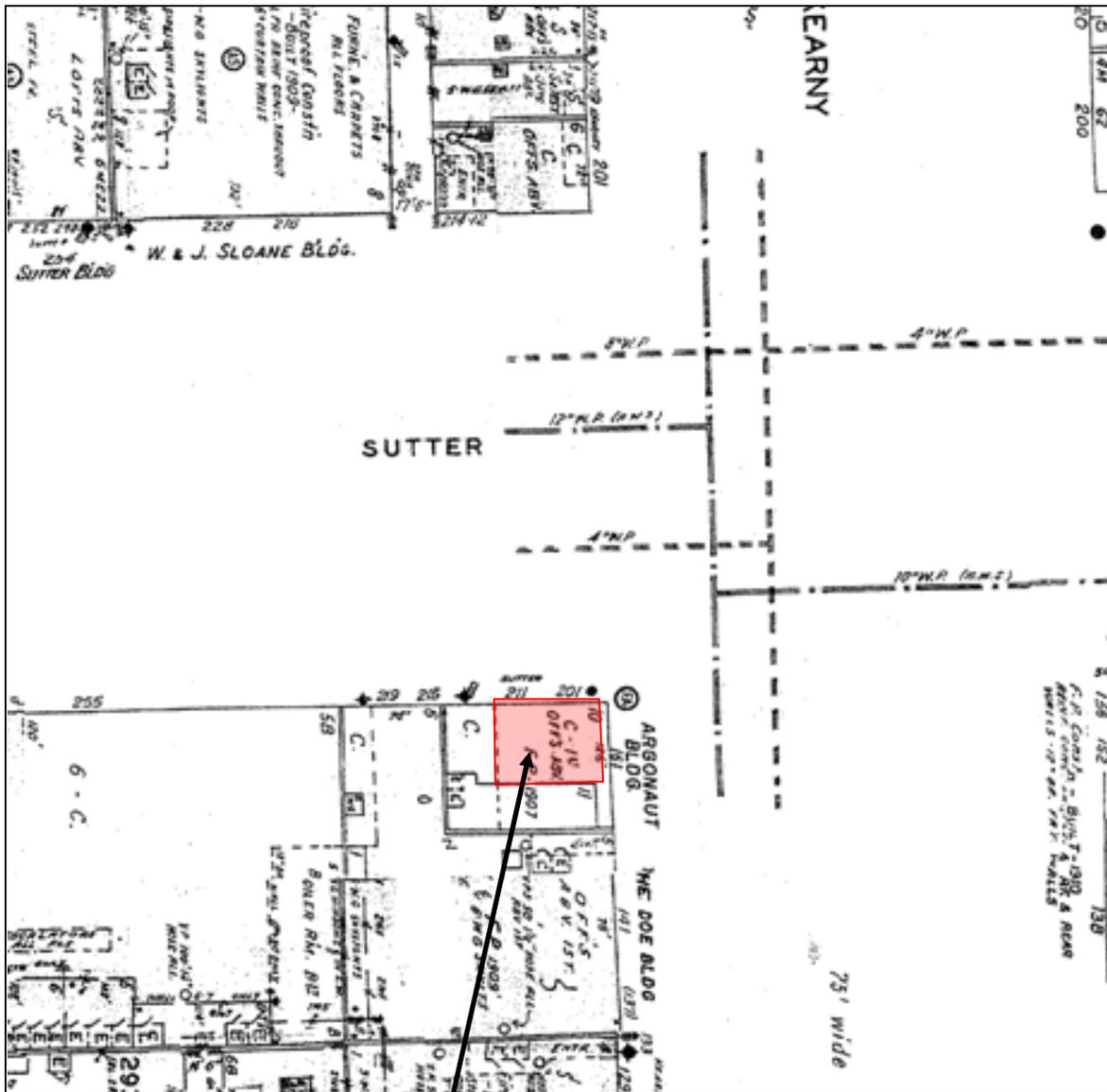


SUBJECT PROPERTY



Case Number 2011.1059C
AT&T Mobility WTS Facility
211 Sutter Street

Sanborn Map*



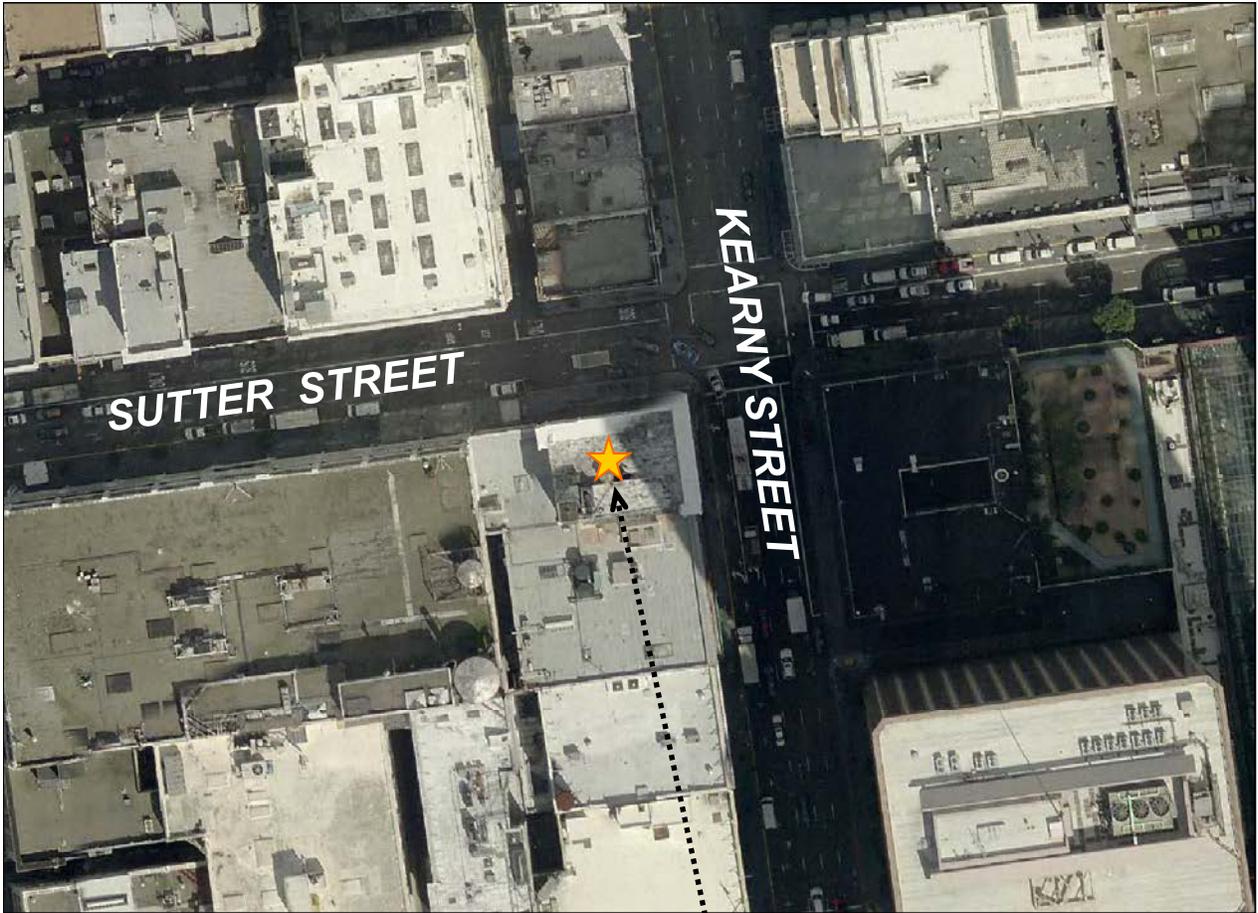
SUBJECT PROPERTY



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

Case Number 2011.1059C
AT&T Mobility WTS Facility
211 Sutter Street

Aerial Photo



SUBJECT PROPERTY



Case Number 2010.1059C
AT&T Mobility WTS Facility
211 Sutter Street



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Jonas Ionin
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 211 Sutter St
Site ID: 1394 **SiteNo.:** CN5514

The following information is required to be provided before approval of this project can be made. These information requirements are established in the San Francisco Planning Department Wireless Telecommunications Services Facility Siting Guidelines dated August 1996. In order to facilitate quicker approval of this project, it is recommended that the project sponsor review this document before submitting the proposal to ensure that all requirements are included.

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 0
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)
 Yes No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)
 Yes No
- X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)
 Maximum Power Rating: 9430 watts.
- X 6. The total number of watts per installation and the total number of watts for all installations on the building (roof or side) (WTS-FSG, Section 10.5.1).
 Maximum Effective Radiant: 9430 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.4.1d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 $\mu\text{w}/\text{cm}^2$)
 Maximum RF Exposure: 0.0099 mW/cm^2 Maximum RF Exposure Percent: 1.3
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.

<input checked="" type="checkbox"/> Public_Exclusion_Area	Public Exclusion In Feet:	<u>65</u>
<input checked="" type="checkbox"/> Occupational_Exclusion_Area	Occupational Exclusion In Feet:	<u>24</u>

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

X **Approved.** Based on the information provided the following staff believes that the project proposal will comply with the current Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC standard 1986-NCRP **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

Comments:

There are currently no existing antennas operated by AT&T Wireless installed on the roof top of the building at 211 Sutter Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 9 new antennas. The antennas will be mounted at a height of 140 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0099 mW/sq cm., which is 1.3 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 65 feet which includes areas of the rooftop but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 24 feet of the front of the antennas while they are in operation and this exclusion area should be marked on the rooftop with yellow striping..

