This section of the IMP includes a list of conditional use authorizations for projects on the Main Campus and the Lone Mountain Campus over the past five decades. The conditions of project approval are listed below with a brief description of how applicable conditions have been or will be satisfied.

**Lone Mountain – 2800 Turk Street; Block 1107, Lot 003A**

*Resolution No. 5357 (Case No. CU61.13)*

1961 conditional use authorization for expansion of an existing conditional use (San Francisco College for Women).

- No conditions are listed in the approval.

**Kendrick Hall and Harney Hall – Block 1190 & 1145, Lot 001**

*Resolution No. 5367 (Case No. CU61.16)*

1961 conditional use authorization for (1) a new Law School and (2) a new Science building for the University.

- No conditions are listed in the approval.

**Gillson Hall – Block 1145, Lot 001**

*Resolution No. 5766 (Case No. CU64.11)*

1964 conditional use authorization for a 382-student multi-floor men’s dormitory subject to the further conditions as follows:

1. Said dormitory shall be located as indicated on the site plan by Milton T. Pflueger, architect, dated April 9, 1964, marked Exhibit “A11” and filed as a part of this application and said structure shall be generally in character with the plans and perspective marked Exhibit “B” filed with this application;

2. Vehicular and pedestrian access to the university property and this dormitory from Loyola Terrace shall be limited and controlled in the following manner: (a) a fence and gate a minimum of eight feet high with a vehicular opening 16 feet or less in width and a pedestrian opening within the vehicular gate 3 feet or less in width, all in general conformity with the sketch by Milton T. Pflueger dated April 14, 1964 marked Exhibit “C” and filed with this application. (b) A lock on the vehicular gate which may be opened only for access to the dormitory by scavenger trucks and other necessary service vehicles and for emergency purposes. (c) The pedestrian gate shall be open only as long as the use of said gate for access to Loyola Terrace does not result in objectionable activity and/or noise or undue vehicular congestion of Loyola Terrace, a residentially developed street, by on-street parking of automobiles or use of Loyola Terrace as a passenger pickup area. (d) Signs, if any, to give notice of the above restrictions shall not exceed 4 square feet in area and shall be approved as to form and location by the Department of City Planning prior to filing for a sign permit.

3. A planting strip, 10 feet wide except where necessarily less for vehicular turning maneuvers at the Loyola Terrace entrance shall be provided along the southern property line between said dormitory and adjacent residential properties. Said landscaping shall consist of such plants as Monterey Pines or comparable-size broadleaf evergreens combined with medium-size shrubs and broadleaf evergreens at the above mentioned gate of a type which will arch over the entry way in conformity with a landscaping plan to be submitted to the Department of City Planning for approval. All such landscaping shall be installed prior to occupancy of this dormitory.

4. Any outside artificial lighting shall be directed downward and away from adjoining residential properties.
Prior Conditional Use Authorizations

5. During construction of this dormitory a solid fence, a minimum of six feet high, shall be erected along the southern property line adjacent to nearby residential buildings.

6. Final plans, including landscaping plans, prepared in consultation with the Department of City Planning shall be submitted for approval to the Department of City Planning prior to filing for any building permit applications.

- The conditions above have been met. This project is now complete.

Student Union and Hayes-Healy Hall – Block 1145, Lot 001

Resolution No. 5830 (Case No. CU64.28)

1964 conditional use authorization of a (1) a 5-story student union building (opposite Kittredge Terrace and between the Harney Science Building and the Gymnasium) and (2) a 9-story dormitory for approximately 400 students (opposite Tamalpais Terrace and north of a dormitory authorized on April 16, 1964, by the City Planning Commission) subject to further conditions as follows:

1. The student union building shall be located, constructed and landscaped in general conformity with plans entitled "Preliminary, Student Union Building, University of San Francisco, Milton T. Pflueger, Architect" dated August 20, 1964 and revised August 24, 1964; which plans have been submitted with this application and marked as Exhibit A.

2. The dormitory building shall be located, constructed and landscaped in general conformity (except as noted below) with plans entitled Preliminary Plans for Student Residence #3 & Parking Garage, University of San Francisco, Milton T. Pflueger, Architect" dated August 20, 1964; which plans have been submitted with this application and marked as Exhibit B.

3. Landscaping and solid fencing or other appropriate measures shall be provided in a manner approved by the Department of City Planning so as to screen the truck loading and parking areas adjacent to the dormitory building from residential properties across Golden Gate Avenue.

4. In the event that a portion of the approximately 171 parking spaces proposed to be located in the garage and lot adjacent to the dormitory may be appropriately located elsewhere on the campus all but approximately 40 of said spaces may be so relocated subject to the approval of the City Planning Commission prior to the filing of any application for grading or building permits for the dormitory building, and all 171 parking spaces must be available for use prior to the issuance of a certificate of occupancy for the dormitory building.

During construction of these two buildings an attractive solid fence, a minimum of six feet high, shall be erected along Golden Gate Avenue in front of the two construction sites to conceal debris resulting from the construction, and the contractors for these two buildings shall take appropriate action at the discretion of the Department of City Planning to prevent undue blowing of dust and debris from the construction sites to nearby residences.

5. Final building and landscaping plans for these two buildings shall be submitted to and approved by the Department of City Planning prior to the filing of any application for grading or building permits.

- The conditions above have been met. This project is now complete.
Library – Block 1145, Lot 001

Resolution No. 5985 (Case No. CU66.17)

1966 conditional use authorization for the expansion of an authorized conditional use by addition of a four-story library wing subject to further conditions as follows:

1. Said expansion shall be in general conformity with plans titled “Library Addition for San Francisco College for Women” by Ohmura, Teague and Associates, dated December 10, 1965 and filed with this application.

2. The City Planning Commission shall receive a report every three months from the College on the progress of the installation of landscaping on the north slope of Lone Mountain as described to the Commission in February 1961.

- The conditions above have been met. This project is now complete.

School of Business and Education; Law School Parking Garage – Block 1145, Lot 001; 1144, Lots 001 & 001B; 1190, Lot 001

Resolution No. 6634 (Case No. CU70.79)

1970 conditional use authorization to permit a 3-story building adjacent to St. Ignatius Church on Fulton Street for the Schools of Business Administration and Education; to remove 36 off-street parking spaces thereby modifying the off-street parking requirements of City Planning Commission Resolution No. 6083; and to provide additional parking at some future date in a new parking garage adjacent to the Law School, having access on Cole Street subject to further conditions as follows:

1. The site for the Education and Business Administration Building shall be developed in general conformity with the plot plan filed with this application and marked "Exhibit A," except that surface or below grade parking may be placed on the site upon approval by the Department of City Planning without further Conditional Use authorization.

2. A minimum of 624 off-street parking spaces shall be provided on the campus at all times, except during construction of buildings authorized in this Resolution when a lesser number, if necessary, may be provided upon receiving approval of such lesser number from the Department of City Planning.

3. Prior to the filing for any building permits, final preliminary plans for landscaping shall be submitted to the Department of City Planning for review and approval. Said landscaping shall be installed and continuously maintained in a healthy and attractive condition. Defective, damaged or lost plants and trees shall be replaced whenever necessary by the applicant.

4. Plans for a parking garage, located to the east of the adjacent Law School and accommodating at least 116 automobiles shall be prepared in consultation with and be approved by the Department of City Planning prior to the application for any building permits for said parking structure. Without further conditional use authorization, said building containing the parking garage may contain other uses appropriate to the operation of the University of San Francisco to the extent that the number of off-street parking spaces to be provided therein meets the strict requirement of the City Planning Code for such uses. The height of said building shall not exceed an elevation of 370 feet, the height
Prior Conditional Use Authorizations

of the adjacent Law School. Automobiles in the garage shall be effectively and attractively screened from the view of residential properties. The exterior treatment and appearance of said parking garage shall be in general conformity with the character of neighboring structures.

5. Signs, if any, shall be limited to non-projecting, non-illuminated signs for identification and control of access and circulation for the parking garage and shall all be in conformity with sign plans approved by the Department of City Planning prior to filing for sign permits.

- The conditions above have been met. The parking garage adjacent to the Law School was built. The 3-story building proposed to be adjacent to St. Ignatius Church on Fulton Street has not been built and the site remains open space.

- Regarding Condition No. 3, in 2012 the University plans to replace the prior Acacia trees by extending the line of existing Lombardi Poplar trees along the south side of the parking structure.

- Regarding Condition No 4, the parking garage adjacent to the Law School includes approximately 104 off-street parking spaces. This condition provides that the parking garage may contain other uses (i.e. fewer than 116 parking spaces) so long as Planning Code parking requirements are met. There are currently about 135 classrooms (including teaching laboratories and seminar rooms) campus-wide, resulting in a Planning Code requirement of 68 off-street parking spaces. There are approximately 847 off-street parking spaces campus-wide, exclusive of the dedicated parking provided for Loyola Village apartments and the Loyola House Jesuit residence. Loyola village includes approximately 136 off-street parking spaces (one parking space per dwelling unit, consistent with Planning Code requirements). Loyola House has 26 rooms with one bed per room and there are a total of 25 off-street parking spaces dedicated for use by the Jesuit community, consistent with Planning Code requirements.

**Loyola Village – Block 1107, Lot 003A**

*Resolution No. 8248 (Case No. CU79.22)*

1979 conditional use authorization to permit a community recycling program and facility.

- This facility was removed to accommodate the Loyola Village project and is no longer in operation.

*Motion No. 14322 (Case No. 95.336C)*

1997 conditional use authorization to construct up to 136 dwelling units [Anza Street Housing] and up to 34 group housing units [Jesuit Residence], and allowance of parking exceeding 150% of the requirement, and as a Planned Unit Development seeking exceptions from rear yard standards, modification of the method of measurement of building height, and review of the proposed reconfiguration and improvement of the south side of Anza Street from wood street to Parker Avenue for consistency with the general plan.

- The conditions of approval to this motion were superseded by the conditions to Motion No. 14998, discussed below.

