



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use/Variance Residential Demolition

HEARING DATE: JUNE 2, 2016

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Date: May 26, 2016
Case No.: **2014-002548CUA/VAR**
Project Address: **14-16 Laidley Street**
Zoning: RH-1 (Residential – House, One Family) Zoning District
 40-X Height and Bulk District
Block/Lot: 7538/004
Project Sponsor: Cary Bernstein
 Cary Bernstein Architect
 2325 Third Street, Studio 341
 San Francisco, CA 94107
Staff Contact: Veronica Flores – (415) 575-9173
veronica.flores@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The project sponsor proposes to improve an existing two-unit building located in the front portion of the subject property. Currently, the property includes a two-bedroom unit and a one-bedroom unit. The proposal will result in two family-sized units in two distinct structures: one unit in the front of the property created by combining the existing units, and one unit in the a newly constructed structure in the rear of the property. There will be a net gain of two bedrooms on the property. The rear unit (14 Laidley) will include two bedrooms, a landscaped courtyard, private garage, and roof deck. The front unit (16 Laidley) will include three bedrooms, a study, a street-facing balcony, private garage, and a roof deck. The two units will be separated by a central landscaped courtyard.

Pursuant to Planning Code 317 (c), “where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements.” This report includes findings for a Conditional Use Authorization in addition to the Demolition Criteria established in Planning Code Section 317. The design of the new structure is analyzed in the Design Review Checklist.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Existing Units	2	Number Of Proposed Units	2

Existing Parking	1	Proposed Parking	2
Number Of Existing Bedrooms	14 Laidley: 2 bedrooms 16 Laidley: 1 bedroom	Number Of Proposed Bedrooms	14 Laidley: 2 bedrooms 16 Laidley: 3 bedrooms
Existing Building Area	±2,240 Sq. Ft.	Proposed Building Area	±5,080 Sq. Ft. plus an additional 1,220 square feet in proposed roof decks 14 Laidley: 2,380 Sq. Ft. plus 650 Sq. Ft. for roof deck 16 Laidley: 2,700 Sq. Ft. plus 570 Sq. Ft. for roof deck

SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of Laidley Street, at 30th Street, Block 7538, Lot 004. The subject property is located within the RH-1 (Residential – House, One Family) Zoning District and the 40-X Height and Bulk District. The property is developed with a two-story two-unit building. The two-bedroom unit on the second floor (14 Laidley) is currently owner-occupied and about 1,570 square feet in size. The other one-bedroom unit (16 Laidley) on the first floor has been vacant for more than ten years and is about 670 square feet in size. The lot itself is L-shaped and inclines more than 20% from the front of the property to the rear. The rear-most portion of the property directly abuts Billy Goat Hill Park; however, this portion is too steep to access or develop.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mostly residential, but architecturally diverse. This portion of Laidley Street is dual-levels with the south side of Laidley elevated above the north side of Laidley until Laidley intersects with Noe Street. The majority of properties along Laidley Street are located within the RH-1 (Residential – House, One Family) Zoning District, while a handful of properties directly across the street are located within the RH-2 (Residential – House, Two Family) Zoning District. Billy Goat Hill Park is located southwest to the subject property, with the rear property line directly abutting the park.

REPLACEMENT STRUCTURE

The proposal will result in two family-sized units standing three-stories tall at street level. The building proposes side-by-side garages on the left portion of the ground level, and consolidated entrances along the right portion of the ground level, which is consistent with the neighborhood context. The Planning Department considers the proposal as two buildings based on what is visible above grade. However, the Department of Building Inspection considers the proposal as a single building based on a structural wall joining the units.

The rear unit (14 Laidley) is proposed to be 2,380 square feet in size, with an additional 650 square foot roof deck. This rear unit will include two bedrooms, a landscaped courtyard, private garage, and roof deck. The front unit (16 Laidley) is proposed to be 2,700 square feet in size, with an additional 570 square foot roof deck. This front unit will include three bedrooms, a study, a street-facing balcony, private garage, and a roof deck. The two units will be separated by a central landscaped courtyard.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and Class 3 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 13, 2016	May 13, 2016	20 days
Posted Notice	20 days	May 13, 2016	May 12, 2016	21 days
Mailed Notice	20 days	May 13, 2016	May 13, 2016	20 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization and Variance process.

PUBLIC COMMENT/COMMUNITY OUTREACH

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	2	0	0
Other neighbors on the block or directly across the street	2	0	0
Neighborhood groups or others	4	0	0

- To date, the Department has received eight communications in support of the proposal, including the two directly adjacent neighbors located at 12 Laidley and 20 Laidley.

ISSUES AND OTHER CONSIDERATIONS

- Although the Department of Building Inspection (DBI) considers this an alteration rather than a demolition, pursuant to Planning Code Section 317, the proposal is tantamount to demolition per Planning Code definition and therefore, requires a Conditional Use Authorization to be considered by the Planning Commission. However, the proposal will result in two family-sized units on the subject property.

- Planning Code Section 209.1 permits up to one unit per lot. Conditional Use Authorization up to one unit per 3,000 square feet of lot area is required, with no more than three units per lot. The subject property is 6,863 square feet in size. The project proposes two units and therefore requires a Conditional Use Authorization to be considered by Planning Commission.
- A Variance, to be considered by the Zoning Administrator, is required pursuant to Planning Code Sections 132 to allow the proposed project to encroach 15 feet within the required front setback of 15 feet.
- The Residential Design Team (RDT) and Department staff have reviewed the project design. The Project Sponsor proactively worked with the Department to respond to the initial design comments. After making the appropriate revisions, the only outstanding item that remains is the trellis proposed for the rear unit (14 Laidley). The Department recommends removal of this trellis in order to minimize the overall height and massing of the structure in the rear, and has included a condition within the motion to this effect.

RESIDENTIAL DESIGN TEAM REVIEW

The request for demolition was reviewed by the Department's Residential Design Team (RDT) whose comments include:

- Set the building back to no closer to the street than the adjacent neighborhood building to the east (20 Laidley).
- Provide side setbacks and notches at the rear to ensure neighboring buildings' access to midblock open space.
- Provide a break in plane or relief at the front façade to reflect the uniform width of buildings (25 feet) in the vicinity.
- Eliminate stair penthouse for rear unit (14 Laidley). Consider using open stairs or roof hatch.
- Remove additional height in the rear unit, including the proposed trellis.
- Introduce more landscaping to the central courtyard rather than mostly hardscape.
- Set deck railing at the roof 5 feet back from the front and west side building walls (12 Laidley) to reduce overall building height as viewed from the street and deck visibility.
- Simplify entrance design to ensure better connection between the public realm of the street and sidewalk, and the private realm of the building.

The Project Sponsor made the above changes to the proposal per RDT comments, with the exception of keeping the trellis proposed on top of the rear unit (14 Laidley) despite RDT's recommendation. The RDT supports the project as proposed with the elimination of the proposed trellis.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the reconstruction and reestablishment of two units on a lot greater than 6,000 square feet pursuant to Planning Code Sections 209.1 and 317. A front setback Variance request will be considered concurrently by the Zoning Administrator at the April 21, 2016 Planning Commission hearing.

BASIS FOR RECOMMENDATION

- The project proposes two family-sized units to add to the City's housing stock within the Glen Park neighborhood during a period of significant housing demand throughout the city.
- The project will not displace any tenants as a result of this project.
- The Project provides a central courtyard and ample private open space. Therefore, the proposal meets open spaces requirements despite having an unusable rear yard which is too steep to utilize.

RECOMMENDATION: Approval with Conditions
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Attachments:

Design Review Checklist*
Draft Motion – Conditional Use Authorization
CEQA Determination
Block Book Map
Sanborn Map
Aerial Photographs
Combined CUA / Variance / 311 Notice
Project Sponsor Submittal, including:

- Open Space Diagram
- Renderings and Site Photographs
- Reduced Plans

Public Correspondence

* All page numbers refer to the Residential Design Guidelines

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

VAF
Planner's Initials

VF: I:\Cases\2014\2014-002548CUA - 14-16 Laidley Street\14-16 Laidley St_ExecutiveSummary.doc

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The immediate neighborhood is of mixed architectural character, with building scale and massing ranging from 1- to 3-stories in height on the block-face.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?	X		
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and			X

on light to adjacent buildings?			
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BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 - 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414A)
- Other

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Planning Commission Draft Motion

HEARING DATE: JUNE 2, 2016

Date: May 26, 2016
Case No.: **2014-002548CUA/VAR**
Project Address: **14-16 Laidley Street**
Zoning: RH-1 (Residential – House, One Family)
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Staff Contact: Veronica Flores – (415) 575-9173
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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 209.1 OF THE PLANNING CODE FOR THE RETENTION OF A SECOND UNIT ON A LOT GREATER THAN 6,000 SQUARE FEET; AND PURSUANT TO SECTION 317 OF PLANNING CODE REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE PROJECT SCOPE THAT IS TANTAMOUNT TO THE DEMOLITION OF A UNIT, WHICH IS BEING REESTABLISHED THROUGH ITS RECONSTRUCTION. THE SUBJECT PROPERTY IS LOCATED WITHIN THE RH-1 (RESIDENTIAL – HOUSE, ONE FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 25, 2015, Cary Bernstein (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 209.1 to retain the second unit on a lot greater than 6,000 square feet. Pursuant to Planning Code Section 317, the project scope is tantamount to the demolition of a unit; however, by granting the Conditional Use Authorization the unit will be reestablished through its reconstruction. The subject property is located within the RH-1 (Residential – House, One Family) District and a 40-X Height and Bulk District.

On February 3, 2016, the Project Sponsor also filed a Variance pursuant to Planning Code Section 132 to allow the proposed project to encroach approximately ten feet into the required front setback. The project is required to maintain a front setback of 15 feet; whereas, the project includes habitable space and balconies in this setback area, and therefore, does not comply.

On March 11, 2016, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2014-002548ENV. The Commission has reviewed and concurs with said determination.

