

1 [Disapproving Planning Commission Decision Related to Conditional Use Application - 1268  
2 Lombard Street, Approval of Conditional Use With Additional Conditions]

3 **Motion disapproving decision of the Planning Commission by its Motion No. 18279,**  
4 **approving Conditional Use Application No. 2009.1029C on property located at 1268**  
5 **Lombard Street, and approving Conditional Use with additional conditions.**

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7 MOVED, That the decision of the Planning Commission's February 17, 2011,  
8 Conditional Use Authorization identified as Planning Case No. 2009.1029C by its Motion No.  
9 18279 regarding property located at 1268 Lombard Street, Lot No. 015, in Assessor's Block  
10 No. 0500, is disapproved; and

11 FURTHER MOVED, The Board of Supervisors hereby approves Conditional Use  
12 subject to all of the conditions imposed by the Planning Commission in its Motion No. 18279,  
13 regarding Application No. 2009.1029C, and further subject to the following additional  
14 conditions:

15 Added to Condition #1 Authorization:

16 A. Elevator Penthouse

17 (1) Elevator penthouse-maximum height of elevator penthouse above  
18 roof to be 14'-10".

19 (2) Additional steps to further lower the height of the elevator  
20 penthouse: Subject to approval by all necessary state and local  
21 agencies, the mandated steel beam shall be built in the joist bay,  
22 thus lowering roof of the elevator penthouse further. If the project  
23 sponsor can demonstrate in writing that such approvals cannot be  
24 obtained, this condition shall not apply.

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- 1                   B.     Front stair penthouse will be replaced by open air stairs with solid  
2                   guardrails not to exceed 3'-6" above walking deck structure. Where  
3                   guardrails are to be no closer than 11' to "H" on plans A-3.2.
- 4                   C.     Height of the Building:
- 5                   (1)    At the top of eave, 3'-0" south of column line "H" is not to exceed  
6                   36'-6" above sidewalk curb at center line of property. (See roof  
7                   plan A-1.7 and section A.3.1).
- 8                   (2)    At 4'- 6" south of column line "E" is not to exceed 37'-6" above  
9                   sidewalk curb at center line of property. (See roof plan A-1.7 and  
10                  section A.3.1).
- 11                  (3)    Roof to slope between two points above (see C (1)-(2)).
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