 Not Approved, additional information required.

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

 1 Hours spent reviewing

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

Signed:



Dated: 4/1/2011

Patrick Fosdahl

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

**AT&T Mobility • Proposed Base Station (Site No. CN5514)
211 Sutter Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN5514) proposed to be located at 211 Sutter Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

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

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

The site was visited by Mr. George Sablan, a qualified field technician employed by Hammett & Edison, Inc., during normal business hours on November 17, 2010, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated August 2, 2011.

Checklist

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

Observed at the site were omnidirectional antennas for use by T-Mobile located on the north and east sides of the nine-story mixed-use building located at 211 Sutter Street. Existing RF levels for a person at ground near the site were less than 7% of the most restrictive public exposure limit.

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

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

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

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



AT&T Mobility • Proposed Base Station (Site No. CN5514)
211 Sutter Street • San Francisco, California

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

AT&T proposes to install nine Andrew directional panel antennas – three Model DBXNH-6565A-R2M and six Model DBXCP-4545A-R2M – on short poles and on the face of the penthouse above the roof of the building. The antennas would be mounted with up to 12° downtilt at effective heights of at least 135 feet above ground, 6 feet above the roof, and would be oriented in identical groups of three toward 60°T, 190°T, and 290°T.

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

The expected operating power of the AT&T transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating. The maximum power rating of the other carrier's transmitters is not known.

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

The maximum effective radiated power proposed by AT&T in any direction is 9,200 watts, representing simultaneous operation at 1,820 watts for AWS, 4,430 watts for PCS, 2,170 watts for cellular, and 780 watts for 700 MHz service. The maximum effective radiated power previously proposed by T-Mobile was 200 watts.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted no buildings of similar height 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 AT&T operation by itself is calculated to be 0.0043 mW/cm², which is 0.79% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 8% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 65 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building, but does not reach any publicly accessible areas.

9. Describe proposed signage at site.

It is recommended that barricades be erected, as shown in Figure 1 attached, to prevent public access near the antennas. To prevent occupational exposures in excess of the FCC guidelines, no access within 26 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can



**AT&T Mobility • Proposed Base Station (Site No. CN5514)
211 Sutter Street • San Francisco, California**

be demonstrated to ensure that occupational protection requirements are met. Marking "Prohibited Access Areas" with red paint stripes and "Worker Notification Areas" with yellow paint stripes on the roof of the building in front of the antennas, as shown in Figure 1, and posting explanatory warning signs* at the roof access door and on the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines. Similar measures should already be in place for the other carrier at the site; the applicable keep-back distance for that carrier has not been determined as part of this study.

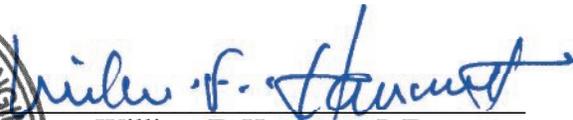
10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 211 Sutter Street in San Francisco, California, 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. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Erecting barricades is recommended to establish compliance with public exposure limitations. Marking areas on the roof and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.




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

September 12, 2011

* 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.

AT&T Mobility • Proposed Base Station (Site No. CN5514)
211 Sutter Street • San Francisco, California

Suggested Locations for Barricades (green) and for
Striping to Identify “Prohibited Access Areas” (red)
and “Worker Notification Areas” (yellow)



Notes:

Base drawing from Streamline Engineering and Design, Inc., dated August 2, 2011.

Barricades should be erected as shown to preclude access by the public to areas in front of the antennas.

“Prohibited Access Areas” should be marked with red paint stripes, “Worker Notification Areas” should be marked with yellow paint stripes, and explanatory warning signs should be posted outside the areas, readily visible to authorized workers needing access. See text.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

D1XK.2
Figure 1

Photosimulation of view looking southwest from across Sutter Street, 192 feet from the nearest corner of the building.



Existing

Proposed

Loehmann's Men's Store
 211 Sutter Street
 San Francisco, CA 94108
 CN5514



Photosimulation of view looking east from across Sutter Street, 150 feet from the nearest corner of the building.



Loehmann's Men's Store
211 Sutter Street
San Francisco, CA 94108
CN5514



Photosimulation of view looking northwest from across Kearny Street, 175 feet from the nearest corner of the building.



Existing

Proposed

Loehmann's Men's Store
211 Sutter Street
San Francisco, CA 94108
CN5514

 at&t

Photosimulation of view looking south from across the intersection of Sutter and Kearny, 150 feet from the building.



Loehmann's Men's Store
211 Sutter Street
San Francisco, CA 94108
CN5514

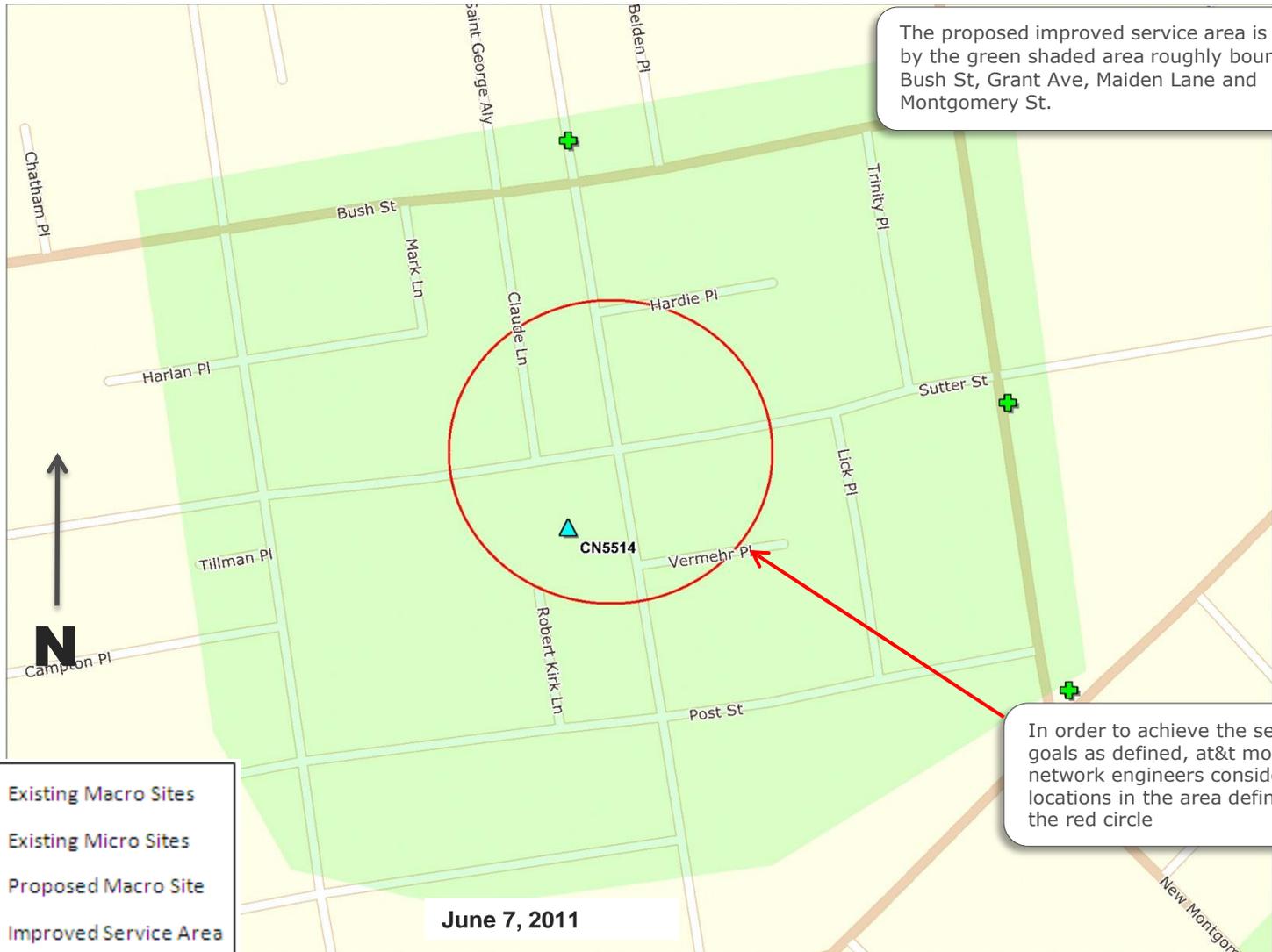


Existing

Proposed

Service Improvement Objective (CN5514)

211 Sutter St



The proposed improved service area is depicted by the green shaded area roughly bounded by Bush St, Grant Ave, Maiden Lane and Montgomery St.

