

1 [Adoption of Findings Related to Conditional Use Authorization - 2001-37th Avenue]

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3 **Motion adopting findings in support of the Board of Supervisors' disapproval of**
4 **the decision of the Planning Commission by its Motion No. 20769, approving a**
5 **Conditional Use Authorization, identified as Planning Case No. 2018-012648CUA, for a**
6 **proposed project located at 2001-37th Avenue; and conditionally approving a**
7 **Conditional Use Authorization for the same Planning Case and property with different**
8 **conditions; adopting findings of consistency with the General Plan, and the eight**
9 **priority policies of Planning Code, Section 101.1; and affirming the Planning**
10 **Department's determination under the California Environmental Quality Act.**
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12 WHEREAS, The proposed project ("Project") is the expansion of an existing private
13 school (St. Ignatius College Preparatory) by adding four 90-foot tall light standards to the J.B
14 Murphy Field Stadium; the standards will be situated symmetrically in a rectangular formation
15 surrounding the existing football field (at approximately the 10-yard line); the lighting would
16 allow for nighttime use of the field for practice and games of St. Ignatius teams; on the
17 proposed northwest standard, Verizon Wireless is seeking to install and operate an
18 unmanned macro wireless telecommunications service (WTS) facility; the WTS consists of
19 nine antennas, six remote radio units located on the light standard, two surge suppressors,
20 and ancillary equipment within a 12-foot by 28-foot fenced compound located on the ground
21 adjacent to the north side of the light standard; and

22 WHEREAS, On July 23, 2020, the Planning Commission found that the Project is
23 consistent with the General Plan, and the eight priority policy findings of the Planning Code,
24 Section 101.1, for the reasons set forth in Planning Commission Motion No. 20769, and
25 approved Conditional Use Authorization 2018-012648CUA, with stated conditions; and

1 WHEREAS, On June 3, 2020, the Planning Department determined that the Project is
2 categorically exempt from further environmental review; and

3 WHEREAS, On August 21, 2020, Saint Ignatius Neighborhood Association (SINA)
4 (“Appellant”) filed a timely appeal protesting the approval of the Conditional Use authorization
5 by the Planning Commission; and

6 WHEREAS, On October 6, 2020, this Board held a duly noticed public hearing to
7 consider the appeal, at which it heard extensive testimony; and

8 WHEREAS, The Board finds that it is important to protect and promote the health and
9 well-being of youth, including by providing consistency, stability, and reliability in families’
10 home lives, and access to outdoor space and recreation; and

11 WHEREAS, Allowing field lights to illuminate the existing stadium at St. Ignatius
12 College Preparatory will increase the number of available hours for youth to participate in
13 athletics without interfering with their academic school day; and

14 WHEREAS, Evening noise, light pollution, and unnecessary disruptions and
15 inconveniences can undermine youth development; and

16 WHEREAS, The Project, as originally approved by the Planning Commission, would be
17 unduly detrimental to people residing and working in the vicinity, their families, and especially
18 their growing children by increasing noise and light during certain hours, and limiting public
19 access to street parking during those hours; and

20 WHEREAS, Regulating the times of use of field lights can protect youth from the
21 negative impacts of evening activities on their development, and provide neighbors
22 consistency and reliability in the quality of their home life; and

23 WHEREAS, Prohibiting field lights and amplified sound on Sundays can provide relief
24 and consistency to neighbors, while protecting their health, convenience, and general welfare;
25 and

1 WHEREAS, Following the conclusion of the public hearing on October 6, 2020, and
2 after a two week continuance, the Board voted to conditionally disapprove the decision of the
3 Planning Commission and to approve the requested Conditional Use authorization for the
4 same property, incorporating all of the conditions imposed by the Planning Commission and
5 with the additional conditions listed in the document titled "Additional Conditions for
6 Conditional Use Authorization at 2001 37th Avenue," dated October 20, 2020, a copy of which
7 is on file with the Clerk of the Board of Supervisors in File No. 201275, and which is
8 incorporated by reference herein; and

9 WHEREAS, In deciding the appeal, the Board considered the entire written record
10 before the Board and all the presentations and public comments made in support of an in
11 opposition to the appeals; and

12 WHEREAS, The written record and oral testimony in support of and opposed to the
13 appeal and deliberation of the oral and written testimony at the public hearing before the
14 Board of Supervisors by all parties and the public in support of and opposed to the appeal is
15 in the Clerk of the Board of Supervisors' File No. 200996, and is incorporated in this motion as
16 though set forth in its entirety; now, therefore, be it

17 MOVED, That the Board finds that with the additional conditions imposed by the Board
18 following the October 6, 2020 hearing (including but not limited to restrictions on permissible
19 times of use of the field lights and amplified sound; a requirement to provide off-street parking
20 and install a light monitoring system; requirements to strengthen communication with
21 neighbors, engage in sidewalk maintenance and plant street trees; and requirements relating
22 to the role and responsibilities of the St. Ignatius community liaison officer), the Project is
23 desirable for and compatible with the neighborhood and community; and, be it

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1 FURTHER MOVED, That the Board finds that the conditions imposed by the Board of
2 Supervisors in Motion No. M20-148 will reduce the intensity of the Project so that the project
3 is not detrimental to the health and safety of persons living near St. Ignatius; and, be it

4 FURTHER MOVED, That these conditions are consistent with and supported by the
5 Planning Commission's findings of consistency with the General Plan and Planning Code
6 Section 101.1, and the Board hereby incorporate these findings and adopts them as its own;
7 and, be it

8 FURTHER MOVED, That on October 6, 2020, this Board affirmed the Planning
9 Department's determination of exemption from further review under CEQA, which
10 determination is on file with the Clerk of the Board of Supervisors in File No. 200992 and is
11 incorporated herein by reference.

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