On June 2, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-002548CUA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014-002548CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the south side of Laidley Street, at 30th Street, Block 7538, Lot 004. The subject property is located within the RH-1 (Residential – House, One Family) Zoning District and the 40-X Height and Bulk District. The property is developed with a two-story two-unit building. The two-bedroom unit on the second floor (14 Laidley) is currently owner-occupied and about 1,570 square feet in size. The other one-bedroom unit (16 Laidley) on the first floor has been vacant for more than ten years and is about 670 square feet in size. The lot itself is L-shaped and inclines more than 20% from the front of the property to the rear. The rear-most portion of the property directly abuts Billy Goat Hill Park; however, this portion is too steep to access or develop.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mostly residential, but architecturally diverse. This portion of Laidley Street is dual-levels with the south side of Laidley elevated above the north side of Laidley until Laidley intersects with Noe Street. The majority of properties along Laidley Street are located within the RH-1 (Residential – House, One Family) Zoning District, while a handful of properties directly across the street are located within the RH-2 (Residential – House, Two Family) Zoning District. Billy Goat Hill Park is located southwest to the subject property, with the rear property line directly abutting the park.

4. **Project Description.** The project sponsor proposes to improve an existing two-unit building located in the front portion of the subject property. Currently, the property includes a two-bedroom unit and a one-bedroom unit. The proposal will result in two family-sized units in two distinct structures: one unit in the front of the property created by combining the existing units, and one unit in the a newly constructed structure in the rear of the property. There will be a net gain of two bedrooms on the property.

The rear unit (14 Laidley) is proposed to be 2,380 square feet in size, with an additional 650 square foot roof deck. This rear unit will include two bedrooms, a landscaped courtyard, private garage, and roof deck. The front unit (16 Laidley) is proposed to be 2,700 square feet in size, with an additional 570 square foot roof deck. This front unit will include three bedrooms, a study, a street-facing balcony, private garage, and a roof deck. The two units will be separated by a central landscaped courtyard.

The proposal will result in two family-sized units standing three-stories tall at street level. The building proposes side-by-side garages on the left portion of the ground level, and unit door entries are combined in the right portion of the ground level, which is consistent with the neighborhood context.

Although the Department of Building Inspection (DBI) considers this an alteration rather than a demolition, the proposal is tantamount to demolition per Planning Code definition. However, the Department understands the proposal will result in two family-sized units on the subject property.

5. **Public Comment/Community Outreach.** To date, the Department has received eight communications in support of the proposal, including the two directly adjacent neighbors located at 12 Laidley and 20 Laidley. Although the neighbor directly to the east (20 Laidley) originally shared some concerns with respect to the proposed rear unit (14 Laidley), the project sponsor proactively worked with them in order to eliminate all concerns and has received their support on the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Density.** Planning Code Section 209.1 permits up to one unit per lot. Conditional Use Authorization up to one unit per 3,000 square feet of lot area is required, with no more than three units per lot.

The subject property is 6,863 square feet in size. Conditional Use Authorization is required for one of the proposed units.

- B. **Front Setback Requirement.** Planning Code Section 132 states that the minimum front setback shall be based on the average of adjacent properties or if subject property has a

legislated setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 15 feet.

The subject property does not have a legislated setback. The required front setback is 15 feet for the subject property since the average front setback based on adjacent properties would result in a larger required front setback. The project is aligning its front wall with the property directly east (20 Laidley) and is seeking a variance from the front setback requirements.

- C. **Landscaping/Permeability.** Planning Code Section 132 requires projects proposing new dwelling units to provide a minimum of 20% landscaping and 50% permeability within the required front yard setback. With a required front yard setback of 14.5 feet and a parcel width of 60 feet, the required front yard has a total area of 870 sf. Therefore, the Project would have to provide at least 174 sf of landscaping and 435 sf of permeability within the required front setback.

The required front setback has an area of 91 square feet. The Project provides approximately 76 square feet of landscaping within the front setback or 22%, and approximately 243 square feet of permeable surface in the front setback or 69%.

- D. **Rear Yard Requirement.** Planning Code Section 134 states that the minimum rear yard depth in the RH-1 District shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

The subject property measures 148'-11" deep. The project proposes a rear yard of 36'-5", or 25% of the total depth of the lot depth.

- E. **Usable Open Space.** Planning Code Section 135A requires 300 square feet of usable open space for each dwelling unit if all private, or 399 square feet of common usable open space that may be substituted for private open space.

The project proposes two dwelling units. The project includes ample private open space for each unit through qualifying roof decks, in addition to the central courtyard accessible to both units. The front unit (16 Laidley) has at least 570 square feet of usable open space and the rear unit (14 Laidley) has at least 650 square feet of usable open space.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, public alley, at least 30 feet in width, at least 20 feet in width, side yard at least 25 feet in width, a rear yard meeting the requirements of this Code or other open area that meets minimum requirements for area and horizontal dimensions.

The front unit (16 Laidley) faces onto a public street approximately 50 feet wide. The rear unit (14 Laidley) faces onto a rear yard that is 25% of the depth of the lot.

- G. **Street Frontages.** Planning Section 144 of the Planning Code requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or

along a building wall that is set back from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width, or to a single such entrance of less than 8 feet in RTO and RTO-M districts. In addition, no entrance to off-street parking on any lot shall be wider than 20 feet, and where two or more separate entrances are provided there shall be a minimum separation between such entrances of six feet. Planning Section 144(b)(1)(A) states the requirements of this 144(b)(1) shall not be applicable where the lot has an upward or downward slope from the front lot line to the forward edge of the required rear yard, along the centerline of the building, of more than 20 percent; or where the lot depth and the requirements of this Code for dimensions, areas and open spaces are such that the permitted building depth is less than 40 feet in an RH-2 District or less than 65 feet in an RH or RM District.

The slope from the front lot line of the project site to the forward edge of the required rear yard along the centerline of the building is greater than 20% slope; thereby, qualifying the project for an exception to the street frontage and maximum garage door width and separation requirements.

- H. **Off-Street Parking.** Planning Section 151 of the Planning Code requires off-street parking for each dwelling unit.

The project proposes two off-street parking spaces, with each space privately accessible to each unit.

- I. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires at least one Class 1 bicycle parking spaces for each dwelling unit and one Class 2 bicycle parking spaces for every 20 dwelling units.

The project proposes two Class 1 bicycle parking spaces, one for each unit located on the ground floor of the proposal.

- J. **Curb Cuts.** Planning Section 155(l) of the Planning Code requires driveways crossing sidewalks shall be no wider than necessary for ingress and egress, and shall be arranged, to the extent practical, so as to minimize the width and frequency of curb cuts, to maximize the number and size of on-street parking spaces available to the public, and to minimize conflicts with pedestrian and transit movements.

The project proposes widening the existing 27'-8" curb cut (combined with the adjacent neighbor to the East (20 Laidley)) to 37'-5" and minimizing the frequency of curb cuts. There will be no loss of street parking since the existing curb is long enough for only one car.

- K. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit since the average ground elevation at the rear line of the lot is higher by 20 or more feet than at the front line thereof.

The project proposes two replacement buildings, both under 35 feet in height.

- L. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove at least one residential unit. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings in part of this Motion. See Item 8. , “Additional Findings pursuant to Section 317” below.

- M. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in additional space in an existing residential unit of more than 800 gross square feet shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes altering two existing units, adding more than 800 gross square feet to each unit. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed massing allows for a higher density and better use of the site, and provides family-sized units on the currently underutilized lot, while maintaining generous open space for the occupants and neighbors.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed project building footprint and massing are appropriate composed relative to the buildable area on the lot. The combination of the two buildings and central open space provides generous light and air for the occupants as well as for the neighboring houses. Privacy is afforded by the separation of windows between the proposed project and the neighbors.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The addition of a second, off-street parking space and two Class 1 bicycle parking spaces will maintain available street parking.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposal is residential and will not yield noxious or offensive emissions.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed project is residential and includes appropriate landscaping, open spaces, and parking.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-1 District.

The proposed project is consistent with the stated purpose of RH-1 Districts. Additionally, the large lot size permits a second unit on the site subject to Conditional Use Authorization.

- 8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. Whether the property is free of a history of serious, continuing Code violations;

Project meets criterion.

A review of the Department of Building Inspection and the Planning Department databases showed no enforcement cases or notices of violation for the subject property.

- ii. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project meets criterion.

The structures appear to be in decent condition.

- iii. Whether the property is an “historic resource” under CEQA;

Project meets criterion.

The Planning Department reviewed the Supplemental Information Form submitted by the sponsor and provided a historic resource determination in a Preservation Team Review (PTR) Form. The historic resource determination concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

Project meets criterion.

The Planning Department determined that the existing structure is not a historic resource. Therefore, the removal of the structure would not result in a significant adverse impact on historic resources under CEQA.

- v. Whether the Project converts rental housing to other forms of tenure or occupancy;

Project meets criterion.

The Project does not currently convert rental housing to other forms of tenure or occupancy. The proposal maintains one owner-occupied unit and rental unit. The owner does have the opportunity in the future to apply for a condominium conversion for Public Works and Planning to review, separate from the current application.

- vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;

Project does not meet criterion.

The Project involves removal one rent-controlled unit.

- vii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project meets criterion.

Although the Project proposes demolition of a two-bedroom unit and a one-bedroom unit at the front of the property, the number of units (two) is maintained at the project site. The replacement structure includes a three-bedroom unit and a two-bedroom unit.

- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project meets criterion.

The replacement buildings conserve neighborhood character with appropriate mass, scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms, which provide family-sized housing. The project would conserve the existing

number of dwelling units, while providing a net gain of two bedrooms (five total) to the City's housing stock.

- ix. Whether the Project protects the relative affordability of existing housing;

Project does not meet criterion.

The Project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing building and construction of two new buildings. However, it should be taken into consideration that the proposed structures offer a variety of unit sizes, including 2,700 Sq. Ft. for the front unit (16 Laidley) and 2,380 Sq. Ft. for the rear unit (14 Laidley).

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Criterion not applicable.

The two-unit Project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten units.

- xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

Project meets criterion.

The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.

- xii. Whether the Project increases the number of family-sized units on -site;

Project meets criterion.

The Project proposes two opportunities for family-sized housing. One three-bedroom unit and one two-bedroom unit is proposed within the subject property.

- xiii. Whether the Project creates new supportive housing;

Project does not meet criterion.

The Project does not create supportive housing.

- xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

Project does not meet criterion.

The overall mass, scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character with a contemporary design.

- xv. Whether the Project increases the number of on-site Dwelling Units;

Project meets criterion.

The Project would maintain two on-site units and is in keeping with the scale and mass of the immediately surrounding development.

- xvi. Whether the Project increases the number of on-site bedrooms;

Project meets criterion.

The project proposes five bedrooms: two bedrooms more than the existing building.

- xvii. Whether or not the replacement project would maximize density on the subject lot; and

Project meets criterion.

The project proposes to maximize the density on the subject lot as the proposal includes two units on an RH-1 lot that is 6,838 square feet in size.