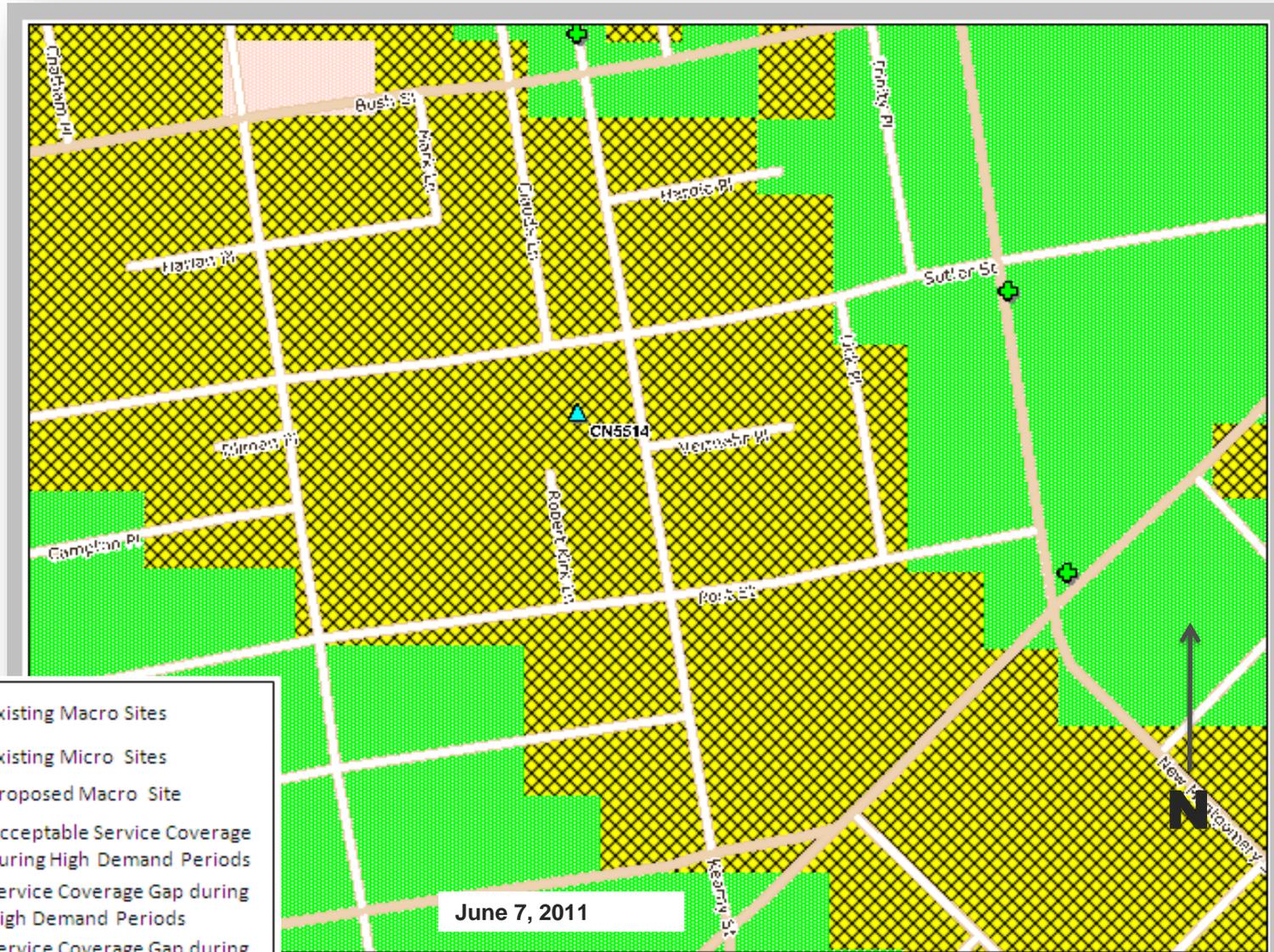
In order to achieve the service goals as defined, at&t mobility network engineers considered site locations in the area defined by the red circle

- ▲ Existing Macro Sites
- ⊕ Existing Micro Sites
- ▲ Proposed Macro Site
- Improved Service Area
- Site Search Area

June 7, 2011

Proposed Site at 211 Sutter St(CN5514)

Service Area BEFORE site is constructed

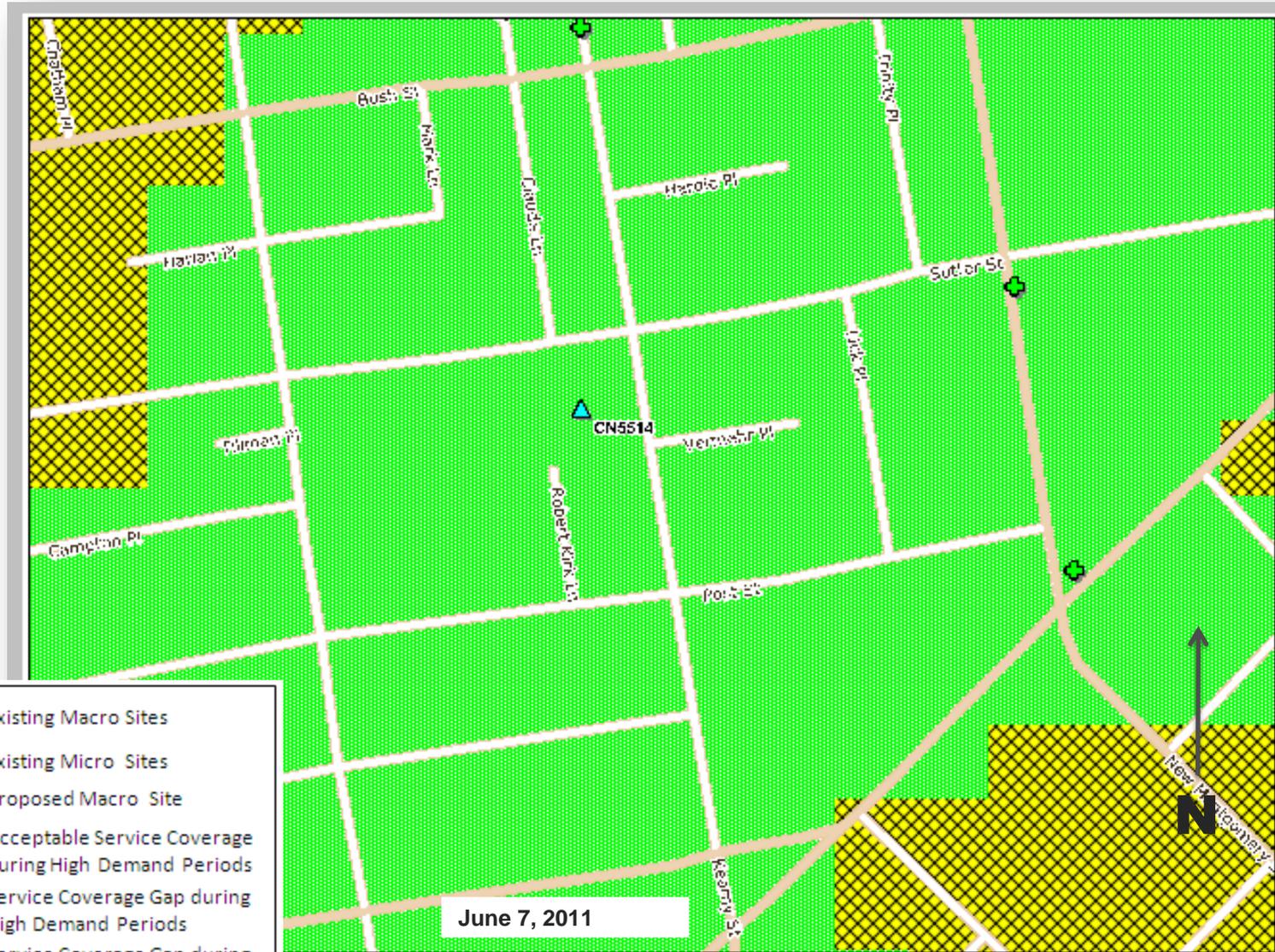


- ▲ Existing Macro Sites
- + Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

June 7, 2011

Proposed Site at 211 Sutter St(CN5514)

