

1 [Disapproving Conditional Use Authorization Decision and Approving Conditional Use  
2 Authorization with Additional Conditions - 22 Ord Court]

3 **Motion disapproving the decision of the Planning Commission by its Motion No. 19483,**  
4 **approving a Conditional Use Authorization identified as Planning Case No.**  
5 **2013.1521CUAV on property located at 22 Ord Court; approving a Conditional Use**  
6 **Authorization for the same Planning Case and property with additional conditions; and**  
7 **adopting findings pursuant to Planning Code, Section 101.1.**

8  
9       MOVED, That the Planning Commission's approval on September 24, 2015, of a  
10 Conditional Use Authorization identified as Planning Case No. 2014.0206CUAV, by its Motion  
11 No. 19483, to permit lot coverage of a parcel to exceed 55%, and an increase to the existing  
12 square footage in excess of 3,000 square feet and/or more than 100% by constructing a new  
13 approximately 3,110 gross square foot two-story dwelling unit at the rear of the existing lot at  
14 22 Ord Court, Assessor's Block No. 2619, Lot No. 067, is hereby disapproved; and, be it

15       FURTHER MOVED, That the Board of Supervisors hereby approves a Conditional Use  
16 Authorization for the same property with all conditions imposed by the Planning Commission  
17 and with the following additional conditions:

- 18       • **Massing.** The existing structure fronting 22 Ord Court shall be limited to three  
19 stories, not to exceed a height of 31 feet 2 inches, with exception of permitted  
20 height exemptions, such as a stair penthouse. The third level may be expanded to  
21 the full width of the lot: 25 feet.
- 22       • **Ground Floor Usage.** Conversion of unconditioned space on the ground floor of  
23 the existing structure at 22 Ord Court may occur, along with associated excavation  
24 necessary for said space to comply with all applicable Codes regarding head  
25 height.

- 1           • **Roof Deck.** The roof deck above the third floor of the existing structure fronting 22  
2           Ord Court must be set back at least 25 feet from the front property line. The area  
3           shall be enclosed by a sound-rated glass railing no taller than 42 inches. The roof  
4           deck above the second floor of the proposed structure at the rear of 22 Ord Court  
5           fronting States Street shall be set back at least 20 feet from the rear property line.  
6           The roof deck shall be enclosed by a sound-rated glass railing no taller than 42  
7           inches. All glass must be treated with bird-safe glazing as the subject property is  
8           located within 300 feet of an urban bird refuge.
- 9           • **Setback.** The property shall provide a 6-foot setback from the rear property line.  
10          The area within the setback shall be at least 50% permeable. Additionally, no less  
11          than 20% of the setback area shall be and remain unpaved and devoted to plant  
12          material, including the use of climate appropriate plant material as defined in Public  
13          Works Code Section 802.1.
- 14          • **Street Trees.** In addition to the conditions adopted by the Planning Commission  
15          regarding street trees, the Project Sponsor shall submit a tree protection plan for  
16          the two mature trees at the rear of 24 Ord Court in the event that any construction-  
17          related activity, no matter how minor, is planned or is reasonably foreseeable to  
18          occur within the dripline of a Significant Tree; and, be it

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



**City and County of San Francisco**

**Tails**

**Motion: M15-172**

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

**File Number:** 151115

**Date Passed:** December 01, 2015

Motion disapproving the decision of the Planning Commission by its Motion No. 19483, approving a Conditional Use Authorization identified as Planning Case No. 2013.1521CUAV on property located at 22 Ord Court; approving a Conditional Use Authorization for the same Planning Case and property with additional conditions; and adopting findings pursuant to Planning Code, Section 101.1.

December 01, 2015 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

December 01, 2015 Board of Supervisors - APPROVED AS AMENDED

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 151115

**I hereby certify that the foregoing Motion was APPROVED AS AMENDED on 12/1/2015 by the Board of Supervisors of the City and County of San Francisco.**

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

**Angela Calvillo  
Clerk of the Board**