*Motion No. 14998 (Case No. 99.289C)*

2000 conditional use authorization to modify a previously approved conditional use application (Case No. 95.336C, Motion No. 14322) to construct up to 136 dwelling units, and to modify a previously approved Planned Unit Development with exceptions from the rear yard requirements, and method of height measurement. This proposal is in compliance with USF’s Institutional Master Plan. Conditions of approvals as follows:
University of San Francisco
Institutional Master Plan
Appendix 3

Prior Conditional Use Authorizations

1. This Conditional Use authorization shall be for the construction of up to 136 dwelling units in 5 buildings in general conformity with plans filed with the application and labeled "Exhibit B" and dated January 24, 2000.

General Mitigation Measures

2. Mitigation Measures, as outlined in Negative Declaration File No. 95.336C dated October 2, 1996, and reconfirmed in Addendum No. 2 dated August 2, 1999, shall be Conditions of Approval and are accepted by the Project Sponsor and are binding on its successors in interest. If said measures are less restrictive than the additional conditions imposed herein, the more restrictive and protective measures, as determined by the Zoning Administrator shall apply.

Transportation

3. USF will cooperate with the neighbors in the vicinity of the project if such neighbors seek to create a separate residential permit parking area for the on-street parking along Anza Street, adjacent to the project, which is not currently identified as residential permit parking. USF will not seek to add the Anza Street project nor the parking areas adjacent to the project to the current "L" residential permit parking area unless it is agreed to by both the Ewing Terrace Neighborhood Association and the Francisco Heights Civic Association.

4. USF will cooperate with the neighbors in the vicinity of the project towards getting approval from the Department of Parking and Traffic for a crosswalk and placement of a STOP sign at Blake Street and/or Collins Street.

5. During site preparation and construction the Project Sponsor shall restrict hoe ram operation or similar operations to the hours of 9:00 a.m. to 3:30 p.m. Construction hours are restricted to 7:00 a.m. through 4:00 p.m. Mondays through Fridays, and 9:00 a.m. to 3:30 p.m. on Saturdays and Sundays.

6. During construction of the project, the Project Sponsor shall request that the Department of Parking and Traffic close the south parking lane and sidewalk between Parker and Collins Avenues.

7. During construction of the project, material storage shall be located on site.

8. Project sponsor will install a STOP sign on the Driveway Approach to Anza Street, and will obtain a permit for this from the Department of Parking and Traffic if necessary.

9. USF will modify the intersection at the viaduct exit onto Parker Avenue and will add a right turn only sign.

Parking

10. A minimum of eleven (11) off-street parking spaces, split between at least two different locations on the Project Site, shall be made available exclusively to guests and visitors to the project, subject to reasonable regulation by the Project Sponsor or homeowner's association. The visitor parking shall be designated as such by appropriate signage.

11. Except for a maximum of eight (8) employees whose duties require the use of an automobile, residents of the project shall not be eligible for parking permits for daytime parking in University parking lots other than those lots associated with their individual residences.

Housing Affordability
12. The Project Sponsor shall designate a total of 17 units as affordable Below Market Rate (BMR) units to be constructed on the site of the principal project. This total represents 12.5 percent of all units in the Modified Project.

13. The subject BMR units may all be located in the two larger apartment buildings, and shall reflect the unit size/mix of the market rate units in those buildings.

14. The BMR units shall be designated by the Project Sponsor by notice to both the Zoning Administrator and the Director of the Mayor's Office of Housing prior to the issuance of the first temporary certificate of occupancy for the Modified Project. Thereafter, the designated affordable units may be changed from time to time by the Project Sponsor upon thirty (30) days' notice to both the Zoning Administrator and the Director of the Mayor's Office of Housing; provided, however, that such change shall not be made if within such thirty (30) days either the Zoning Administrator or the Director of the Mayor's Office of Housing determines that the proposed substitute affordable unit is not equivalent in size and quality to the previously designated unit, or that any existing owner or tenant of the substitute BMR unit is not a qualified household.

15. Six (6) of the seventeen (17) BMR units shall be rented to qualifying households, as defined in the Affordable Housing Monitoring Procedures Manual (hereinafter "Procedures Manual") published and adopted by Resolution No. 13405 on September 10, 1992 by the City Planning Commission, whose gross annual income, adjusted for household size, does not exceed sixty percent (60%) of the median income for the San Francisco Principal Metropolitan Statistical Area (PMSA). The remaining eleven (11) BMR Units shall be rented to qualifying households whose gross income, adjusted for household size, does not exceed seventy-five percent (75%) of the median income for the San Francisco PMSA. The percentage of median income specified herein shall be the maximum income for qualifying households and the basis of base rent for BMR units. Base rent for BMR rental units, together with a utility allowance, shall not exceed thirty (30) percent of the percentage of median income specified above adjusted annually for permitted rent increase as described in the Procedures Manual, for a period of fifty (50) years from the date of initial rental of the BMR unit. These restrictions shall apply for a fifty (50) year period from the date of the initial rental of the BMR unit.

16. All BMR units shall be rented to qualifying households in accordance with these Conditions of Approval and the Procedures Manual for the 50 year term of this approval. Tenant and/or buyers shall so qualify upon first occupancy.

17. All qualifying households shall maintain residence in the BMR unit according to the procedures established in the Procedures Manual.

18. The City acknowledges that the Modified Project, including the BMR units, is primarily intended for sale or rental to faculty and staff of the University of San Francisco. The City further acknowledges that certain changes in the Procedures Manual are necessary to effectuate this purpose and to permit changes from time to time in the designated BMR units and to permit at the option of the Project Sponsor either the sale or rental of the units. Consequently, notwithstanding the provisions of the Procedures Manual, so long as the BMR units are marketed only to faculty and staff of the University, the provisions set forth in Section II.C, D and E shall not apply, but shall apply to the marketing of the BMR units to other persons; (ii) the restriction or conversion of BMR rental units to ownership units set forth in Section II.J shall not apply; and (iii) the BMR Note referenced in Section II.K of the Procedures Manual shall be payable to the Project Sponsor or USF, and any funds received by the Project Sponsor or USF from the repayment of BMR Notes shall be used to subsidize housing in the Modified Project.

19. The definitions, procedures and requirements for BMR units set forth in the Procedures Manual, as modified by the Conditions of Approval, are incorporated herein as Conditions of Approval. Terms used in these Conditions of Approval and not otherwise defined shall have the meanings set forth in the Procedures Manual.
Prior Conditional Use Authorizations

Resale Restrictions

20. Condominiums sold shall be subject to resale restrictions which (a) require that the units be marketed for a period of at least forty-five (45) days exclusively to the University of San Francisco and its affiliates and its faculty and staff, and (b) provide the University or the Project Sponsor with a right of first offer on the sale of the unit to any person who is not a member of the University faculty or staff.

Landscaping

21. A detailed landscaping plan shall be developed, in consultation with the Ewing Terrace Neighborhood Association and Francisco Heights Civic Association, and shall be subject to the approval of the Department of City Planning staff prior to issuance of a building permit. Such landscaping plan shall include, (a) repair and replanting of the existing footpaths, (b) criteria developed by an arborist to protect, to the extent reasonably feasible, existing trees not designated to be removed.

Design

22. Final design details, specifically window treatment including but not limited to illusion of depth, detailing, placement, and materials shall be subject to Planning Department review (in consultation with the neighborhood) and approval before the Architectural Addendum is released for approval to the Department of Building Inspection.

Performance

23. The Project Sponsor shall appoint a community liaison officer to deal with issues of concern to neighbors related to the construction and operation of the Modified Project. The name and telephone number shall be reported to the Zoning Administrator for reference.

24. Should implementation of this project result in complaints from neighborhood residents, which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth with Exhibit A of the motion, the Zoning Administrator shall report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3 and 306.4 of the Code to consider revocation of this Conditional Use Authorization.

25. Should the monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successor shall pay fees as established in Planning code Section 351(f)(2).

26. The Applicant will record a copy of these Conditions with the City and County of San Francisco's Office of the Recorder as part of the Property records prior to the approval of any building permit application by Planning Department.

27. The authorization and rights vested by virtue of this action shall be deemed void and canceled if within thirty-six months of the effective date of this Motion, construction has not yet begun by the applicant.

- The conditions above have substantially been met, as explained below.

- Regarding Condition No. 2, the required mitigation measures pertained to construction of the project and are no longer relevant. See "Mitigation Measures Referenced in Motion No. 14998" below.
Prior Conditional Use Authorizations

• Condition No. 10 requires, in part, that visitor parking be split in at least two different locations and be designated as such by signage. The University is beginning a review of parking facilities and policies. These conditions will be incorporated in future parking restrictions.

• Condition No. 9, requires a right turn only sign at Parker Avenue. However, because there is no westbound traffic on the viaduct it is not possible to exit onto Parker Avenue so this condition is moot.

• Regarding Condition No. 12, the University will initiate annual reporting to the Mayor’s Office of Housing in 2012. To date, there have only been minimal changes in occupancy and no rent increases.

• Regarding Condition No. 20, there are no condominiums in Loyola Village. All units are rental units.

Mitigation Measures Referenced in Motion No. 14998

Pursuant to Motion No. 14998 (discussed above) the project sponsor was required to comply with the following Mitigation Measures, as outlined in Negative Declaration File No. 95.336C dated October 2, 1996, and reconfirmed in Addendum No. 2 dated August 2, 1999:

Construction Air Quality

The project sponsor would require the contractor(s) to spray the site with water during demolition, excavation, and construction activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soil, sand or other such material; and sweep surrounding streets during demolition, excavation, and construction at least once per day to reduce particulate emissions.

Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The project sponsors would require the project contractors) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions from equipment that would be in frequent use for much of the construction period.

Hazardous Materials

To mitigate any potential health risks related to chrysotile asbestos, which may or may not be located on the site, the project contractor will water the site during excavation activities at least twice daily, or more frequently if necessary to prohibit visible dust emissions (which might indicate emission of non-visible dust), and take other steps (such as covering of haul loads, rinsing of tires, and sweeping construction dirt and debris from adjacent streets, as necessary) to minimize dust generation during excavation, storage, and transport. Excavated materials containing over one percent friable asbestos will be treated as hazardous waste, and will be transported and disposed of in accordance with applicable State and Federal regulations.

