

File No. 260226

Committee Item No. _____

Board Item No. 32

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: March 10, 2026

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Prepared by: Jocelyn Wong
Prepared by: _____

Date: March 6, 2026
Date: _____

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

2
3 **Motion adopting findings in support of the Board of Supervisors’ disapproval of**
4 **Planning Commission Motion No. 21825, approving a Conditional Use Authorization,**
5 **identified as Planning Case No. 2024-004318CUA, for a proposed project at 350 Amber**
6 **Drive; and the Board’s approval of a Conditional Use Authorization for the same**
7 **Planning Case and property with additional conditions; and adopting findings of**
8 **consistency with the General Plan, and the eight priority policies of Planning Code,**
9 **Section 101.1.**

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

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

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

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

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

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

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

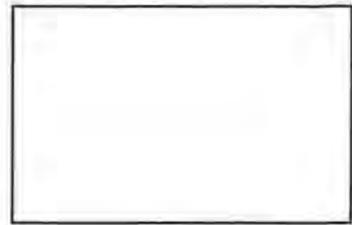
1 protective measures to maintain the viability of the existing trees located at 350
2 Amber Drive. The tree protection plan shall require the Project sponsor to plant
3 three trees for any tree that is required to be removed to complete the Project.
4 The completed tree protection plan shall be prepared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

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

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

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor _____ inquiries..."
- 5. City Attorney Request
- 6. Call File No. _____ from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No. _____
- 9. Reactivate File No. _____
- 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

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

Long Title or text listed:

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

Signature of Requestor: 