

1 [Adoption of Findings Related to Conditional Use Authorization - 350 Amber Drive]

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3 **Motion adopting findings in support of the Board of Supervisors’ disapproval of**  
4 **Planning Commission Motion No. 21825, approving a Conditional Use Authorization,**  
5 **identified as Planning Case No. 2024-004318CUA, for a proposed project at 350 Amber**  
6 **Drive; and the Board’s approval of a Conditional Use Authorization for the same**  
7 **Planning Case and property with additional conditions; and adopting findings of**  
8 **consistency with the General Plan, and the eight priority policies of Planning Code,**  
9 **Section 101.1.**

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11 WHEREAS, The project (Project) at 350 Amber Drive (Assessor’s Parcel Block No.  
12 7521, Lot No. 005) identified in Planning Case No. 2024-004318CUA, issued by the Planning  
13 Commission by Motion No. 21825, dated September 25, 2025, proposes to install a new  
14 AT&T Macro Wireless Telecommunications Facility on an approximately 104 foot tall  
15 monopole, consisting of 12 new antennas, and nine new remote radio units and ancillary  
16 equipment within the P (Public) Zoning District and OS (Open Space) Height and Bulk District;  
17 and

18 WHEREAS, The Planning Department analyzed the Project, in compliance with the  
19 California Environmental Quality Act (California Public Resources Code, Sections 21000 et  
20 seq.) (CEQA) and determined that the Project is exempt from further review under CEQA as a  
21 Class 3 categorical exemption; and

22 WHEREAS, An appeal of the Conditional Use Authorization was filed with the Board of  
23 Supervisors, and on February 10, 2026, the Board held a duly noticed public hearing to  
24 consider the appeal; the Board heard testimony and argument from the Appellant, the project  
25 sponsor, the Planning Department, and the public; and the Board considered the Conditional

1 Use Authorization, the appeal letters, and the other written records including the response to  
2 the appeal by the Planning Department, and

3 WHEREAS, Following the conclusion of the public hearing on February 10, 2026, the  
4 Board voted to conditionally disapprove the decision of the Planning Commission and to  
5 approve the requested Conditional Use Authorization with the conditions imposed by the  
6 Planning Commission and additional conditions, subject to the adoption of written findings by  
7 the Board, as reflected in Board of Supervisors Motion No. M26-009; now, therefore, be it

8 MOVED, That with the following additional conditions, the Project meets the  
9 requirements of Planning Code, Section 303(c), for approval of the conditional use  
10 authorization, including but not limited to the Project is necessary or desirable for, and  
11 compatible with, the neighborhood or the community, and that the Project will not be  
12 detrimental to the health, safety, convenience or general welfare of persons residing or  
13 working in the vicinity, or injurious to property, improvements or potential development in the  
14 vicinity:

- 15 • The Project sponsor shall request that the Fire Department inspect the Project  
16 prior to completion and shall complete any reasonable fire safety-related  
17 recommendations of the Fire Department. The Project, including power source  
18 and cooling facility, shall be operated at all times within state and local fire  
19 codes, including the specific requirements for cellular antenna sites and  
20 placement of diesel generators. Operational procedures are to be monitored  
21 ongoing at the facility as required by the San Francisco Fire and Building  
22 Departments.
- 23 • The Project sponsor shall hire an ISA Certified Arborist who is also a Registered  
24 Consulting Arborist with the American Society of Consulting Arborists, to  
25 prepare a tree protection plan detailing best management practices and

1 protective measures to maintain the viability of the existing trees located at 350  
2 Amber Drive. The tree protection plan shall require the Project sponsor to plant  
3 three trees for any tree that is required to be removed to complete the Project.  
4 The completed tree protection plan shall be prepared prior to the Department of  
5 Building Inspection's review of the site permit. Tree protection and risk notes,  
6 specifications, and construction details shall be provided to the project's  
7 construction manager, general contractor, and sub-contractors and the selected  
8 Arborist shall prepare a schedule of site visits to monitor construction activities  
9 and perform post-completion inspections.

- 10 • The Project, including power source and cooling facility, shall be operated at all  
11 times within the limits of the San Francisco Noise Control Ordinance. The  
12 Project, including power source and any heating/cooling facility, shall not be  
13 operated so as to cause the generation of heat that adversely affects a building  
14 occupant; and, be it

15 FURTHER MOVED, That these conditions are consistent with and supported by the  
16 Planning Commission's findings of consistency with the General Plan, and Planning Code  
17 Section 101.1, and the Board hereby incorporate these findings and adopts them as its own.