

1 [Conditionally Disapproving Conditional Use Authorization - 350 Amber Drive]

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3 **Motion conditionally disapproving the decision of the Planning Commission by its**
4 **Motion No. 21825, approving a Conditional Use Authorization, identified as Planning**
5 **Case No. 2024-004318CUA, for a proposed project at 350 Amber Drive; and**
6 **conditionally approving a Conditional Use Authorization for the same Planning Case**
7 **and property with additional conditions, subject to the adoption of written findings by**
8 **the Board in support of this determination.**

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

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

21 WHEREAS, On September 25, 2025, the Planning Commission found that the Project
22 is consistent with the General Plan, and the eight priority policy findings of the Planning Code,
23 Section 101.1, for the reasons set forth in Planning Commission Motion No. 21825, and the
24 Board hereby incorporates such reasons herein by reference; and

25

1 WHEREAS, This Board has reviewed and considered the Conditional Use
2 Authorization, the appeal letters, the other written records before the Board of Supervisors
3 including the response to the appeal by the Planning Department, and heard testimony and
4 received public comment regarding the Conditional Use Authorization; now, therefore, be it

5 MOVED, That the Planning Commission’s approval on September 25, 2025, of a
6 Conditional Use Authorization identified as Planning Case No. 2024-004318CUA, by its
7 Motion No. 21825, for the Project, is hereby disapproved; and, be it

8 FURTHER MOVED, That the Board hereby approves a Conditional Use Authorization
9 for the same property and Project with all the conditions imposed by the Planning Commission
10 and with the following additional conditions:

- 11 • The Project sponsor shall request that the Fire Department inspect the Project
12 prior to completion and shall complete any reasonable fire safety-related
13 recommendations of the Fire Department. The Project, including power source
14 and cooling facility, shall be operated at all times within state and local fire
15 codes, including the specific requirements for cellular antenna sites and
16 placement of diesel generators. Operational procedures are to be monitored
17 ongoing at the facility as required by the San Francisco Fire and Building
18 Departments.
- 19 • The Project sponsor shall hire an ISA Certified Arborist who is also a Registered
20 Consulting Arborist with the American Society of Consulting Arborists, to
21 prepare a tree protection plan detailing best management practices and
22 protective measures to maintain the viability of the existing trees located at 350
23 Amber Drive. The tree protection plan shall require the Project sponsor to plant
24 three trees for any tree that is required to be removed to complete the Project.
25 The completed tree protection plan shall be prepared prior to the Department of

1 Building Inspection’s review of the site permit. Tree protection and risk notes,
2 specifications, and construction details shall be provided to the project’s
3 construction manager, general contractor, and sub-contractors and the selected
4 Arborist shall prepare a schedule of site visits to monitor construction activities
5 and perform post-completion inspections.

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

11 FURTHER MOVED, That the disapproval of the Conditional Use Authorization and the
12 approval of the Conditional Use Authorization with different conditions are all subject to the
13 adoption of written findings of the Board in support of this determination.