

DRAFT FINDINGS OF APPROVAL
P22-0070: UP22-0009 & DR22-0030
APN 012-102-999, ADJACENT TO 200 ARMOUR AVENUE
(As recommended by City Staff on December 15, 2022)

As required by the Design Review and Use Permit Procedures (SSFMC Chapters 20.480 and 20.490), the following findings are made in support of a Use Permit and Design Review for a new Wireless Communications Facility on an existing PG&E tower located on APN 012-102-999, adjacent to 200 Armour Avenue, in the Parks and Recreation (PR)) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), based on public testimony and materials submitted to the South San Francisco Planning Commission, which include, but are not limited to: Application materials submitted July 29, 2022; project plans prepared by Diamond Engineering Services, dated stamp received November 7, 2022; Radio Frequency – Electromagnetic Energy (RF-EME) Report prepared by EBI Consulting, dated June 16, 2022; Planning Commission staff report dated December 15, 2022; and Planning Commission hearing of December 15, 2022.

1. Use Permit

- A. The proposed wireless communications facility complies with applicable standards and requirements of South San Francisco Municipal Code (SSFMC) Title 20 Zoning. Conditions of approval will help ensure continued compliance with the City’s Zoning Ordinance requirements and development standards;
- B. The proposed use is consistent with the City’s General Plan in that the project site is designated Parks and Recreation. This land use designation is intended to be reserved land for natural and active open space uses. The site is an existing City-maintained park, and the proposed wireless facility will be an ancillary use on an existing PG&E transmission tower;
- C. The proposed wireless communications facility will not be adverse to the public health, safety or general welfare of the community, or detrimental to surrounding properties or improvements. Conditions of approval will ensure that the wireless facility complies with the approved plans, and the SSFMC Chapter 8.32, Noise Regulations.
- D. The proposed antennas and associated new mechanical equipment comply with design and development standards applicable to the PR Zoning District. The new wireless facility will not exceed the height of the existing tower. Antennas and RRUs will be painted to match the tower, and the equipment enclosure will be designed to match the enclosures for the two existing wireless facilities on the project site;

- 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 the proposed wireless communications facility will be an ancillary use on a site containing a City-maintained park and existing PG&E transmission towers with current wireless facilities.
- F. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints the project site contains existing PG&E transmission towers with current wireless facilities; and
- G. In accordance with the California Environmental Quality Act, staff has determined that the proposed project is Categorically Exempt pursuant to the provisions of Section 15301 – Class 1: Existing Facilities (CEQA Guidelines). The new wireless facility will be installed on an existing PG&E transmission tower and involves negligible expansion of use.

2. Antennas and Wireless Communications Facilities

- A. The proposed project is consistent with the general requirements of SSFMC Chapter 20.370 (Antennas and Wireless Communications Facilities) and any specific requirements applicable to the proposed wireless facility in that it is located on an existing PG&E transmission tower on a site with other current wireless facilities, will not exceed the height of the existing tower, the antennas and RRUs will be painted to match the tower, and the equipment enclosure will be designed to match the enclosures for the two existing wireless facilities on the project site;
- B. The proposed antenna or related facility will comply with all applicable State and Federal standards and requirements, including occupational or general public exposure limits as stated in the Radio Frequency – Electromagnetic Energy (RF-EME) Report prepared for the project, and will be readily visible, but it is not feasible to incorporate additional measures that would make the facility not readily visible;
- C. The facility is necessary to prevent a significant gap in coverage or capacity shortfall in the applicant's service area, and is the least intrusive feasible means of doing so. The Alternative Sites Analysis prepared for the project concludes that the project site is the best option and least intrusive means to meet the provider's service objectives;
- D. The proposed facility does not consist of a satellite dish or parabolic antenna exceeding 39 inches in diameter;

- E. The proposed equipment will be located on an existing PG&E transmission tower, and therefore, a new tower is not proposed;
- F. No waivers or modifications or height, separation, setback, landscaping or other requirements of Chapter 20.510 (“Waivers and Modifications”) are being requested; and
- G. The proposed facility will be located on an existing PG&E transmission tower located within the Park and Recreation Zoning District.