Cultural

Should evidence of archaeological resources of potential significance be found during ground disturbance, the project sponsor would immediately notify the Environmental Review Officer (ERO) and would suspend any excavation which the ERO determined could damage such archaeological resources. Excavation or construction activities which might damage discovered cultural resources would be suspended for a total maximum of four weeks over the course of construction.

After notifying the ERO, the project sponsor would select an archaeologist to assist the Office of Environmental Review in determining the significance of the find. The archaeologist would prepare a draft report containing an assessment of the potential significance of the find and recommendations for what measures should be implemented.
to minimize potential effects on archaeological resources. Based on this report, the ERO would recommend specific additional mitigation measures to be implemented by the project sponsor.

Mitigation measures might include a site security program, additional on-site investigations by the archaeologist, and/or documentation, preservation, and recovery of cultural materials. Finally, the archaeologist would prepare a draft report documenting the cultural resources that were discovered, and evaluation as to their significance, and a description as to how any archaeological testing, exploration and/or recovery program was conducted.

Copies of all draft reports prepared according to this mitigation measure would be sent first and directly to the ERO for review. Following approval by the ERO, copies of the final reports(s) would be sent by the archaeologist directly to the president of the Landmarks Preservation Advisory Board and the California Archaeological Site Survey Northwest Information Center. Three copies of the final archaeology report(s) shall be submitted to the Office of Environmental Review, accompanied by copies of the transmittals documenting its distribution to the president of the Landmarks Preservation Advisory Board and the California Archaeological Site Survey Northwest Information Center.

Kendrick Law School – Block 1190, Lot 001

Resolution No. 8708 (Case No. CU80.213)

1980 conditional use authorization to permit building expansion subject to further conditions as follows:

1. This authorization is for construction of an addition to Kendrick Law School in general conformity with plans entitled: "Kendrick Hall Additions, University of San Francisco", sheets A-1, A-3, A-4 and A-5 dated June 10, 1980 and on file with the conditional use application.

2. The University shall provide for regular clean up and removal of litter and trash from the open area of the site.

3. The University shall continue the diligent implementation of the Transportation Systems Management Plan, and shall submit yearly reports to the Department of City Planning describing the progress made in implementing the plan.

- The conditions above have been substantially met. Regarding Condition No. 3, the University has diligently implemented its Transportation Systems Management Plan since 1980 and will submit yearly reports to the Planning Department. The University's Transportation Systems Management Plan (a.k.a. the Transportation Demand Management Program) has been evaluated and updated as part of this new IMP.

Saint Ignatius High School – Block 1144, Lot 001 & 001B

Resolution No. 6366 (Case No. CU69.20)

1969 conditional use authorization to permit expansion of the facilities of the University of San Francisco by the alteration of the St. Ignatius High School building into university classrooms and offices and the adjoining playfield into a parking lot on the property subject to further conditions as follows:

1. The subject site shall be developed in general conformity with the plot plan filed with this application and marked "Exhibit A," except that additional surface of below grade parking may be placed on the site upon approval by the Department of City Planning without further Conditional Use authorization.

2. The subject site shall be landscaped according to plans and specifications prepared in consultation with and approved by the Department of City Planning prior to any excavation of the site or preparation for new parking areas on the site. All parking areas shall be screened from facing residential properties by a landscaped solid fence, wall or other solid landscaping screen, and said
Prior Conditional Use Authorizations

The landscaping plan shall include appropriate on-site shrubs, ground cover and trees to enhance the appearance of the parking areas as viewed from nearby residential properties. All three street frontages of the site shall be planted with appropriate street trees.

3. Landscaping shall be perpetually maintained to sustain plants in a healthy, attractive condition and promote normal growth and full development typical of their species.

4. Any artificial lighting shall be deflected downward and away from adjoining and facing residential properties.

5. Signs, if any shall be limited to non-projecting, non-illuminated signs to control access and circulation within the parking area, and identifying signs for the University and shall all be in conformity with sign plans approved by the Department of City Planning prior to filing for sign permits.

- The conditions above have been met. This project is complete.

Koret Center – Block 1144, Lots 001 & 001B

Motion No. 10407 (Case No 83.469C)

1985 conditional use authorization for modifications and additions to the recreation facilities of a private post-secondary educational institution including consolidation of off-street parking. Three new building components would be constructed along the Stanyan Street frontage and linked by a glass enclosed circulation system to each other and to the remaining portion of Loyola Gym. These components would be: (1) Racquetball Courts (5,500 sq.ft.), (2) Natatorium (57,100 sq.ft.), (3) Multipurpose Courts (43,200 sq.ft.). The three existing parking lots on site would be consolidated in the northeast portion of the project block, retaining the existing lot entrance on Turk Street. (Seven spaces on site would be lost in the consolidation and would be replaced elsewhere on the USF main campus.) The existing soccer field would be shifted 10 feet to the west and the existing spectator seating would be moved to the east side of the field and a press box and public restrooms would be incorporated into the spectator viewing area. Conditions of Approval are as follows:

1. The authorization contained herein is for the use of the Subject Property as the University of San Francisco Health and Recreation Center with off-street parking in the amount proposed in Application No. 83.469ECC (177 spaces on-site). Final plans, including a plan for landscaping, the planting and maintenance of plant materials, fencing, parking lot lighting, and parking lot screening along all street frontages shall be reviewed and approved by the staff of the Department prior to the issuance of any building permit.

2. This authorization is limited to USF and is not transferrable to any other assignees or successors in interest. Any new non-residential use of the property would be subject to the regulations of the Code and, accordingly, would be required to seek a new conditional use authorization.

3. The Applicant shall continue to encourage ride sharing and transit use and shall continue to pursue the goals and objectives of the USF Transportation Systems Management Plan to decrease reliance on the automobile for the operation of the Health and Recreation Center on the Subject Property.

4. A final plan for the layout and arrangement of parking spaces preferential carpool spaces and the ingress and egress to the parking lot shall be made under the advisement of staff of the Department of City Planning. Said final parking plan shall be kept on file with the application.

5. The Applicant shall provide for use of the facilities by neighborhood residents as outlined in the application and the FEIR.
Prior Conditional Use Authorizations

6. The Subject property shall be maintained in a neat and attractive manner in keeping with the residential character of the surrounding area.

7. Colors used for the exterior finish of the structure will be earth-tones.

8. Evergreen landscaping will be used to screen exposed glass surfaces such as the Recreation Center entrance atrium and galleria to reduce glare from glass surfaces. Insofar as possible, west facing glass will be angled northwest to reduce glare directly across Stanyan Street. Non-reflective glass will be used for the Recreation Center atria and galleria as proposed.

- The conditions above have been met. This project is now complete.

Koret Center Parking Platform

Motion No. 13862 (93.314C)

1995 conditional use authorization to allow construction of a parking platform above an existing parking lot. The project includes the construction of an additional parking level containing approximately 119 automobile parking spaces on a 31,640 square feet platform over an existing parking lot containing 169 automobiles and 10 motorcycle spaces, at the corner of Turk Boulevard and Parker Avenue for a total parking area of about 78,200 square feet. The project would Increase the number of (automobile) parking spaces for this lot by 99 (119 new spaces minus twenty that would be lost on the first level due to structural requirements), for a total of 268 spaces on the two levels. The university plans to eliminate two other parking lots (Lots D and I) as described in the Institutional Master Plan. There would be no net increase in total off-street automobile parking spaces in the area, though there would be a loss of 59 motorcycle spaces. (Lots D and I would be removed from use at or before the time the subject project is completed.).

Conditions of approval are as follows:

A. Land Use

1. This Conditional Use Authorization shall be for the construction of an additional parking level on Lot 1 in Assessor's Block 1144, and containing up to approximately 119 parking spaces over an existing lot containing 169 automobile and motorcycle spaces at the corner of Turk Boulevard and Parker Street in general conformity with plans filed with the Application and labeled "Exhibit B" and dated April 13, 1995.

2. Ingress and egress for the new parking level shall be limited to Parker Avenue.

3. The applicant shall use good faith efforts to request and encourage the Department of Public Works or Department of Parking and Traffic to install traffic bumps (similar to those on Masonic Avenue near Fulton Street) on Turk Boulevard to discourage illegal left turns into or out of the lower parking level. If installed, the Project Sponsor shall reimburse the City for the cost of installation.

4. The applicant shall restrict parking in the lower level of the parking structure, accessed from Turk Boulevard, to handicapped parking and USF faculty and employees expected to use the parking on a long-term daily basis.

5. The applicant shall restrict parking available for short term users to the upper level accessed from Parker Street.

6. No internal vehicular connection between the two levels will be permitted and parking on each of the two levels will require a separate parking permit.

7. Security measures, including lighting, video surveillance and emergency telephones directly hooked up to the University Public Safety Office will be installed on both parking levels. The parking
Prior Conditional Use Authorizations

deck will be a part of the University Public Safety officer’s regular security surveillance. Lighting shall be directed down and away from residentially developed properties in a manner that prevents adverse glare to surrounding dwelling and in accordance with plans approved by the Department of City Planning.

8. The applicant shall make available night time and weekend parking privileges in the parking structure to neighborhood residents on terms as the University determines after consultation with interested residents and neighborhood groups.

9. Construction, site preparation and clean up guidelines shall be developed in consultation with the Department of City Planning and adhered to by the Applicant.

10. Construction hours shall be restricted to the time after 8:00 a.m. and ending prior to 5:00 p.m. Monday through Saturday. There shall be no construction work on Sundays. The use of heavy machinery and equipment and other activities involving substantial noise shall not commence until after 9:00 a.m.

11. There shall be notice to adjacent neighbors 30 days prior to construction according to procedures approved by the Zoning Administrator.

12. The Applicant shall meet and confer with operators of the recycling center and use its best efforts to allow continuation of the operation either at the current location or at an alternative location through December.