Service Area AFTER site is constructed

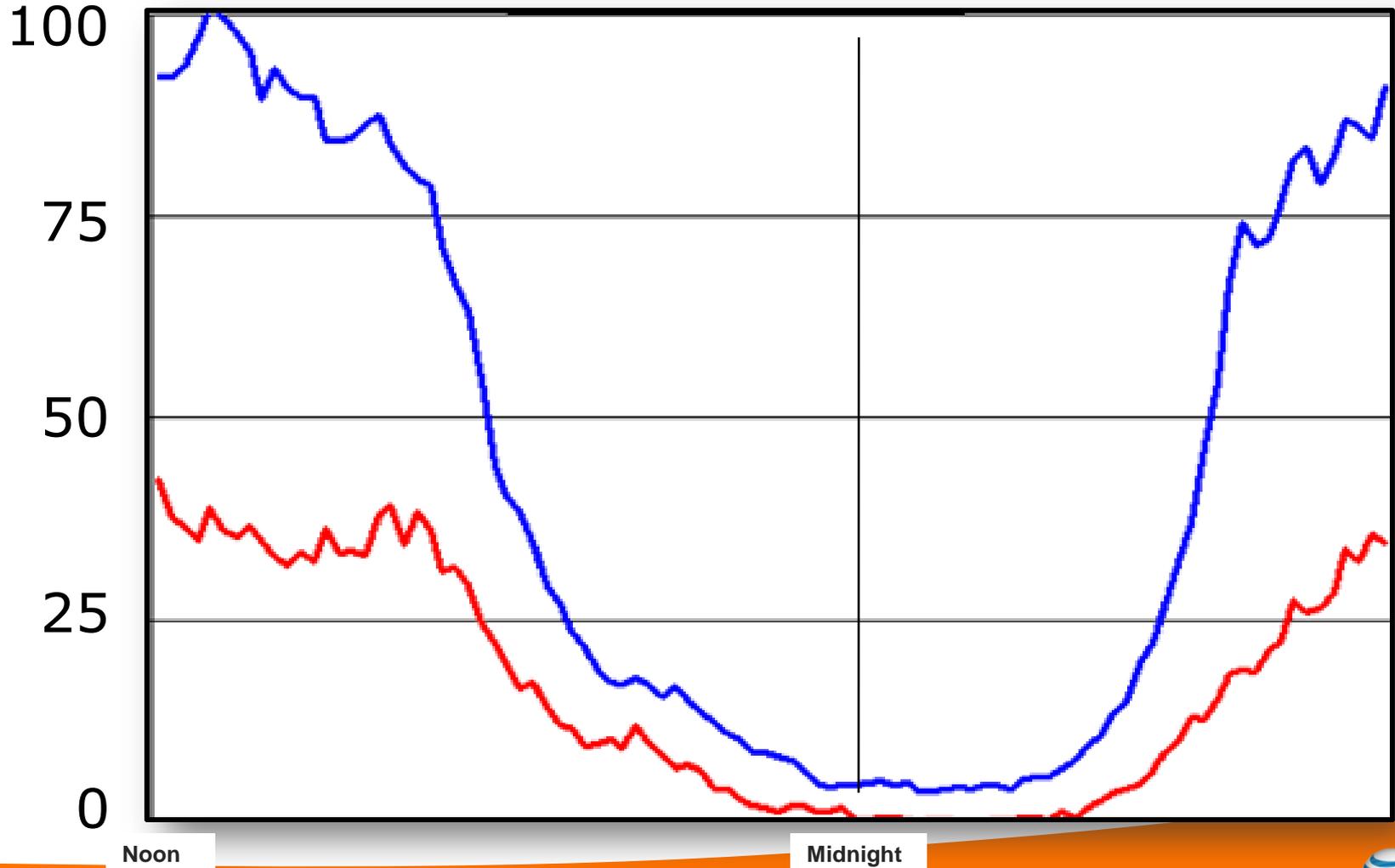


- ▲ Existing Macro Sites
- ⊕ Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

June 7, 2011

Current 24-Hour Traffic Profile for the Location of CN5514

— Data Traffic
— Voice Traffic



Existing Surrounding Sites at 211 Sutter St

CN5514



June 7, 2011

211 Sutter Street
Contextual Photos
AT&T 2011.1059C



Looking West down Sutter Street from Kearny Street
(toward subject building)



Looking Northeast down Sutter Street from Kearny Street



Looking Northwest down Kearny Street from Sutter Street



Looking East down Sutter Street from Kearny Street



Looking South on Kearny Street from Sutter Street
(toward subject building)



Looking Northeast down Kearny Street from Sutter Street



Looking west down Sutter Street from Kearny Street



Looking South down Kearny Street from Sutter Street



at&t

LOEHMANN'S MEN'S STORE
211 SUTTER ST
SAN FRANCISCO, CA 94108
CN5514

LOEMANN'S MEN'S STORE

CN5514
 211 SUTTER STREET
 SAN FRANCISCO, CA 94108

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	11/16/10	CD 100%	C.C.
	03/23/11	CLIENT REV	C.C.
	04/13/11	CLIENT REV	J.S.
	07/18/11	ZD 90%	J.S.
	08/02/11	CLIENT REV	C.M.
	09/12/11	ZD 100%	A.M.

DRAWN BY: J. SMITH
 CHECKED BY: LIENT REV
 APPROVED BY: -
 DATE: 09/12/11

Streamline Engineering and Design, Inc.
 3288 Penryn Rd, Suite 200 Loomis, CA 95650
 Contact: Larry Houghtby Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941
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PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF (4) (P) RBS CABINETS & (2) (P) PURCELL CABINETS TO A (P) AT&T 17'X4' ROOFTOP LEASE AREA & A (P) RBA72 CABINET IN (E) BASEMENT. ALSO INSTALLING (9) (P) AT&T ANTENNAS ON THE ROOF TO BE PAINTED TO MATCH (E) BUILDING.

VICINITY MAP



CODE COMPLIANCE

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

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

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

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

PROJECT INFORMATION

SITE NAME:	LOEHMANN'S MEN'S STORE	SITE #:	CN5514
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
BLOCK/LOT:	0293-001	POWER:	PG&E
SITE ADDRESS:	211 SUTTER ST SAN FRANCISCO, CA 94108	TELEPHONE:	AT&T
CURRENT ZONING:	C-3-0		
CONSTRUCTION TYPE:	IV-B		
OCCUPANCY TYPE:	UNMANNED COMMUNICATIONS FACILITY		
HEIGHT / BULK:	80-130-F		
PROPERTY OWNER:	211 SUTTER ST PARTNER LP 211 SUTTER ST, SUITE 804 SAN FRANCISCO, CA 94108		
APPLICANT:	AT&T 430 BUSH ST, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: COREY ALVIN (415) 760-9763		
ZONING CONTACT:	ATTN: AMY MILLION (949) 307-6431		
CONSTRUCTION CONTACT:	ATTN: JASON FLUHARTY (916) 300-5519		
LATITUDE:	N 37° 47' 22.76" NAD 83		
LONGITUDE:	W 122° 24' 14.69" NAD 83		
AMSL:	± 50'		

DRIVING DIRECTIONS

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 211 SUTTER ST, SAN FRANCISCO, CA 94108

- HEAD EAST ON BUSH ST TOWARD CLAUDE LN. 0.1 MI
- TURN RIGHT AT MONTGOMERY ST. 348 FT
- TAKE THE 1ST RIGHT ONTO SUTTER ST. 0.1 MI

END AT: 211 SUTTER ST, SAN FRANCISCO, CA 94108
 ESTIMATED TIME: 2 MINUTES ESTIMATED DISTANCE: 0.3 MILES

SHEET INDEX

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

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON

DESIGN CRITERIA

OCCUPANCY CATEGORY: II	WIND IMPORTANCE FACTOR: 1.0	SEISMIC COMPONENT IMPORTANCE FACTOR: 1.0
WIND EXPOSURE: B	WIND VELOCITY: 85MPH	MAXIMUM WIND PRESSURE: 21.36 PSF FOR ANTENNAS 19.96
SEISMIC SITE CLASS: D	DESIGN CATEGORY: D	NON-STRUCTURAL COMPONENTS
	S _{ps} : 1.000	a _p : 1.0 R _p : 2.5

SPECIAL INSPECTIONS

PROVIDE COMPLETE TESTING AND INSPECTIONS IN ACCORDANCE WITH THE 2007 CBC, CHAPTER 17 AS NOTED BELOW:

- POST INSTALLED ANCHORS IN ACCORDANCE WITH THE CURRENT ICC REPORTS FOR THE SPECIFIED ANCHORAGES.
- STEEL CONSTRUCTION AND WELDING IN ACCORDANCE W/ CBC SECTION 1704.3 AND TABLE 1704.3.

at&t



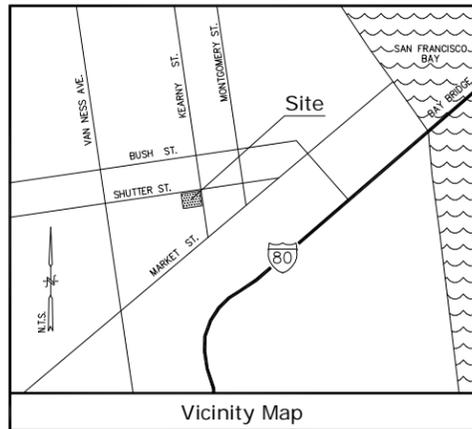
430 BUSH ST, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1



Legend
 FS FINISH SURFACE
 TOP TOP OF STRUCTURE
 TP TOP OF PARAPET
 R ROOF
 TC TOP OF CURB
 --- PROPERTY LINE

Title Report

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

Legal Description

LOT 1 IN BLOCK 293, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

Assessor's Parcel No.