- xviii. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

Project meets criterion.

The project proposes replacing the two existing units with new dwelling units of a larger size. Additionally, the front unit (16 Laidley) will have two additional bedrooms. The proposal results in two family-sized units.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFESTYLES.

Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

The project proposes two family-sized units.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character

Policy 11.5:

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

URBAN DESIGN

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The project proposes demolition of one existing building with noncomplying features, including the front portion of the building currently located within the front setback. Similar to other existing structures on the block-face, both proposed buildings contain a garage at the ground floor that is to be constructed to the front lot line with habitable floors on the levels.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project is residential and has no impact on neighborhood-serving retail uses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The neighborhood has a mixed architectural character. The proposed project preserves the cultural and economic diversity of the neighborhood by proposing a project where mass and scale are compatible with the neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The owner has lived at the subject property for over 30 years and occupied 14 Laidley during this period. 16 Laidley has been vacant for over ten years. The existing building requires substantial improvement and safety upgrades. The proposed project will provide an improved residential unit for the owner as well as an improved residential unit to be restored to the City's housing stock. Two smaller units proposed (approximately 3,000 square feet each) are more consistent with the General Plan than one, more massive single-family house, which is permitted by the Planning Code.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project provides a new off-street parking space (two total) and two Class 1 bicycle parking spaces. Additionally, the project does not reduce the number of street parking spaces.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project is residential and has no impact on the commercial, industrial, or service sectors.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will significantly strengthen the existing building, bringing it up to current building and seismic codes.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will have no negative impact on existing parks and open spaces. See attached open space diagram and photos.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-002548CUA/VAR** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 20, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 2, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 2, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to retain a second unit on a lot greater than 6,000 square feet in RH-1 district and reestablish and reconstruct the property which is tantamount to demolition. The project site is located at 14-16 Laidley Street, Block 7538, and Lot 004 pursuant to Planning Code Sections 303, 209.1, and 317 within the RH-1 District and a 40-X Height and Bulk District; in general conformance with plans, dated April, 20, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2014-002548CUA/VAR and subject to conditions of approval reviewed and approved by the Commission on June 2, 2016 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 2, 2016 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6. **Trellis.** The Project Sponsor shall remove the trellis proposed for the rear unit (14 Laidley).

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

8. **Bicycle Parking.** The Project shall provide no fewer than **two** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide **two** independently accessible off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

10. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

11. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

13. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2014-002548ENV
 Project Title: 14-16 Laidley Street
 Zoning: RH-1 (Residential – House, One-Family Use) District
 40-X Height and Bulk District
 Block/Lot: 7538/004
 Lot Size: 6,863 square feet
 Project Sponsor: Cary Bernstein Architect
 (415) 522-1907
 Staff Contact: Jenny Delumo – (415) 575-9146
 Jenny.Delumo@sfgov.org

1650 Mission St.
 Suite 400
 San Francisco,
 CA 94103-2479

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

PROJECT DESCRIPTION:

The approximately 6,865-square-foot (sf) project site is located at 14-16 Laidley Street. The upslope lot is located on the irregularly-shaped block bounded by Laidley Street to the northeast, Beacon Street to the southwest, Harry Street to the southeast, and 30th Street to the northwest in the Glen Park neighborhood. The project site is currently developed with an approximately 2,240-gross-square-foot (gsf), one-story-over-basement, 33-foot-tall residential building. The two-unit building was constructed in 1897. The entrance to 16 Laidley Street is located on the front façade of the building. The entrance to 14 Laidley Street is located on the rear façade of the building and is accessed by a side gate that fronts Laidley Street.

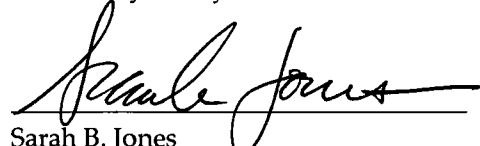
[Continued on next page]

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301) and Class 3 (Guidelines Section 15303). See page 3.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


 Sarah B. Jones
 Environmental Review Officer

March 11, 2016
 Date

cc: Cary Bernstein, Project Sponsor
 Veronica Flores, Current Planner
 Natalia Kwiatkowska, Preservation Planner

Supervisor Scott Weiner, District 8 (via Clerk of the Board)
 Historic Preservation Distribution List
 Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed project includes the partial demolition and vertical and horizontal expansion of the existing building and construction of a new residential unit in the rear, undeveloped portion of the lot. Alterations to the existing building would include a one-story vertical addition and an approximately 11.5-foot-long front addition (roughly eight feet on the northeast side of the front façade and 11.5 feet on the southeast side of the front façade). A new single-car garage would be constructed adjacent to the existing single-car garage on the ground level of 16 Laidley Street, for a total of two off-street parking spaces. Each unit would be designated the use of one off-street parking space. The proposed project would result in an approximately 3,010-gsf, 33-foot-tall structure at the front of the lot (16 Laidley Street) and an approximately 2,380-gsf, 33-foot-tall (up to 43 feet with a roof-deck trellis) residential unit at the rear of the lot (14 Laidley Street). The two two-story-over-basement structures would be connected by an approximately 1,170-sf landscaped courtyard, an approximately 29-foot-long covered walkway extending along the northwestern perimeter of the lot, and an approximately 14-foot-long covered walkway extending along the southeastern perimeter of the lot. The walkways would extend from the rear of 16 Laidley Street to the front entrance of 14 Laidley Street and would be bordered by approximately 21-foot-tall one-hour fire-rated walls. The two structures would be considered a single building by the Department of Building Inspection (DBI), pursuant to California Building Code Section 503.1.2.¹ Additional open space would be provided via balconies and roof decks on each structure, and an approximately 150-sf interior courtyard on the ground level of 14 Laidley Street. Excavation, to a maximum depth of approximately 26 feet below grade, is proposed in order to accommodate the ground level at 14 Laidley Street and the central courtyard, and would result in approximately 1,095 cubic yards of soil disturbance. Exterior and interior alterations would result in an approximately 5,390-gsf residential development.

Project Approvals

The proposed project is subject to notification under Section 311 of the City of San Francisco *Planning Code* and would require the following approvals:

- **Conditional Use Authorization:** The proposed project would require conditional use authorization by the Planning Commission to provide two residential units in a RH-1 District pursuant to *Planning Code* Section 209.1(f).
- **Variance:** The proposed project would require a variance from *Planning Code* requirements from the Zoning Administrator for expansion into the required front yard setback pursuant to *Planning Code* Sections 130 and 132.
- **Site Permit:** The proposed project would require the issuance of a site permit by DBI.

Approval Action: The granting of a Conditional Use Authorization by the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

¹ Cary Bernstein Architect, *Request for Pre-Application Meeting, 14-16 Laidley Street, CA 94131, Block 7538- Lot 004, August 20, 2014.* This document (and all other documents cited in this report, unless otherwise noted), is available for review at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case No. 2014-002548ENV.

EXEMPT STATUS (continued):

CEQA State Guidelines Section 15301(a), or Class 1(a), provides an exemption from environmental review for interior and exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would involve the interior and exterior alteration of an existing structure, thus satisfying the requirements for exemption under CEQA State Guidelines Section 15301(a). Additionally, CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), provides an exemption from environmental review for the construction of additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project is not located in an environmentally sensitive area. Proposed alterations to the existing 1,960-sf (2,240-gsf) residential structure would result in an approximately 3,390-sf (3,010-gsf) residential structure. The proposed 1,430-sf expansion is less than the 10,000-sf threshold established under Class 1(e)(2). The project site is located in an urban area where all public services and facilities are currently available, and the proposed residential structures would be able to connect to the City's water, wastewater, and electric services. As the proposed project would relocate an existing dwelling unit to a new residential structure, the project would minimally increase demand on public services and utilities and that demand is not expected to exceed the capacity provided for this area. Therefore, the proposed project is adequately served by all required utilities and public services. The project site is adjacent to Billy Goat Hill, a Natural Area under the jurisdiction of the San Francisco Recreation and Park Department. However, as discussed in the Biological Resources section below, the project site is not located in an environmentally sensitive area. Thus, the proposed project satisfies the requirements for exemption under CEQA State Guidelines Section 1531(e)(2).

CEQA State Guidelines Section 15303, or Class 3, provides an exemption from environmental review for the construction and location of limited numbers of new, small facilities or structures. Additionally, CEQA State Guidelines Section 15303(a) provides an exemption from environmental review for up to three single-family residences constructed in an urbanized area. The proposed project would include alterations to an existing residential structure and construction of a new residential unit on the project site. Thus, the proposed project satisfies the requirements for exemption under CEQA State Guidelines Section 15303.

Therefore, the proposed project is exempt from environmental review under the stipulations set forth under CEQA State Guidelines Sections 15301 and 15303.

DISCUSSION OF ENVIRONMENTAL ISSUES:

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project. Guidelines Section 15300.2, subdivision (a), provides that a categorical exemption shall not be used where the proposed project may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. As discussed below under "Geology and Soils" there is no possibility of a significant effect on the environment due to hazardous or critical concerns.

Guidelines Section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed below, there is no possibility of a significant effect on the environment due to unusual circumstances.

CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. For the reasons discussed below under "Historic Architectural Resources," there is no possibility that the proposed project would have a significant effect on a historic resource.

Historic Architectural Resources. Under CEQA Section 21084.1, a property may be considered a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources" (CRHR). The one-story-over basement, two-family home at 14-16 Laidley Street was built in 1897. Since the proposed project would include exterior alterations to an existing building constructed 45 or more years ago, the project is subject to historic resource review. The project sponsor submitted a Supplemental Information for Historic Resource Determination application² and retained an architectural firm to prepare a Supplemental Information Form,³ which details the architectural design, historical background, and construction history of the subject property. The Planning Department reviewed the Supplemental Information Form and provided a historic resource determination in a Preservation Team Review (PTR) Form.⁴ The findings from the historic resource determination are summarized below.