B. Performance

1. Should the implementation of this Project result in complaints from Interested property owners, residents or commercial lessees, which are not resolved by the applicant (and/or the appointed Community Liaison for the Project) and are subsequently reported to the Zoning Administrator and found to be in violation of the City Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such unresolved complaints to the City Planning Commission after which the Commission shall hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Section 174, 306.3, and 306.4 of the Code to consider revocation of this Conditional Use Authorization.

2. Should monitoring of the Conditions of Approval be required, the applicant or successors in interest shall pay applicable fees as established in Planning Code Section 351.

3. The applicant shall execute and record the specified conditions as a Notice of Special Restrictions at the Office of the County Clerk/Recorder.

- The conditions above have substantially been met. Regarding Conditions No. 4 and 5, the University is beginning a review of parking facilities and policies. These conditions will be incorporated in future parking restrictions. Handicapped parking spaces are already designated on the lower level.

Cogeneration Power Plant – Block 1145, Lot 001

Motion No. 10408 (Case No. 83.469C)

1985 conditional use authorization for modifications of the heat and power-generation facilities of a private post-secondary educational institution. Construction of a cogeneration power plant and demolition of four existing steam boilers. Conditions of approval are as follows:

2/13/12
Prior Conditional Use Authorizations

1. The authorization contained herein is for the use of the Subject Property as the University of San Francisco Cogeneration Plant as proposed in Application No. 83.469ECC. Final plans shall be reviewed and approved by the staff of the Department prior to the issuance of any building permit. Said plant, and the cogeneration system approved, shall be limited to operating at the level needed to provide for the USF electrical demand or steam demand, whichever is the higher level of operation.

2. This authorization is limited to USF and is not transferable to any other assignees or successors in interest. Any new non-residential use of the property would be subject to the regulations of the Code and, accordingly, would be required to seek a new conditional use authorization.

3. The heat radiator of the Cogeneration System shall be encased within a noise insulating enclosure that reduces noise to levels at or below the respective daytime and nighttime ambient levels.

4. The fan in the heat radiator shall be run at low speed during the night to reduce noise generated by the radiator to a level below that which would potentially cause sleep disturbance for the residents of the homes nearest the Gleeson Library site.

5. The intake and outlet of the system shall be equipped with silencing devices to reduce noise levels measured at the nearest homes.

6. The system shall be installed in a basement to reduce noise levels emitted from the system to the environment.

7. The system shall be enclosed in an acoustically treated shell to reduce noise to levels currently existing inside the steam plant.

8. Soundproofing of the steam plant shall include acoustical tiles or padding on the walls and air intake and exhaust pipe sound traps to reduce noise levels to 50 dBA just outside the basement walls.

9. Insofar as feasible, major equipment shall undergo initial testing with all acoustically mitigating auxiliary equipment in place to reduce noise impacts during equipment installation and system start-up.

10. To minimize the impact of exhaust emissions on the people in the vicinity of the cogeneration system, the project sponsor shall have the top of the cogeneration system exhaust stack narrowed to increase emission velocity and thus the extent of the dispersion.

11. Cogeneration equipment shall be installed in compliance with the National Fire Protection Association (NFPA) recommended "Standard for the Installation and Use of Stationary Combustion Engines and Gas Turbines," NFPA 37.

12. Existing PCB-containing electrical transformers shall be replaced with new transformers not containing PCBs.

13. A noise level survey shall be performed after the cogeneration facility is operating to determine whether the cogeneration facility equipment generates a sound level at the sidewalk on the north side of Golden Gate Avenue across from Gleeson Library in excess of 50 dBA between 7:00 AM and 10:00 PM at full load or 45 dBA between 10:00 PM and 7:00 AM under night operating conditions. The results of the survey shall be submitted to the Zoning Administrator. If the noise level should exceed these levels, USF shall implement additional engineering controls to reduce the sound to the stated levels.
Prior Conditional Use Authorizations

14. Appropriate air dispersion modeling as determined by the Bay Area Air Quality Management District shall be performed on the stack at Gleeson Hall. If modeling indicates a potential violation of a State or Federal ambient Air Quality Standard, the design shall be adjusted as necessary to insure that no violation will occur.

15. The construction contract shall include a requirement that the contractor not exceed equipment noise limits stated in the City Noise Ordinance (Article 29, San Francisco Administrative Code, 1972).

16. All construction shall take place between 8:00 AM and 5:00 PM and shall be restricted to weekdays.

17. The general contractor for the project shall meet with the Department of Public Works to establish construction vehicle routes that shall minimize impacts to residents and businesses in the vicinity of the site.

18. The University shall monitor noise levels each year at a time of cold weather that requires full operation of the cogeneration system. If the noise level is greater than the existing noise level, the University shall implement engineering changes to reduce the noise level to the existing level.

• The conditions above have substantially been met.

Gleeson Library – Block 1145, Lot 001

Motion No. 13986 (95.435C)

1995 conditional use authorization to allow construction of an addition to the existing Gleeson Library. The project will include the construction of a three-story, approximately 37,040 gross square foot addition to the existing Gleeson Library, which is located on USF’s lower campus. Conditions of approval are as follows:

Land Use

1. This approval is for the construction of a three-story approximately 37,100 gross square foot addition to the existing approximately 96,000 square foot Gleeson Library in general conformity with plans filed with the application and labeled “Exhibit B” and dated October 19, 1995.

Conditions to be Met During the Construction Phase

1. All storage and staging of construction materials must take place on property owned by the University of San Francisco.

2. All construction vehicles are prohibited from parking or idling on any City street surrounding the construction site.

3. During the construction phase, all construction workers shall park on USF’s property and not on public streets.

4. There shall not be any construction before 7 a.m., Monday through Saturday nor any construction on Sundays.

Air Quality

1. To reduce particulate emission during construction, the contractors shall:
Prior Conditional Use Authorizations

a. Spray the site with water to reduce particulate emission during excavation and foundation phase.

b. Spray the soils affected during disruptive activities, such as pavement/foundation removal, excavation, grading, truck loading and compaction, continuously.

c. Cover stockpiles of soil, sand, and other material.

d. Cover trucks hauling debris, soils, sand, and other such materials.

e. Sweep surrounding street and unpaved construction areas at least once a day during demolition, excavation, and foundation setting phase.

2. The project sponsor shall require its contractor(s) to comply with Ordinance 175-71, adopted by the Board of Supervisors, requiring the use of non-potable water for particulate control activities, and to obtain reclaimed water from the Clean Water Program for this purpose.

Performance Conditions

1. The authorization and rights vested by virtue of this action shall be deemed void and canceled if the building permits are not issued within 36 months of the Commission authorization. This time limitation may be extended at the direction of the Zoning Administrator only where the failure to issue a building permit to construct the project is delayed by a City or State Agency, by administrative appeals or court challenge.

2. Should the construction phase of this project result in complaints from interested property owners or residents, which are not resolved by the applicant and are subsequently reported to the Zoning Administrator and found to be in violation of the City Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such unresolved complaints to the City Planning Commission after which the Commission shall hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in section 174.306.3, and 306.4 of the Code to consider revocation of this Conditional Use Authorization.

3. Should monitoring of the Conditions of Approval be required, the applicant or successors in interest shall pay applicable fees as established in Planning Code Section 351.

4. The applicant shall execute and record the specified conditions as a Notice of Special Restrictions at the Office of the County Clerk/Recorder.

- The conditions above have been met. This project is now complete.

Law Library – Block 1190, Lot 001

Motion No. 14744 (98.072C)

1998 conditional use and planned unit development approval for construction of a new 61,000 square-foot law library building, intensifying an institutional use and constructing a building over 40 feet in height (about 52 feet at its peak), and allowing modifications to front setback and rear yard requirements within a planned unit development. Conditions of approval as follows:

1. This authorization is the approval of a Conditional Use and Planned Unit Development to construct a new 61,000 square foot law library building for the University of San Francisco pursuant to conditional use application number 98.072C, allowing intensification of an institutional use in a
residential district, a building of greater than 40 feet in height (about 52 feet at the atrium peak) in a residential district, and modification of the front setback and rear yard standards under a planned unit development at 2195 Fulton Street, the southwest corner of the intersection of Fulton and Cole Streets (the eastern portion of Lot 1 in Assessor's Block 1190), in an RH-3 (Residential House, Three Family) District and 80-D Height and Bulk District, per Sections 209.3(i), 290.9(b), 253 and 304 of the Planning Code, in general conformance with "Exhibit B", the architectural plans so labeled contained in the case file as reviewed and approved by the Planning Commission. The Project will displace the existing 30 parking spaces from the site, and the new building will be integrated into the existing Kendrick Hall law school building at various levels. Overall the Project will add about 61,000 gross square feet of library space, which includes book and reference stacks, study, storage, processing and administrative areas. The new building could include up to three new classroom or seminar room spaces. About 22,000 square feet of area in the existing Kendrick Hall building will be vacated when those library facilities move into the new structure. This back space would be converted to offices and administrative space to alleviate existing overcrowded conditions in the building and the addition of up to four new seminar or classrooms. The Applicant has testified and presented evidence that student enrollment is not expected to increase due to the Project, but that the new law library building is intended to provide adequate space to service their existing program.

2. The mitigation measures identified in Negative Declaration No. 98.072E shall be required of the Project as follows:

Construction Air Quality

The project sponsor would require the contractor(s) to spray the site with water during excavation and construction activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soil, sand or other such material; and sweep surrounding streets during excavation and construction at least once per day to reduce particulate emissions. Ordinance 175-91, passed by the Board of Supervisors on May 6 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The project sponsors would require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions from equipment that would be in frequent use for much of the construction period.

