

1 [Disapproving Conditional Use Authorization and Approving with Additional Conditions - 32  
2 Ord Street]

2

3 **Motion disapproving the decision of the Planning Commission by its Motion No. 19609,**  
4 **approving a Conditional Use Authorization identified in Permit Application No.**  
5 **2014.10.19.9274, Conditional Use Application No. 2014-000174CUA, for a proposed**  
6 **project located at 32 Ord Street, approving a Conditional Use Authorization for the**  
7 **same Planning Case and property with additional conditions; and adopting findings**  
8 **pursuant to Planning Code Section 101.1.**

9

10 MOVED, That the Planning Commission’s approval on April 7, 2016, of a Conditional  
11 Use Authorization identified in Permit Application No. 2014.10.19.9274, Conditional Use  
12 Application No. 2014-000174CUA, by its Motion No. 19609, to permit a horizontal and vertical  
13 addition to a single-family home that would increase the existing square footage by more than  
14 100% and result in square footage in excess of 3,000 square feet while also increasing the  
15 legal unit count from one to two units, within an RH-2 (residential house, two-family) zoning  
16 district and a 40-X height and bulk district, for a proposed project located at 32 Ord Street,  
17 Assessor’s Parcel Block No. 2626, Lot No. 005, is hereby disapproved; and, be it

18 FURTHER MOVED, That the Board hereby approves a Conditional Use Authorization  
19 for the same property with all conditions imposed by the Planning Commission and with the  
20 following additional conditions (using gridlines and program references from the set of March  
21 16, 2016 approved plans by Elevation Architects, Revision 5):

22

(1) Conditions unrelated to setbacks:

23

- The opaque surface of the planter box on the rear patio shall not exceed a height of 2’-0” above the approved patio height.

24

25

- 1           • The railing material for the rear patio in an L shape spanning the north and east  
2           side of the planter shall allow for light to pass through while maintaining privacy  
3           to 30 Ord Street (e.g. frosted or translucent glass).
- 4       (2) Front setback is determined as follows:
- 5           • Reduce the third floor 10'-0" front setback by less than or equal to 1'-0"; up to  
6           the amount allowed by the Planning Code without need for variance.
- 7           • Remove vertical structural element located approximately at the corner defined  
8           by E7.
- 9           • Maintain third floor 6'-0" side setback from dining room to south neighbor (no  
10          change from the Planning Commission's approval).
- 11       (3) The rear of the building will be separated into four sections defined by different  
12       setbacks. The new rear setbacks are determined as follows:
- 13           • The basement, first floor, and second floor rear setback spanning from Gridline  
14           G to Gridline E is decreased by 5'-0". This setback remains as approved on the  
15           third floor, and the south side setback determined by an existing surveyed  
16           dimension from living room to south neighbor remains as approved on all floors  
17           to the west wall of the living room, and also for the patio beyond it.
- 18           • Increase the third floor rear setback from the approved line by 3'-6" spanning  
19           from Gridline E north to the midline of the living room.
- 20           • Increase the third floor rear setback from the approved line by 6'-6" spanning  
21           from the midline of the living room to the north-west corner of the living room.
- 22           • The second and third floor rear setback spanning from the northwest corner of  
23           the living room to Gridline A is defined by a line 1'-0" west of Gridline 3.
- 24           • The 7'-0" side setback from the North property line to the living room wall shall  
25           be retained from a point 1'-0" west of Gridline 3, to the point 6'-6" from the

1                    previously approved west wall of the living room (no change from the Planning  
2                    Commission's approval).

3            (4)    The roof height will slope down to the north, following the new restrictions as  
4            follows:

- 5            •    The roof height above the living room will not exceed 11'-1" from finish floor of  
6            third floor, as depicted on Sheet A-3.1 East Elevation; from the 3/16/16 Revision  
7            5 set of approved plans.
- 8            •    The finish floor for the third floor will remain the same height as in the last set of  
9            approved drawings.
- 10           •    The roof will be sloped down toward 30 Ord Street in the area west of Gridline 4  
11           and north of the living room midline.
- 12           •    The roof pitch will be a constant slope down from 11'-1" at the living room  
13           midline to 8'-6" maximum roof height at Gridline B.
- 14           •    There shall be no curb on this sloped roof except where the roof terminates at  
15           the shared property line with 30 Ord Street; and, be it

16            FURTHER MOVED, That these conditions are consistent with and supported by the  
17            Planning Commission's findings of consistency with the General Plan and Planning Code  
18            Section 101.1, and the Board hereby incorporates those findings and adopts them as its own.

19  
20  
21  
22  
23  
24  
25