

1 [Disapproving the Conditional Use Authorization and Approving with Additional Conditions -  
2 313-323 Cumberland Street]

3 **Motion disapproving the decision of the Planning Commission by its Motion No. 19604,**  
4 **approving a Conditional Use Authorization identified in Conditional Use Application**  
5 **No. 2013.1213CUA for a proposed project located at 313-323 Cumberland Street;**  
6 **approving a Conditional Use Authorization for the same Planning Case and property**  
7 **with additional conditions; and adopting findings pursuant to Planning Code Section**  
8 **101.1.**

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10 MOVED, That the Planning Commission’s approval on March 31, 2016, of a  
11 Conditional Use Authorization identified as Conditional Use Application No. 2013.1213CUA,  
12 by its Motion No. 19604, to demolish a single-family structure and construct a new two-family  
13 structure on a 5,700 square-foot lot within an RH-1 (residential house, one-family) Zoning  
14 District, a 40-X Height and Bulk District, and the Dolores Heights Special Use District, for a  
15 proposed project located at:

16 313-323 Cumberland Street, Assessor’s Parcel Block No. 3601, Lot Nos. 043 and 044  
17 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:

- 21 • The Project Sponsor shall install operable shutters at front façade of the second  
22 above-grade floor (master bedroom);
- 23 • The Project Sponsor shall reduce thickness of the “lip,” pending review from  
24 structural engineers during the building permit phase;

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- 1 • The Project Sponsor shall increase front set back of the “lip” by two feet from its  
2 absolute position on current architectural plans;
- 3 • The Project Sponsor shall increase front set back of first and second above-  
4 grade glass façade walls by one foot from their absolute position on current  
5 architectural plans;
- 6 • The Project Sponsor shall increase side set back along western edges of 311  
7 Cumberland Street and adjacent 3 feet 8 inches of 660 Sanchez Street by two  
8 feet from its absolute position on current architectural plans; and
- 9 • The Project Sponsor shall apply greening/planting treatment to slatted screen  
10 framing of entryway, including the canopy above the entrance and the vertical  
11 screen adjacent to 311 Cumberland Street; and, be it

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

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