Cultural Resources

Should evidence of archaeological resources of potential significance be found during ground disturbance, the project sponsor would immediately notify the Environmental Review Officer and would suspend any excavation which the Environmental Review Officer determined could damage such archaeological resources. Excavation or construction activities which might damage discovered cultural resources would be suspended for a total maximum of four weeks over the course of construction. After notifying the Environmental Review Officer, the project sponsor would select an archaeologist to assist the Office of Environmental Review in determining the significance of the find. The archaeologist would prepare a draft report containing an assessment of the potential significance of the find and a recommendation for what measures should be implemented to minimize potential effects on archaeological resources. Based on this report, the Environmental Review Officer would recommend specific additional mitigation measures to be implemented by the project sponsor. Mitigation measures might include the site security program, additional on-site investigations by the archaeologist, and/or documentation, preservation, and recovery of cultural materials. Finally, the archaeologist would prepare a draft report documenting the cultural resources that were discovered, and an evaluation as to their significance, and a description as to how any archaeological testing, exploration and/or recovery program was conducted. Copies of all draft reports prepared according to this mitigation measure would be sent first and directly to the Environmental Review Officer for review. Following approval by the Environmental Review Officer, copies of the final report(s) would be sent by the archaeologist directly to the president of the Landmarks Preservation Advisory Board and the California Archaeological Site Survey Northwest Information Center. Three copies of the final archaeology report(s) shall be submitted to the Office of Environmental Review,
3. The final plans shall conform substantially to the plans approved by the Commission on December 3, 1998, labeled as Exhibit B in the case file. The Planning Department shall continue working with the Applicant's architect on development of the details of the Project design, consistent with the plans approved by the Commission. Planning Department shall approve final design.

4. Landscaping shall be provided as indicated on the plans in Exhibit B, at a minimum. Every reasonable effort shall be made to preserve and integrate existing mature trees on the site. Screening landscaping, including substantial trees shall be planted to the extent feasible along the southern perimeter of the Project and adjacent Kendrick Hall building. Street trees shall be planted as indicated on the plans in Exhibit B. All landscaping shall be maintained for the life of the Project.

5. Non-reflective glass shall be utilized in all areas of the new building. Glazed, frosted, or otherwise non-transparent glazing shall be used on the portions of the south facade of the building as indicated on Exhibit B, or other mechanisms employed to ensure the privacy of adjacent residences to the south. A landscape or other buffer shall be provided along the perimeter of south-facing balconies and terraces sufficient to prevent a direct line-of-sight of persons on the terraces to the north-facing windows on the adjacent residential buildings to the south.

6. Outdoor events which might take place on the south-facing terraces and open spaces within the Project shall be closely managed by the Applicant, limited to the day time and early evening hours, and controlled so as not to become a nuisance to nearby residents.

7. All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents.

8. Construction of the herein-authorized Project shall commence within three years of the date of this action and shall be, thenceforth, pursued diligently to completion or the said authorization shall become null and void. This authorization may be extended at the direction of the Zoning Administrator only where the failure to issue a building permit to construct the Project is delayed by a City or State Agency or legal challenges.

9. Should the monitoring of the Conditions of Approval be required, the Applicant or successors shall pay fees as established in Planning Code Section 351 (f)(2).

10. The Project sponsor shall appoint a community liaison officer to deal with issues and other related matters of concern to nearby residents. The Applicant shall report the name and telephone number of this officer to nearby residents and the Zoning Administrator for reference. Should implementation of this Project result in complaints from neighborhood residents, which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this motion, the Zoning Administrator shall report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3 and 306.4 of the Code to consider revocation of this Conditional Use Authorization.

11. The Applicant shall transmit a copy of the Conditions of Approval to the Office of the Recorder of the City and County of San Francisco for recordation as part of the property records. This action shall be taken prior to any approval of a building permit by the Planning Department.

• The conditions above have been met. This project is now complete.
Antennas on Kendrick Hall – Block 1190, Lot 001

Motion No. 14294 (Case No. 96.731C)

1997 conditional use authorization to install a total of six panel antennas and a base transceiver station on the roof of an existing building for Sprint Spectrum. Conditions of approval as follows:

1. This authorization is granted to install up to six antennas and a base transceiver station (the "facilities") on the roof of the existing building at 2195 Fulton Street, Assessor's Block 1190, Lot 1; the facilities are to be installed in general conformity with the plans identified as EXHIBIT B, dated November 27, 1996, and submitted to the Commission for review on January 16, 1997.

2. Plan Drawings. Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall:
   a.) Structure and Siting. Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and Method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
   b.) For the Project Site, regardless of the ownership of the existing facilities: Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
   c.) Emissions. Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

   a.) identify the three-dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
   b.) document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
   c.) the Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non-holiday week day with the subject equipment measured while operating at maximum power.
   d.) Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.
Prior Conditional Use Authorizations

e.) Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 8.

f.) Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

4. Notification prior to Project Implementation Report. The Project Sponsor shall undertake to inform and perform appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antennae at the time of testing for the Project Implementation Report.

a.) At least twenty calendar days prior to conducting the testing required for preparation of the Project Implementation Report, the Project Sponsor shall mail notice to the Department, as well as to the resident of any legal dwelling unit within 25 feet of a transmitting antenna, of the date on which testing will be conducted. The Applicant will submit a written affidavit attesting to this mail notice along with the mailing list.

b.) When requested in advance by a resident notified of testing pursuant to subsection (a), the Project Sponsor shall conduct testing of total power density of RF emissions within the residence of that resident on the date on which the testing is conducted for the Project Implementation Report.

5. Community Liaison. Within 10 days of the effective date of this authorization, the Project Sponsor shall appoint a community liaison officer to resolve issues of concern to neighbors and residents relating to the construction and operation of the facilities. Upon appointment, the Project Sponsor shall report in writing the name, address and telephone number of this officer to the Zoning Administrator. The Community Liaison Officer shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

6. Installation. Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.

7. Screening.

a.) To the extent necessary to ensure compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:

i.) Modify the placement of the facilities;

ii.) install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;

iii.) install multi-lingual signage, including the RF radiation hazard warning symbol identified in ANSI C95.2-1982, to notify persons that the facility could cause exposure to RF emissions; or

iv.) implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
b.) To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:

i) Antennas and back-up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual impacts;

ii) Rooftop installations shall be setback such that back-up facilities are not viewed from the street;

iii) Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and

iv) If WTS facilities are to be located on architecturally significant or historic buildings or structures, all facilities shall be integrated architecturally with the style and character of the structure or otherwise made unobtrusive.

v) Although co-location of various companies' facilities may be desirable, a maximum number of antennas and back-up facilities on the Project Site shall be established, on a case-by-case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

vi) The Project Sponsor shall remove antennae and equipment that has been out of service for a continuous period of six months.

8. Periodic Safety Monitoring. The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.

9. Emissions Conditions. It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.

10. Noise and Heat. The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Ordinance. The WTS facility, including power source and cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.

11. Implementation and Monitoring Costs.

a.) The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.

b.) The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with the monitoring of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Electricity and Telecommunications, Office of the City Attorney, or any other appropriate City Department or agency pursuant to Planning Code Section 351 (f)(2). The Planning Department shall collect such costs on behalf of the City.

c.) The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility which are assessed by the City pursuant to all applicable law.
Prior Conditional Use Authorizations

12. All Conditions Basis for Revocation. The Project Sponsor or its successors shall comply fully with all conditions specified in this authorization. Failure to comply with any condition shall constitute grounds for revocation under the provisions of Planning Code sections 174, 176 and 303(d). The Zoning Administrator shall schedule a public hearing before the Planning Commission to receive testimony and other evidence to demonstrate a finding of a violation of a condition of the authorization of the use of the facility and, finding that violation, the Commission shall revoke the Conditional Use authorization. Such revocation by the Planning Commission is appealable to the Board of Supervisors. In the event that the project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.

13. Complaints and Proceedings. Should any party complain to the Project Sponsor about the installation or operation of the facilities, which complaints are not resolved by the Project Sponsor, the Project Sponsor (or its appointed agent) shall advise the Zoning Administrator of the complaint and the failure to satisfactorily resolve such complaint. If the Zoning Administrator thereafter finds a violation of any provision of the City Planning Code and/or any condition of approval herein, the Zoning Administrator shall attempt to resolve such violation on an expedited basis with the Project Sponsor. If such efforts fail, the Zoning Administrator shall refer such complaints to the Commission for consideration at the next regularly scheduled public meeting.

14. Severability. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other of the remaining provisions, clauses, sentences, or sections of these conditions. It is hereby declared to be the intent of the Commission that these conditions of approval would have been adopted had such invalid sentence, clause, or section or part thereof not been included herein.

15. Transfer of Operation. Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider, and the authorizing Motion is recorded on the deed of the property stating the new carrier/provider and authorizing conditions of approval.

16. Compatibility with City Emergency Services. The facility shall not be operated, nor caused to transmit on or adjacent to any radio frequencies licensed to the City for emergency telecommunication services such that the City’s emergency telecommunications system experiences interference, unless prior approval for such has been granted in writing by the City.

17. Recordation. The Property Owner shall execute and record these specified conditions as a Notice of Special Restrictions at the Office of the County Recorder/County Clerk.

- The University has contacted the vendor responsible for the installation, maintenance and operation of the antennas and has requested that the vendor confirm that it has complied with the conditions set forth above. The University has instructed the vendor to provide the facilities department with a specific plan of action for immediate compliance in the unlikely event that it is not in compliance with any of the conditions.

Motion No. 14456 (Case No. 97.507C)

1997 conditional use authorization for Pac Bell Mobile Services to install a total of three panel antennas on the building’s façade and a base transceiver station on the roof of an existing building. Conditional of approvals as follows:
1. This authorization is granted to install up to three antennas on the building's facade, and a base transceiver station (the "facilities") on the roof of the existing building at 2195 Fulton Street, Assessor's Block 1190, Lot 1; the facilities are to be installed in general conformity with the plans identified as EXHIBIT B, dated July 17, 1997, and submitted to the Commission for review on September 4, 1997.

2. Plan Drawings. Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall:
   a.) Structure and Siting. Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
   b.) For the Project Site, regardless of the ownership of the existing facilities: Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
   c.) Emissions. Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

   a.) identify the three-dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
   b.) document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
   c.) the Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non-holiday week day with the subject equipment measured while operating at maximum power.
   d.) Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the [] shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.
   e.) Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 8.
   f.) Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

4. Notification prior to Project Implementation Report. The Project Sponsor shall undertake to inform and perform appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antennae at the time of testing for the Project Implementation Report.
Prior Conditional Use Authorizations

a.) At least twenty calendar days prior to conducting the testing required for preparation of the Project Implementation Report, the Project Sponsor shall mail notice to the Department, as well as to the resident of any legal dwelling unit within 25 feet of a transmitting antenna, of the date on which testing will be conducted. The Applicant will submit a written affidavit attesting to this mail notice along with the mailing list.

b.) When requested in advance by a resident notified of testing pursuant to subsection (a), the Project Sponsor shall conduct testing of total power density of RF emissions within the residence of that resident on the date on which the testing is conducted for the Project Implementation Report.

