

The project sponsors and appellants for the residential project at 32 Ord Street agree to resolve the Conditional Use Appeal by adopting the following additional conditions, using gridlines and program references from the set of 3/16/16 approved plans by Elevation Architects, Revision 5:

Conditions unrelated to setbacks:

- The opaque surface of the planter box on the rear patio shall not exceed a height of 2'-0" above the approved patio height
- The railing material for the rear patio in an L shape spanning the north and east side of the planter shall allow for light to pass through while maintaining privacy to 30 Ord Street (e.g. frosted or translucent glass)

Front setback is determined as follows:

- Reduce the third floor 10'-0" front setback by less than or equal to 1'-0"; up to the amount allowed by the Planning Code without need for variance
- Remove vertical structural element located approximately at the corner defined by E7
- Note: Maintain third floor 6'-0" side setback from dining room to south neighbor (no change)

The rear of the building will be separated into four sections defined by different setbacks. The new rear setbacks are determined as follows:

- The basement, first floor, and second floor rear setback spanning from Gridline G to Gridline E is decreased by 5'-0". This setback remains as approved on the third floor, and the south side setback determined by an existing surveyed dimension from living room to south neighbor remains as approved on all floors to the west wall of the living room, and also for the patio beyond it
- Increase the third floor rear setback from the approved line by 3'-6" spanning from Gridline E north to the midline of the living room
- Increase the third floor rear setback from the approved line by 6'-6" spanning from the midline of the living room to the north-west corner of the living room
- The second and third floor rear setback spanning from the northwest corner of the living room to Gridline A is defined by a line 1'-0" west of Gridline 3
- Note: The 7'-0" side setback from the North property line to the living room wall shall be retained from a point 1'-0" west of Gridline 3, to the point 6'-6" from the previously approved west wall of the living room (no change)

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

- The roof height above the living room will not exceed 11'-1" from finish floor of third floor, as depicted on Sheet A-3.1 East Elevation; from the 3/16/16 Revision 5 set of approved plans

Redd in Board. File No. 160534. 6/21/16

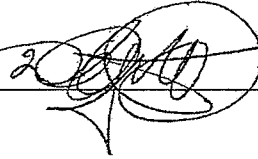
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- The finish floor for the third floor will remain the same height as in the last set of approved drawings
- The roof will be sloped down toward 30 Ord Street to the in the area west of Gridline 4 and north of the living room midline
- The roof pitch will be a constant slope down from 11'-1" at the living room midline to 8'-6" maximum roof height at Gridline B
- There shall be no curb on this sloped roof except where the roof terminates at the shared property line with 30 Ord Street

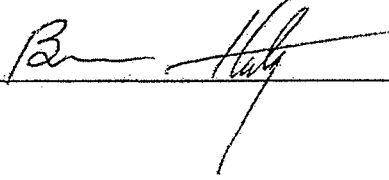
Agreed on June 16, 2016, by:

For appellants:

Dirk Aguilar for Gary Weiss



For project sponsor:



Carroll, John (BOS)

From: Somera, Alisa (BOS)
Sent: Tuesday, June 21, 2016 10:51 AM
To: Fryman, Ann (BOS); BOS-Legislative Aides
Cc: Breed, London (BOS); Evans, Derek; BOS Legislation, (BOS); Young, Victor
Subject: RE: Roll Call and Important Requests: June 21, 2016

Categories: 160534

So noted... thank you, Ann.

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

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**From:** Fryman, Ann (BOS)  
**Sent:** Tuesday, June 21, 2016 10:49 AM  
**To:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; BOS-Legislative Aides <[bos-legislative\\_aides@sfgov.org](mailto:bos-legislative_aides@sfgov.org)>  
**Cc:** Breed, London (BOS) <[london.breed@sfgov.org](mailto:london.breed@sfgov.org)>  
**Subject:** RE: Roll Call and Important Requests: June 21, 2016

Hi all,

Regarding today's meeting and the scheduled 3pm Conditional Use appeal at 32 Ord Street – we have been through mediation with the parties involved and have come to an agreeable resolution. Supervisor Wiener will make this motion – similar to how we handled 323 Cumberland – at the Board today.

Thanks!

Ann Fryman | Legislative Aide  
Office of Supervisor Scott Wiener  
415-554-6968

**Carroll, John (BOS)**

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**From:** Dirk Aguilar <daguilar@gmail.com>  
**Sent:** Monday, June 20, 2016 8:36 PM  
**To:** Carroll, John (BOS); Jalipa, Brent (BOS)  
**Cc:** BOS Legislation, (BOS); Gary Weiss  
**Subject:** 32 Ord St Conditional Use Appeal: Resolution reached

**Categories:** 160534

Dear John and Brent,

We have reached a resolution through mediation and signed our part of the agreement this afternoon. The other party is scheduled to sign tomorrow morning. If everything goes well, then we will ask for a revised Conditional Use Authorization that includes the terms of our agreement. Should any issues arise, we will make last-minute arrangements.

Thank you very much for all your help!

Best regards,

Dirk Aguilar

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30 Ord Street  
(415) 347-5415