The historic resource determination applied criteria set forth by the CRHR in evaluating the subject property, its architecture, and the neighborhood in which it is located. The CRHR stipulates that a property may be considered a historic resource if the property is associated with a historically significant event (Criterion 1), person (Criterion 2), or architectural style (Criterion 3), or if there is potential to gather historically significant information from the site (Criterion 4). Properties must also possess historic integrity with respect to location, design, setting, workmanship, materials, aesthetics, and historic events or people associated with the subject property. The historic resource determination found that no historic events are known to have occurred at the subject property, making it ineligible for inclusion in the CRHR under Criterion 1. None of the owners or occupants of the subject property have been identified as important to local, California, or national history, making it ineligible for inclusion in the CRHR under Criterion 2. The subject property was converted from a single-family residence to a two-family residence in 1962, and has undergone extensive exterior and interior renovations since its construction. The property is a non-descript example of a modified Vernacular style single-family residence and is not architecturally distinct. Therefore, the property is ineligible for inclusion in the CRHR under Criterion 3. The historic resource determination also found that the subject property is not located within an identified historic district and the area in which the building is located does not appear eligible for inclusion in the CRHR as a historic district.

² Robert D. Hite, *Supplemental Information for Historic Resource Determination, 14-16 Laidley Street, San Francisco, CA*, June 27, 2014.

³ Carey & Co., Inc., *Supplemental Information Form, 14-16 Laidley Street, San Francisco, California*, June 27, 2014.

⁴ San Francisco Planning Department, *Preservation Team Review Form, 14-16 Laidley Street, San Francisco, CA*, January 22, 2015.

The historic resource determination concluded that the subject property is not eligible for listing in the CRHR individually or as a contributor to a historic district. Therefore, the proposed project would not have a significant adverse impact on historic resources.

Geology and Soils. A geotechnical investigation was conducted on the site and the subsequent findings are summarized in this section.⁵ The geotechnical investigation involved a subsurface investigation, laboratory testing of selected boring samples, examination of surface soils, a review of pertinent geotechnical data, and a analysis of all findings. The project site features an uphill slope of approximately 33 percent at the front (northeast) portion of the lot rising to approximately 50 percent at the rear (southwest) end of the lot. Three exploratory borings were drilled, one at the front, rear, and middle of the lot, to depths between nine and 13 feet. The subsurface exploration revealed bedrock of moderately hard to hard sandstone at depths of nine to more than 13 feet, colluvium at depths of zero to more than 16 feet, and fill at depths of five to six and a half feet. The soils encountered at the project site are relatively weak and compressible, and are likely to result in differential settlement. Some of the soils are also expansive and are likely to increase pressure on any retaining walls. Free groundwater was observed in one of the three borings at a depth of approximately 12 feet.

According to Planning Department records, the project site is located in a Landslide Hazard Zone. While the investigation did not uncover evidence of previous land-sliding, the report notes that the site is vulnerable to sloughing and possible instability due to pockets of relatively loose colluvium on the site's slope. The project site is not located in a Liquefaction Zone, nor is it located in an Earthquake Fault Zone. Surface soils, as previously discussed, have a high silt and clay content. Therefore, the potential risk of fault ruptures, liquefaction, and densification is low.

Given these conditions, the principal geotechnical considerations evaluated in the report include the foundation and slab system, excavation and sloughing, retaining and catchment walls, and drainage. The report concludes that the site is suitable for construction of the proposed structure, provided their recommendations are incorporated into the design and construction of the project. The report recommends that: (1) non-yielding shoring or underpinning should be used during excavation; (2) the foundation system and retaining walls should be anchored at least six feet into bedrock, preferably with drilled piers or spread footings, and fully back-drained; (3) spread footings should only be used in areas where exposed bedrock is located a minimum of seven feet away from slopes steeper than 20 percent; (4) slab-on-grade and grade beams should be separated from expansive soils; (5) if excavation does not expose bedrock, slab subgrade should be sloped to drain into 12-inch-deep trenches excavated in the direction of the downslope; (6) slough catchments should be installed upslope of the proposed structure; (7) a compressible void form system should be applied beneath grade beams in areas where expansive soils are encountered. Additional specifications for site preparation and grading, temporary shoring, foundation construction and installation, and drainage are included in the report.

The proposed project would be required to conform to the San Francisco *Building Code*, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. DBI would review background information,

⁵ Herzog Geotechnical Consulting Engineers, *Report, Geotechnical Investigation, 14 and 16 Laidley Street, San Francisco, CA, August 26, 2014.*

including geotechnical and structural engineering reports, to ensure that the security and stability of adjoining properties and the subject property are maintained during and following project construction. Therefore, potential damage to structures from geological hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the Building Code. In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

Biological Resources. The rear lot line of the subject project abuts the southeastern boundary of Billy Goat Hill (the "Park"), an approximately 3.5-acre park within the San Francisco Recreation and Park Department's (SFRPD) Natural Areas Program. The Park features a mix of grassland, forest, and scrub areas and contains approximately 0.2-mile trail network. Public access to the park is provided by a trail head on 30th Street and two trailheads on Beacon Street.

In 2006 the SFRPD released for public review a Significant Natural Resource Areas Management Plan (SNRAMP)^{6,7} to oversee the restoration and management of Significant Natural Resource Areas (SNRA).⁸ The SNRAMP identified Billy Goat Hill as a SNRA. The conservation, management, and use of SNRAs are based on the level of sensitivity, species presence, and habitat complexity. The acreage of each Significant Natural Area is delineated into three management priority levels:⁹ (1) MA-1 represents the highest priority areas for conservation and management activities due to their sensitivity to human disturbance. These areas contain or may support significant species and sensitive plants or animals; (2) MA-2 represents areas that are less sensitive to human disturbance than MA-1 areas, but still provide significant wildlife and conservation opportunities; (3) MA-3 represents areas with the least sensitivity to human disturbance and provide the greatest recreational opportunities. MA-3 areas contain or may support non-native vegetation that can serve as a buffer between MA-2 areas and development, recreation, and other land uses.

Billy Goat Hill contains an approximately 0.6-acre MA-1 area, 1.1-acre MA-2 area, and 1.6-acre MA-3 area.¹⁰ The portion of Billy Goat Hill that borders the project site is a designated MA-3 area that includes tree and grassland communities. MA-3 areas do not support sensitive plants or animals and, as

⁶ San Francisco Recreation and Park Department, *Significant and Natural Resources Areas Management Plan*, February 2006. Available at <http://sfrecpark.org/parks-open-spaces/natural-areas-program/significant-natural-resource-areas-management-plan/snramp/>, accessed March 4, 2016.

⁷ The SNRAMP is currently under environmental review. San Francisco Planning Department, *Significant Natural Resources Areas Management Plan Draft EIR*, Planning Department Case No. 2005.1912E, State Clearinghouse No. 200904210. Available at <http://www.sf-planning.org/index.aspx?page=1828>, accessed March 4, 2016.

⁸ City and County of San Francisco, *General Plan: Recreation and Open Space Element*. Available at [http://www.sf-planning.org/ftp/General Plan/Recreation OpenSpace Element ADOPTED.pdf](http://www.sf-planning.org/ftp/General%20Plan/Recreation%20OpenSpace%20Element%20ADOPTED.pdf), accessed March 4, 2016. Criteria for the selection of Significant Natural Areas are established under Policy 4.2 of the General Plan's Recreation and Open Space Element.

⁹ City and County of San Francisco, *Significant and Natural Resources Areas Management Plan: Executive Summary*, February 2006. Page 4. Available at http://sfrecpark.org/wp-content/uploads/SNRAMP_Final_Draft/SNRAMP_ExecSummary.pdf, accessed March 7, 2016.

¹⁰ City and County of San Francisco, *Significant and Natural Resources Areas Management Plan: Billy Goat Hill*, February 2006. Page 6.9-12. Available at http://sfrecpark.org/wp-content/uploads/SNRAMP_Final_Draft/6_Site-Specific/69BillyGoatHill.pdf, accessed March 7, 2016.

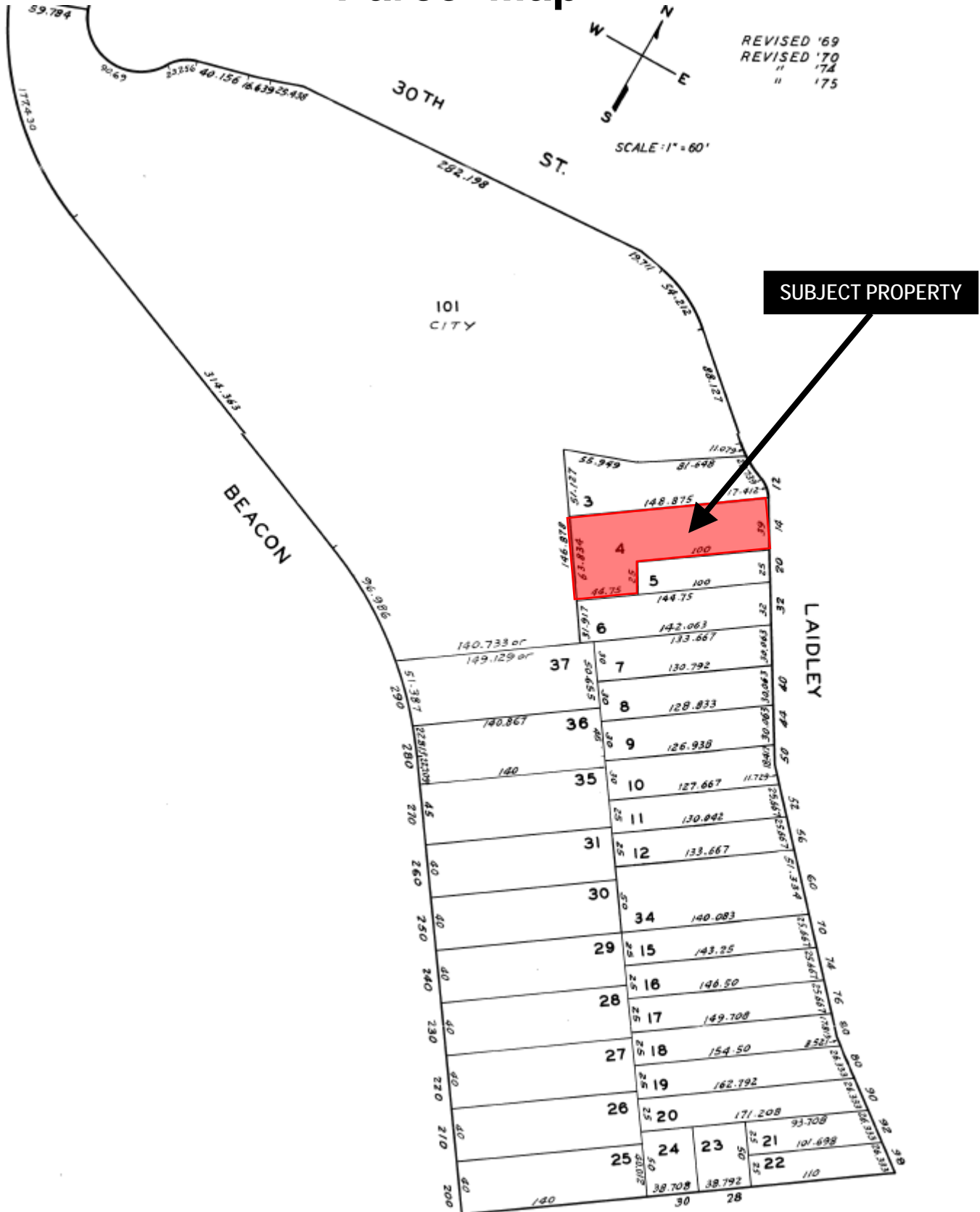
previously discussed, may appropriately serve as a buffer between more sensitive Natural Areas (MA-1 and MA-2) and urban development. Furthermore, the project proposes to retain the rearmost portion of the project site, which abuts Billy Goat Hill, as an undeveloped rear yard. The approximately 36.5-ft-deep rear yard would provide an additional buffer between the Park and the proposed development. Thus, the proposed project would not conflict with any policies, ordinances, or conservation plans, and would not have a substantial adverse effect on a sensitive or special-status species or habitat or significantly impede the movement of a native resident or wildlife species. Therefore, the project would not result in a significant adverse impact on biological resources.