5. Community Liaison. Within 10 days of the effective date of this authorization, the Project Sponsor shall appoint a community liaison officer to resolve issues of concern to neighbors and residents relating to the construction and operation of the facilities. Upon appointment, the Project Sponsor shall report in writing the name, address and telephone number of this officer to the Zoning Administrator. The Community Liaison Officer shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

6. Installation. Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.

7. Screening.

a.) To the extent necessary to ensure compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:

i.) Modify the placement of the facilities;

ii.) install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;

iii.) []

iv.) implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.

b.) To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
Prior Conditional Use Authorizations

i) Antennas and back-up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual impacts;

ii) Rooftop installations shall be setback such that back-up facilities are not viewed from the street;

iii) Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and

iv) If WTS facilities are to be located on architecturally significant or historic buildings or structures, all facilities shall be integrated architecturally with the style and character of the structure or otherwise made unobtrusive.

v) Although co-location of various companies' facilities may be desirable, a maximum number of antennas and back-up facilities on the Project Site shall be established, on a case-by-case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

vi) The Project Sponsor shall remove antennae and equipment that has been out of service for a continuous period of six months.

8. Periodic Safety Monitoring. The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.

9. Emissions Conditions. It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.

10. Noise and Heat. The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Ordinance. The WTS facility, including power source and cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.

11. Implementation and Monitoring Costs.

a.) The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.

b.) The Project Sponsor or its successors shall be responsible for the payment of all costs assessed by the City pursuant to Planning Code Section 351(f)(2). The Planning Department shall collect such costs on behalf of the City.

c.) The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility which are assessed by the City pursuant to all applicable law.
Prior Conditional Use Authorizations

12. All Conditions Basis for Revocation. The Project Sponsor or its successors shall comply fully with all conditions specified in this authorization. Failure to comply with any condition shall constitute grounds for revocation under the provisions of Planning Code sections 174, 176 and 303(d). The Zoning Administrator shall schedule a public hearing before the Planning Commission to receive testimony and other evidence to demonstrate a finding of a violation of a condition of the authorization of the use of the facility and, finding that violation, the Commission shall revoke the Conditional Use authorization. Such revocation by the Planning Commission is appealable to the Board of Supervisors.

In the event that the project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.

13. Complaints and Proceedings. Should any party complain to the Project Sponsor about the installation or operation of the facilities, which complaints are not resolved by the Project Sponsor, the Project Sponsor (or its appointed agent) shall advise the Zoning Administrator of the complaint and the failure to satisfactorily resolve such complaint. If the Zoning Administrator thereafter finds a violation of any provision of the City Planning Code and/or any condition of approval herein, the Zoning Administrator shall attempt to resolve such violation on a expedited basis with the Project Sponsor. If such efforts fail, the Zoning Administrator shall refer such complaints to the Commission for consideration at the next regularly scheduled public meeting.

14. Severability. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other of the remaining provisions, clauses, sentences, or sections of these conditions. It is hereby declared to be the intent of the Commission that these conditions of approval would have been adopted had such invalid sentence, clause, or section or part thereof not been included herein.

15. Transfer of Operation. Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new [,].

16. Compatibility with City Emergency Services. The facility shall not be operated, nor caused to transmit on or adjacent to any radio frequencies licensed to the City for emergency telecommunication services such that the City’s emergency telecommunications system experiences interference, unless prior approval for such has been granted in writing by the City.

17. Recordation. The Property Owner shall execute and record a Memorandum of Site Agreement and Special Conditions Under the Planning Code at the Office of the County Recorder/County Clerk.

- The University has contacted the vendor responsible for the installation, maintenance and operation of the antennas and has requested that the vendor confirm that it has complied with the conditions set forth above. The University has instructed the vendor to provide the facilities department with a specific plan of action for immediate compliance in the unlikely event that it is not in compliance with any of the conditions.

Antennas on Gershwin Theater– Block 1107, Lot 006

Motion No. 15049 (00.036C)

2000 conditional use authorization to flush-mount a total of two panel antennas on the facade and install a base transceiver station in an existing rooftop penthouse of the existing Gershwin Theater.

2/13/12  25
Prior Conditional Use Authorizations

1. This authorization is granted to flush-mount up to two panel antennas on the facade of the building and install a base transceiver station (the "facilities") on the roof of the existing school building at 2350 Turk Street, Assessor's Block 1107, Lot 006; the facilities are to be installed in general conformity with the plans identified as EXHIBIT B, dated March 21, 2000.

2. Plan Drawings. Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall:

   a.) Structure and Siting. Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.

   b.) For the Project Site, regardless of the ownership of the existing facilities: Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.

   c.) Emissions. Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.


   a.) identify the three-dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;

   b.) document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.

   c.) the Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non-holiday week day with the subject equipment measured while operating at maximum power.

   d.) Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.

   e.) Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 9.

   f.) Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.
4. Notification prior to Project Implementation Report. The Project Sponsor shall undertake to, inform and perform appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antennae at the time of testing for the Project Implementation Report.

   a.) At least twenty calendar days prior to conducting the testing required for preparation of the Project Implementation Report, the Project Sponsor shall mail notice to the Department, as well as to the resident of any legal dwelling unit within 25 feet of a transmitting antenna, of the date on which testing will be conducted. The Applicant will submit a written affidavit attesting to this mail notice along with the mailing list.

   b.) When requested in advance by a resident notified of testing pursuant to subsection (a), the Project Sponsor shall conduct testing of total power density of RF emissions within the residence of that resident on the date on which the testing is conducted for the Project Implementation Report.

5. Community Liaison. Within 10 days of the effective date of this authorization, the Project Sponsor shall appoint a community liaison officer to resolve issues of concern to neighbors and residents relating to the construction and operation of the facilities. Upon appointment, the Project Sponsor shall report in writing the name, address and telephone number of this officer to the Zoning Administrator. The Community Liaison Officer shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

6. Installation. Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.

7. Screening.

   a.) To the extent necessary to ensure compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:

      i.) Modify the placement of the facilities;

      ii.) install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;

      iii.) install multi-lingual signage, including the RF radiation hazard warning symbol identified in ANSI C95.2-1982, to notify persons that the facility could cause exposure to RF emissions; or

      iv.) implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.

   b.) To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:

      i.) Antennas and back-up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual impacts;

      ii.) Rooftop installations shall be setback such that back-up facilities are not viewed from the street;
iii.) Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and

iv.) Although co-location of various companies' facilities may be desirable, a maximum number of antennas and back-up facilities on the Project Site shall be established, on a case-by-case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

8. The Project Sponsor shall remove antennae and equipment that has been out of service for a continuous period of six months.

9. Periodic Safety Monitoring. The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.

10. Emissions Conditions. It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.

11. Noise and Heat. The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Ordinance. The WTS facility, including power source and cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.

12. Implementation and Monitoring Costs.

a.) The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.

b.) The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with the monitoring of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Electricity and Telecommunications, Office of the City Attorney, or any other appropriate City Department or agency pursuant to Planning Code Section 351(f)(2). The Planning Department shall collect such costs on behalf of the City.

c.) The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility which are assessed by the City pursuant to all applicable law.

13. All Conditions Basis for Revocation. The Project Sponsor or its successors shall comply fully with all conditions specified in this authorization. Failure to comply with any condition shall constitute grounds for revocation under the provisions of Planning Code sections 174, 176 and 303(d). The Zoning Administrator shall schedule a public hearing before the Planning Commission to receive testimony and other evidence to demonstrate a finding of a violation of a condition of the authorization of the use of the facility and, finding that violation, the Commission shall revoke the Conditional Use authorization. Such revocation by the Planning Commission is appealable to the Board of Supervisors.

In the event that the project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the
Prior Conditional Use Authorizations

Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.

14. Complaints and Proceedings. Should any party complain to the Project Sponsor about the installation or operation of the facilities, which complaints are not resolved by the Project Sponsor, the Project Sponsor (or its appointed agent) shall advise the Zoning Administrator of the complaint and the failure to satisfactorily resolve such complaint. If the Zoning Administrator thereafter finds a violation of any provision of the City Planning Code and/or any condition of approval herein, the Zoning Administrator shall attempt to resolve such violation on a expedited basis with the Project Sponsor. If such efforts fail, the Zoning Administrator shall refer such complaints to the Commission for consideration at the next regularly scheduled public meeting.

15. Severability. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other of the remaining provisions, clauses, sentences, or sections of these conditions. It is hereby declared to be the intent of the Commission that these conditions of approval would have been adopted had such invalid sentence, clause, or section or part thereof not been included herein.

16. Transfer of Operation. Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.

17. Compatibility with City Emergency Services. The facility shall not be operated, nor caused to transmit on or adjacent to any radio frequencies licensed to the City for emergency telecommunication services such that the City's emergency telecommunications system experiences interference, unless prior approval for such has been granted in writing by the City.

• The University has contacted the vendor responsible for the installation, maintenance and operation of the antennas and has requested that the vendor confirm that it has complied with the conditions set forth above. The University has instructed the vendor to provide the facilities department with a specific plan of action for immediate compliance in the unlikely event that it is not in compliance with any of the conditions.

Antennas on Rossi Wing – Block 1107, Lot 003A

Motion No. 15913 (00.566C)

2000 conditional use authorization to flush-mount a total of sixteen panel antennas on the facade of an existing stair penthouse and install a base transceiver station on the roof of an existing school administration building.

1. This authorization is granted to flush-mount up to sixteen panel antennas on the facade of an existing stair penthouse and install a base transceiver station (the “facilities”) on the roof of a school administration building at 2500-2698 Turk Street, Assessor’s Block 1107, Lot 003A; the facilities are to be installed in general conformity with the plans identified as EXHIBIT B, dated May 5, 2000 and revised on May 30, 2000.

