

Statement of Appeal:

a) Set for the part(s) of the decision the appeal is taken from:

Pertinent documents upon which this appeal is based include:

1. Planning Commission Motion 20769, July 23, 2020 (Attachment 1 herein, still in draft form)
2. [Planning Commission Hearing Packet](#) for July 23, 2020 hearing, with our three Advance Submittals included as Exhibit J)
3. Project CUA Application Materials 2018-012648PRJ including:
 - a. Saint Ignatius Lighting Permit Proposal as revised (Attachment 2 herein, also included in the Commission Hearing Packet)
 - b. Verizon CUA Application - Informational and Supplemental Checklist Packet (Attachment 3 herein)

b) Set forth the reasons in support of your appeal:

More detailed information will be submitted in advance of the hearing. At the time of this filing there is some confusion over the maximum number of nights allowed in the draft Motion's Condition 11 (see Attachment 4 herein for emails). But in summary, our reasons in support of CUA appeal include:

1. The stadium lighting project does not meet the requirements of the Planning Code including at a minimum: Sections 101.b, 134, 138.1(c)(2), 209.1, 253(b)(1), and 303(c), and may not meet the requirements of Police Code Articles 15 and 29. Further, the school has repeatedly violated Code Section 205.4(b).
2. The Verizon Wireless project does not meet the requirements of the Wireless Telecommunications Services Facilities Siting Guidelines, specifically Sections 5, 6, 7, and 8 including Section 8.1 - Location Preferences.
3. The height of the lighting/wireless poles should not be exempted under Code Section 260(b)(2)(I) and (260(b)(2)(J) since they otherwise violate Section 253(b)(1) 40X height district, and would be located in a "protected residential area" as defined in the General Plan Urban Design Element.

Person to Whom Notices Shall Be Mailed:

Name and Address of Person Filing Appeal:

Deborah Brown

Saint Ignatius Neighborhood Association (SINA)
Deborah Brown, Secretary

Name

Name

2151 39th Avenue, San Francisco, CA 94116

c/o 2151 39th Avenue, San Francisco, CA 94116

Address

Address

415-566-6075

415-566-6075

Telephone Number

Telephone Number



Signature of Appellant or
Authorized Agent

City Planning Commission
Case No. 2018-012648CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

| Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----------------------------------|---------------------------|--------------------------|-----------------------------------|
| 1. See Attachment 5 herein | _____ | _____ | _____ |
| 2. _____ | _____ | _____ | _____ |
| 3. _____ | _____ | _____ | _____ |
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| 21. _____ | _____ | _____ | _____ |
| 22. _____ | _____ | _____ | _____ |

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

Not applicable

(Attach copy of Planning Commission’s Decision)

- Attachment 1 - Planning Commission Motion 20769, July 23, 2020
- Attachment 2 - Saint Ignatius Lighting Permit Proposal as revised (included in Commission Hearing Packet 07-23-2020)
- Attachment 3 - Verizon CUA Application - Informational and Supplemental Checklist Packet
- Attachment 4A - Email to SINA from Director of Commission Affairs regarding CUA Conditions 08-12-2020
- Attachment 4B - Email to SINA from the assigned Project Planner regarding CUA Conditions 08-15-2020
- Attachment 5A - 300 Foot Radius Map
- Attachment 5B - List of at least 20% of property owners subscribing to this appeal, with block/lots and parcel sizes
- Attachment 5C - Signature pages for at least 20% of property owners within 300 ft of Saint Ignatius

ATTACHMENT 1

PLANNING COMMISSION MOTION 20769, JULY 23, 2020



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20769

HEARING DATE: JULY 23, 2020

Case No.: 2018-012648CUA
Project Address: 2001 37th Avenue
Zoning: Residential-House, One Family (RH-1)
40-X Height and Bulk District
Block/Lot: 2094/006
Applicant: St. Ignatius College Preparatory
Ken Stupi
2001 37th Avenue
San Francisco, CA, 94116
Property Owner: St. Ignatius College Preparatory
2001 37th Avenue
San Francisco, CA, 94116
Staff Contact: Jeff Horn – (415) 575-6925
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION & PLANNED UNIT DEVELOPMENT PURSUANT TO PLANNING CODE SECTIONS 209.1, 303 AND 304, TO AMEND AN EXISTING PLANNED UNIT DEVELOPMENT AND ALLOW A MODIFICATION TO THE REQUIREMENTS FOR REAR YARD (PLANNING CODE SECTION 134) FOR THE EXPANSION OF A PRIVATE SECONDARY SCHOOL (ST. IGNATIUS COLLEGE PREPARATORY) THROUGH THE ADDITION OF FOUR 90-FOOT TALL LIGHT STANDARDS TO THE J.B. MURPHY FIELD ATHLETIC STADIUM AND TO INSTALL A NEW VERIZON MACRO WIRELESS TELECOMMUNICATIONS SERVICE FACILITY ATTACHED TO THE NORTHWEST LIGHT STANDARD LOCATED AT 2001 37TH AVENUE, LOT 006 IN ASSESSOR'S BLOCK 2094, WITHIN THE RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND TO ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On February 8, 2018, Ken Stupi, VP of Finance & Administration at St. Ignatius College Preparatory (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization to amend an existing Planned Unit Development for an existing secondary school (St. Ignatius College Preparatory) to allow the addition of four 90-foot tall outdoor light standards to the J.B. Murphy Field Stadium and On March 31, 2020, Chad Christie of Ridge Communications, representing Verizon Wireless, filed a supplemental Conditional Use Authoritarian application for a Wireless Telecommunication Services Facility to be attached to the northwest light standard (hereinafter "Project") at 2001 37th Avenue, Block 2094 Lot 006 (hereinafter "Project Site").

On June 3, 2020 the project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3, Existing Facilities and New Construction, under CEQA as described in the determination contained in the Planning Department files for this Project.

On July 23, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-012648CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-12648CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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. The Commission discussed the Monday through Thursday use of the lights and modified Condition of Approval #11 to require the lights to be dimmed no later than 8:30 pm and turned off no later than 9:00 pm for up to 150 nights per year. Affiliates of the school may use the lights on up to 20 of the 150 evenings.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-12648CUA, 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. **Project Description.** The Project proposes the expansion of an existing private secondary school (St. Ignatius College Preparatory [SI]) to by adding four (4) 90-foot tall light standards differing fixture arrays to the J.B. Murphy Field Stadium. The two poles on the west side of the field (closest to 39th avenue) will have 12 fixtures (9 at the top of the pole, 1 bleacher/emergency egress fixture at 65' and 2 BallTracker fixtures at approximately 15 feet). The two poles on the east side of the field (in front of the home bleachers) will mirror the west side poles in terms of number of fixtures and fixture locations. The four poles will be situated symmetrically in a rectangular formation surrounding the football field (at approximately the 10-yard line). Additional safety lighting will be added for the bleachers and sidewalk surrounding the field.

The addition of the lights will allow for weekday and weekend evening use of the field for practice, games and events. As approved, on Monday through Thursday nights the lights shall be dimmed no later than 8:30 pm and turned off no later than 9:00 pm and on up to 20 evenings per year, the lights may remain on until 10:00 pm.

On the proposed northwest standard, Verizon Wireless is seeking to install and operate an unmanned macro wireless communications facility. The physical components of the projects

consist of nine (9) Antennas, six (6) Remote Radio Units located on the light standard, two (2) Surge Suppressors and ancillary equipment located within a 12-foot by 28-foot, 336 square foot, fenced compound on the ground adjacent to the north of the light standard.

- 3. Site Description and Present Use.** SI has been operated by the Society of Jesus and been in San Francisco since 1855 and has been located at 2001 37th Avenue in the Sunset District of San Francisco since 1969 (CU66.005). Originally an all-boys schools, SI became co-ed in 1989 and made improvements that were undertaken as part of the Planned Unit Development, the project included the gymnasium and pool, a student center and a parking structure. (Motion No. 12024). Further amendments to the Project's Planned Unit Development were made in 2004 to add lights to the upper sports field (Motion No. 16770) and to expand the student center (Motion No. 17115). In 2018 a new 100-student, 6th through 8th grade middle school, the Fr. Sauer Academy, was established (Motion No. 20204).

The SI campus occupies a 495,470 square foot parcel and is developed with approximately 290,595 square feet of secondary school facilities. J.B. Murphy Field athletic stadium is located at the southwest corner of the campus, with frontage on 37th Avenue and Rivera Street. The stadium consists of a football field with artificial turf and a six-lane synthetic track that surrounds the football field perimeter. There is a seating capacity of 2008 – a 1,234 seat home bleacher section which includes a 20 person press box and a 774 seat visitors' section. There are two storage buildings located at the northwest corner of the project site, a classroom building and weight room adjacent to the northeast corner of the site. The project site also includes a free-standing scoreboard located in the south end of the football field and various other track facilities located near the north football field end zone. The project site is surrounded by a steel fence with four locked access gates located on-site: three locked gates on 39th avenue and one locked gate on Rivera Street.

Field usage has expanded over the years with the addition of coed sports. The field is currently used Monday through Sunday on an annual basis for approximately 100 games/meets (including pre-season), up to 20 playoff games, 750 practices and 50 events for outside not-for-profit groups.

- 4. Surrounding Properties and Neighborhood.** The AP Gianni Middle School, Ortega Branch Library, West Sunset Playground and Fields, and the Sunset Elementary School are located to the north, and the San Francisco Park and Recreation Sports fields to the east. The Sunset Parkway, consisting of 36th Avenue, Sunset Boulevard, 37th Avenue and landscaped medians are located to the east of the project. The predominant uses in the immediate area are two-story, low density, mostly single-family residential homes, including directly west of the sports field across 39th Avenue and to the south across Rivera Street.
- 5. Public Outreach and Comments.** The Project Sponsor maintains neighborhood outreach mailing and email lists to provide school and project related updates to the community and have a "Good Neighbor" program with a corresponding website. The Project Sponsor has held four (4) community meetings specific to the Stadium Lights projects, as well as other outreach and communication efforts.

Per Planning Commission policy (Resolution No. 16539), Verizon held a virtual public outreach meeting on Wednesday, April 29, 2020, from 6:00PM – 7:00PM on the proposed WTS facility. The Department received 4 correspondences from the public regarding the proposed project and the facilitation of this meeting. Verizon had noticed an in-person meeting for March 18, 2020, which had to be cancelled due to the City's March 16th, 2020, *Shelter in Place* Health Order.

The Department has received approximately 105 letters of support of the lights and nighttime use of the sports field, most letters received were from residents of the Sunset neighborhood and approximately 32 letters in opposition to the project with concerns of impacts from lights and increased traffic and parking, most of which are from adjacent residents of the surrounding streets, including a letter with supplemental materials submitted by the Saint Ignatius Neighborhood Association and a online petition with 150 signatures.

6. **Past History and Actions.** The Planning Commission adopted the *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* ("Guidelines") for the installation of wireless telecommunications facilities in 1996. 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 and again in 2012, requiring community outreach, notification, and detailed information about the facilities to be installed.

