

File No. 201275

Committee Item No. _____

Board Item No. 39

COMMITTEE/BOARD OF SUPERVISORS

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Committee: _____

Date: _____

Board of Supervisors Meeting

Date: November 10, 2020

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OTHER

- October 20, 2020 Additional Conditions
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Prepared by: Lisa Lew

Date: November 6, 2020

Prepared by: _____

Date: _____

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

2
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.**
11

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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Member, Board of Supervisors
District 4

City and County of San Francisco

GORDON MAR

Additional Conditions for Conditional Use Authorization at 2001-37th Avenue

October 20, 2020

In addition to the conditions imposed by the Planning Commission by its Motion No. 20769, the conditions set forth below shall be imposed. Where there is a conflict with the conditions adopted by the Planning Commission, the new condition(s) imposed by the Board of Supervisors shall prevail.

Additional Conditions:

Final Materials

The Project Sponsor shall continue to work with Planning Department on the building design, *which should, to the extent possible, set light dim settings at the minimum necessary to ensure safety of the field depending on the sport (e.g. lacrosse, field hockey, football, soccer, etc.) and nature of activity (e.g. practice, spectator attended event, etc.) of the lights.*

Lighting Plan

The Project Sponsor shall submit an exterior lighting plan to the Planning Department *and all registered neighborhood groups for the area*, prior to Planning Department approval of the building/site permit application. The lighting plan shall include, to the extent possible, how lights will be set at the minimum necessary to ensure safety of the field depending on the sport (e.g. lacrosse, field hockey, football, soccer) and nature of activity (e.g. practice, spectator attended event, etc.)

Operation of Lighted Field

Field lights **may only** be used Monday-Thursday and shall be dimmed no later than 8pm and turned off no later than 8:30pm. Lights shall be used no more than 150 nights per year.

Evening events must end by 8pm and the lights shall be dimmed for the purpose of safe exit off the field. Past 8pm lights shall be dimmed to no more than 20 foot candles.

Sound systems and/or amplified sound shall not be used past 7:30pm.

Exceptions

For no more than 15 evenings per year out of the 150 allowable nights, the lights may remain on until 10:00pm on any day of the week except Sunday. Events must be hosted by the Project Sponsor serving primarily St. Ignatius students and those from opposing teams. Events must end by 9:30pm and lights shall be dimmed by 9:30pm for the purpose of safe exit off the field. Sound systems and/or amplified sound shall not be used past 9:30pm.

Light monitoring system

The Project Sponsor shall install a light monitoring system that, to the extent possible, reports each date and time the lights are turned on, the foot candle setting(s) used, the times the lights are dimmed and the time the lights are turned off. This information shall be made available on the Good Neighbor Program webpage and updated at least monthly.

Additional conditions of Field

Sound systems and/or amplified sound shall never be used for athletic practices, except when required as a matter of public health.

Sound systems and/or amplified sound shall only be used for spectator attended events.

Sound systems and/or amplified sound shall never be used on Sundays.

Field lights shall never be used on Sundays.

Sunday day field use shall be limited to 12pm - 5pm for practices only.

Large Event Management Plan

The Project Sponsor shall update its Large Event Management Plan to include as part of their day-of-event transportation plans additional proposals for St. Ignatius to provide "off-site parking." https://www.siprep.org/uploaded/Misc/Large_Event_Plan_Writeup_ver2.pdf

For events with anticipated crowds of more than 500 people, the Project Sponsor must provide off-site parking to accommodate at least 200 vehicles.

Communication with neighbors

The Project Sponsor shall post on its Good Neighbor Program web page the *anticipated schedule of all practices, events, games, or activities* on the field at least a month in advance and update the webpage promptly when there are changes. The Project sponsor agrees to notify all registered neighborhood groups for the area prior to any changes.

Sidewalk maintenance

Appropriate street trees (e.g., tall, fast growing, evergreen trees at least 36" box trees, at minimum) shall be installed and planted every 20ft along the 39th Ave and Rivera public sidewalks as specified by the City's Urban Forestry Ordinance, Planning Code Streetscape standards and SF Better Streets program. They shall be installed under a Public Works Department street tree permit and maintained by S.I. in perpetuity.

Community Liaison

The community liaison officer shall enforce the Large Event Management Plan and conditions herein.

The community liaison officer must respond to questions within (3) business days and shall send monthly reports of any non-compliances to the Zoning Administrator and all registered neighborhood groups for the area.

The community liaison officer, or an alternate, must be available by direct phone line each day from the start of field light use until the end of field light use and must be able to respond immediately to reports of non-compliance.

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

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

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor inquires"
- 5. City Attorney request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Question(s) submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

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

Sponsor(s):

Subject:

The text is listed below or attached:

Motion adopting findings in support of the Board of Supervisors' disapproval of the decision of the Planning Commission by its Motion No. 20769, approving a Conditional Use Authorization, identified as Planning Case No. 2018-012648CUA, for a proposed project located at 2001-37th Avenue; and conditionally approving a Conditional Use Authorization for the same Planning Case and property with different conditions; adopting findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and affirming the Planning Department's determination under the California Environmental Quality Act.

Signature of Sponsoring Supervisor: _____

For Clerk's Use Only: