



SAN FRANCISCO PLANNING DEPARTMENT

April 23, 2010

Joyce Chu
Modus Consulting, LLC
833 Market Street #805
San Francisco, CA 94103

RE: 222 Front Street
Building Permit Application #: 2009.08.28.5806R1
Assessor's Block: 0236; Lot: 006
Zoning: C-3-0; Height & Bulk District: 75-X
Category IV Building under Article 11 of the Planning Code; Front-California Conservation District

Dear Ms. Chu:

This letter is to notify you formally that, per Section 1111.1 of the Planning Code, it has been determined that your proposed project at 222 Front Street is a Minor Alteration to a Category IV (Contributory) Building under the Downtown Plan.

The proposed alteration is the installation of a wireless telecommunications service (WTS) facility operated by Clearwire Corporation, which would include antennas, an equipment cabinet and telecommunications cables housed in cable trays. Specifically, two of the antennas would be mounted on and painted to match the easterly façade of the existing penthouse, which is set back approximately 38 feet from the front of the subject building. The easterly façade of the penthouse is not visible from public rights-of-way, except when viewed from a minimum distance of 250 feet west of the site on Halleck Street, an alley located directly across Front Street. As viewed from 250 feet west of the site from Halleck Street, the antennas would be minimally visible over the existing parapet. Additionally, one antenna would be located on the southerly and westerly façades of the existing penthouse. Due to the penthouse's setback from the front the building and its location in relation to adjacent taller buildings on the same block, the southerly and easterly façades are not visible from public rights-of-way, thus making the antennas mounted on these surfaces not visible.

The other features of the WTS facility, the cable trays and the equipment cabinet, would not be visible from the public right-of-way. The equipment cabinet would be located in the basement of the subject building, while all cable trays would be situated on surfaces that are not visible including the rooftop and the southerly façade of the penthouse.

No other exterior changes or material modifications will occur under this permit. The alteration will not substantially change, obscure, or destroy exterior character-defining spaces, materials, features or finishes as a result of the project.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

April 23, 2010
Letter of Minor Alteration
222 Front Street

Pursuant to Section 1111.1 (b) of the Planning Code, an alteration is considered minor if the alteration will not substantially change, obscure or destroy exterior character-defining spaces, materials, features, or finishes as a result of the project; the alteration would not affect all or any substantial part of a building's structural elements, exterior walls, or exterior ornamentation; and the alteration does not result in a substantial addition of height above the height of the building.

If you have substantial reason to believe that there was an error in the interpretation of the Planning Code, or abuse of discretion on the part of the Zoning Administrator, you may file an appeal with the Board of Appeals within 10 days of the date of this letter.

Should you have any questions about the contents of this letter, please contact Aaron Hollister at (415) 575-9078 within 10 days of the date of this letter.

Sincerely,



Craig Nikitas
Acting Zoning Administrator

cc: Historic Preservation Commission, 1650 Mission Street, San Francisco, CA 94103
San Francisco Architectural Heritage, 2007 Franklin Street, San Francisco, CA 94109
Sue Hestor, Esq., 870 Market Street, #1128, San Francisco, 94102
Aaron Hollister, Planning Department

G:\DOCUMENTS\Building Permits\222 Front Street\222 Front Street - Minor Alteration Letter.doc