Conclusion. The proposed project satisfies the criteria for exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.

Exhibits

Conditional Use Authorization/Variance
Case Number 2014-00002548CUAVAR
14-16 Laidley Street

Parcel Map

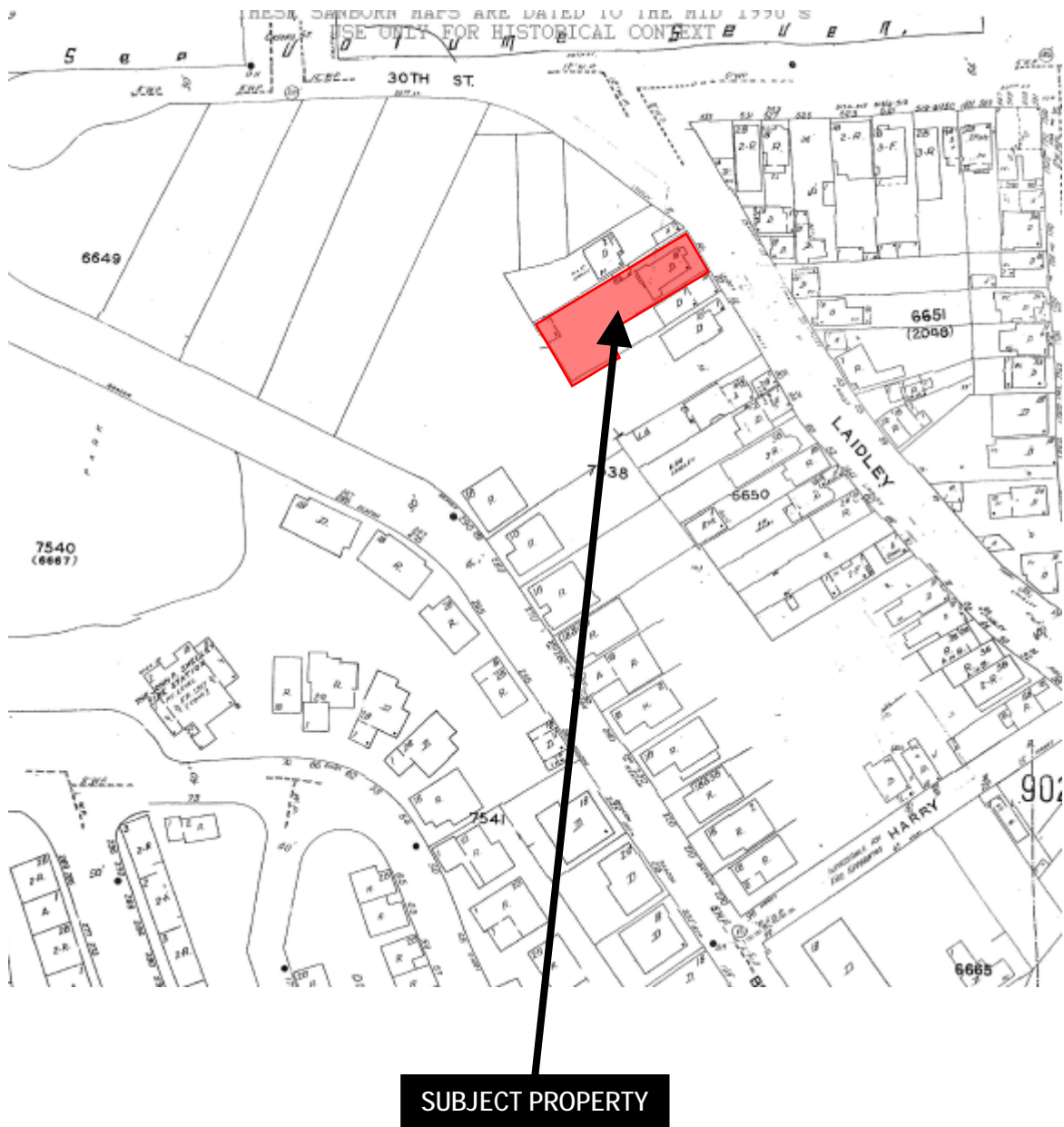


SUBJECT PROPERTY



Conditional Use Authorization/Variance
Case Number 2014-00002548CUAVAR
14-16 Laidley Street

Sanborn Map*



**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



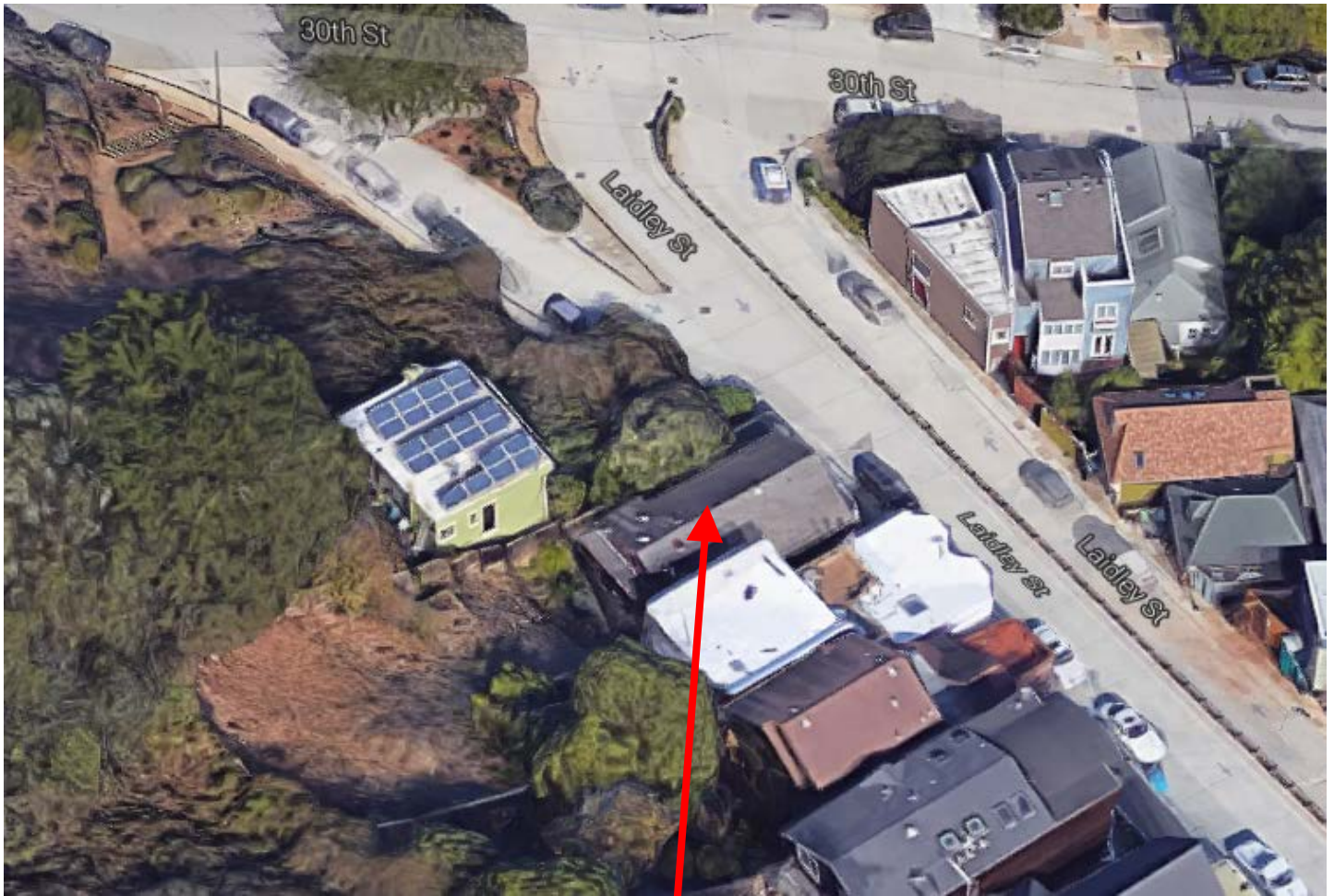
Conditional Use Authorization/Variance
Case Number 2014-00002548CUAVAR
14-16 Laidley Street

Zoning Map



Conditional Use Authorization/Variance
Case Number 2014-00002548CUAVAR
14-16 Laidley Street

Aerial Photo

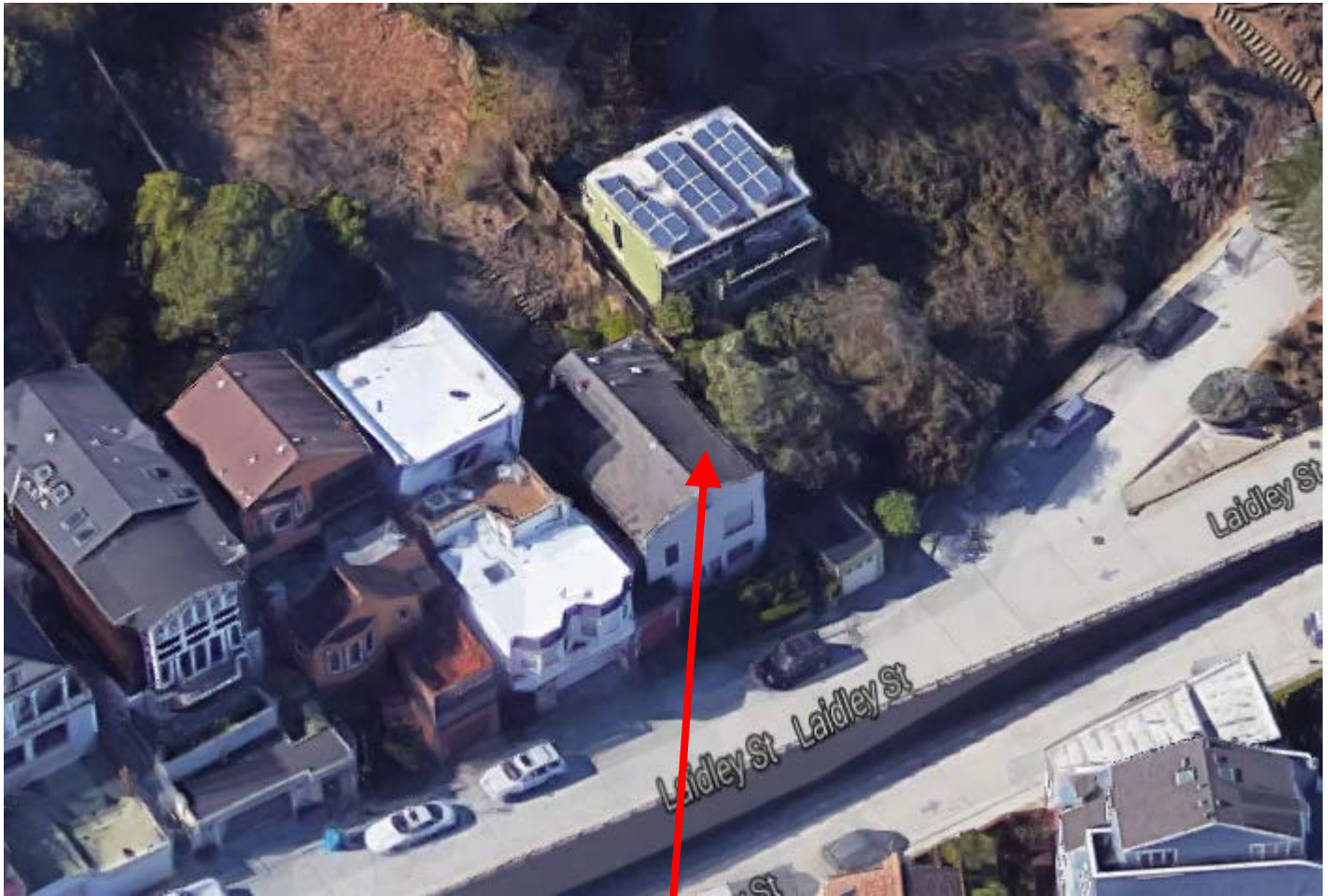


SUBJECT PROPERTY



Conditional Use Authorization/Variance
Case Number 2014-00002548CUAVAR
14-16 Laidley Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization/Variance
Case Number 2014-00002548CUAVAR
14-16 Laidley Street

Aerial Photo



SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization/Variance
Case Number 2014-00002548CUAVAR
14-16 Laidley Street

Site Photo



Conditional Use Authorization/Variance
Case Number 2014-00002548CUAVAR
14-16 Laidley Street



SAN FRANCISCO PLANNING DEPARTMENT

Transaction Receipt

Date Issued: March 30, 2015
 Case No.: 2014-002548CUA, (Conditional Use Authorization (CUA))
 Project Title: 14-16 Laidley St.
 Receipt #: 19993380
 Issued By: AHUISMAN

1650 Mission St.
 Suite 400
 San Francisco,
 CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
 Information:
415.558.6377

ITEM #	DESCRIPTION	TOTAL
PLN-CUA-BOS	Surcharge - BOS	\$117.00
PLN-CUA-01	Conditional Use - (Including PUD)	\$7,097.00
		\$7,214.00

PAYMENT TYPE	CHECK #	PAYEE	PAYMENT AMOUNT	NOT APPLIED
Check	386	R.D. Hite / T. Nishiuchi	\$7,214.00	\$0.00
			\$7,214.00	\$0.00

TOTAL TRANSACTION AMOUNT: \$7,214.00

PAYER'S COPY

For all cases other than Discretionary Review Requests filed by individuals, a Time & Materials fee will be charged if the cost of processing your case exceeds the intial fee.

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Robert Hite	
PROPERTY OWNER'S ADDRESS: 14 Laidley St San Francisco, CA 94131	TELEPHONE: (415) 522-1907
	EMAIL: cary@cbstudio.com

APPLICANT'S NAME: Cary Bernstein Architect Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 2325 3rd St, Studio 341 San Francisco, CA 94107	TELEPHONE: (415) 522-1907
	EMAIL: cary@cbstudio.com

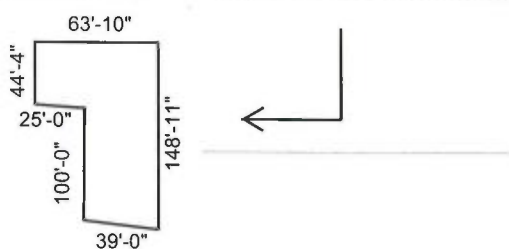
CONTACT FOR PROJECT INFORMATION: Same as Above <input type="checkbox"/>	
ADDRESS: 2325 3rd St, Studio 341 San Francisco, CA 94107	TELEPHONE: (415) 522-1907
	EMAIL: cary@cbstudio.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Robert Hite Same as Above <input type="checkbox"/>	
ADDRESS: 14 Laidley St San Francisco, CA 94131	TELEPHONE: (415) 522-1907
	EMAIL: cary@cbstudio.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 14-16 Laidley Street	ZIP CODE: 94131
CROSS STREETS: 30th Street	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
7538 / 4	See Diagram	6,863 sf	RH-1	40-X



3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input checked="" type="checkbox"/> Rear <input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Height <input checked="" type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Two-Unit Residence		
	PROPOSED USE: Two-Unit Residence			
	BUILDING APPLICATION PERMIT NO.: 2014111212525		DATE FILED: 11.12.2014	

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	2	2	0	2
Hotel Rooms	0	0	0	0
Parking Spaces	1	1	1	2
Loading Spaces	0	0	0	0
Number of Buildings	1	1	1	1
Height of Building(s)	25'-0" Midpt. Gable	25'-0"	9'-6"	34'-6"
Number of Stories	1 o/ Basement	1 o/ Basement	1	2 o/ Basement
Bicycle Spaces	0	0	2	2
GROSS SQUARE FOOTAGE (GSF)				
Residential	2,240 gsf 2010	2,240 gsf 2010	4,890 gsf 4,620	7,130 gsf 6,620
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0 270	0 270	0 270	0 500
Other (Specify Use)	0	0	0	0
TOTAL GSF	2,240 gsf 2010	2,240 gsf	4,890 gsf	7,130 gsf

Please describe any additional project features that are not included in this table:
 (Attach a separate sheet if more space is needed)

3-R Report maintains current use.

317

CASE NUMBER:
For Staff Use only

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Per Section 209.1(f), approval is requested to maintain two dwelling units as a conditional use on an RH-1 lot over 6,000 SF.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

1. The massing of the proposed plan, which includes 2 smaller volumes surrounding a courtyard, maintains the scale of the older neighborhood dwellings. The proposed project allows for a higher density and better use of the site, provides badly needed family-sized units on this currently underutilized lot, while maintaining generous open space for the occupants and neighbors. The existing building requires substantial repair and life-safety upgrades: improving the condition of the existing structure is desirable for the neighborhood as well as the occupants.

2. a. The proposed project is substantially undersized relative to the allowable buildable area on the lot. The combination of structure and open space provides generous light and air for the occupants as well as for the neighboring houses. Privacy is afforded by the separation of windows between the proposed project and neighbors.
- b. The addition of a second, off-street parking space and bicycle storage will maintain available street parking while providing adequate space for the residents' vehicles.
- c. The proposed project is residential.
- d. The proposed project is residential and will be landscaped accordingly.

3. The proposed use maintains the current, allowed use and is consistent with the Planning Code. The proposed use will have no adverse effect on the Master Plan.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The project does not include retail uses and, therefore, has no impact on the neighborhood-serving retail uses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The neighborhood has a mixed architectural character. The proposed project preserves the cultural and economic diversity of the neighborhood by maintaining a small massing footprint and well-placed open space in relation to the neighboring properties.

3. That the City's supply of affordable housing be preserved and enhanced;

The Owner has owned 14-16 Laidley for over 30 years and occupied 14 Laidley during this period. 16 Laidley has been vacant for over 10 years. The existing building requires substantial improvement and safety upgrades. The proposed project will provide an improved residential unit for the Owner as well as an improved residential unit to be restored to the marketplace. The two smaller units proposed (appx. 3,000sf each) are more consistent with the General Plan than one 9,000sf-10,000sf single-family house which might otherwise be allowed on this lot.

The massing of the proposed plan, which includes 2 smaller volumes surrounding a courtyard, maintains the scale of the older neighborhood. The proposed project allows for a higher density and better use of the site, provides badly needed family-sized dwellings on this currently underutilized lot, while maintaining generous open space for the occupants and neighbors.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The project provides a new off-street parking space and does not reduce the number of on-street parking spaces.

- 5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The project is a residential project and does not have an impact on commercial, industrial or service sectors.

- 6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The project will significantly strengthen the existing building, bringing it up-to-date with current seismic codes and improving the site (utility infrastructure).

- 7. That landmarks and historic buildings be preserved; and

The site does not contain landmarked or historically significant buildings.

See EE Application / CAT-EX Application.

- 8. That our parks and open space and their access to sunlight and vistas be protected from development.

The project has no impact on sunlight or vistas at any parks or open space.

See attached open space diagram & photos.

Estimated Construction Costs

TYPE OF APPLICATION: Conditional Use	
OCCUPANCY CLASSIFICATION: RH-1	
BUILDING TYPE: Two-Unit Residential	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 7,130 gsf	BY PROPOSED USES: 5,935 gsf Living (Conditioned) 1,195 gsf Parking/Mechanical (Unconditioned)
ESTIMATED CONSTRUCTION COST: \$900,000	
ESTIMATE PREPARED BY: DBI Standard	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 03.04.2015

Print name, and indicate whether owner, or authorized agent:

Cary Bernstein

Owner / Authorized Agen (circle one)

CASE NUMBER:
For Staff Use only

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
NA - Historic photographs (if possible), and <u>current</u> photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent <u>totenu dk</u>	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

delivered check 3/26/15

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department.

By: _____

[Handwritten signature]

Date: _____

3/25/15



PROPERTY OWNER'S PACKAGE

Disclosures & Forms for Owner-Builders Applying for Construction Permits

IMPORTANT! NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 14-16 CALDWELL ST.

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. **We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated.** An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

- nlh 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- nlh 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
- nlh 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- nlh 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- nlh 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- nlh 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- nlh 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

October 1, 2013 Property-Owner's Package 1 of 2

1660 Mission Street – San Francisco CA 94103
Office (415) 558-6088 – FAX (415) 558-6401
Website: www.sfdbi.org

8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address:

11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Signature of property owner [Signature] Date: 7/30/2014

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): _____
Project Location or Address: 14-16 LADLEY ST.
Name of Authorized Agent: CARL BERNSTEIN ARCHITECT Tel No. 415-522-1901
Address of Authorized Agent: 2225 THIRD ST STUDIO 341 SF 94107

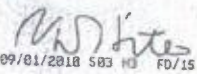
I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Property Owner's Signature: [Signature] Date: 7/30/2014

DMV CALIFORNIA DMV
DRIVER LICENSE
EXPIRES 09-18-15 **N7626743** CLASS: C

ROBERT DALE HITE
14 LAIDLEY ST
SAN FRANCISCO CA 94131

SEX: M HAIR: BRN
HT: 5-09 WT: 170 DOB: 09-18-39



09/01/2010 583 HD FD/15



1221 Harrison Street Ste 18
San Francisco CA 94103-4449

415-391-4775 fax 391-4777
RADIUSservices @ AOL.com

**AFFIDAVIT OF PREPARATION
OF NOTIFICATION MAP, MAILING LIST, & DELIVERY MATERIALS
FOR PUBLIC NOTIFICATION**

RADIUS SERVICES hereby declares as follows:

1. We have prepared the Notification Map, Mailing List, and Delivery Materials for the purpose of Public Notification in accordance with requirements and instructions stipulated by San Francisco City Planning Code / San Francisco Building Code:

Section 311 - labels may be requested by Planning Dept.

Section 312 - labels may be requested by Planning Dept.

Section 106.3.2.3 (Demolition)

Conditional Use Permit for Wireless Antenna Installation

Other CU

2. We understand that we are responsible for the accuracy of this information, and that erroneous information may require remailing or lead to suspension or revocation of the permit.

3. We have prepared these materials in good faith and to the best of our ability.

We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED IN SAN FRANCISCO, ON THIS DAY, 9/17/14.

RADIUS SERVICES
Professional Service Provider

Douglas Chuck
Douglas Chuck
Radius Services

75380004
Radius Services Job Number

14-16 Laidley St
Project Address

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 75380004	14-16 LAIDLEY ST	BERNSTEINCAR	14	0917
0001	002					
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	CARY BERNSTEIN ARCHITECTURE	2325 3RD ST #341	SAN FRANCISCO	CA	94107
0001	005					
6640	001	SF REAL ESTATE DEPT	25 VAN NESS AV #400	SAN FRANCISCO	CA	94102
6640	002	M & L LEEDHAM	532 30TH ST	SAN FRANCISCO	CA	94131-2202
6640	002A	SCHNEIDER TRS	554 30TH ST	SAN FRANCISCO	CA	94131-2202
6640	002B	STEFAN OFFERMANN TRS	536 30TH ST	SAN FRANCISCO	CA	94131-2202
6640	002C	THOMAS & PEGGY PURCELL	540 30TH ST	SAN FRANCISCO	CA	94131-2202
6640	002D	PAUL HAIBLE	546 30TH ST	SAN FRANCISCO	CA	94131-2202
6640	002E	DEPMAN & WOODS	550 30TH ST	SAN FRANCISCO	CA	94131-2202
6640	003	BOWIE TRS	564 30TH ST	SAN FRANCISCO	CA	94131-2202
6640	004	TIMOTHY & MELANIE WOOD	570 30TH ST	SAN FRANCISCO	CA	94131-2202
6640	005	NINA GOLD TRS	576 30TH ST	SAN FRANCISCO	CA	94131-2202
6640	006	WILLIAM VIGNA	578 30TH ST	SAN FRANCISCO	CA	94131-2202
6640	007A	BOURDON TRS	469 DAY ST	SAN FRANCISCO	CA	94131-2228
6640	007B	ERIC & SUSAN KOGER	481 DAY ST	SAN FRANCISCO	CA	94131-2228
6640	007C	KATI ROVETTA	477 DAY ST	SAN FRANCISCO	CA	94131-2228
6640	007H	KEITH & KELLY INOUYE	473 DAY ST	SAN FRANCISCO	CA	94131-2228
6640	008	PHILLIPS & STCLAIR	465 DAY ST	SAN FRANCISCO	CA	94131-2228
6640	009	ANDREW VYRROS	461 DAY ST	SAN FRANCISCO	CA	94131-2228
6640	010	DAVIDOVIC TRS	451 DAY ST	SAN FRANCISCO	CA	94131-2228
6640	011	HONEYMAN & FORD	447 DAY ST	SAN FRANCISCO	CA	94131-2228
6640	012	R & H GRABSTEIN	441 DAY ST	SAN FRANCISCO	CA	94131-2228
6640	013	JOHN & NANCY HILLAN	437 DAY ST	SAN FRANCISCO	CA	94131-2228
6640	013A	DOMINIC BRENNAN ETAL	433 DAY ST	SAN FRANCISCO	CA	94131-2228
6640	014	PATRICIA HOLT TRS	582 30TH ST	SAN FRANCISCO	CA	94131-2202
6640	015	RICHARD FUSELIER	590 30TH ST	SAN FRANCISCO	CA	94131-2202
6651	002	DANIEL HAKAKHA	2096 CASTRO ST	SAN FRANCISCO	CA	94131-2223
6651	003	ROBERT BOEBEL	218 28TH ST	SAN FRANCISCO	CA	94131-2359
6651	004	BRIAN MITCHELL TRS	1736 NOE ST	SAN FRANCISCO	CA	94131-2737
6651	005	LESLIE OBRIEN	1742 NOE ST	SAN FRANCISCO	CA	94131-2737
6651	006	COLLACO TRS	743 31ST AV	SAN FRANCISCO	CA	94121-3523
6651	008	VILLALBA PELSINGER TRS	1768 NOE ST	SAN FRANCISCO	CA	94131-2737
6651	012	PATRICK BARNETT ETAL	45 LAIDLEY ST	SAN FRANCISCO	CA	94131-2732
6651	013	MICHAEL MAYO	23 LAIDLEY ST	SAN FRANCISCO	CA	94131-2732
6651	014	BENJAMIN COOK	48 SURREY ST	SAN FRANCISCO	CA	94131-3056
6651	015	CHARLIE COOK	17 LAIDLEY ST	SAN FRANCISCO	CA	94131-2732
6651	016	BRODHEAD & ADAMS	15 LAIDLEY ST	SAN FRANCISCO	CA	94131-2732
6651	018	ROBERTO VARGAS CESTUI QUE TRS	2300 W SAHARA AV #400B	LAS VEGAS	NV	89102-4352
6651	019	JANET PIGOT	535 30TH ST	SAN FRANCISCO	CA	94131-2201
6651	020	DEVEN GADULA	531 30TH ST	SAN FRANCISCO	CA	94131-2201
6651	021	SOPHIE VENCELETTE TRS	527 30TH ST	SAN FRANCISCO	CA	94131-2201
6651	023	BAY AREA REVITALIZATION ASSOCS	2030 MAIN ST #1300	IRVINE	CA	92614-7220
6651	024	BETTY VAUGHN TRS	509 30TH ST	SAN FRANCISCO	CA	94131-2201
6651	025	MARY SHUSTOFF TRS	28 SHAWNEE AV	SAN FRANCISCO	CA	94112-3305
6651	027	DAVEY & FUREY	59 LAIDLEY ST	SAN FRANCISCO	CA	94131-2732
6651	028	LAWRENCE GALLAGHER	55 LAIDLEY ST	SAN FRANCISCO	CA	94131-2732
6651	029	LYNETTE CHUN	523 30TH ST	SAN FRANCISCO	CA	94131-2201
6651	030	JAMES FREEMAN	519 30TH ST	SAN FRANCISCO	CA	94131-2201
6651	031	WHITEHURST & WEIN	541 30TH ST	SAN FRANCISCO	CA	94131-2201
6651	032	RASMUS GRONFELDT WINTHER	9 LAIDLEY ST	SAN FRANCISCO	CA	94131-2732
6651	033	JEFFREY CHIN TRS	388 4TH AV	SAN FRANCISCO	CA	94118-2406
6651	034	VINONA BHATIA	1710 NOE ST	SAN FRANCISCO	CA	94131-2737
7538	003	JEFFREY BUDIN	12 LAIDLEY ST	SAN FRANCISCO	CA	94131-2733
7538	004	ROBERT HITE TRS	14 LAIDLEY ST	SAN FRANCISCO	CA	94131-2733
7538	005	JOHANSON & ARCHIBALD TRS	20 LAIDLEY ST	SAN FRANCISCO	CA	94131-2733
7538	006	MARTIN PANELO TRS	32 LAIDLEY ST	SAN FRANCISCO	CA	94131-2733
7538	007	JONATHAN SHAPIRO	36 LAIDLEY ST	SAN FRANCISCO	CA	94131-2733
7538	008	JEANNE & GARY MCKINNEY	40 LAIDLEY ST	SAN FRANCISCO	CA	94131-2733
7538	009	DALE HAMILTON	44 LAIDLEY ST	SAN FRANCISCO	CA	94131-2733
7538	010	BLAZEJ TRS	50 LAIDLEY ST	SAN FRANCISCO	CA	94131-2733
7538	011	MICHAEL KREUTZER	52 LAIDLEY ST	SAN FRANCISCO	CA	94131-2733
7538	012	MARC ZILVERSMIT TRS	56 LAIDLEY ST	SAN FRANCISCO	CA	94131-2733