2. Plan Drawings. Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department (“Plan Drawings”). The Plan Drawings shall:
Prior Conditional Use Authorizations

a.) Structure and Siting. Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.

b.) For the Project Site, regardless of the ownership of the existing facilities: Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.

c.) Emissions. Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.


a) identify the three-dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;

b) document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.

c) the Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non-holiday week day with the subject equipment measured while operating at maximum power.

d) Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.

e) Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 9.

f) Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

4. Notification prior to Project Implementation Report. The Project Sponsor shall undertake to inform and perform appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antennae at the time of testing for the Project Implementation Report.
Prior Conditional Use Authorizations

a) At least twenty calendar days prior to conducting the testing required for preparation of the Project Implementation Report, the Project Sponsor shall mail notice to the Department, as well as to the resident of any legal dwelling unit within 25 feet of a transmitting antenna, of the date on which testing will be conducted. The Applicant will submit a written affidavit attesting to this mail notice along with the mailing list.

b) When requested in advance by a resident notified of testing pursuant to subsection (a), the Project Sponsor shall conduct testing of total power density of RF emissions within the residence of that resident on the date on which the testing is conducted for the Project Implementation Report.

5. Community Liaison. Within 10 days of the effective date of this authorization, the Project Sponsor shall appoint a community liaison officer to resolve issues of concern to neighbors and residents relating to the construction and operation of the facilities. Upon appointment, the Project Sponsor shall report in writing the name, address and telephone number of this officer to the Zoning Administrator. The Community Liaison Officer shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

6. Installation. Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.

7. Screening.

a) To the extent necessary to ensure compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:

   i) Modify the placement of the facilities;

   ii) install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;

   iii) install multi-lingual signage, including the RF radiation hazard warning symbol identified in ANSI C95.2-1982, to notify persons that the facility could cause exposure to RF emissions: or

   iv) implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.

b) To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:

   i) Antennas and back-up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual impacts;

   ii) Rooftop installations shall be setback such that back-up facilities are not viewed from the street;

   iii) Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
iv) Although co-location of various companies' facilities may be desirable, a maximum number of antennas and back-up facilities on the Project Site shall be established, on a case-by-case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

8. The Project Sponsor shall remove antennae and equipment that has been out of service for a continuous period of six months.

9. Periodic Safety Monitoring. The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.

10. Emissions Conditions. It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.

11. Noise and Heat. The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Ordinance. The WTS facility, including power source and cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.

12. Implementation and Monitoring Costs.
   a) The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.
   b) The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with the monitoring of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Electricity and Telecommunications, Office of the City Attorney or any other appropriate City Department or agency pursuant to Planning Code Section 351(f)(2). The Planning Department shall collect such costs on behalf of the City.
   c) The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility which are assessed by the City pursuant to all applicable law.

13. All Conditions Basis for Revocation. The Project Sponsor or its successors shall comply fully with all conditions specified in this authorization. Failure to comply with any condition shall constitute grounds for revocation under the provisions of Planning Code sections 174, 176 and 303(d). The Zoning Administrator shall schedule a public hearing before the Planning Commission to receive testimony and other evidence to demonstrate a finding of a violation of a condition of the authorization of the use of the facility and, finding that violation, the Commission shall revoke the Conditional Use authorization. Such revocation by the Planning Commission is appealable to the Board of Supervisors.

In the event that the project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.
14. Complaints and Proceedings. Should any party complain to the Project Sponsor about the installation or operation of the facilities, which complaints are not resolved by the Project Sponsor, the Project Sponsor (or its appointed agent) shall advise the Zoning Administrator of the complaint and the failure to satisfactorily resolve such complaint. If the Zoning Administrator thereafter finds a violation of any provision of the City Planning Code and/or any condition of approval herein, the Zoning Administrator shall attempt to resolve such violation on an expedited basis with the Project Sponsor. If such efforts fail, the Zoning Administrator shall refer such complaints to the Commission for consideration at the next regularly scheduled public meeting.

15. Severability. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other of the remaining provisions, clauses, sentences, or sections of these conditions. It is hereby declared to be the intent of the Commission that these conditions of approval would have been adopted had such invalid sentence, clause, or section or part thereof not been included herein.

16. Transfer of Operation. Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.

17. Compatibility with City Emergency Services. The facility shall not be operated, nor caused to transmit on or adjacent to any radio frequencies licensed to the City for emergency telecommunication services such that the City’s emergency telecommunications system experiences interference, unless prior approval for such has been granted in writing by the City.

- The University has contacted the vendor responsible for the installation, maintenance and operation of the antennas and has requested that the vendor confirm that it has complied with the conditions set forth above. The University has instructed the vendor to provide the facilities department with a specific plan of action for immediate compliance in the unlikely event that it is not in compliance with any of the conditions.

*Malloy Hall – Block 1145, Lot 003*

*Motion No. 16496 (02.0110C)*

2002 conditional use authorization allowing intensification of an institutional use in a residential district, a building greater than 40 feet in height in a residential district, and a reduction in the bulk limit for buildings over 40 feet tall in a residential district to construct a 26,000 square foot, 60-foot tall, academic office and classroom building. Conditions of approvals as follows:

1. This Motion is the granting of Conditional Use authorization to construct a new approximately 26,000 square foot office and classroom addition to the University of San Francisco Business School’s McLaren Hall pursuant to Sections 1 01.1, 209.3, 253, 295, 271, 303, and 304.5 of the Planning Code, allowing intensification of an institutional use in a residential district, a building greater than 40 feet in height in a residential district, and an exception from the bulk limit for buildings over 40 feet tall in a residential district at 2130 Fulton Street, north side of Fulton at the intersection with Clayton Street (the southeastern portion of Lot 003 in Block 1145), in an RH-2 (Residential, House, Two-Family) District and an 80-D Height and Bulk District, in general conformity with plans dated 12/09/02 and labeled "EXHIBIT B." The proposal is to construct a four story over excavated ground floor building on a presently vacant portion of the site. The approximately 26,000 square foot addition would be attached to and extend eastward from the south end of the existing 5-story McLaren Hall, and would contain approximately 13,000 square feet of faculty offices and support space, approximately 10,000 square feet of new classrooms, and approximately 3,000 square feet of student lounge area. A small portion of McLaren hall will also be renovated as part of this project, but will result in negligible changes to that building. The project will
result in the creation of one additional parking space. The Applicant has represented that student enrollment is not expected to increase as a result of the Project, but that the new classroom, lounge, and academic office space is intended to provide adequate space to service their existing program.

2. The final plans shall meet the standards of the Planning Code and be in general conformity with the plans reviewed by the Commission on December 19, 2002 and filed with the Planning Department as EXHIBIT B.

Design

3. Landscaping shall be provided as indicated in the case materials (drawing SKA•P1 and rendered perspective drawing), and submitted drawings shall be revised to reflect this landscaping. Work related to the retaining wall currently located at the corner of the access driveway and Fulton Street reflecting the work proposed in the case materials shall be added to the scope of work, and submitted drawings shall be revised as described above.

4. Highly reflective glass or mirror glass shall not be used on any area of the new building.

5. All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents.

6. Prior to approval of any Building Permit Application subsequent to this authorization, the Project Sponsor shall work with the Planning Department to further develop and refine the envelope design of the proposed project, specifically as regards facade detailing intended to break down the mass of the main volume of the building into component pieces. The Planning Department shall approve the final design, to be in substantial conformity to the plans approved by the Commission on December 19, 2002, and labeled as EXHIBIT B.

7. The species, location, and number of any proposed street trees in the public right-of-way (sidewalk) shall be subject to the final approval of the Department of Public Works.

General

8. The Project Sponsor shall appoint a community liaison officer to deal with issues and other related matters of concern to nearby residents. The Applicant shall report the name and telephone number of this officer to the Zoning Administrator for reference, and for inclusion in the Case Docket. Should implementation of this Project result in complaints from neighborhood residents, which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code an/or the specific Conditions of Approval for the Project as set forth in EXHIBIT A of this motion, the Zoning Administrator shall report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3 and 306.4 of the Code to consider revocation or modification of this Conditional Use authorization.

9. Construction of the herein-authorized Project shall commence within three years of the date of this action and shall thenceforth pursued diligently to completion or the said authorization shall become null and void. This authorization may be extended by the Zoning Administrator for where the failure to implement the Project is caused by delay by another public agency or by legal challenge.

10. Failure to comply with any of the Conditions of Approval shall constitute a violation of the Planning Code, enforceable by the Zoning Administrator. Should the monitoring of the Conditions of Approval be required, the Applicant or successors shall pay fees as established in Planning Code Section 351 (f)(2).
University of San Francisco
Institutional Master Plan
Appendix 3

Prior Conditional Use Authorizations

Recordation

11. The Applicant shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records. This action shall be taken prior to any approval of a building permit application for any use approved by this action.

Mitigation Measures

The following mitigation measures, which have been agreed to by the project sponsor, and which constitute the mitigation measures included in the Project's Preliminary Negative Declaration (Case No. 2002.0110E) and Addendum, are necessary to avoid potential significant effects of the project, and are included herein in full as conditions of approval of this authorization:

MM-1. Construction Air Quality

The project sponsor would require the contractor(s) to spray the site with water during demolition, excavation, and construction activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soils, sand or other such material; and sweep surrounding streets during demolition, excavation, and construction at least once per day to reduce particulate emissions. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The project sponsors would require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

MM-2. Testing for Contaminated Soil and Groundwater

Prior to disturbing soils on the project site, the project sponsor shall implement the following measures:

a. Soil and groundwater testing

A Phase II Environmental Site Assessment of the project site shall be conducted to ensure that all areas of suspected subsurface contamination subject to ground disturbance during site development activities are sampled. These studies shall be completed by a Registered Environmental Assessor (REA) or similarly qualified individual. Testing results shall be reported to the San Francisco Department of Public Health (DPH), which would require further characterization of any hazards associated with petroleum hydrocarbons from the site fill materials. Should contamination at or above potentially hazardous levels be found, the following actions shall be taken:

b. Site Mitigation Plan (SMP) and Corrective Action Plan (CAP)

If the sampling conducted identifies surface and/or subsurface contamination in areas subject to ground disturbance, a SMP shall be prepared, per the determination of DPH, noted in SM-4; (see the Statutory Measures section of this Initial Study). Where hazardous substances are found for which no standards are established, the sponsor would request a determination from state and federal agencies as to whether an SMP is needed. The sponsor would be required to submit the SMP to the appropriate state or federal agency(ies), and to implement and approved SMP prior to issuance of any building permit.