Design Review

- A. The Project is consistent with the applicable standards and requirements of the Zoning Ordinance because as submitted and modified through the Design Review Process, this Project meets or complies with the applicable standards included in Chapter 20.110 (Civic Districts) and 20.370 (Antennas and Wireless Communications Facilities).
- B. The Project is consistent with the General Plan because it is consistent with the policies and design direction provided in the South San Francisco General Plan for the Low Density Residential land use designation.
- C. The Project is consistent with the design guidelines adopted by the City Council because it is consistent with the design review guidelines found in the City’s “Design Review Guide – For Residences and Additions”.
- D. The Project is subject to approval of a Minor Use Permit for consideration of the widest street frontage as the front of the site and an increased fence height within the front yard, and those findings have been made in the above section; and
- E. The Project is consistent with the applicable design review criteria in Section 20.480.006 (“Design Review Criteria”) because the Project has been evaluated against, and found to be consistent with, each of the eight design review criteria included in the “Design Review Criteria” section of the Zoning Ordinance.

DRAFT CONDITIONS OF APPROVAL
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PLANNING CONDITIONS

GENERAL

1. The applicant shall comply with the Planning Division's standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects (attached to this document).
2. The project shall be constructed and operated substantially as indicated on the plan set prepared by Diamond Engineering Services, dated stamp received November 7, 2022, and approved by the Planning Commission in association with P22-0070, 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 construction drawings shall comply with the Planning Commission approved plans, as amended by the conditions of approval, including the plans prepared by Diamond Engineering Services, dated stamp received November 7, 2022.
4. Prior to final inspection, the applicant shall place warning signs at or near each of the antennas, in accordance with the Radio Frequency – Electromagnetic Energy (RF-EME) Report prepared for the project by EBI Consulting, dated June 16, 2022, that identifies potential health and safety hazards or working within close proximity to the antennas for extended periods of time and providing an information phone number.
5. The wireless communications facility shall have signage listing the name and phone number of a party to contact in the event of an emergency. The design, materials, colors, and location of signs shall be subject to review and approval by the Chief Planner. Contact information shall be kept current.
6. The wireless communications facility shall be securely controlled to ensure that only authorized personnel may enter the site to perform maintenance and repairs.
7. The wireless communications facility and related equipment, including lighting, fences, shield, 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.

8. The wireless communications facility shall be operated in a manner that will minimize noise impacts to surrounding properties and persons using nearby parks, trails, and similar recreation areas.
 - a) Except for emergency repairs, testing and maintenance activities that will be audible beyond the property line shall only occur between the hours of 8:00 a.m. and 7:00 p.m. on Monday through Friday, excluding holidays.
 - b) All air conditioning units and any other equipment that may emit noise that would be audible from beyond the property line shall be enclosed or equipped with noise attenuation devices to the extent necessary to ensure compliance with applicable noise limitations in Chapter 8.32 (“Noise Regulations”) of the South San Francisco Municipal Code.
 - c) Backup generators shall only be operated during periods of power outages, or for testing. At no time shall equipment from noise from any source exceed the standards specified in the South San Francisco Noise Ordinance.
9. To protect emergency response personnel, the wireless communications facility shall have an on-site emergency “kill switch” to de-energize all radio frequency circuits and components on the site.
10. The service provider / applicant shall notify the Chief Planner of the intent to vacate the project site at least 30 days prior to the vacation.
11. The approval for this wireless communications facility shall be deemed lapsed if the facility is not operated for a continuous period of 12 months, and the site will be considered abandoned.
12. If the wireless communications facility is considered abandoned or will be vacated, the owner of the facility or the owner of the property on which the facility is sited shall remove all equipment and improvements associated with the use within 90 days of the date the use is discontinued or the service provider / applicant has notified the Chief Planner of the intent to vacate the project site; and shall restore the site to its original condition as shown on the plans submitted with the original approved application or as required by the Chief Planner. The owner or agent shall provide written verification of the removal of the wireless communications facility within 30 days of the date the

removal is completed.