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.

Section 8.1 of the WTS Siting Guidelines further stipulates that the Planning Commission will not approve WTS applications for Preference 5 or below Location Sites unless the application describes (a) what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) what good faith efforts and measures were taken to secure these more Preferred Locations, (c) explains why such efforts were unsuccessful; and (d) demonstrates that the location for the site is essential to meet demands in the geographic service area and the Applicant's citywide networks.

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, an independent evaluation verifying coverage and capacity, 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.

7. **Location Preference.** The WTS *Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Based on the zoning and land use, the proposed WTS facility is at a Location Preference 2 Site (Co-Location Site) according to the WTS *Guidelines*, making it a desired location.
8. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network is designed to address coverage and capacity needs in the area. The network will operate at 193 watts for 28 GHz, 172 watts for CBRS, 5,250 watts for AWS, 5,130 watts for PCS, 4,170 watts for cellular, and 3,630 watts for 700 MHz, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
9. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett and 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.
10. **Department of Public Health Review and Approval.** The Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Radio-Frequency (RF) levels from the proposed Verizon Wireless transmitters at any nearby publicly accessible building or area would 11% of the FCC public exposure limit.

There are no antennas existing operated by Verizon installed on the roof top of the building at 2001 37th Avenue. Existing RF levels at ground level were around 1% of the FCC public exposure limit. No other antennas were observed within 100 feet of this site. Verizon proposes to install 12 new antennas. The antennas are mounted at a height of 45- 63 feet above the ground. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.032 mW/sq cm., which is 5.2 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 94 feet and 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 36 feet of the front of the antennas while they are in operation.

11. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by Verizon Wireless to demonstrate the need for outdoor and indoor coverage and capacity have been

determined by Hammett and Edison, Inc, an engineering consultant and independent third party, to accurately represent the carrier's present and post-installation conclusions.

12. **Maintenance Schedule.** The facility would operate without on-site staff but with a maintenance crew visiting the property to service and monitor the facility.
13. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 209.1 requires Conditional Use Authorization for a school use and for a macro WTS facility within the RH-1 (Residential House, One-Family) Zoning District. Conditional Use Authorization is also required for a Planned Unit Development pursuant to Planning Code Section 304.

The Project is requesting Conditional Use Authorization from the Planning Commission amend the existing PUD and to allow for the construction of four light standards and to allow a macro WTS facility.

- B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided opposite the Ocean Avenue frontage.

The Project seeks to encroach into the rear yard by constructing two 90-foot tall light standards and a macro WTS facility with ancillary equipment located within a 12-foot by 28-foot, 336 square foot, fenced compound on the ground adjacent to the northwest light standard. As a result, the Project Sponsor is requesting a rear yard modification per the criteria and limitations provided in Planning Code Section 304, described below.

- C. **Review of proposed buildings and structures exceeding a height of 40 feet in RH districts, or more than 50 feet in RM and RC Districts.** Planning Code Section 253 requires that any building or structure exceeding 40 feet in height in a RH District, shall be permitted only upon approval by the Planning Commission according to the procedures for conditional use approval.

Per Planning Code Sections 260(b)(2)(J), "Warning and navigation signals and beacons, light standards and similar devices..." and 260(b)(2)(I) "Wireless Telecommunications Services Facilities and other antennas..." are exempt from height limits established by the Planning Code. The project is seeking approval from the Planning Commission due to the Conditional Use requirements of the expansion of the school and existing PUD and a new WTS facility with a RH-1 District.

- D. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

Per Planning Code Section 260(b)(2)(J), "Warning and navigation signals and beacons, light standards and similar devices..." and (I) "Wireless Telecommunications Services Facilities and other antennas..." are exempt from height limits established by the Planning Code.

14. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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.

The Project is, on balance, consistent with the Objectives and Policies of the General Plan. An addition of light standards and evening use of the sports field is not expected to adversely increase or impact traffic and parking in the neighborhood. The Project maintains and expands an educational and recreational use, which are uses that support of families and children in San Francisco. The WTS facility is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding neighborhood. The overall location, setback from public streets, height and design of the proposed facility, including visible screening elements is situated to avoid intrusion into public vistas, and to ensure harmony with the existing neighborhood character and promote public safety. Recent drive tests in the subject area conducted by the Verizon Wireless Radio Frequency Engineering Team provide that the Project Site is a preferable location, based on factors including quality of coverage and aesthetics.

The Project is desirable because it promotes the operation of a neighborhood-serving school. The Project would be consistent with the mixed character of the immediate neighborhood and would assist in maintaining the area's diverse economic base. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

- 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 height and bulk of the existing buildings will remain the same and the Project will not alter the existing appearance or character of the project's vicinity. The proposed work will not affect the any existing building envelope.

- 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;

The proposed addition of field lights at the existing facility would not expand the use of such facility. Instead, the proposed lights would shift the existing use to later times in the day and/or days of the week. Additionally, the Planning Code does not require parking or loading for a WTS facility. The

proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The proposed lighting design uses the Light Structure System equipped with total light control for LED fixtures. The total light control for LED fixtures are designed to concentrate the light on the field area with minimal light emitted outside the targeted areas. The lighting system is designed with a feature allowing the lights to be switched to a "dimmed" setting. This feature would allow the lights to be turned down during events not requiring full lighting. The proposed field lighting system would be equipped with spill and glare shielding. Light and glare from the proposed lighting system would be nominal on surrounding residential areas.

While some noise and dust may result from the installation of the standards and the WTS 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 lights and wireless communication network.

A community liaison will also be appointed by the project sponsor to address any related concerns if construction occurs.

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

The project requires no additional street treatment. Landscape screening exists between the project's western property line and the proposed leasing area for the WTS facilities accessory equipment. The proposed field lighting system would be equipped with spill and glare shielding. Light and glare from the proposed lighting system would be nominal on surrounding residential areas.

- 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 is, on balance, consistent with the Objectives and Policies of the General Plan. The Project maintains and expands educational and recreational uses, which are uses in support of families and children in San Francisco. The light system would have a nominal impact of light and glare to the surrounding residential areas. Nighttime use of the field is not expected to adversely impact traffic and parking in the neighborhood. The Project is desirable because it promotes the operation of a neighborhood-serving school.

The Department finds that the Project is, on balance, consistent with the Wireless Telecommunications Services Facilities Siting Guidelines, and the Objectives and Policies of the General Plan. The proposed WTS facility would be screened from view by virtue of proposed enclosures, and their placement on light standard. The proposal would not significantly detract from views of the Subject property or from views of other surrounding buildings, nor would it detract from adjacent streetscapes, and vistas.

Overall, the Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity. 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 Use District.

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. The Project is conditionally permitted within the RH-1 Zoning District and complies with and promotes many of the Objectives and Policies of the General Plan, as detailed below.

6. **Planning Code Section 304** establishes procedures for Planned Unit Developments, which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

- A. **Modifications.** The Project Sponsor requests the following modification from the requirements of the Planning Code. These modifications are listed below, along with reference to the relevant discussion for each modification.

Rear Yard: Since the Project Site is larger than a half-acre, the Project may seek approval as a Planned Unit Development (PUD) per Planning Code Section 304. Under a PUD, the Commission may grant modifications from certain Planning Code requirements for projects that produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole. The Project requests modifications from the Planning Code requirements for rear yard (Planning Code Section 134). The two western light standards and Verizon's ancillary equipment are located within the sites' required 25% rear yard (137 feet, 6 inches).

- B. **Criteria and Limitations** Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:

- 1) Affirmatively promotes applicable objectives and policies of the General Plan;

The Project complies with the objectives and policies of the General Plan, as detailed below.

- 2) Provides off-street parking adequate for the occupancy proposes.

The Project is not required to provide off-street parking.

- 3) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

The Project far exceeds the required amount of open space for the school through outdoor courtyards and fields.

- 4) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

No dwelling units are proposed.

- 5) In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 230 of this Code;

The Project does not contain or propose commercial uses.

- 6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

The Project is not requesting any exceptions to the height limits. Per Planning Code Section 260(b)(2)(J), "Warning and navigation signals and beacons, light standards and similar devices..." and (I) "Wireless Telecommunications Services Facilities and other antennas..." are exempt from height limits established by Article 2.5 of the Planning Code.

- 7) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

The Project is not located within a NC District.

- 8) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code; and

The Project is not located within a NC District.

- 9) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through

the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

The Project is not located in an RTO or NCT District.

- 10) Provide Street trees as per the requirements of Section 138.1 of the Code.

Per Planning Code Section 138.1(c)(1), the Department of Public Works is responsible for reviewing and guiding any new street trees present on the project site.

- 11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

Project is not subject to the requirements of Planning Code Section 132(g) and (h).

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

COMMERCE & INDUSTRY ELEMENT

OBJECTIVE 7:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.2

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

The Project maintains and expands an educational use, which is a use in support of families and children in San Francisco. The Project is desirable because it promotes the operation of a neighborhood-serving school. More flexible use of the athletics facilities will also provide greater recreational opportunities to a diverse body of students drawn from the community, thereby improving the educational services provided to the City as a whole.

Policy 7.3

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

The Project will enhance the educational services available to residents of the local area neighborhoods as well as the City at large. St. Ignatius College Preparatory will continue to provide tuition assistance and outreach to a socially and economically diverse community.

HOUSING ELEMENT

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.8:

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The Project will minimize disruption by expanding the school vertically on the existing Campus, which has been a part of the neighborhood since 1969.

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 1.1:

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

Policy 1.2:

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

The Project will enhance the total city living and working environment by providing recreational and 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 2.1:

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

Policy 2.3:

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

The Site will be an integral part of a new wireless telecommunications 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 4.1:

Maintain and enhance a favorable business climate in the City.

Policy 4.2:

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

The Project will benefit the City by enhancing the business climate through improved communication services for residents and workers and hosting sporting events

VISITOR TRADE

OBJECTIVE 8:

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

Policy 8.3:

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

The Project will ensure that residents and visitors have adequate public service in the form of Verizon Wireless telecommunications.

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER.

Policy 1.20

Increase communication capabilities in preparation for all phases of a disaster and ensure communication abilities extend to hard-to-reach areas and special populations.

Policy 2.4

Bolster the Department of Emergency Management's role as the City's provider of emergency planning and communication, and prioritize its actions to meet the needs of San Francisco.

Policy 2.15

Utilize advancing technology to enhance communication capabilities in preparation for all phases of a disaster, particularly in the high-contact period immediately following a disaster.

Policy 3.7:

Develop a system to convey personalized information during and immediately after a disaster.

The Project will 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.

16. **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 complies 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.

The project site does not possess any neighborhood-serving retail uses. The wireless communications network will enhance personal communication services for businesses and customers in the surrounding area.

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

The expansion to an existing school has been designed to be sensitive to the surrounding neighborhood character. Overall, the school use is beneficial and supports children and families in the City.

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

The Project does not currently possess any existing affordable housing.