Should groundwater be found to have been contaminated, or where petroleum contamination in soils has the potential to impact groundwater at levels above regulatory thresholds, a Corrective Action Plan (CAP) would be required by Regional Water Quality Control Board (RWQCB), noted in SM-4; (see the Statutory Measures section of this Initial Study).

c. Remediation
Prior Conditional Use Authorizations

Prior to conducting any remediation activities at Site Health and Safety Plan would be prepared pursuant to the California Division of Occupational Health and Safety (Cal-OSHA) requirements and National Institute for Occupational Safety and Health guidance to ensure worker safety. Under Cal-OSHA requirements, the Site Health and Safety Plan would need to be prepared prior to initiating any earth moving activities at the site.

The site shall be remediated in accordance with the standards, regulations, and determinations of local, state, and federal regulatory agencies. The project sponsor shall coordinate with the DPH and any other applicable regulatory agencies to adopt contaminant specific remediation target levels. Should contaminants at potentially hazardous levels be found, the hazardous substances shall be removed and disposed of at an approved site, or other appropriate actions shall be taken. In addition, installation of groundwater monitoring wells may be required to confirm contaminant concentrations and groundwater flow direction.

Several possible remediation scenarios are: 1) natural attenuation (impacted soil and groundwater is allowed to remain in place and degrade naturally over time); 2) excavation and removal of impacted soil to the extent feasible and backfill with clean soil; 3) introduction of an oxygen release compound into the soil and groundwater at the release site to stimulate biodegradation of the petroleum hydrocarbons; and 4) some form of active groundwater treatment, such as air sparging or extraction and treatment. Remedial actions associated with the soil and groundwater at the project site, if required by DPH, shall be performed concurrently or shortly following demolition.

d. Handling, hauling, and disposal of contaminated soils

d.1. Dust suppression

Soils exposed during excavation for site preparation and project construction activities shall be kept moist, or as otherwise directed by DPH to minimize particulates, throughout the time they are exposed, both during and after work hours.

d.2. Surface water runoff control

Where soils are stockpiled, plastic sheeting shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles during inclement weather.

d.3. Soils replacement

If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where contaminated soils have been excavated and removed, up to construction grade. If directed by DBI, the recommendations of the geotechnical report1 will be followed, and the top 24 inches of site soils will be re-compacted to 95% relative compaction (SM-4; see the Statutory Measures section of this Initial Study).

d.4. Hauling and disposal

Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at a permitted hazardous waste disposal facility registered with the State of California.

e. Preparation of certification report

After excavation, tank replacement, and foundation construction activities are completed, the project sponsor shall prepare and submit a certification report to DPH for review and approval. The certification report shall include the mitigation measures in the SMP for handling and removing contaminated soils from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.
Prior Conditional Use Authorizations

f. Deed recordation

After project construction and if both of the following circumstances are met, the project sponsor shall file a recordation on the deed for the subject property that indicates the need to take special precautions during future disturbance of the soils on the property due to certain on-site soil conditions: 1) based on the results of the soil and groundwater tests, DPH determines that project site soils or groundwater are contaminated at or above potentially hazardous levels, and/or 2) potentially hazardous levels of contaminants remain at the project site.

MM-3. Cultural Resources

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. The archeological monitoring program, whether or not significant archeological resources were encountered, shall result in a written report of findings to be submitted first and directly to the Environmental Review Officer (ERO). Archeological monitoring and/or data recovery programs required by this measure could suspend project construction activities for up to a maximum of four weeks. At the direction of the ERO, the suspension of project activities can be extended beyond four weeks only if such a suspension is necessary and is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

Archeological monitoring program.

The archeological monitoring program shall minimally include the following provisions:

a.1. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archeological resources and to their depositional context;

a.2. The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;

a.3. The archeological monitor(s) shall be present on the project site until the ERO has, in consultation with the archeological consultant, determines that project construction activities could have no effects on significant archeological deposits;

a.4. The archeological monitor shall record and be authorized to collect soil samples and artifactual/eco-factual material as warranted for analysis;

a.5. If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the resource is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO. If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either: the proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or an archeological data recovery program shall
be implemented. If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain.

b. Human Remains, Associated or Unassociated Funerary Objects.

The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.

c. Final Archeological Resources Report.

The archeological consultant shall prepare a Draft Final Archeological Resources Report (FARR) evaluating the historical importance of the archeological resource and describing the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s). Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report.

• The conditions above have been met. This project is now complete.

**Center for Science and Innovation – Block 1145, Lot 003**

*Motion No. 18123 (Case No. 2008.0395C)*

2010 conditional use authorization allowing intensification of an existing institutional use, a building greater than 40 feet in height in a residential district and a Planned Unit Development to modify the rear yard requirement to construct an approximately 60,000 square foot academic building of approximately 50 feet in height (not including mechanical stacks) to include classrooms, teaching laboratories, instrumentation rooms, and building mechanical/support spaces and reconfigure approximately 20,000 square feet of Harney Plaza at 2130 Fulton Street, between Parker and Masonic Avenues. Condition of approvals as follows:

Wherever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

This Conditional Use authorization per Sections 101.1, 209.3, 253, 295, 303 and 304 of the Planning Code is to allow the intensification of an existing institutional use (University of San Francisco (USF)), a building greater than 40 feet in height in a residential district, and a Planned Unit Development (PUD) to construct an approximately 60,000 square foot academic building of approximately 50 feet in height (excluding stacks) and renovation of Harney Plaza of approximately 20,000 square feet on a site of approximately 43,000 square feet within an RH-2 (Residential, House, Two Family District) and an 80-D Height and Bulk District and the plans dated December 9, 2008.

1. **COMPLIANCE WITH OTHER REQUIREMENTS**

   A. This decision conveys no right to construct. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator,
Prior Conditional Use Authorizations

shall apply. The conditions set forth below shall remain in effect for the life of the Project, unless specifically noted otherwise.

2. MITIGATION MEASURES

A. Mitigation Measures. The Project Sponsor shall implement the mitigation and improvement measures set forth in and otherwise comply with, the Mitigation Monitoring Program attached as "Exhibit C" and incorporated herein by this reference.

3. GENERAL CONDITIONS

A. Recordation. Prior to the issuance of any building permit for the construction of the Project, the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied, and record said writing if requested.

B. Performance. The Commission may consider revocation of this conditional use authorization if a permit for the project has been issued, but is allowed to expire and more than three years have passed since the Motion was approved. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection within three years is delayed by a City, state or federal agency, or by appeal of the issuance of such permit.

C. Severability. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other of the remaining provisions, clauses, sentences, or sections of these conditions. It is hereby declared to be the intent of the Commission that these conditions of approval would have been adopted had such invalid sentence, clause, or section or part thereof not been included herein.

D. The Project is subject to the requirements of the First Source Hiring Program (Chapter 83 of the Administrative Code) and the Project Sponsor shall comply with the requirements of this Program.

E. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to $500 a day in accordance with Section 176.

F. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Section 351(e)(1).

G. An enclosed garbage area shall be provided within the Project. All garbage containers shall be kept within the building until pick-up by the disposal company.

4. CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF AN ARCHITECTURAL ADDENDUM TO A BUILDING (OR SITE) PERMIT

A. Except as otherwise provided in this Motion, the Project shall be completed in compliance with the Planning Code and in general conformity with plans dated December 9, 2008, labeled "Exhibit B".

B. Final detailed building plans shall be reviewed and approved by the Planning Department. Detailed building plans shall include a final site plan, elevations, sections, and a landscape plan, and shall specify final architectural and decorative detailing, materials, glazing, color and texture of exterior finishes, and details of construction.

C. Highly reflective spandrel glass, mirror glass, or deeply tinted glass shall not be permitted. Only clear glass shall be used at pedestrian levels.

2/13/12 39
Prior Conditional Use Authorizations

D. Pursuant to Planning Code Section 141, rooftop mechanical equipment is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

5. CONDITIONS TO BE MET PRIOR TO ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FOR THE PROJECT.

A. An evacuation and emergency response plan shall be developed by the Project Sponsor or building management staff, in consultation with the Mayor's Office of Emergency Services, to ensure coordination between the City's emergency planning activities and the Project's plan and to provide for building occupants in the event of an emergency. The Project's plan shall be reviewed by the Office of Emergency Services and implemented by the building management insofar as feasible before issuance of the final certificate of occupancy by the Department of Public Works. A copy of the transmittal and the plan submitted to the Office of Emergency Services shall be submitted to the Department. To expedite the implementation of the City's Emergency Response Plan, the Project Sponsor shall post information (with locations noted on the final plans) for building occupants concerning actions to take in the event of a disaster.

6. OTHER CONDITIONS

A. In order to confirm that the number of classrooms (including teaching laboratories) constructed as a result of the Center for Science and Innovation do not surpass the number of existing classrooms (including teaching laboratories) in Harney Science Building, as part of the building permit submittal, the sponsor will provide floor plans of Harney Science Building labeling all room uses and which classrooms (including teaching laboratories) will no longer be used for classroom purposes. The project sponsor shall ensure that the Harney Science Building plans are microfiched with the building permit should future review be necessary. A copy of the microfiche shall be provided to the Department for the case docket.

B. Truck deliveries to the University Center loading docks shall be restricted to the hours between 7:00 am and 4:00 pm on weekdays and between 9:00 am and 4:00 pm on weekends. USF, including its food service operation, may use the loading dock for internal loading activities at other hours.

- The conditions above have been met to the extent that they have applied now that the project is under construction. The University will continue to comply with these conditions as the project moves forward.