

ERRATA: COA #A) 8. Deleted

**FINDINGS OF APPROVAL
MUP23-0002 and DR23-0011
1333 Veterans Boulevard
AC Hotel**

(As recommended by City Staff on September 5, 2024)

As required by the Use Permit Procedures (SSFMC Section 20.490) and Antennas and Wireless Communications Facilities Procedures (SSFMC Section 20.370), the following findings are made in support of a Minor Use Permit application to install wireless communications facilities at 1333 Veterans Boulevard in the Business Technology Park High (BTP-H) Zoning District, in accordance with SSFMC Chapters 20.370, based on public testimony and materials submitted to the South San Francisco Zoning Administrator which include, but are not limited to: Application materials prepared by applicant, project plans prepared by The CBR Group dated May 16, 2024; Radio Frequency Report, prepared by Soteria, dated February 16, 2022; Zoning Administrator staff report dated September 5, 2024; and Zoning Administrator meeting of September 5, 2024.

Minor Use Permit

- A. The proposed wireless communications facilities comply with applicable standards and requirements of South San Francisco Municipal Code Title 20 Zoning, in that the proposed project meets location, design and operation requirements;
- B. The proposed wireless communications facilities are consistent with the General Plan and any applicable specific plan, in that the project is in the Business and Technology Park High land use designation and will continue to provide support for biotechnology campuses in the project vicinity. The project is consistent with and will allow for the biotechnology campuses to maintain a high level of accessibility and connectivity, and meet service requirements through improved infrastructure;
- C. The proposed wireless communications facilities will not be adverse to the public health, safety or general welfare of the community, or detrimental to surrounding properties or improvements, in that the Radio Frequency (RF) Report determined that the proposed project will comply with standards for limiting public exposure to radio frequency energy and not cause a significant impact on the environment;
- D. The new wireless facilities and associated equipment comply with design or development standards applicable to the Business Technology Park High (BTP-High) Zoning District and the requirements included in Chapter 20.370 (“Antenna and Wireless Communications Facilities”);
- E. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and reasonably foreseeable future land uses in the vicinity because by locating additional wireless facilities within the AC Hotel rooftop signage, the

project will improve the existing wireless network coverage and remove an identified public safety concern;

- F. The site is physically suitable for the type, density, and intensity of the use being proposed, including access, utilities, and the absence of physical constraints because the proposed wireless communications facilities covers minimal area relative to the size of the site and occupies an open portion of the site available to support the use; and
- G. In accordance with the California Environmental Quality Act, staff has determined that the proposed project is Categorical Exempt pursuant to the provisions of Section 15303 – Class 3: New Construction or Conversion of Small Structures (CEQA Guidelines).

Antennas and Wireless Communication Facilities

- A. The proposed project is consistent with the general requirements of this chapter and any specific requirements applicable to the proposed facility in that wireless communications facilities meet the location, design requirements and operational requirements for facilities needed to provide the proposed wireless coverage;
- B. The proposed facilities, operating alone and in conjunction with other telecommunications facilities, will comply with all applicable state and federal standards and requirements, in that the Radio Frequency (RF) Report determined the project would comply with the Federal Communications Commission (FCC) guidelines for human exposure to radio frequency radiation. The facilities will not be readily visible as they and have been designed to reduce visual impact;
- C. The facilities are necessary to prevent and fill a gap in coverage shortfall in the applicant's service area, and is the least intrusive feasible means of doing so;
- D. The proposed facilities do not consist of a satellite dish or parabolic antenna exceeding 39 inches in diameter;
- E. The proposed facilities do not consist of a new tower or extending the height of an existing tower, and no existing structure can accommodate the applicants proposed antennas;
- F. No waivers or modifications of height, separation, setback, landscaping or other requirements of Chapter 20.510 (“Waivers and Modifications”) are being requested; and
- G. The proposed facility will not be located within a residential district.

Design Review Findings

- A. The proposed project satisfies the applicable standards and requirements of the Zoning Ordinance, General Plan and applicable Design Guidelines and criteria in that the proposed wireless facility will be painted to match and integrate with the existing AC Hotel signage and logo, the RF screen will be non-reflective materials, the antennas will be architecturally

and structurally integrated into the existing AC Hotel rooftop signage, both matching the color and compatible with the scale of the existing signage and building thereby making it not visible from the public right-of-way or surrounding properties.

CONDITIONS OF APPROVAL

MUP23-0002 and DR23-0011

1333 Veterans Boulevard

AC Hotel

(As recommended by City Staff on September 5, 2024)

A) Planning Division requirements shall be as follows:

1. The applicant shall comply with the City's Standard Conditions of Approval for Commercial, Industrial and Multi-Family Residential Projects and with all the requirements of all affected City Divisions and Departments as contained in the attached conditions, except as otherwise amended by the following conditions of approval.
2. The construction drawings shall substantially comply with the approved plans prepared by The CBR Group for T Mobile, dated May 16, 2024, as approved by the Zoning Administrator in association with MUP23-0002 and DR23-0011, as amended by the Conditions of Approval. The final plans shall be subject to the review and approval of the City's Chief Planner.
3. The antenna facilities shall post training authorized personnel and explanatory 'NOTICE' signs at the antennas, readily visible from any angle of approach to persons who may need to work above the roof, in front of antennas.
4. All wireless communications facilities and related equipment, including lighting, fences, shields, cabinets, and poles, shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed from any facility or equipment as soon as practicable, and in no instance more than 48 hours from the time of notification by the City.
5. All wireless communications facilities shall at all times comply with operation and maintenance standards. Failure to comply shall be considered a violation of the Conditions of Approval subject to enforcement pursuant to provisions of Chapter 20.370.
6. The facilities and equipment shall be painted in colors that match the existing building. Thereafter, they shall be repainted as necessary so that paint gloss value does not exceed the existing building.
7. The project shall not exceed the maximum RF exposure from the proposed operations and shall comply with the prevailing standards for limiting public exposure to radio frequency energy, as stated in the RF Report.

~~8. To protect emergency response personnel, each facility shall have an on-site emergency “kill switch” to de-energize all radio frequency circuits and components on the site.~~

9. The wireless facilities shall not be artificially lighted, unless required by the Federal Aviation Administration or other applicable authority. If lighting is required, review may be required for the available lighting alternatives that would cause the least disturbance to the surrounding views.

10. Prior to the issuance of a building permit, the applicant shall obtain any necessary clearances with the Federal Aviation Administration for the construction of the facility.

11. Prior to obtaining a building permit to erect or install the proposed facility, the applicant shall either secure a bond or provide financial assurances, in a form acceptable to the City Manager, for the removal of the facility in the event that its use is abandoned or the approval is otherwise terminated.

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