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

The school will manage and supervise traffic and parking adjacent to the school during events, in order to discourage double parking and promote an orderly flow of traffic. The project would change the times that event attendees visit the site, this would not result in increased MUNI ridership, the Project is not expected to materially impair or affect MUNI service or traffic in the neighborhood.

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

The Project does not include commercial office development.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The proposed light standards would be greater than 40 feet tall but would not be of sufficient bulk to cast substantial shadow. Although the Project may cast shadow on the adjacent public park, the adjacent public park (West Sunset Fields) is still afforded access to sunlight, which should not dramatically affect the use and enjoyment of this park. Therefore, no shadow effects would ensue as a result of the proposed project.

17. 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.
18. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-012648CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 18, 2018 for the light standards and April 16, 2019 for the WTS, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. 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.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 23, 2020.

Jonas P. Ionin
Commission Secretary

AYES: Chan, Diamond, Imperial, Johnson, Koppel, Moore

NAYS: Fung

ABSENT: None

ADOPTED: July 23, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to amend an existing Planned Unit Development with a rear yard modification to allow the expansion of a private secondary school (St. Ignatius College Preparatory) by constructing four light standards and a new macro wireless telecommunications facility, located at 2001 37th Avenue, Lot 006 in Assessor's Block 2094, pursuant to Planning Code Section(s) 209.1, 303 and 304 within the Residential-House One Family (RH-1) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated September 18, 2018 for the light standards and April 16, 2019 for the WTS, and stamped "EXHIBIT B" included in the docket for Record No. 2018-012648CUA and subject to conditions of approval reviewed and approved by the Commission on July 23, 2020 under Motion No. 20769. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

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 July 23, 2020 under Motion No 20769.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20769 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.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent Pursuit.** 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **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 ensure 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 415-558-6378, www.sf-planning.org

9. **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 obstruction 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. Antennae 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 "antennae farms" or similar visual intrusions for the site and area is not created.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

10. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

MONITORING - AFTER ENTITLEMENT

11. **Operation of Lighted Field.** The operation of the lighted field shall meet the following Conditions:

- A. The following time limitations shall apply to the use of lights on the field:
 - i. Except as noted in (ii)(b) below, Monday-Thursday lights shall be dimmed no later than 8:30 pm and turned off no later than 9:00 pm.
 - a. The Project Sponsor anticipates the use of the lighted field on these nights shall primarily be for practice and low attendance games (i.e., games where the anticipated attendance is below 1,000).
 - b. Lights shall be used no more than 150 nights per year.
 - I. Affiliates of the school may use the lights for no more than 20 of the 150 evenings.
 - ii. For no more than 20 evenings per year, the lights may remain on until 10:00 pm
 - a. The Project Sponsor anticipates that approximately 10 of these events might be high attendance games (i.e., games where the anticipated attendance is above 1,000 to a maximum of 2,800) are Friday or Saturday evenings with visiting teams;
 - b. The Project Sponsor anticipates that approximately 10 other weeknight events might be necessary due to circumstances that prevent a Friday or Saturday night event; and
 - c. The Project Sponsor does not anticipate lights being used on Sundays.

- iii. The Project Sponsor shall use the lights only during the main school year (i.e., roughly between Aug. 15 and May 31 in the current schedule)
 - B. The Project Sponsor shall not light the field for use by groups unaffiliated with the Project Sponsor.
 - C. Communication with neighbors.
 - i. For updates and general information, the Project Sponsor shall continue to maintain a Good Neighbor Program webpage where it posts schedules and provides contact information to call or email the school.
 - ii. The Project Sponsor shall post on the webpage the schedule of nighttime events on the field at least a month in advance. In addition, the Project Sponsor shall post the schedule for each season by:
 - a. August 1st for Fall sports;
 - b. October 1st for Winter sports; and
 - c. February 1st for Spring sports.
 - iii. The Project Sponsor shall send neighbors an annual communication reminder of how to contact the Project Sponsor about noise, parking or other concerns.
 - D. The Project Sponsor will distribute its J.B. MURPHY FIELD NIGHT GAME OR LARGE EVENT MANAGEMENT PLAN to home and visiting communities prior to games. This plan shall continue to include a CODE OF CONDUCT for student and spectator behavior.
 - E. At the end of each academic year, the Project Sponsor shall provide to the Zoning Administrator and shall post on the Good Neighbor Program webpage a summary of that year's usage of the field for practice, low attendance games, high attendance games, and any other events.
12. **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
13. **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

14. **Implementation Costs - WTS.** 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.

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.

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

15. **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

16. **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.

- E. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
- F. 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

17. **Coverage and Capacity Verification.** Use is authorized as long as an independent evaluator, selected by the Planning Department, determines that the information and conclusions submitted by the wireless service provider in support of its request for conditional use are accurate. The wireless service provider 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 and capacity submitted are accurate. The wireless service provider shall bear all costs of said evaluation. The independent evaluator, upon request by the wireless service provider shall keep the submitted data confidential and shall sign a confidentiality agreement acceptable to the wireless service provider. The independent evaluator shall be a professional engineer licensed by the State of California.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9079, www.sf-planning.org.

18. **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

19. **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

20. **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

21. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
22. **Community Liaison.** Prior to issuance of a building permit 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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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
23. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
24. **Out of Service – WTS.** The Project Sponsor or Property Owner shall remove antennae 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
25. **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

26. **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

27. **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

28. **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>

ATTACHMENT 2

SAINT IGNATIUS LIGHTING PERMIT PROPOSAL AS REVISED

(INCLUDED IN COMMISSION HEARING PACKET 07-23-2020)

St. Ignatius College Preparatory – Murphy Field Light Project

St. Ignatius (SI) is requesting San Francisco Planning Department / Planning Commission approval of lights for its athletic field and a change to its existing practice field conditional use permit for the following reasons:

1. SI would like to modify its schedule to start school later in the day. Both research and recent California law reflect the need for high school aged students to get greater amounts of sleep. Installing lights would enable the school to start school later while maintaining after school sports programs in the fall, winter and early spring months as practices and games could be held later in the afternoon and into the early evening hours.
2. SI would like to enhance its sports experience for both students and parents by having games, especially football, on weekday evenings; freeing up weekends for students and their parents. Moving activities from Saturdays to Fridays has the additional benefit of reducing neighborhood weekend traffic as weekend crowds at West Sunset Soccer fields can be quite large. Moving games to later in the day on weekdays enhances the school experience for students of other schools as class time is increased for their students as they can arrive at the SI campus later in the day.
3. The introduction of co-ed sports and the competition for obtaining field time at both public and private sports facilities has forced SI to expand the use of our current facilities into the evening hours. The school was forced to rent portable construction lights with diesel generators in November and December of 2019 as it could not obtain off campus fields for its Soccer program. When SI's current campus was built, it was a boys only institution with 9 sports, the school is now co-ed with 26 sports teams. SI's continued support of women's athletics has put considerable pressure on its field capacity. Increases in San Francisco and regional populations over the past years have created a substantial increase in competition for available, limited athletic field space.
4. The introduction of SI's Fr. Sauer Academy, a completely free middle school for under privileged 6th, 7th and 8th graders has also used up available athletic field space.

Scheduled Murphy Field Light Usage

Practices:

August 6th – June 1st Lights will be on Monday through Friday as late as 9:00 p.m., and as late as 8:00 p.m. on Saturdays with the following exceptions:

Game days as outlined below.

Lights will generally not be in use on Saturdays and Sundays, however, if any Friday night game is canceled because of weather conditions, the game will be moved to Saturday night.

Daylight Savings Time - light usage will be adjusted according to the time of Sunset

Lights will be in use on a more limited basis during the summer months (June 1st to August 6th) and when practices or games are not scheduled with the potential. At this time, we anticipate summer usage of up to 6 football passing league competitions which occur in June and July.

Games:

Football:

Fall Season: August 14th - November 30th as many as 9 Home Games -- Friday nights* - lights out by 10:00 p.m. Anticipated Number of Spectators: 800 – 2,800.

Field Hockey:

Fall Season: August 7th – November 30th

Various days of week - lights out by 9:00 p.m. Anticipated Number of Spectators: 200

Soccer:

Winter Season: November 1st - March 31st

Various days of week - lights out by 9:00 p.m. Anticipated Number of Spectators: 200

Lacrosse:

Spring Season: March 1st - June 15th

Various Days of Week - Lights out by 9:00 p.m. Monday through Thursday and 10:00 p.m. on Friday nights. Anticipated Number of Spectators: 200 - 250

Track & Field Meets:

Spring Season: February 3rd – May 31st

Various days of week - Lights out by 9:00 p.m. Anticipated Number of Spectators: 200

PROJECT DESCRIPTION

A. Introduction

St. Ignatius College Preparatory (SI) is proposing to install a state-of-the-art field lighting system to allow for evening use of its J.B. Murphy Field athletic stadium. The school is also asking to modify its current conditional use permit for its upper

practice field to allow lights to be on until 9:00 p.m. on weekdays, 10:00 p.m. on Friday nights, and until 8:00 p.m. on weekends; matching the Murphy Field light schedule. SI is operated by the Society of Jesus and has been in San Francisco since 1855. Originally an all-boys school, SI went co-ed in 1989. The school has been located at 2001 37th Avenue in the Sunset District of San Francisco since 1969. Enrollment, excluding our middle school, has ranged from 1,450 to 1,480 students over the past five years. Through a rigorous and integrated program of academic, spiritual, and co-curricular activities, St. Ignatius challenges its students to lead lives of faith, integrity, and compassion. Our athletic program is an important part of our co-curricular program as 1,030 of our 1,480 students participate in our athletic program, many in multiple sports.

The project and use plans, developed with input from the community, have been designed to be sensitive to neighbors, the surrounding neighborhood, and current and future traffic patterns within the immediate area. As designed, the project includes four, 90-foot tall light poles installed at the 10-yard line on each side of the field. The light fixtures utilize LED technology, which allows for unparalleled light “control” reducing the light spillage and glare effect as well as reduced energy consumption as compared to metal halide lamp fixtures. It is a highly targeted system that only lights the field of play. Additionally, code compliant bleacher and pedestrian pathway lighting will be installed. SI is also working with local environmental groups to remove the concrete and add landscaping to the property set back area on 39th avenue.

As many San Francisco and other Bay Area County residents are aware, there is a significant lack of available field space for games and practices given the increased popularity of field sports at all age levels, particularly with the increased popularity of girls’ sports. The project will allow for Friday evening football games which will provide safe recreational opportunities not just for SI but for all the students and families of the visiting teams and the local community. The lights will also help solve a real challenge in providing adequate field time for soccer and lacrosse games and practices. The project will allow weekday games and practices to be spread out during the afternoon and evening so multiple teams are not practicing at the same time.

Weekday evening games and practices will provide a number of benefits to student athletes and their parents. The ability to schedule evening athletic competitions eliminates the need for student athletes, from both SI’s teams and visiting teams, to leave school early to participate in games only during natural daylight hours. Also, as the events are spread throughout the afternoon and early evening, and later in the evening for 6 to 9 football games, weekend parking and traffic congestion in the neighborhood will be reduced.