0293-001

Easements

NOT AVAILABLE

Access Easement/Lease Area

TO BE DETERMINED

Date of Survey

AUGUST 10, 2010

Geographic Coordinates Center of Prop. Sectors

1983 DATUM: LATITUDE 37° 47' 22.76" N LONGITUDE 122° 24' 14.69" W
 1927 DATUM: LATITUDE 37° 47' 23.02" N LONGITUDE 122° 24' 10.79" W
 ELEVATION = 49.9 FEET ABOVE MEAN SEA LEVEL

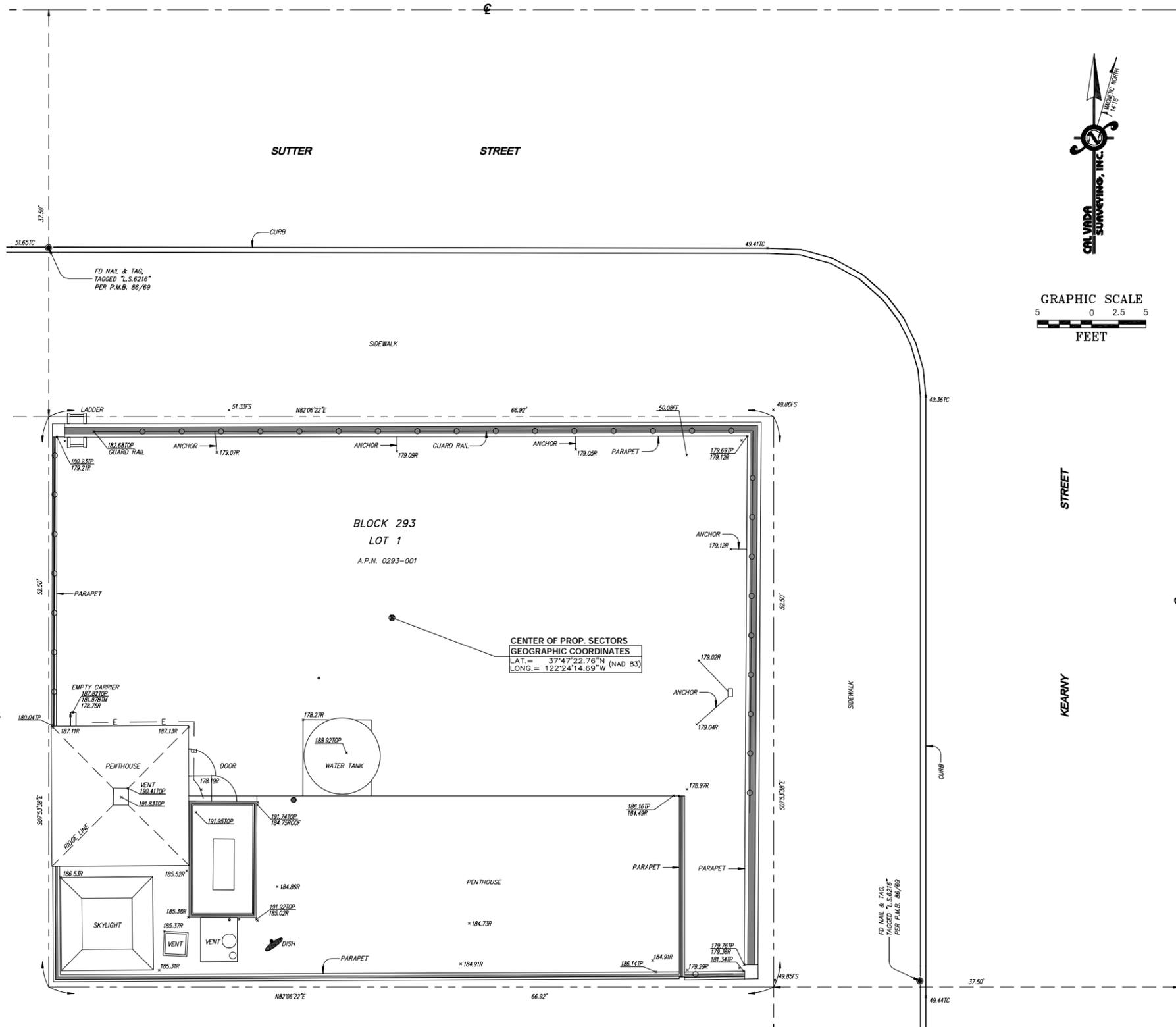
CERTIFICATION:
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED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

Basis of Bearings

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

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE C.O.R.S. "TIBB", ELEVATION = 38.73 FEET (NAVD 88).



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PROPRIETARY INFORMATION
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CONSULTANT
CALVADA SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corona, CA 92680
 Phone: 951-280-4980 Fax: 951-280-8718
 Tel/Fax: 800-CALVADA www.calvada.com
 JOB NO. 10697

PREPARED FOR

 430 Bush St, 5th Floor
 San Francisco, CA 94108

APPROVALS

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

PROJECT NAME
 LEOHMANN'S SHOES
PROJECT NUMBER
 CN5514
 211 SUTTER STREET
 SAN FRANCISCO, CA 94104
 SAN FRANCISCO COUNTY

REV. DATE	DESCRIPTION	BY
08/12/10	SUBMITTAL	HN
1 09/10/10	GEOGRAPHIC COOR.	RG

SHEET TITLE
 TOPOGRAPHIC SURVEY

C-1
 SHEET 1 OF 1

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	11/16/10	CD 100%	C.C.
	03/23/11	CLIENT REV	C.C.
	04/13/11	CLIENT REV	J.S.
	07/18/11	ZD 90%	J.S.
	08/02/11	CLIENT REV	C.M.
	09/12/11	ZD 100%	A.M.

DRAWN BY: J. SMITH

CHECKED BY: LIENT REV

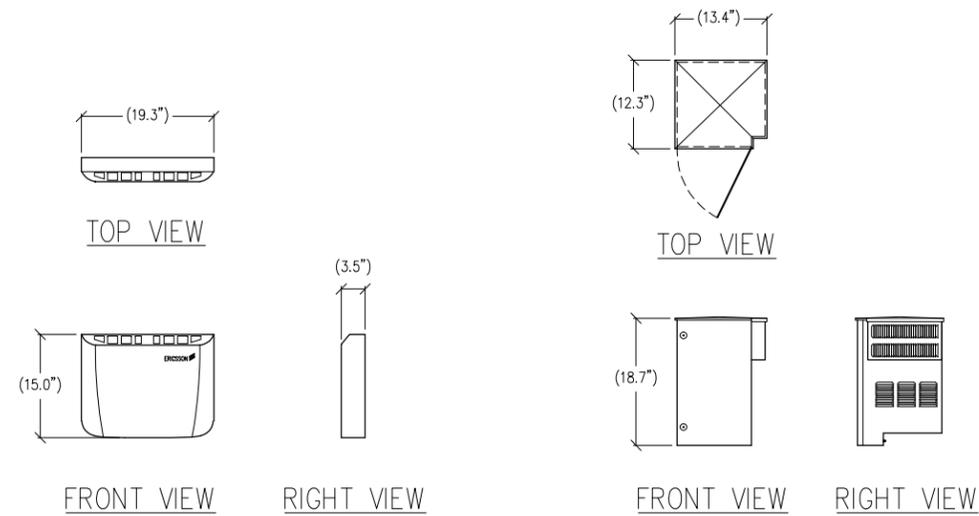
APPROVED BY: -

DATE: 09/12/11

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and Design, Inc.

