

**BOARD of SUPERVISORS**



**City Hall**  
**1 Dr. Carlton B. Goodlett Place, Room 244**  
**San Francisco 94102-4689**  
**Tel. No. 554-5184**  
**Fax No. 554-5163**  
**TDD/TTY No. 554-5227**

November 20, 2020

Carmen Chu  
Assessor-Recorder, City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 190  
San Francisco, CA 94102

**Re: Board of Supervisors Motion No. M20-172**

Dear Assessor-Recorder Chu:

On October 6, 2020, the Board of Supervisors held a public hearing of persons interested in or objecting to the certification of a Conditional Use Authorization for a proposed project located at 2001-37th Avenue, issued by the Planning Department through its Motion No. 20769 dated July 23, 2020, and adopted Motion No. M20-148 (Conditionally Disapproving Conditional Use Authorization - 2001-37th Avenue) and Motion No. M20-149 (Preparation of Findings Related to Conditional Use Authorization Appeal - 2001-37th Avenue).

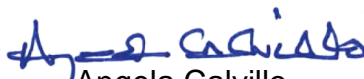
On November 10, 2020, the Board of Supervisors adopted Motion No. M20-172 (Adoption of Findings Related to Conditional Use Authorization - 2001-37th Avenue).

Pursuant to Administrative Code, Section 34.3, the Clerk of the Board is forwarding the following documents to your attention:

- One certified copy of Motion No. M20-148 (File No. 200998)
- One certified copy of Motion No. M20-172 (File No. 201275)

If you have any questions or require additional information, please contact the Office of the Clerk of the Board at (415) 554-5184, or by e-mail: [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org).

Sincerely,

  
Angela Calvillo  
Clerk of the Board

ll:jw:ams

- c. Douglas Legg, Office of the Assessor-Recorder  
Holly Lung, Office of the Assessor-Recorder

1 [Conditionally Disapproving Conditional Use Authorization - 2001-37th Avenue]

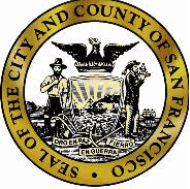
2  
3 **Motion conditionally disapproving the decision of the Planning Commission by its**  
4 **Motion No. 20769, approving a Conditional Use Authorization, identified as Planning**  
5 **Case No. 2018-012648CUA, for a proposed project located at 2001-37th Avenue; and**  
6 **conditionally approving a Conditional Use Authorization for the same Planning Case**  
7 **and property with different conditions, subject to the adoption of written findings by**  
8 **the Board in support of this determination.**  
9

10 MOVED, That the Planning Commission's approval on July 23, 2020, of a Conditional  
11 Use Authorization identified as Planning Case No. 2018-012648CUA, by its Motion No.  
12 20769, to amend an existing planned unit development and allow a modification to the  
13 requirements for rear yard for the expansion of a private secondary school through the  
14 addition of four 90-foot tall light standards to the J.B. Murphy Field Athletic Stadium and to  
15 install a new Verizon macro wireless telecommunications service facility attached to the  
16 northwest light standard within the RH-1 (Residential-House, One Family) Zoning District and  
17 a 40-X Height and Bulk District, for a proposed project located at:

18 2001-37th Avenue, Assessor's Parcel Block No. 2094, Lot No. 006, is hereby  
19 disapproved; and, be it

20 FURTHER MOVED, That the Board hereby approves a Conditional Use Authorization  
21 for the same property incorporating all of the conditions imposed by the Planning Commission  
22 and with the additional conditions listed in the document titled "Additional Conditions for  
23 Conditional Use Authorization at 2001 37th Avenue," dated October 20, 2020, a copy of which  
24 is on file with the Clerk of the Board of Supervisors in File No. 200998, and which is  
25 incorporated by reference herein; and, be it

1           FURTHER MOVED, That the disapproval of the decision of the Planning Commission  
2   and the approval of the Conditional Use Authorization with different conditions are subject to  
3   the adoption of written findings by the Board in support of this determination.



**City and County of San Francisco**  
**Tails**  
**Motion: M20-148**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 200998

**Date Passed:** October 20, 2020

Motion conditionally disapproving 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, subject to the adoption of written findings by the Board in support of this determination.

September 22, 2020 Board of Supervisors - CONTINUED

Ayes: 10 - Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani,  
Walton and Yee  
Excused: 1 - Fewer

October 06, 2020 Board of Supervisors - CONTINUED

Ayes: 10 - Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani,  
Walton and Yee  
Excused: 1 - Fewer

October 20, 2020 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE  
BEARING NEW TITLE

Ayes: 10 - Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani,  
Walton and Yee  
Excused: 1 - Fewer

October 20, 2020 Board of Supervisors - APPROVED AS AMENDED

Ayes: 10 - Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani,  
Walton and Yee  
Excused: 1 - Fewer

File No. 200998

**I hereby certify that the foregoing Motion  
was APPROVED AS AMENDED on  
10/20/2020 by the Board of Supervisors of  
the City and County of San Francisco.**

A handwritten signature in blue ink, appearing to read "Angela Calvillo", written over a horizontal line.

**Angela Calvillo**  
Clerk of the Board

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

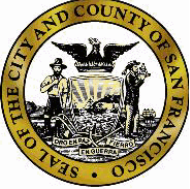
12           WHEREAS, The written record and oral testimony in support of and opposed to the  
13   appeal and deliberation of the oral and written testimony at the public hearing before the  
14   Board of Supervisors by all parties and the public in support of and opposed to the appeal is  
15   in 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

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.



**City and County of San Francisco**  
**Tails**  
**Motion: M20-172**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 201275

**Date Passed:** November 10, 2020

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.

November 10, 2020 Board of Supervisors - APPROVED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 201275

**I hereby certify that the foregoing Motion was APPROVED on 11/10/2020 by the Board of Supervisors of the City and County of San Francisco.**

A handwritten signature in blue ink, appearing to read "Angela Calvillo", written over a horizontal line.

Angela Calvillo  
Clerk of the Board