B. Local Setting

Murphy Athletic Field is approximately 2.5 acres in size while the entire campus consists of one parcel (Assessor Parcel Number [APN] 2094-00-060) for an

approximate total of 11 acres. The upper practice field already has lights which are permitted to be on until 7:30 p.m., 7 days per week and is located between 37th avenue and Murphy Field. The new light project site is located within the southwest portion of the parcel. The campus is currently zoned RH-1. The general topography of the campus is bi-level with a slight slope from 37th to 39th avenue. The campus is surrounded by A.P. Giannini Middle School and West Sunset Athletic Fields to the North, Sunset Boulevard to the East, Residential housing on Rivera Street and 39th Avenue to the South and West.

C. Existing Conditions

The project site consists of a football field with artificial turf and a six lane synthetic track that surrounds the football field perimeter. There is a seating capacity of 2008 – a 1,234 seat home bleacher section which includes a 20 person press box and a 774 seat visitors section. There are two storage buildings located at the northwest corner of the project site, a classroom building and weight room adjacent to the northeast corner of the site. The project site also includes a free standing scoreboard located in the south end of the football field and various other track facilities located near the north football field end zone.

The project site is surrounded by a steel fence with four locked access gates located on-site, including: three locked gates from 39th avenue and one locked gate from Rivera Street.

Vehicle access is provided via Rivera Street into a 74 space parking garage with second floor tennis courts. Event attendees will park throughout the neighborhood and A.P. Giannini School yard is rented, when available, for very large school events. The school has worked with neighbors to improve parking and traffic including working with the SFMTA to install speed bumps, add diagonal parking to Rivera Street and petitioning the San Francisco Park and Recreation Department to reduce parking restrictions at the West Sunset Playground parking lot.

Field usage has expanded over the years with the addition of coed sports. The field is currently used Monday through Sunday on an annual basis for approximately 100 games/meets (including pre-season), up to 20 playoff games, 750 practices and 50 events for outside not-for-profit groups.

Attendance at Saturday afternoon varsity football games has historically been between 750-1000. Security for these games is provided by SI's contracted security service, Barbieri Security. These games are currently held at the same time that soccer games are held at West Sunset Athletic Fields.

Currently during stadium events, the school utilizes the following staff to provide general supervision and security:

- Football: Four SI staff members
- Soccer/Lacrosse: Two SI staff members
- Track Meets: 10 SI staff members

Football – SI has three football teams and the football season runs from August to mid-December. The varsity football squad hosts up to a total of eight games, five pre and regular season games and up to three playoff games. The junior varsity and freshman squads play five home games each. All three squads play on Fridays or Saturday with freshman beginning Friday at 3:30 p.m., the junior varsity Saturday at 10:00 a.m. and the varsity at 1:00 p.m. Each game consists of four 12-minute quarters and a 15 minute half-time. The average game lasts approximately 2 to 2½ hours. The occurrence of overtime situations is rare. During the 2019 football season attendance at varsity games ranged from a low of approximately 500 to a high of approximately 1,100 attendees (including 90 players, game officials and SI staff). Attendance for freshman and junior varsity games was less than 300.

All three football teams practice Monday through Saturday.

Saturday parking for the football games has been problematic as soccer games are held at the West Sunset Athletic Fields on Saturdays at the same time. We believe that moving games to Friday afternoon and evenings will alleviate the current parking issues.

Soccer – SI has six soccer teams, Varsity, Junior Varsity and Freshmen (girls' and boys'). SI hosts 60 soccer games at the stadium. The varsity games begin at 3:00 p.m. and run approximately two hours and are often called early because of darkness. Junior varsity and freshman games are played at the opponent's field.

All six teams practice six days a week, excluding game days, immediately after school. The teams are forced to share the single football field for practice. The practices end at approximately 5:00pm (darkness). In 2019- 2020, practices were extended to 8:00 p.m. using rented construction lights. SI does have a lighted smaller field where some practices take place until 7:30 p.m. However, the field is too small for a full team use.

Lacrosse – SI has four lacrosse teams; girls' and boys' Varsity and Junior Varsity. SI hosts up to 40 lacrosse games at the stadium during the spring (February to May). The varsity games begin at 3:30 - 4:00 p.m. and run approximately two hours. Early in the season games are often called early because of darkness. Junior varsity games are played at the opponent's field. Significant loss of classroom time occurs for the student athletes throughout the season because of a required early dismissal to enable the student athletes to attend games.

All four teams practice five days a week, excluding game days, immediately after school and like soccer, are forced to share the football field in the beginning of the season.

The on-campus practices end at approximately 5:30 – 6:00 p.m. (darkness). In 2020, practices were extended to 8:30 p.m. with the temporary rented construction lights out

by 9:00 p.m.

Track & Field –SI has four track and field teams and hosts 5 track & field meets at the stadium during the season (February through May). The meets begin at 3:00 p.m. and average three hours. The public address system is used to announce the meets. All four teams practice five days a week, excluding meet days.

Overlapping Seasons – The California Interscholastic Federation has announced that there will be more state championships in field sports over the course of time. With that announcement, the overlap period between sports will last longer. Currently, if the football team were to make the Section Championship, their season extends until November 25th. If the team were to make the state championship, the season would extend to December 10th. Soccer starts on October 31 so that means we are looking for a field for our soccer program for up to 6 weeks. Lights on the stadium would help alleviate the need for off-campus venues, which are very difficult to find, should this occur.

Outside Groups – The stadium is also used by outside not-for-profit groups including Pop Warner and Next Level Football. Whistles are not permitted before 10:00 a.m. on weekends. It is important to note, that if lights are installed for the stadium, SI has agreed at the neighbors request to not use the lights for rentals, only SI affiliated athletic practices and events.

D. Upper Practice Field Project Characteristics

The upper practice field is used for all sports with the majority of use being football, soccer and lacrosse. The field is lit by 4 light fixtures utilizing old technology lights. The field is bordered by tennis courts to the south, the pool and gym building to the north, Murphy Field to the west and Sunset Boulevard to the east. The field's location and surroundings shield light and noise from the neighbors. Due to increased field use noted above, SI is requesting to change the light schedule from lights off at 7:30 p.m. to 9:00 p.m. on practice nights and 10:00 p.m. on Friday game nights, matching the Murphy Field light schedule.

E. Project Characteristics

The proposed project will include the installation and use of field and bleacher lighting at the Murphy Field Stadium on the SI campus.

1. Field Lighting

The proposed field lighting system consists of enhancing JB Murphy stadium by adding four 90-foot tall poles with differing fixture arrays. The two poles on the west side of the field (closest to 39th avenue) will have 12 fixtures (9 at the top of the pole, 1 bleacher/emergency egress fixture at 65' and 2 BallTracker fixtures at approximately 15 feet). The two poles on the east side of the field (in front of the home bleachers) will

mirror the west side poles in terms of number of fixtures and fixture locations. The four poles will be situated symmetrically in a rectangular formation surrounding the football field (at approximately the 10-yard line).

Building materials will consist of three in-ground precast concrete bases with 90-foot high galvanized steel standards (poles). Each fixture will have spill and glare shielding. The installation of the pre-cast concrete bases involves the excavation of three, 42-inch by 18-foot deep holes. The fourth pole is a cell tower and the foundation is approximately 48-inch diameter by 24 foot deep. The chosen design uses the Light Structure Systems equipped with TLC (total light control) for LED fixtures designed and manufactured by Musco Lighting Systems (www.Musco.com) which only requires 36 1,500-watt LED fixtures to achieve the recommended 50 footcandle (fc)² average. The TLC fixtures are designed to concentrate the light on the field area with very minimal light emitted outside the targeted areas compared to the non-TLC for LED fixture systems which are commonly in place today. Additionally, the TLC for LED system is designed to be switched to a “dimmed” setting. This feature will allow the lights to be turned down during events not requiring full lighting. Also, the lights can be dimmed after the completion of an event when less light is needed as team members exit the field, spectators vacate the bleachers, and school staff clean up the area after a game. The proposed lighting system has a wireless on-off control.

² Footcandle (fc) is a unit of measure of the intensity of light falling on a surface equal to one lumen per square foot. For general reference, moonlight produces approximately 0.01 fc, while sunlight can produce up to 10,000 fc.

Bleacher & Pedestrian Pathway Lighting

Due to the minimal light spill from the field lighting, additional code compliant lighting will be added for the bleachers and sidewalk surrounding the field.

Cellular and Other Antennas

Verizon Wireless has proposed installing cellular antennas on the North West light pole. A separate permit will be filed for this work and the pole will be larger diameter to support the weight of the antennas. No other antennas are proposed on the project. SI has approached the San Francisco Office of Emergency Services Emergency Services and the San Francisco Police Department to determine if they would like to install emergency communication antennas or cameras on the light poles. A rendering of the light pole with lights and antennas is included below.

F. Proposed Field Uses

The proposed field lighting would allow for an enhanced community atmosphere and youth experience at SI by having a limited number of games on Friday nights. There are currently approximately 100 preseason and regular season games/meets and up to 27 playoff games on the field on an annual basis. **With the field lighting, there would be no change in the existing number of preseason and regular season games/meets and up to two additional playoff games. The increase in all games/meets would be less than 2%. Based on feedback from our neighbors, SI will also agree to not allow groups that are not affiliated with SI to use the lights.**

The lights will also help us solve a real challenge in providing adequate field time for various football, lacrosse, and soccer practices. Practices on campus will increase but there will be minimal spectators and traffic issues.

Football – Freshman games will be played Thursdays or Fridays at 5:00 p.m. on JB Murphy Field. Junior varsity games will be played away at the opposing team's field, while varsity games will begin at 7:00 p.m. on Murphy Field and should be completed by 9:30 p.m. After the game, the lights will be manually switched to the "dimmed" setting to allow for the team members to leave the field; spectators to vacate the bleachers; and for the SI staff to clean up before exiting the field. Ultimately, the lights will be manually switched off no later than 10:00 p.m. to avoid late night use. However, in the event of an overtime play the lights could extend beyond the scheduled shut-off time. As discussed previously, the occurrence of an overtime situation is rare.

Soccer – Girls' and boys' soccer games and practices will be spread from the end of the school day until approximately 8:00 p.m. Varsity and junior varsity women's weekday games will begin at 4:30 p.m. and will run approximately 2 hours. Varsity and junior varsity men's weekday games will begin at 6:00 p.m. and run approximately 2 hours. All games will use the lights and the varsity games will continue to use the public address system.

Attendance is expected to be less than 200 spectators. Starting games at least 1 ½ hours after the end of the school day will allow visiting teams to complete their academic day before traveling to the game.

The spreading out of practice times will also reduce traffic during the peak 4:00 p.m. to 6:00 p.m. commute time. The parking impact from practices is minimal as most students and teachers have left campus. Consistent with the current use of the gymnasium for basketball and volleyball practices, practices will conclude by 9:00 p.m.

Lacrosse – Girls' and boys' lacrosse games and practices will be spread from the end of the school day until approximately 9:00 p.m. All games (women and men, varsity and junior varsity) will begin at 4:30 p.m. and will run approximately 2 hours. Approximately 3 – 4 games per team will use the lights (from the beginning of the season until daylight savings time) and the varsity games will continue to use the

public address system.

Attendance is expected to be less than 150 spectators. Starting games at least 1 ½ hours after the end of the school day will allow visiting teams to complete their academic day before traveling to the game.

The spreading out of practice times will also reduce traffic during the peak 4:00 p.m. to 6:00 p.m. commute time. Consistent with the current use of the gymnasium for basketball and volleyball practices, practices will conclude by 9:00 p.m.

The school believes it is being very accommodating with its use of the field and the lighting technology being installed. While SI specified approximately 116 days with evening use of the lights, this estimate is based on a worst case scenario and actual use should be in the range of 85 to 100 evenings per year. Note that the San Francisco Park and Recreation (SPPR) facilities at Beach Chalet Soccer Fields in Golden Gate Park and the South Sunset Baseball Fields have lighting schedules which keep the older technology lights in use until 10:00 p.m. on every weeknight and until 8:00 p.m. and on every weekend. SI is installing LED lighting which has far less spillage than the lights at the SFPR facilities. SI staff will be on site during times when the lights are in use and the lights will promptly be turned off when practices and games end, often earlier than the times requested in the attached lighting schedule. SI already has a conditional use permit for the lights in the upper practice field which permits use on school nights until 7:30 p.m. and has made use of temporary lights until 8:00 p.m. and 9:00 p.m. The neighbors have not voiced concerns over these lights or the noise levels coming from the practice field.

G. Construction and Phasing

Construction of the project is anticipated to be completed in one phase and take approximately four to six weeks. It will include the use of heavy equipment including a drill rig, boom truck, 100-foot crane, forklift, trencher, bobcat, dump truck, concrete trucks and a pumper truck.

H. Lighting Analysis

SI engaged Bothman Construction and Verde Construction to analyze the lighting design to determine the light impact with regard to the neighboring areas. These are the same firms who performed the design, analysis and installation of lighting at the San Francisco Park & Recreation Beach Chalet soccer fields. The analysis included both direct glare from pole mounted light fixtures and from reflected light off the fixtures and surface of the field, as well as spill light from field lights

The results of the spill/glare light studies indicate that spill/glare light impact should be zero toward the west side of 39th avenue, Rivera Street and 37th Avenue. 39th Avenue and Rivera Street residents should not see any glare from fixtures at all; only the illuminated surface of the football field will be visible.

The study's results show that the impact on light spill and glare to the

local neighborhood will not have a significant adverse effect on the environment.

The Verde Design Lighting Analysis is included as Attachment A.

I. Traffic and Parking

SI has not been required to do a traffic or parking impact study by the SF Planning Department as it was determined that changes to traffic and parking would have no effect on current patterns and would improve weekend parking and traffic patterns. We have met with representatives of the SFMTA and asked for their input on how to alleviate parking and traffic flow while improving safety. SFMTA recommended adding diagonal parking to Rivera Street from 37th to 39th avenue. However, the neighbors voiced concerns over this proposal and the proposal has been shelved. SI has also been in discussion with SFPR and has asked for neighborhood support concerning daytime use of the West Sunset Playground parking lot which would add 40 to 50 parking spaces during school hours.

The installation of lights will reduce Saturday traffic and parking impact. Traffic from potentially well attended Friday night games will depart and arrive after commute hour traffic on Sunset Boulevard has subsided. The school will rent A.P. Giannini Middle School parking whenever possible for major field events. Rescheduling games from Saturdays to Friday nights will reduce parking and traffic impact resulting from simultaneous SI events and soccer games currently being held at West Sunset Athletic Fields on Saturdays. Attendance at all other evening practices and events is very low (maximum attendance of 200) and has minimal parking and traffic impact. Students will be asked to park on 37th avenue for these practices to reduce impact on 39th Avenue and Rivera Street.

SI has and will continue to provide information via the school's website, our Good Neighbor webpage and informational emails sent to parents notifying them of the parking locations and to encourage ride-sharing which may further reduce the trip generation and parking demand.

ATTACHMENT 3

**VERIZON CUA APPLICATION
INFORMATIONAL AND SUPPLEMENTAL CHECKLIST PACKET**



CONDITIONAL USE AUTHORIZATION FOR WIRELESS TELECOMMUNICATIONS FACILITIES

SUPPLEMENTAL CHECKLIST

Property Information

Project Address: 2001 37th Avenue

Block/Lot(s): 2094-006

Project Information

If the Project Sponsor believes the Project Site qualifies as a Collocation (based on the existence of a Micro or Macro WTS facility at the Project Site) place a "Y" here: ____. Any existing on-site WTS facilities shall be in substantial conformance with previous approvals, or the application will be deemed incomplete. *Note: for the separate Location Preference requirement (see Alternative Site Analysis item below), the WTS Facility Siting Guidelines (2003 Supplement, Item 5) classifies a proposed WTS facility as a Preference 2 co-location, if the Project Site features an existing "Macro" WTS facility that was approved pursuant to the WTS Facility Siting Guidelines. Micro (Accessory Use) WTS facilities would not be eligible for Location Preference 2.*

| | | | |
|---|--|--|-------------------------------------|
| A | Five-Year Facilities Plan | The Five-Year Plan must be updated biannually on or before April 1st and October 1st of each year or as required by the Zoning Administrator. In each update service providers must note the changes from the previous submittal on a spreadsheet submitted to the Department electronically. A Five-Year Plan is required only if an updated plan has not been submitted. Submitted by Verizon directly to Planning | <input type="checkbox"/> |
| B | Service Area Definition | Using coverage maps, identify the geographic service area for the subject installation; describe the distance(s) between the same carrier's wireless sites; describe how this service area fits into and is necessary for the company's service network; and identify any potential site consolidation opportunities. | <input checked="" type="checkbox"/> |
| C | Coverage & Capacity Data Evaluation | An independent evaluation of maps, data, and conclusions about service coverage and capacity submitted by the wireless service provider to a professional engineer, licensed by the State of California and selected from a list provided by the Planning Department; wet stamped and signed. In process with Hammett and Edison | <input type="checkbox"/> |
| D | Alternative Site Analysis | Identify the Location Preference the proposed facility meets using Section 8.1 of the WTS Facilities Siting Guidelines. Project Sponsors shall pursue the most preferential location feasible. In addition, if the proposed site is not a preferred location (Preference 1 thru 4), provide an alternative site analysis and describe: (a) what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) what good faith efforts and measures were taken to secure these more preferred location (Preference 1 thru 4); (c) why such efforts were unsuccessful; and (d) how and why the proposed site is essential to meet service demands for the geographic service area and the Applicant's citywide network. Not Applicable Pursuant to Planning Commission Resolution No. 16539, Co-location sites must have a facility approved pursuant to the WTS Guidelines. "Micro" sites approved as Accessory Use Determinations, or Macro sites installed prior to the Guidelines, are not eligible for co-location status. | <input type="checkbox"/> |
| E | 500 Foot Community Outreach Meeting Summary & Sign-in Sheet | An affidavit providing a summary of the community outreach meeting, a sign-in sheet, and copy of the mailed notification envelope and letter. Notify property owners and occupants within 500 feet. See Appendix A (Guidelines and Best Practices for Community Meetings) Pursuant to new City guidelines, Community Meeting will be held on line in late April | <input type="checkbox"/> |

| | | | |
|---|--|--|--|
| F | Radio-Frequency (RF) Emissions Report and Approval from DPH | A radio-frequency emissions report (with a copy of the report and project plans forwarded directly to DPH) showing the total number of watts per installation and the total number of watts for all installations on the site; the number (including the number of on-site antennas or dishes, if any) and types of WTS within 100 feet of the proposed site with estimated cumulative emissions at the project site; a wet stamp of a licensed professional engineer; and a signed copy of DPH review and approval. See DPH Guidelines for RF Emissions Reports . | <input type="checkbox"/> |
| G | Section 106 Review | Declaration of intent to comply. A Section 106 evaluation is required for all new WTS facilities proposed on any structure 45 years of age and older, within 250 feet of an eligible historic district, or a significant alteration to an existing site. Complying with Section 106 of the National Historic Preservation Act (NHPA) is a statutory obligation that is separate and distinct from complying with the National Environmental Policy Act (NEPA). For more information, please visit the California Office of Historic Preservation web site. | <input checked="" type="checkbox"/> |
| H | Contextual Photographs | <p>Photographs of the surrounding buildings within 100 feet of the project site showing the facades and heights of nearby buildings. Also provide site photos, if applicable, of: a) any existing on-site WTS facilities; b) interior or exterior areas where equipment installation is proposed; and c) all building facades, stairwells, and lightwells where any alterations are proposed (e.g. cable trays and generator plugs); and d) rooftop areas (if rooftop-mounted equipment and/or antennas are proposed).</p> <p>Photos will be utilized to evaluate neighborhood compatibility, conformance of existing WTS facilities with prior approvals, and compliance with any applicable required rear yard area and usable open space requirements.</p> | <input checked="" type="checkbox"/> |
| I | Photo-simulations | Two copies of photographs with existing conditions and two copies of photo-simulations with proposed conditions. Provide the date from when the photos were taken, or the revision date, if applicable. Include all facility elements that may be visible within the photo simulation; including but not limited to barricades or fences, cabling, cable trays, electrical meters, generator plugs, GPS antennas, ladders, equipment area signage, and weatherheads. Unless unique circumstances dictate otherwise, photo simulations should be taken from pedestrian level along surrounding sidewalks, public parks/plazas. | <input checked="" type="checkbox"/> |
| J | Plans | <p>Site Map identifying the subject parcel, the zoning district for the subject parcel and adjacent parcels, and Height and Bulk designations for the subject block.</p> <p>Full-size architectural plans with dimensions clearly labeled, in feet with information outlined in section III of the BPA-type forms submittal form, of: the building height; any rooftop penthouse height; parapet wall height; any existing and proposed WTS antenna/equipment heights; equipment specifications; setback (in feet) of antennas/screening from nearest roof edges; diameter of vent pipes (if any); location (and heights) of antennas/screening and support equipment such as proposed access doors, barricades, cable trays, fences, fuel lines, generators, generator plugs, ladders, new curb cuts, tree removal locations, weatherheads and a survey. In addition, Project Plans shall provide sufficient information to determine compliance with required rear yard area (Planning Code Section 134) and usable open space (Planning Code Section 135) requirements.</p> | <input checked="" type="checkbox"/> |
| K | Cumulative Effects | Identify the location of the Project Sponsor's antennas/dishes and back-up facilities per building; number and location of other telecommunication facilities on the property; include the following data for each facility: a) Height of all existing and proposed WTS facilities on the property, shown in relation to the height limit for the District and measured from sidewalk grade; b) Dimensions of each existing and proposed antenna/dish and back-up equipment on the property; c) Power rating for all existing and proposed back-up equipment subject to the Application; d) Preferred method of attachment of proposed antennas/dishes (roof, wall mounted, freestanding) with plot or roof plan along with detailed installation plans with a description for screening and/or visual integration into the building's architecture. | Not Applicable <input type="checkbox"/> |

| | | | |
|---|--------------------------|---|---|
| L | Other Information | <p>Provide a shadow study (e.g. shadows cast on City parks public plazas, per Planning Code Section 295) application, and/or variance applications (e.g. rear yard areas), if applicable.</p> <p>Submit an application for a Certificate of Appropriateness (Article 10 of Planning Code) or Permit to Alter (Article 11), if applicable. Most WTS facilities that comply with Historic Preservation standards can be approved via an Administrative Certificate of Appropriateness (ACOA), or Minor Permit to Alter (MPTA). No upfront fee is required, however a time and materials charge would apply. Please consult with cpcwireless@sfgov.org.</p> <p>Planning Department staff reserves the right to request additional information (e.g. noise studies) to determine neighborhood compatibility.</p> | <input type="checkbox"/> Not Applicable |
|---|--------------------------|---|---|

**WTS facilities that meet any of the following would require a Conditional Use Authorization (CUA): 1) In a Conditionally Permitted zoning district (unless is qualifies as Accessory Use also referred to as a "Micro" though LOD process); 2) if taller than 25 feet above roof, grade or height limit (depending on site); 3) if within 1,000 feet of an "R" District and includes either an (unscreened and visible from off-site) parabolic antenna with a diameter in excess of three meters or an (unscreened) composite diameter of antennae in excess of six meters; 3) if an unscreened (view from adjacent streets or other public areas) facility in the Waterfront 2 or 3 Special Use Districts and 4) others as identified in SF Planning code. The CUA requirement does not typically apply to indoor Distributed Antenna Systems ("iDAS") solely intended to provide indoor mobile coverage.*

Also see references to ACOAs in the Historic Preservation Section of Wireless Planning Advisory Bulletin #3 | Best Practices for Micro WTS Facilities. The ACOA process is similar for Macro WTS Facilities. Permits to Alter (or MPTAs) only apply to Article 11 buildings/districts, which are limited to certain Downtown areas; where WTS facilities are typically Principally Permitted.



DECLARATION OF INTENT FOR WIRELESS TELECOMMUNICATIONS FACILITY SECTION 106 REVIEW

A Section 106 evaluation is required for all new WTS facilities proposed on any structure 45 years of age and older, within 250 feet of an eligible historic district, or a significant alteration to an existing site. Complying with Section 106 of the National Historic Preservation Act (NHPA) is a statutory obligation that is separate and distinct from complying with the National Environmental Policy Act (NEPA). For more information, please visit the California Office of Historic Preservation web site.

You must submit this affidavit along with the Wireless Telecommunications Facility checklist to the Planning Department.

DECLARATION OF INTENT FOR SECTION 106 REVIEW

I, Chad Christie, do hereby declare as follows:

a. The subject Wireless Telecommunications Facility is located at (address):

2001 37th Avenue

Address

b. I am aware that, according to Section 106 of the NHPA that evaluation is required for all new WTS facilities proposed on any structure 45 years of age and older, within 250 feet of an eligible historic district, or a significant alteration to an existing site; and intend to comply with all said requirements.

c. I am a duly authorized officer or owner of the subject business.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day, March 28, 2020, in

Fairfield, CA

Location

Signature

Chad Christie, Site Acquisition Specialist

Name (Print), Title

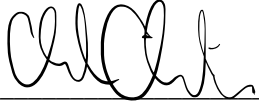
916-396-1470

Contact Phone Number

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.



Signature

Chad Christie

Name (Printed)

Applicant Representative

916-396-1470

chad.christie@ridgecommunicate.com

Relationship to Project

Phone

Email

(i.e. Owner, Architect, etc.)

APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

Chad Christie

Name (Printed)

3/28/20

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

ATTACHMENT 4

**ATTACHMENT 4A - EMAIL TO SINA FROM DIRECTOR OF COMMISSION AFFAIRS
REGARDING CUA CONDITIONS 08-12-2020**

**ATTACHMENT 4B - EMAIL TO SINA FROM THE ASSIGNED PLANNER REGARDING
CUA CONDITIONS 08-15-2020**

ATTACHMENT 4A

From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Sent: Wednesday, August 12, 2020 10:33 AM
To: SIsunsetNeighbors @hotmail.com <sisunsetneighbors@hotmail.com>
Subject: Re: SF Planning Hearing Determination 7/23/20 Project # 2018-012648

Deborah,

Jeff hasn't provided the final motion to me for signature, but essentially:

1. 150 total lighted nights;
2. 20 of 150 may be used by affiliates of the School;
3. Dimming at 8:30 pm; and
4. Off at 9:00 pm.

For no more than 20 evenings per year, the lights may remain on until 10:00 pm

- a. The Project Sponsor anticipates that approximately 10 of these events might be high attendance games (i.e., games where the anticipated attendance is above 1,000 to a maximum of 2,800) are Friday or Saturday evenings with visiting teams;
- b. The Project Sponsor anticipates that approximately 10 other weeknight events might be necessary due to circumstances that prevent a Friday or Saturday night event; and
- c. The Project Sponsor does not anticipate lights being used on Sundays.

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning

PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:

[49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](#)

Direct: 628.652.7589 | www.sfplanning.org

[San Francisco Property Information Map](#)

IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14. WE APPRECIATE YOUR PATIENCE.

Due to COVID-19, the Planning Department is not providing any in-person services, but we are operating remotely. Our staff are [available by e-mail](#), and the Commissions are convening remotely. Find more information on our services [here](#).

ATTACHMENT 4B

Begin forwarded message:

From: "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>
Date: August 15, 2020 at 8:49:06 PM PDT
To: "SISunsetNeighbors @hotmail.com" <sisunsetneighbors@hotmail.com>
Subject: RE: Question: Please Advise: Project # 2018-012648

Hi Debroah,

This is not correct.

The Commission's modifications were in regards to the 9pm time-limited nights, which were the low-attendance/practice nights on Monday through Thursday (Condition of Approval # 11.A.i). These are what were restricted to 150 nights and required dimming at 8:30.

Condition of Approval #11.A.ii was not modified by the Commission and approved as proposed, "For no more than 20 evenings per year, the lights may remain on until 10:00 pm."

Thank you!

Jeff Horn, Senior Planner
Southwest Team, Current Planning Division

San Francisco Planning

PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:

[49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](#)

Direct: 628.652.7633 | www.sfplanning.org

[San Francisco Property Information Map](#)

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Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

I am working from home during this time and will be available through email.

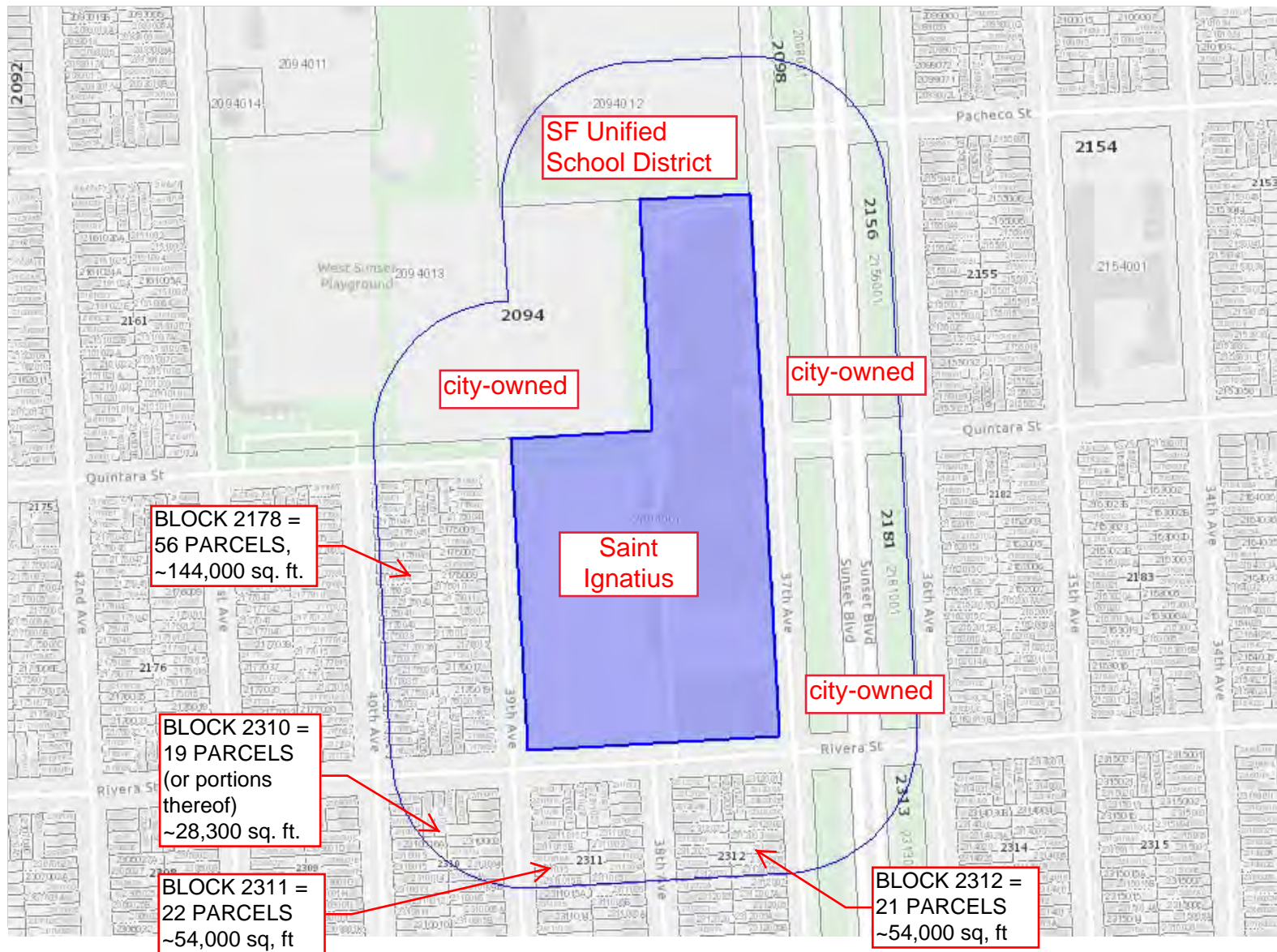
ATTACHMENT 5

**SIGNATURE PAGES AND PROPERTY INFORMATION
FOR AT LEAST 20% OF PROPERTY OWNERS
WITHIN 300 FT OF
SAINT IGNATIUS COLLEGE PREPARATORY**

ATTACHMENT 5A



300ft Radius Map for 2001 37TH AVE



Printed: 7/28/2020

<http://SFplanningGIS.org/RadiusMap>

| | | |
|--|--------------------|--------------------------|
| BLOCK 2178 | 56 PARCELS | ~ 144,000 sq. ft. |
| BLOCK 2310 | 19 PARCELS | ~ 28,300 sq. ft. |
| BLOCK 2311 | 22 PARCELS | ~ 54,000 sq. ft. |
| BLOCK 2312 | 21 PARCELS | ~ 54,000 sq. ft. |
| TOTAL | 118 PARCELS | ~ 280,300 sq. ft. |
| 20% OF AREA = .20 x 280,300 = 56,060 sq. ft | | |