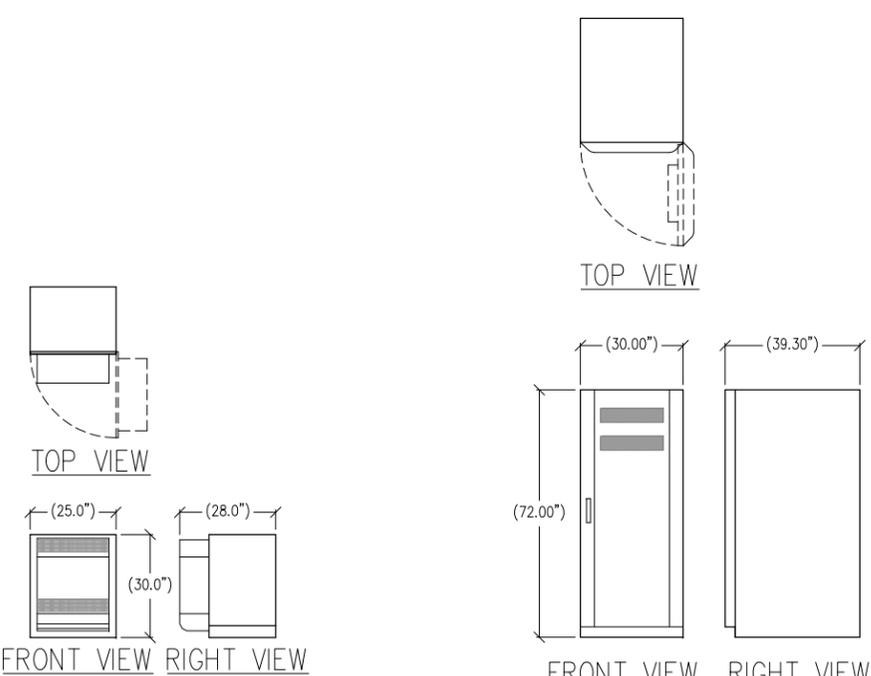
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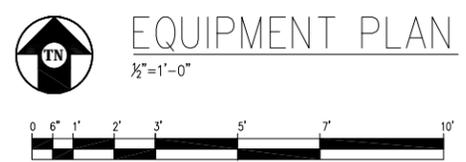
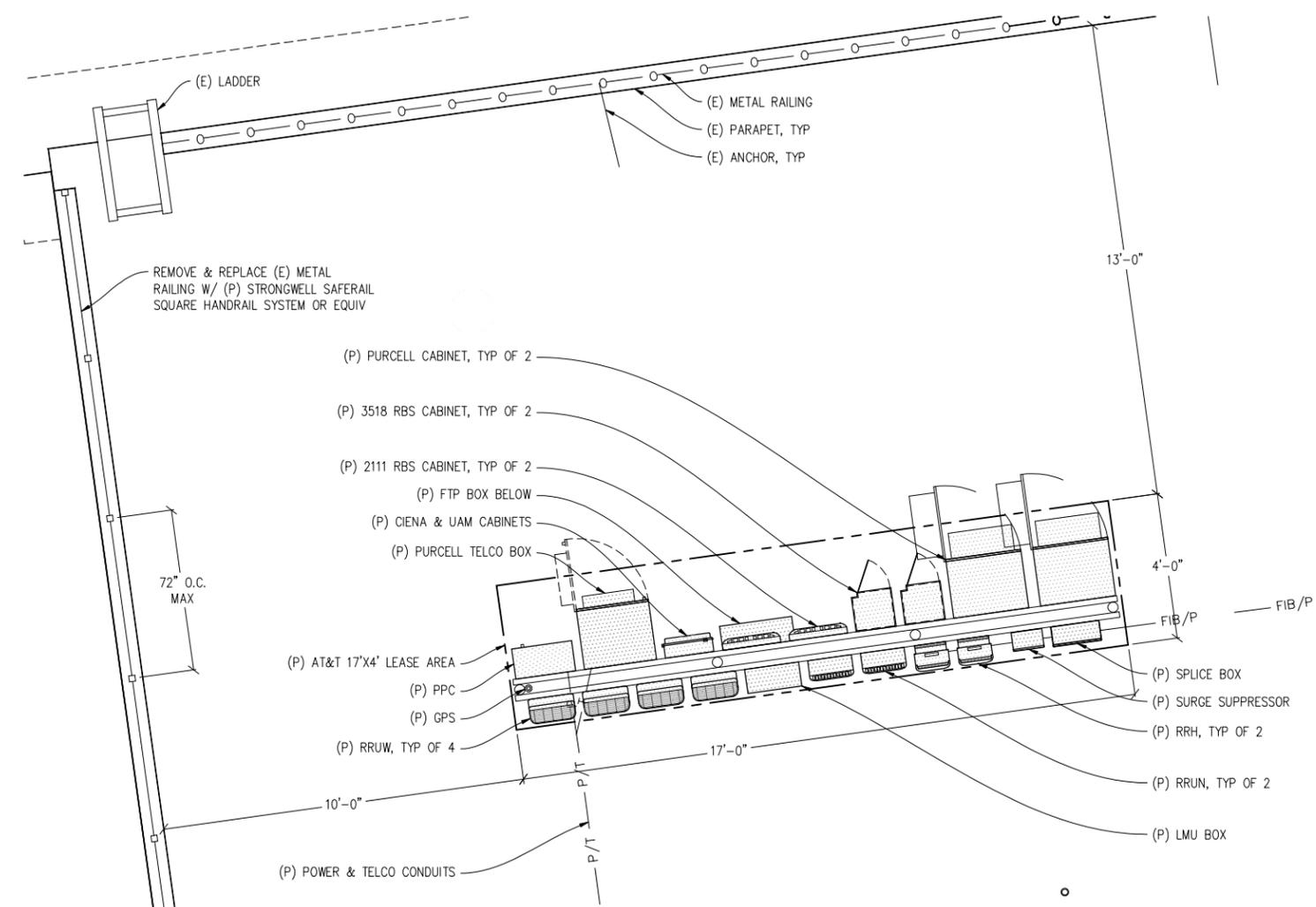
① **RBS DETAIL**
1"=1'-0"
ERICSSON RBS 2111 MU

② **RBS DETAIL**
1"=1'-0"
ERICSSON RBS 3518



③ **PURCELL DETAIL**
1/2"=1'-0"
PURCELL FLX16WS LTE
SOLUTION CABINET

④ **CABINET DETAIL**
1/2"=1'-0"
COMMSCOPE
RBA72 CABINET



at&t

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

ISSUE STATUS

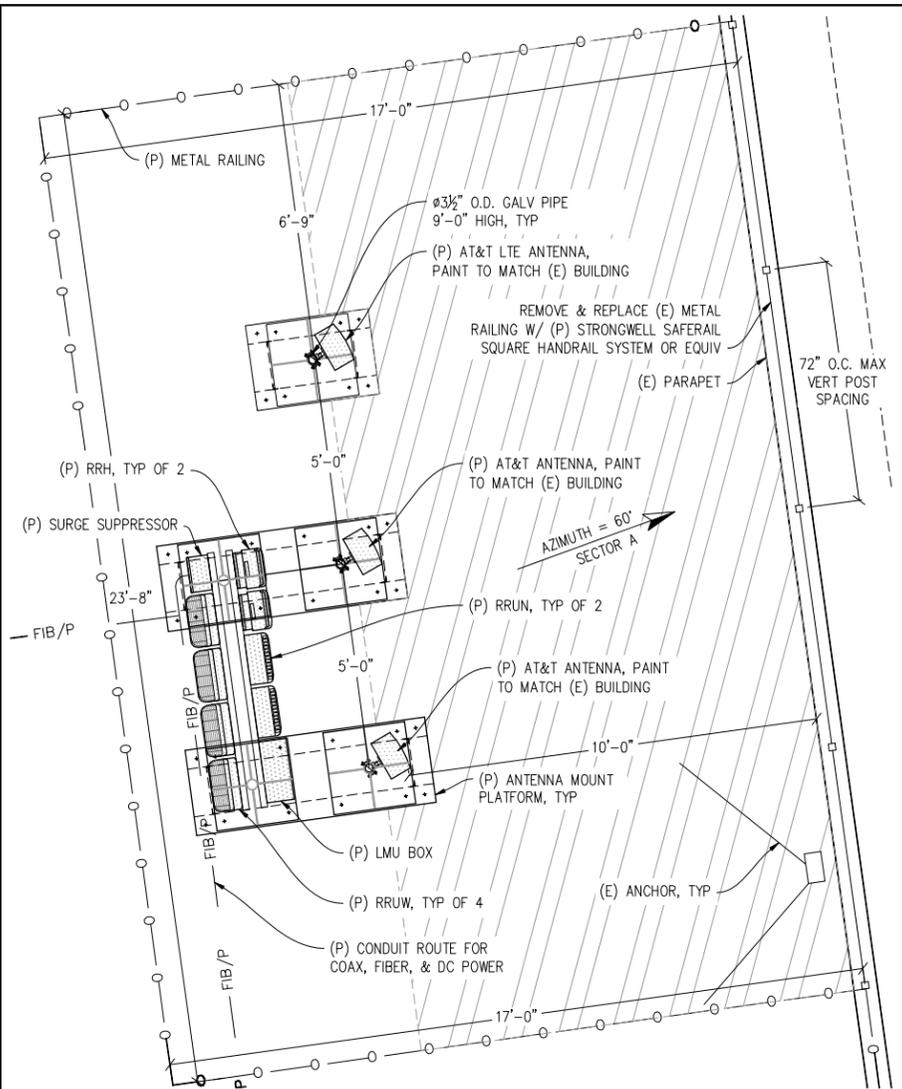
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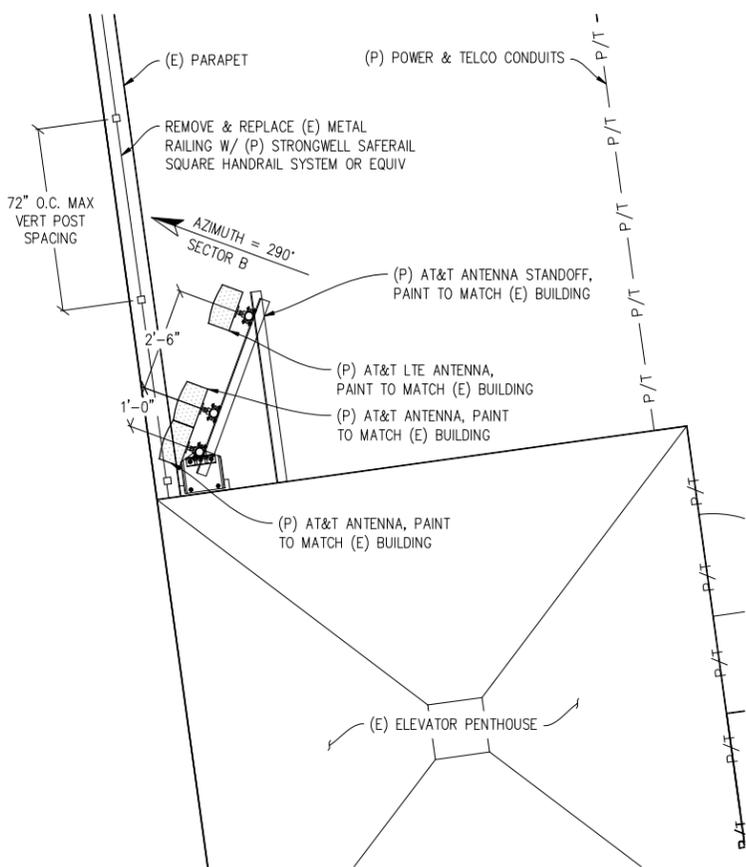
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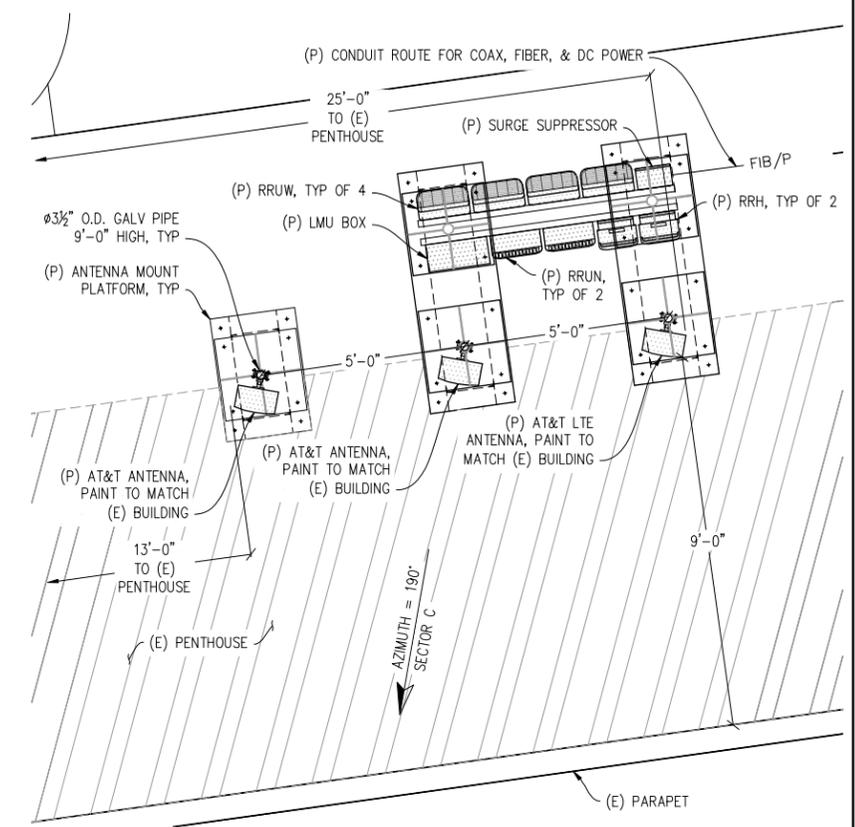
DATE: 09/12/11