STANDARD CONDITIONS AND LIMITATIONS FOR COMMERCIAL, INDUSTRIAL, MIXED USE, AND MULTI-FAMILY RESIDENTIAL PROJECTS

Entitlement and Permit Status

1. Unless the use has commenced or related building permits have been issued within two (2) years of the date this permit is granted, this permit will automatically expire on that date. A one-year permit extension may be granted in accordance with provisions of the SSFMC Chapter 20.450 (Common Procedures).
2. The permit shall not be effective for any purpose until the property owner or a duly authorized representative files an affidavit, prior to the issuance of a building permit, stating that the property owner is aware of, and accepts, all of the conditions of the permit.
3. The permit shall be subject to revocation if the Project is not operated in compliance with the conditions of approval.
4. Minor changes or deviations from the conditions of approval of the permit may be approved by the Chief Planner and major changes require approval of the Planning Commission, or final approval body of the City, per SSFMC Chapter 20.450 (Common Procedures).
5. Neither the granting of this permit nor any conditions attached thereto shall authorize, require or permit anything contrary to, or in conflict with any ordinances specifically named therein.
6. Prior to construction, all required building permits shall be obtained from the City's Building Division.
7. All conditions of the permit shall be completely fulfilled to the satisfaction of the affected City Departments and Planning and Building Divisions prior to occupancy of any building. Any request for temporary power for testing equipment will be issued only upon substantial completion of the development.

Lighting, Signs, and Trash Areas

8. All exterior lights shall be installed in such a manner that is consistent with SSFMC Chapter 20.300 (Lot and Development Standards), and there shall be no illumination on adjacent properties or streets which might be considered either objectionable by adjacent property owners or hazardous to motorists.

9. No additional signs, flags, pennants or banners shall be installed or erected on the site without prior approval, as required by SSFMC Chapter 20.360 (Signs).
10. Adequate trash areas shall be provided as required by SSFMC 20.300 (Lot and Development Standards).
11. Trash handling area must be covered, enclosed and must drain to sanitary sewer. This must be shown on the plans prior to issuance of a permit. If being installed in a food service facility the drain must be connected to a grease interceptor prior to the connection to the sanitary sewer.

Landscaping, Construction, & Utilities

12. The construction and permitted use on the property shall be so conducted as to reduce to a minimum any noise vibration or dust resulting from the operation.
13. A plan showing the location of all storm drains and sanitary sewers must be submitted.
14. All sewerage and waste disposal shall be only by means of an approved sanitary system.
15. Prior to any on-site grading, a grading permit shall be obtained from the City Engineer.
16. All existing utility lines, underground cable conduits and structures which are not proposed to be removed shall be shown on the improvement plans and their disposition noted.
17. All landscape areas shall be watered via an automatic irrigation system which shall be maintained in fully operable condition at all times, and which complies with SSFMC Chapter 20.300 (Lot and Development Standards).
18. All planting areas shall be maintained by a qualified professional; the landscape shall be kept on a regular fertilization and maintenance program and shall be maintained weed free.
19. Plant materials shall be selectively pruned by a qualified arborist; no topping or excessive cutting-back shall be permitted. Tree pruning shall allow the natural branching structure to develop.
20. Plant materials shall be replaced when necessary with the same species originally specified unless otherwise approved by the Chief Planner.

Parking Areas, Screening, & Drainage

21. All ducting for air conditioning, heating, blower systems, accessory mechanisms and all other forms of mechanical or electrical equipment which are placed on or adjacent to the building shall be screened from public view, in accordance with SSFMC Chapter 20.300 (Lot and Development Standards).
22. All parking spaces, driveways, maneuvering aisles, turn-around areas and landscaping areas shall be kept free of debris, litter and weeds at all times. Site, structures, paving, landscaping, light standards, pavement markings and all other facilities shall be permanently maintained.
23. All parking spaces, driveways, maneuvering aisles, and turn-around areas must drain and be plumbed to the sanitary sewer.

Public Safety

24. The applicant shall comply with the provisions of Chapter 15.48 of the Municipal Code, "Minimum Building Security Standards" Ordinance revised May 1995. The Police Department reserves the right to make additional security and safety conditions, if necessary, upon receipt of detailed/revised building plans.
25. The applicant shall comply with the provisions of Chapter 15.24 of the Municipal Code, "Fire Code" Ordinance. The Fire Department reserves the right to make additional safety conditions, if necessary, upon receipt of detailed/revised building plans.
26. All fire sprinkler test and/or drain lines shall be connected to the sanitary sewer.

Revised March 2013

WATER QUALITY CONTROL DIVISION CONDITIONS

1. Storm drains must be protected during construction. Discharge of any demolition/construction debris or water to the storm drain system is prohibited.

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