ATTACHMENT 5B

| Address | Owner Name(s) | Block/Lot | Lot Size (Sq. Ft) taken from SF PIM |
|---------------|--|-----------|---|
| 2207 37th Ave | Meritt, Gina | 2312-001A | 2062.5 |
| 2211 37th Ave | Yee, James - Yee, Joy | 2312-001B | 2062.5 |
| 2215 37th Ave | Leung, Wing - Leung, Sandy | 2312-001C | 2062.5 |
| 2219 38th Ave | O'Brien, Dorothea | 2311-002 | 2996 |
| 2101 39th Ave | Wong, Joe | 2178-001 | 1750 |
| 2107 39th Ave | Lee, Duncan | 2178-002 | 1746 |
| 2119 39th Ave | Kearns, Yuriko- Kearns, Adelle | 2178-005 | 2996 |
| 2131 39th Ave | Delucci, Linda | 2178-008 | 3000 |
| 2135 39th Ave | Dooling, Dan - Tamola, Vicki | 2178-009 | 2996 |
| 2147 39th Ave | Mar, Vincent - Helen Mar | 2178-012 | 3000 |
| 2151 39th Ave | Brown, Ray - Fischer-Brown, Deborah | 2178-013 | 3000 |
| 2155 39th Ave | Yee, Shirley | 2178-014 | 2996 |
| 2159 39th Ave | Lim, Ernest - Lim, Barbara | 2178-015 | 3000 |
| 2163 39th Ave | Lim, Ernest - Lim, Barbara | 2178-016 | 3000 |
| 2167 39th Ave | Lagamarcino, Robert - Lagamarcino, Ron | 2178-017 | 3000 |
| 2171 39th Ave | Kenneally, Brendan | 2178-018 | 2996 |
| 2187 39th Ave | Chen , Qiu Ming - Chen, Leland | 2178-022 | 1746 |
| 2200 39th Ave | Arimoto, Kingo - Arimoto, Akiyo | 2311-020 | 1746 |
| 2214 39th Ave | Murthy, Chandrika | 2311-017 | 1746 |
| 2146 40th Ave | Ho, Coral - Tan, Derek | 2178-041 | 2996 |
| 2186 40th Ave | Sue, Alex - Sue, Effie | 2178-031 | 1750 |
| 2194 40th Ave | Clark, James | 2178-029 | 1746 |
| 3019 Quintara | Wilkerson, Stephen - Wilkerson, Myrna L. | 2178-056 | 1873 |
| 3025 Quintara | Manzo, Jay - Manzo, Nina | 2178-055 | 2495 |
| 3031 Quintara | Little, Denise/Malmquist Family Trust | 2178-054 | 2495 |
| 2819 Rivera | Wang, Venus - Chan, Waiyee | 2311-024 | 2495 |
| 2825 Rivera | Koch, Peter - Koch, Sandra Henderson | 2311-023 | 2495 |
| 2831 Rivera | Fitzsimons, Desmond - Fitzsimons, Philomena | 2311-022 | 2495 |
| 2837 Rivera | Walton, Gretchen | 2311-021 | 2500 |
| 2919 Rivera | Lin, Susan | 2310-022 | 1875 |
| 2925 Rivera | Harrington, Michael - Felzer, Karen | 2311-021 | 1873 |
| 2931 Rivera | Grant, Joseph - Grant, Seiko | 2310-020 | 2500 |
| TOTAL | | | 77489.5 |

= ~ 27,7%

City Planning Commission
Case No. 2018-012648

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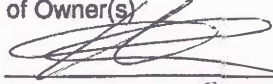

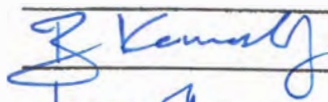
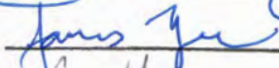
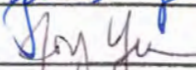

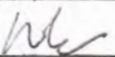
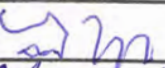
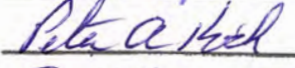

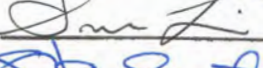
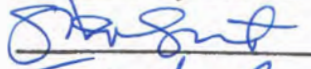


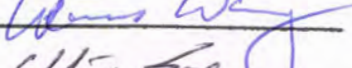

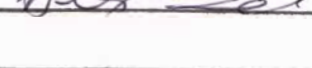
If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

| | Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----|--------------------------------|------------------------|---|--------------------------------|
| 1. | <u>2151 39th Ave</u> | <u>2178-013</u> | <u>Raymond W Brown</u> | <u>[Signature]</u> |
| 2. | <u>2151 39th Ave</u> | <u>2178-013</u> | <u>Deborah Fischer Brown</u> | <u>[Signature]</u> |
| 3. | <u>2155 39th Ave</u> | <u>2178-014</u> | <u>Shirley Yee</u> | <u>[Signature]</u> |
| 4. | <u>2147 39th Ave</u> | <u>2178-012</u> | <u>VINCENT MAR</u> | <u>[Signature]</u> |
| 5. | <u>2159-39th Ave</u> | <u>2178-015</u> | <u>Ernest Lim</u> | <u>[Signature]</u> |
| 6. | <u>2163-39th Ave</u> | <u>2178-016</u> | <u>Edward Lim</u> | <u>[Signature]</u> |
| 7. | <u>2163-39th Ave</u> | <u>2178-016</u> | <u>Barbara Lim</u> | <u>[Signature]</u> |
| 8. | <u>2159-39th Ave</u> | <u>2178-015</u> | <u>Barbara Lim</u> | <u>[Signature]</u> |
| 9. | <u>3019 Quintara St</u> | <u>2178-056</u> | <u>Stephen Wilkerson</u> | <u>[Signature]</u> |
| 10. | <u>3019 Quintara St</u> | <u>2178-056</u> | <u>MYRNA L. Wilkerson</u> | <u>[Signature]</u> |
| 11. | <u>2200 39th Ave</u> | <u>2311-020</u> | <u>KINGO ARIMOTO</u> | <u>[Signature]</u> |
| 12. | <u>2200 39th Ave</u> | <u>2311-020</u> | <u>AKIYO ARIMOTO</u> | <u>[Signature]</u> |
| 13. | <u>3031 QUINTARA ST</u> | <u>2178-054</u> | <u>MALMQUIST FAMILY TRUST D MALMQUIST-LITTLE, TRUSTEE</u> | <u>[Signature]</u> |
| 14. | <u>2146 40th Ave</u> | <u>2178-041</u> | <u>CORAL HO</u> | <u>[Signature]</u> |
| 15. | <u>2146 40th Ave</u> | <u>2178-041</u> | <u>Derek Tan</u> | <u>[Signature]</u> |
| 16. | <u>2119 39th Ave</u> | <u>2178-005</u> | <u>Yuriko Kearns</u> | <u>[Signature]</u> |
| 17. | <u>3025 Quintara</u> | <u>2178-055</u> | <u>Nina Manzo</u> | <u>[Signature]</u> |
| 18. | <u>3025 Quintara</u> | <u>2178-055</u> | <u>Jay Manzo</u> | <u>[Signature]</u> |
| 19. | <u>2131-39th Ave</u> | <u>2178-008</u> | <u>Linda C. Delucchi</u> | <u>[Signature]</u> |
| 20. | <u>2214 39th Ave</u> | <u>2311-017</u> | <u>Chandrika Murthy</u> | <u>[Signature]</u> |
| 21. | <u>2194 40th AVE</u> | <u>2178-029</u> | <u>JAMES R. CLARK</u> | <u>[Signature]</u> |
| 22. | | | | |

City Planning Commission
Case No. 2018-012648

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If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

| | Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----|--------------------------------|------------------------|------------------------------|---|
| 1. | <u>2187 39TH AVE</u> | <u>2178-022</u> | <u>LELAND CHEN</u> |  |
| 2. | <u>2187 39th Ave</u> | <u>2178-022</u> | <u>GIN MING CHEN</u> |  |
| 3. | <u>2107 39th Ave</u> | <u>2178-002</u> | <u>DUNCAN LEE</u> | <u>DUNCAN LEE</u> |
| 4. | | | | |
| 5. | <u>2171 39th AVE</u> | <u>2178-018</u> | <u>BRENDAN KENNEALLY</u> |  |
| 6. | <u>2211 37th AVE</u> | <u>2312-001B</u> | <u>JAMES YEE</u> |  |
| 7. | <u>2211 37th Ave.</u> | <u>2312-001B</u> | <u>JOY YEE</u> |  |
| 8. | <u>2215 37th AVE</u> | <u>2312-001C</u> | <u>SANDY LEUNG</u> |  |
| 9. | <u>2215 37th AVE</u> | <u>2312-001C</u> | <u>WING LEUNG</u> |  |
| 10. | <u>2207 37th AVE</u> | <u>2312-001A</u> | <u>GINA MERITT</u> |  |
| 11. | <u>2825 RIVERA</u> | <u>2311-023</u> | <u>Peter A. Koch</u> |  |
| 12. | <u>2825 Rivera St.</u> | <u>2311-023</u> | <u>Sandra Henderson Koch</u> |  |
| 13. | <u>2919 Rivera St</u> | <u>2310-022</u> | <u>Susan Lin</u> |  |
| 14. | <u>2931 Rivera St</u> | <u>2310-020</u> | <u>SEIKO GRANT</u> |  |
| 15. | <u>2931 Rivera St</u> | <u>2310-020</u> | <u>JOSEPH GRANT</u> |  |
| 16. | <u>2819 Rivera St.</u> | <u>2311-024</u> | <u>Waiyee Chan</u> |  |
| 17. | <u>2819 RIVERA ST.</u> | <u>2311-024</u> | <u>Venus Wang</u> |  |
| 18. | <u>2186 40th AVE</u> | <u>2178-031</u> | <u>EFFIE SUE</u> |  |
| 19. | <u>2186 40th AVE</u> | <u>2178-031</u> | <u>ALEX SUE</u> |  |
| 20. | | | | |
| 21. | | | | |
| 22. | | | | |

City Planning Commission
Case No. 2018-012648

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| | Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----|---------------------------------|------------------------|--------------------------|--------------------------------|
| 1. | <u>2147 39th AVE</u> | <u>2178-012</u> | <u>HELEN MAR</u> | <u><i>Helen Mar</i></u> |
| 2. | _____ | _____ | _____ | _____ |
| 3. | _____ | _____ | _____ | _____ |
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| 21. | _____ | _____ | _____ | _____ |
| 22. | _____ | _____ | _____ | _____ |