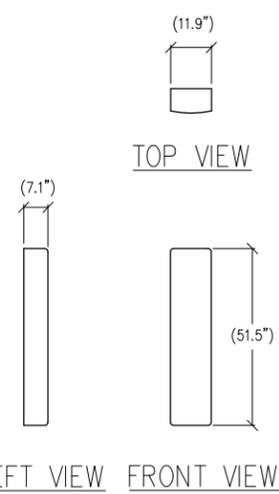
ANTENNA PLAN SECTOR A
1/2"=1'-0"



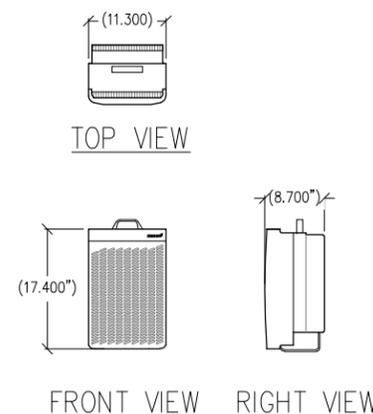
ANTENNA PLAN SECTOR B
1/2"=1'-0"



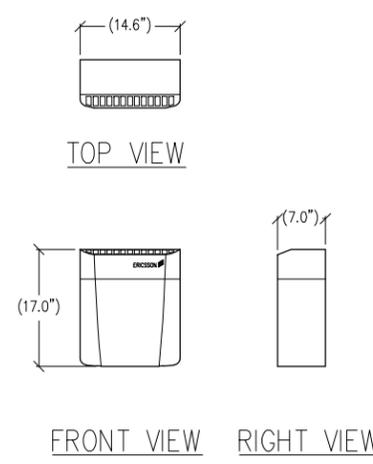
ANTENNA PLAN SECTOR C
1/2"=1'-0"



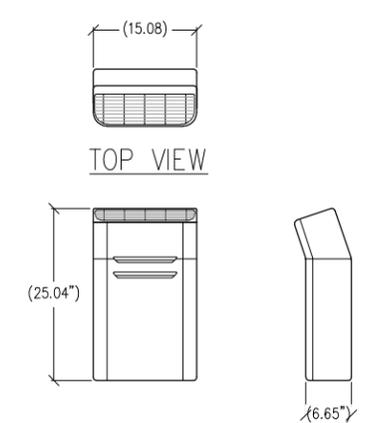
1 ANTENNA DETAIL
1/2"=1'-0"



2 RRH DETAIL
1"=1'-0"



3 RRUN DETAIL
1"=1'-0"



4 RRUW DETAIL
1"=1'-0"

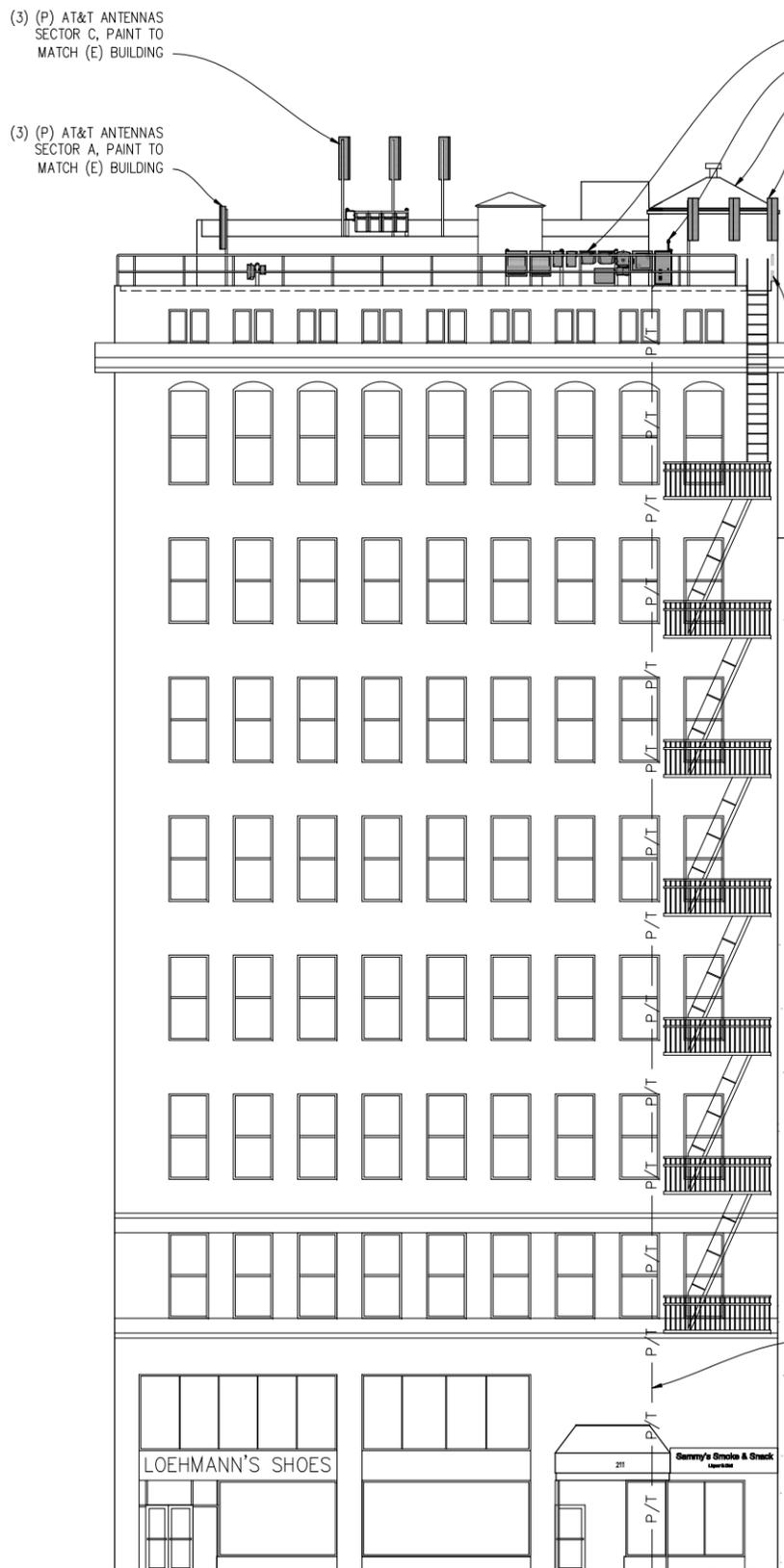
Streamline Engineering and Design, Inc.
3288 Penryn Rd, Suite 200 Loomis, CA 95650
Contact: Larry Houghtby Phone: 916-275-4180
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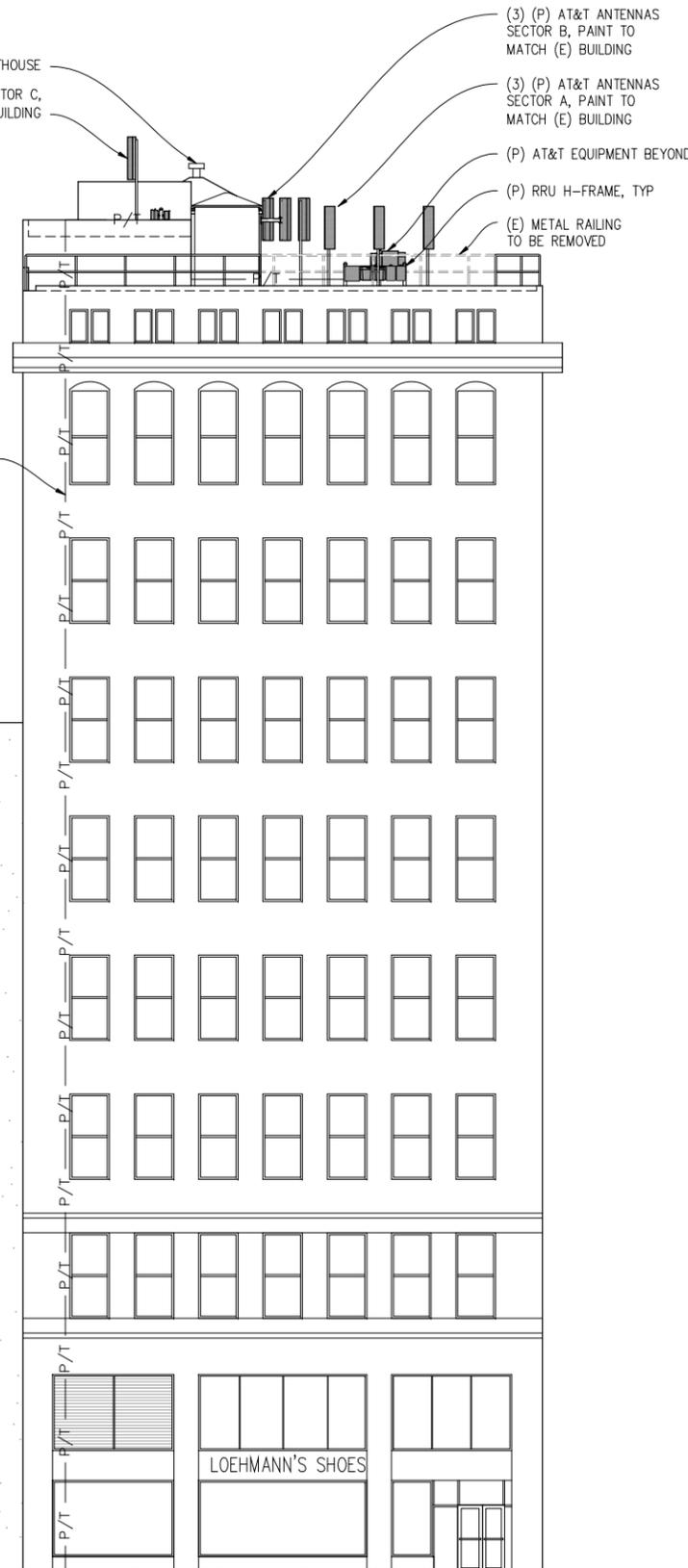
at&t
490 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:
ANTENNA PLANS & DETAILS