Co-Owner
with
Vincent Mar
See Sheet #1

City Planning Commission
Case No. 2018-012648

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| | Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----|------------------------------------|---------------------------|---------------------------|-----------------------------------|
| 1. | <u>2167 39th Ave SF</u> | <u>2178/017</u> | <u>Ron Lagomarsino</u> | <u>[Signature]</u> |
| 2. | _____ | _____ | _____ | _____ |
| 3. | <u>2167 39th Ave SF</u> | <u>2178/017</u> | <u>Robert Lagomarsino</u> | <u>[Signature]</u> |
| 4. | _____ | _____ | _____ | _____ |
| 5. | _____ | _____ | _____ | _____ |
| 6. | _____ | _____ | _____ | _____ |
| 7. | _____ | _____ | _____ | _____ |
| 8. | _____ | _____ | _____ | _____ |
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| 19. | _____ | _____ | _____ | _____ |
| 20. | _____ | _____ | _____ | _____ |
| 21. | _____ | _____ | _____ | _____ |
| 22. | _____ | _____ | _____ | _____ |

City Planning Commission
Case No. 2018-012648

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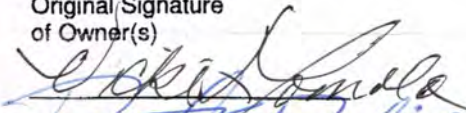
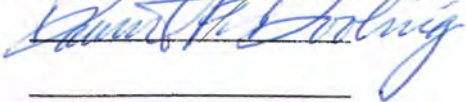
| | Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----|-----------------------------------|---------------------------|--------------------------|-----------------------------------|
| 1. | 2101 39 TH AVE. | 2178 001 | JOSEPH WONG | <i>Joseph Wong</i> |
| 2. | | | | |
| 3. | | | | |
| 4. | | | | |
| 5. | | | | |
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| 21. | | | | |
| 22. | | | | |

Wong - Cocitto
Lucia Trust

City Planning Commission
Case No. 2018-012648

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| | Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----|-----------------------------------|---------------------------|---------------------------|---|
| 1. | <u>2135 39TH AVE</u> | <u>2178-009</u> | <u>VICKI LYNN TOMOLLA</u> |  |
| 2. | <u>2135 39TH AVE</u> | <u>2178-009</u> | <u>DAN DOOLING</u> |  |
| 3. | _____ | _____ | _____ | _____ |
| 4. | _____ | _____ | _____ | _____ |
| 5. | _____ | _____ | _____ | _____ |
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| 21. | _____ | _____ | _____ | _____ |
| 22. | _____ | _____ | _____ | _____ |



City Planning Commission
Case No. 2018-012648

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| | Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----|-----------------------------------|---------------------------|---------------------------|-----------------------------------|
| 1. | <u>2925 RIVERA ST.</u> | <u>2310-021</u> | <u>MICHAEL HARRINGTON</u> | <u>Mike Harrington</u> |
| 2. | <u>2925 Rivera St.</u> | <u>2310-021</u> | <u>Karen Felzer</u> | <u>Karen Felzer</u> |
| 3. | _____ | _____ | _____ | _____ |
| 4. | _____ | _____ | _____ | _____ |
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| 21. | _____ | _____ | _____ | _____ |
| 22. | _____ | _____ | _____ | _____ |

City Planning Commission
Case No. 2018-012648

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

| | Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----|--------------------------------|------------------------|--------------------------|--------------------------------|
| 1. | <u>2937 Rivera St.</u> | <u>2311, 021</u> | <u>GRETCHEN WALTON</u> | <u>Gretchen Walton</u> |
| 2. | _____ | _____ | _____ | _____ |
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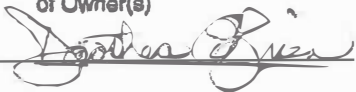
If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

| | Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----|-----------------------------------|---------------------------|-----------------------------|-----------------------------------|
| 1. | <u>2831 Rivera St</u> | <u>2311-022</u> | <u>Desmond Fitzsimons</u> | <u>Desmond Fitzsimons</u> |
| 2. | <u>2831 Rivera St</u> | <u>2311-022</u> | <u>Philomena Fitzsimons</u> | <u>Philomena E Fitzsimons</u> |
| 3. | _____ | _____ | _____ | _____ |
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| | Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----|-----------------------------------|---------------------------|--------------------------|---|
| 1. | <u>2219-38th Ave</u> | <u>2311-002</u> | <u>Dorothea O'Brien</u> |  |
| 2. | _____ | _____ | _____ | _____ |
| 3. | _____ | _____ | _____ | _____ |
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| 22. | _____ | _____ | _____ | _____ |



BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS INFORMATIONAL AND APPLICATION PACKET

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
BY [Signature]
2020 AUG 18 AM 11:45

Pursuant to Planning Code Section 350(j)(3) and Ordinance No. 149-16, Section 4, the Planning Director shall consider and make determinations regarding applications for the authorization of a Board of Supervisors Appeal Fee Waiver.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS AN APPLICATION FOR A BOARD OF SUPERVISORS APPEAL FEE WAIVER?

Planning Code Section 350(j)(3) and Ordinance No. 149-16, Section 4, establishes a waiver from the Board of Supervisor Appeal fees if the appeal is filed by a neighborhood organization that has been in existence for 24 months prior to the filing date of the request, is on the Planning Department's neighborhood organization notification list and can demonstrate to the Planning Director or his/her designee that the organization is substantially affected by the proposed project.

WHO MAY APPLY FOR A DISCRETIONARY REVIEW FEE WAIVER?

Any individual or neighborhood group can file for a Board of Supervisors Appeal. Exact criteria for neighborhood group organizations in order to qualify for a fee waiver are specified below:

- the appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization;
- the appellant is appealing on behalf of the organization that is registered with the Planning Department and that appears on the Planning Department's current list of neighborhood organization. To determine if the neighborhood group organization is registered with the Planning Department, visit <http://sf-planning.org/neighborhood-groups-map>;
- ✓ the appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications, website or roster; and
- ✓ the appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.

HOW DO I SUBMIT THE APPLICATION?

If the requirements above are met, complete the following application, along with any necessary supporting materials, and submit it to the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, CA 94013.

A check must be made for the correct amount per the Planning Department Fee Schedule, payable to San Francisco Planning Department. Once the Department determines that the requestor is eligible for the fee waiver, the Department will mail the check back to the entity.



BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS

APPLICATION

Appellant's Information

Name: Deborah Brown

Address: 2151 39th Ave, San Francisco CA 94116

Email Address: sisunsetneighbors@hotmail.com

Telephone: 415-566-6075

Neighborhood Group Organization Information

Name of Organization: Saint Ignatius Neighborhood Association

Address: c/o D. Brown 2151 39th Ave, San Francisco CA 94116

Email Address: sisunsetneighbors@hotmail.com

Telephone: 415-566-6075

Property Information

Project Address: 2001 37th Avenue, San Francisco CA

Project Application (PRJ) Record No: 2018-012648

Building Permit No: none yet

Date of Decision (if any): July 23, 2020

Required Criteria for Granting Waiver

All must be satisfied; please attach supporting materials.

| REQUIRED CRITERIA | YES | NO |
|--|-------------------------------------|----|
| The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization. | <input checked="" type="checkbox"/> | |
| The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations. | <input checked="" type="checkbox"/> | |
| The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters. | <input checked="" type="checkbox"/> | |
| The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal. | <input checked="" type="checkbox"/> | |

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Submission Checklist:

- APPELLANT AUTHORIZATION CURRENT ORGANIZATION REGISTRATION MINIMUM ORGANIZATION AGE
 PROJECT IMPACT ON ORGANIZATION

- WAIVER APPROVED WAIVER DENIED



SI Neighborhood Association

The Saint Ignatius Neighborhood Association (SINA) was formed in August 2015 by neighbors in the vicinity of Saint Ignatius College Preparatory High School (SI). We are strongly opposed to the school's plan to install permanent nighttime stadium lights on their football field.

The SINA formally registered as a community organization with the SF Planning Department in October 2016.

We met with SI four times in 2015 about the lighting project and had additional email interactions with them in 2016 until SI put the project on hold in November 2016. It was not until March 2020 that we were notified by SI that the project had been reactivated and this current approval process began.

Our current membership totals 165 neighbors led by a five member Steering Committee with Deborah Brown as contact/secretary.

SINA has the support of the Sierra Club, D4Ward and the Sunset Community Garden among others, in opposition to the lighting project.

Attached is our first official communication from a member of our Steering Committee.

sisunsetneighbors@hotmail.com

Deborah Brown
Secretary, SINA

New event: Meeting Regarding St. Ignatius proposed Football Field Lighting on Sep 15

From: Nextdoor Outer Parkside (reply@rs.email.nextdoor.com)

To: sftremor@yahoo.com

Date: Friday, August 28, 2015, 5:30 PM PDT



NEW EVENT

Meeting Regarding St. Ignatius proposed Football Field Lighting

Details

Tue, Sep 15, 7:00 PM

St. Ignatius College Preparatory
St. Ignatius College Preparatory, 37th Avenue, San Francisco, CA, United States

In the Rectory Building. Come learn more about the proposed stadium light (90' lights on new cell-tower poles, possibly) and the impact of night-time football games on ... [Read more](#)

Posted by Nina Manzo from Outer Parkside
Just now

[View details and respond](#)

[Map](#)

Save The Date - Meeting with S.I.

sisunset neighbors <sisunsetneighbors@hotmail.com>

Thu 10/13/2016 6:07 PM

To: Seiko Grant <sgrant654@gmail.com>; Larry & Shirley Yee <lolune@yahoo.com>; Shirley & Yulei Shang <xuxialian@gmail.com>; Kathy Howard <kathyhoward@earthlink.net>; Tim & Allison Harrington <alistwinroses@gmail.com>; Randall Hung <randall.hung@gmail.com>; Wong Family <wongs39@sbcglobal.net>; Denise Little <florence723@yahoo.com>

Cc: Brendan Kenneally <kenneally.brendan@gene.com>; Isabelle Hurtubise <ihurtubise@gmail.com>; sftremor@yahoo.com <sftremor@yahoo.com>

As you know, Saint Ignatius has requested a meeting with a smaller group of neighbors to discuss their proposed night lights on the football field.

This meeting will be next **Thursday, October 20th 6:45 pm*** - please save the date.

You are included in our core/select group of neighbors.

For this meeting only, please do not invite anyone who is not on this list.

We are purposefully keeping this meeting to 10-12 neighbors for now.

(Jack is included he just doesn't do email)

More details and our "agenda" will follow.

Thank you Deborah & Brendan


* Mtg will be at SI -- President's Conference Room of McGucken Hall. This is the building furthest to the north on campus (nearest to Pacheco Street)

DEBORAH FISCHER-BROWN
RAYMOND BROWN
2151 39TH AVE
SAN FRANCISCO CA 94116-1651

1003
11-35/1210 CA
1310

8-13-20

DATE

PAY TO THE ORDER OF SF Planning Dept — \$ 640 ⁰⁰/₁₀₀
Six hundred forty dollars no/cent **DOLLARS**  Photo Safe Deposit® Details on back

BANK OF AMERICA 

Wealth Management Banking

ACH R/T 121000358

2018-012648

[Redacted]

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