SHEET NUMBER:
A-3



- TOP OF (P) AT&T ANTENNAS SECTOR C
±144'-6" A.G.L.
- TOP OF (E) ELEVATOR PENTHOUSE
±141'-10" A.G.L.
- TOP OF (P) AT&T ANTENNAS SECTOR B
±138'-5" A.G.L.
- TOP OF (P) AT&T ANTENNAS SECTOR A
±137'-6" A.G.L.
- TOP OF (E) PENTHOUSE PARAPET
±136'-2" A.G.L.
- TOP OF (E) PENTHOUSE ROOF
±134'-6" A.G.L.
- TOP OF (P) AT&T EQUIPMENT
±133'-0" A.G.L.
- TOP OF (E) PARAPET
±129'-6" A.G.L.
- TOP OF (E) ROOF
±129'-0" A.G.L.



NORTH ELEVATION
 1/8"=1'-0"
 VIEW FROM SUTTER ST

EAST ELEVATION
 1/8"=1'-0"
 VIEW FROM KEARNY ST

(E) POWER & TELCO ROOMS LOCATED IN BASEMENT, (P) POWER & TELCO P.O.C. (N) RBA 72 LOCATED IN BASEMENT RUN COAX UP (E) CHASE

(E) POWER & TELCO ROOMS LOCATED IN BASEMENT, (P) POWER & TELCO P.O.C. (N) RBA 72 LOCATED IN BASEMENT RUN COAX UP (E) CHASE

LOEMANN'S MEN'S STORE

CN5514
 211 SUTTER STREET
 SAN FRANCISCO, CA 94108

ISSUE STATUS

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	03/23/11	CLIENT REV	C.C.
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	07/18/11	ZD 90%	J.S.
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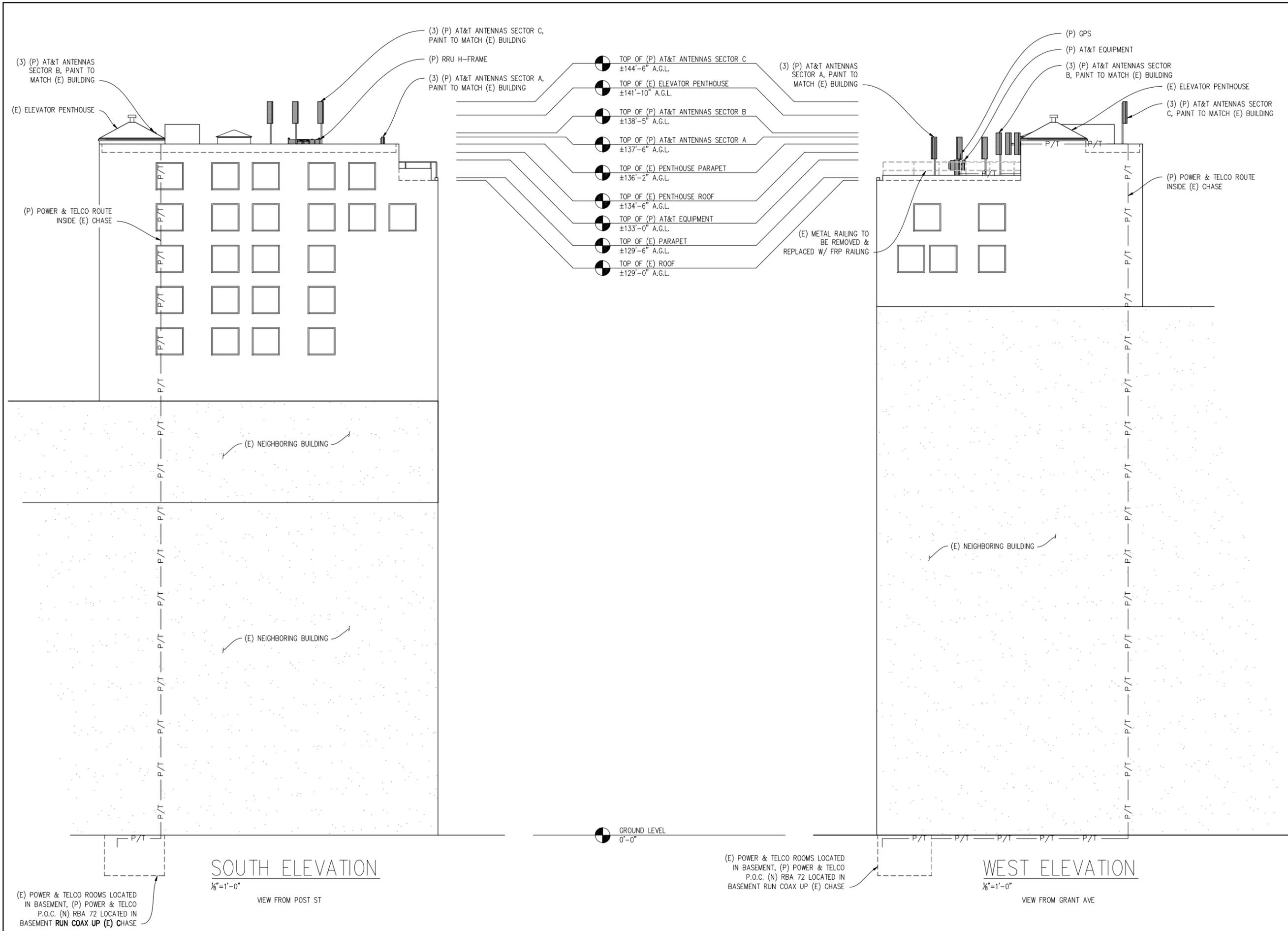
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 SAN FRANCISCO, CA 94108

SHEET TITLE:
 ELEVATIONS

SHEET NUMBER:
 A-4



LOEMANN'S MEN'S STORE

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SAN FRANCISCO, CA 94108

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SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-5