7538	015	PAUL TERGIS	70 LAIDLEY ST	SAN FRANCISCO	CA	94131-2733
7538	016	PAUL TERGIS	70 LAIDLEY ST	SAN FRANCISCO	CA	94131-2733
7538	028	ELIZABETH FARRAH TRS	230 BEACON ST	SAN FRANCISCO	CA	94131-2630
7538	029	L'HEUREUX TRS	240 BEACON ST	SAN FRANCISCO	CA	94131-2630
7538	030	GEORGE & NORMA RESCALVO	250 BEACON ST	SAN FRANCISCO	CA	94131-2630
7538	031	TONY & AGNES QUACH	260 BEACON ST	SAN FRANCISCO	CA	94131-2630
7538	034	JOYCE TALAL TRS	60 LAIDLEY ST	SAN FRANCISCO	CA	94131-2733
7538	035	THOMAS & JEAN MEEKS	270 BEACON ST	SAN FRANCISCO	CA	94131-2630
7538	036	YOUNG TRS	280 BEACON ST	SAN FRANCISCO	CA	94131-2630
7538	037	EHRlich TRS	290 BEACON ST	SAN FRANCISCO	CA	94131-2630
7538	101	REC & PK DEPT	501 STANYAN ST	SAN FRANCISCO	CA	94117-1898
7540	002	REC & PK DEPT	501 STANYAN ST	SAN FRANCISCO	CA	94117-1898
7540	003	LIDZ-JOHNSON TRS	285 BEACON ST	SAN FRANCISCO	CA	94131
7540	004	ISABEL SAM-VARGAS	275 BEACON ST	SAN FRANCISCO	CA	94131
7540	007	PAUL & ATHENA TERGIS	70 LAIDLEY ST	SAN FRANCISCO	CA	94131
7540	010	DEVRON CHAR	62 DIGBY ST	SAN FRANCISCO	CA	94131
7540	016	KATYAL TRS	265 BEACON ST	SAN FRANCISCO	CA	94131
7540	017	HILARIOS TRS	255 BEACON ST	SAN FRANCISCO	CA	94131
9999	999					



14-16 LAIDLEY STREET

OPEN SPACE DIAGRAM - AERIAL - 3.4.15





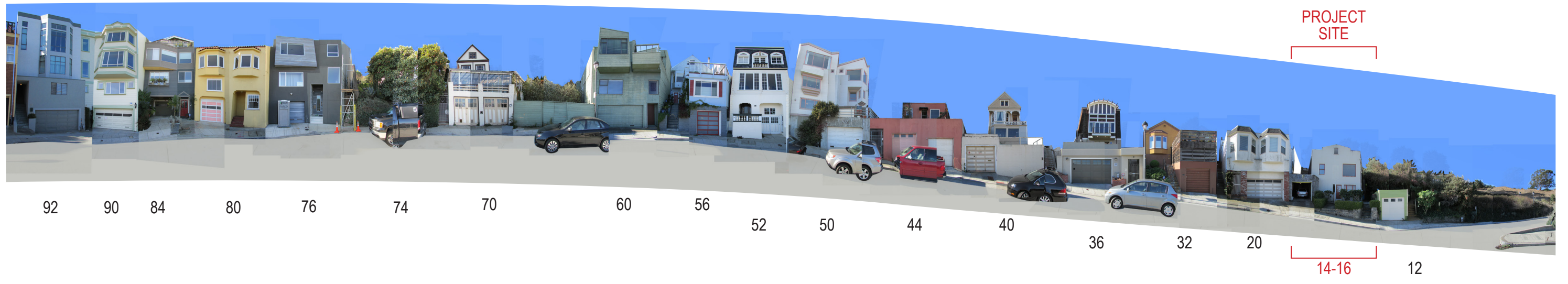




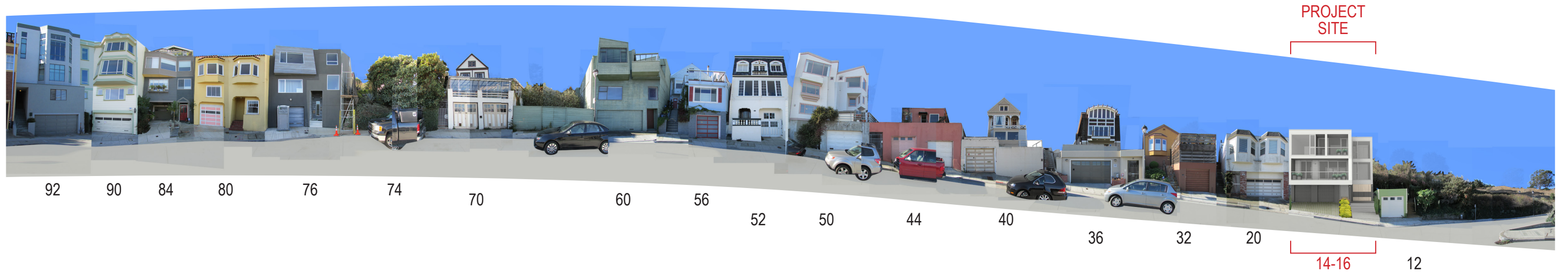
PROPERTY LINE (APPX.)

BILLY GOAT HILL PARK

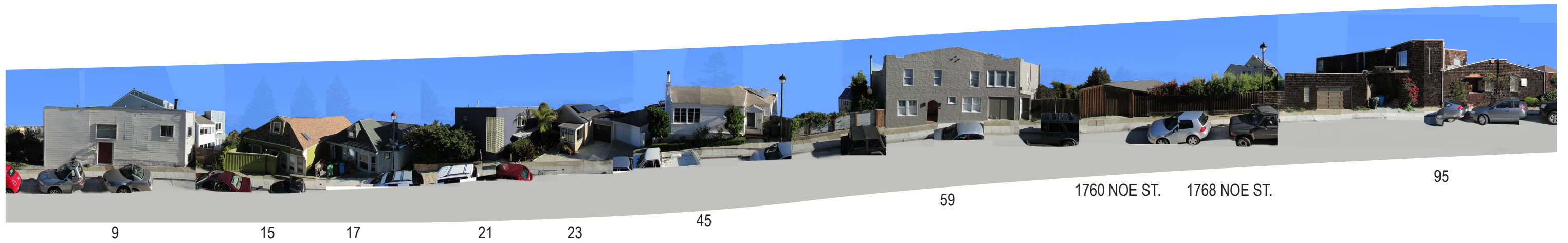




EXISTING STREET ELEVATION



PROPOSED STREET ELEVATION



32 LAIDLEY

20 LAIDLEY

14-16 LAIDLEY

12 LAIDLEY
(HOUSE - APPX.)



PROJECT SITE

12 LAIDLEY
(GARAGE)

32 LAIDLEY

20 LAIDLEY

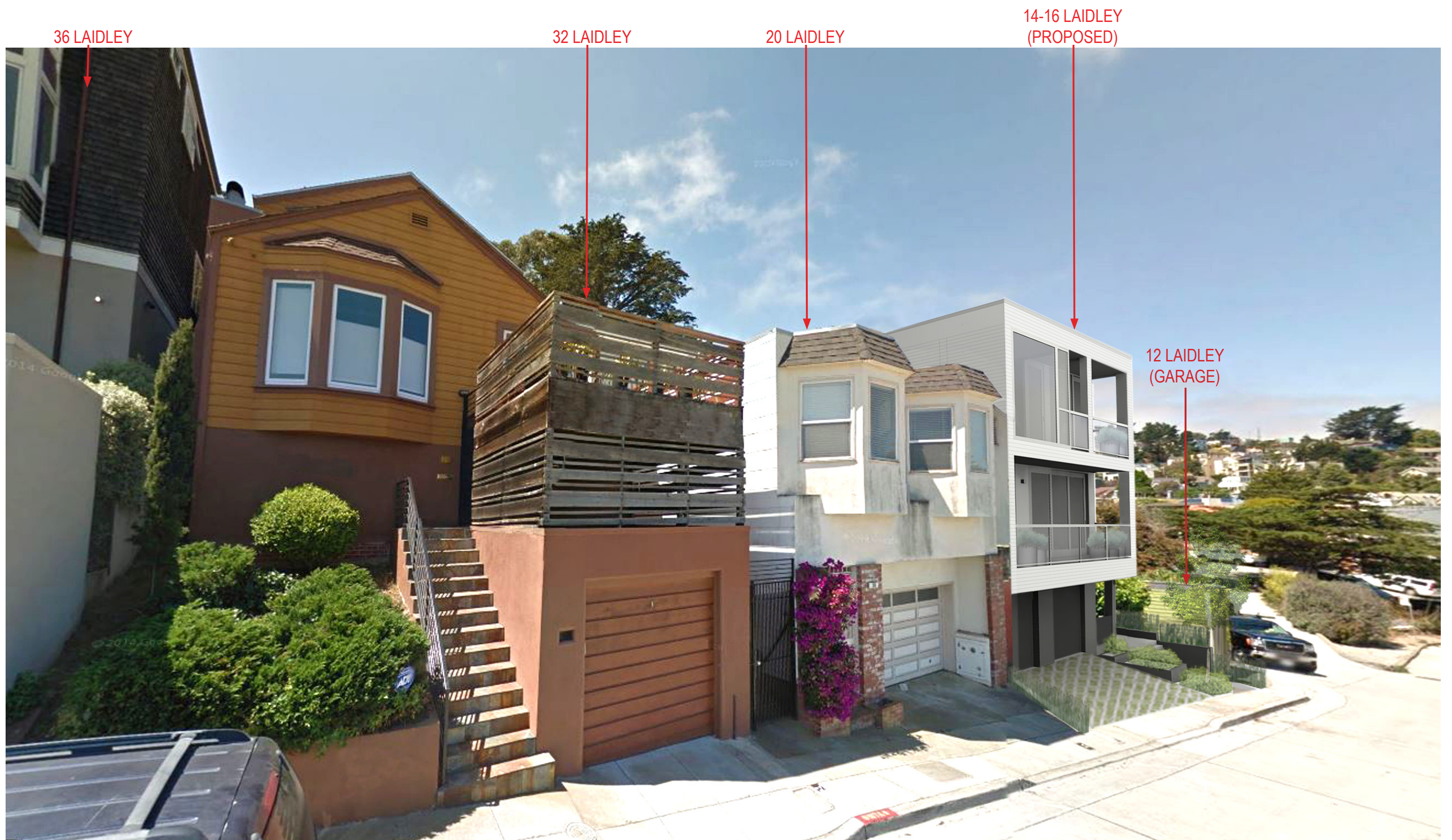
14-16 LAIDLEY

12 LAIDLEY
(HOUSE - APPX.)

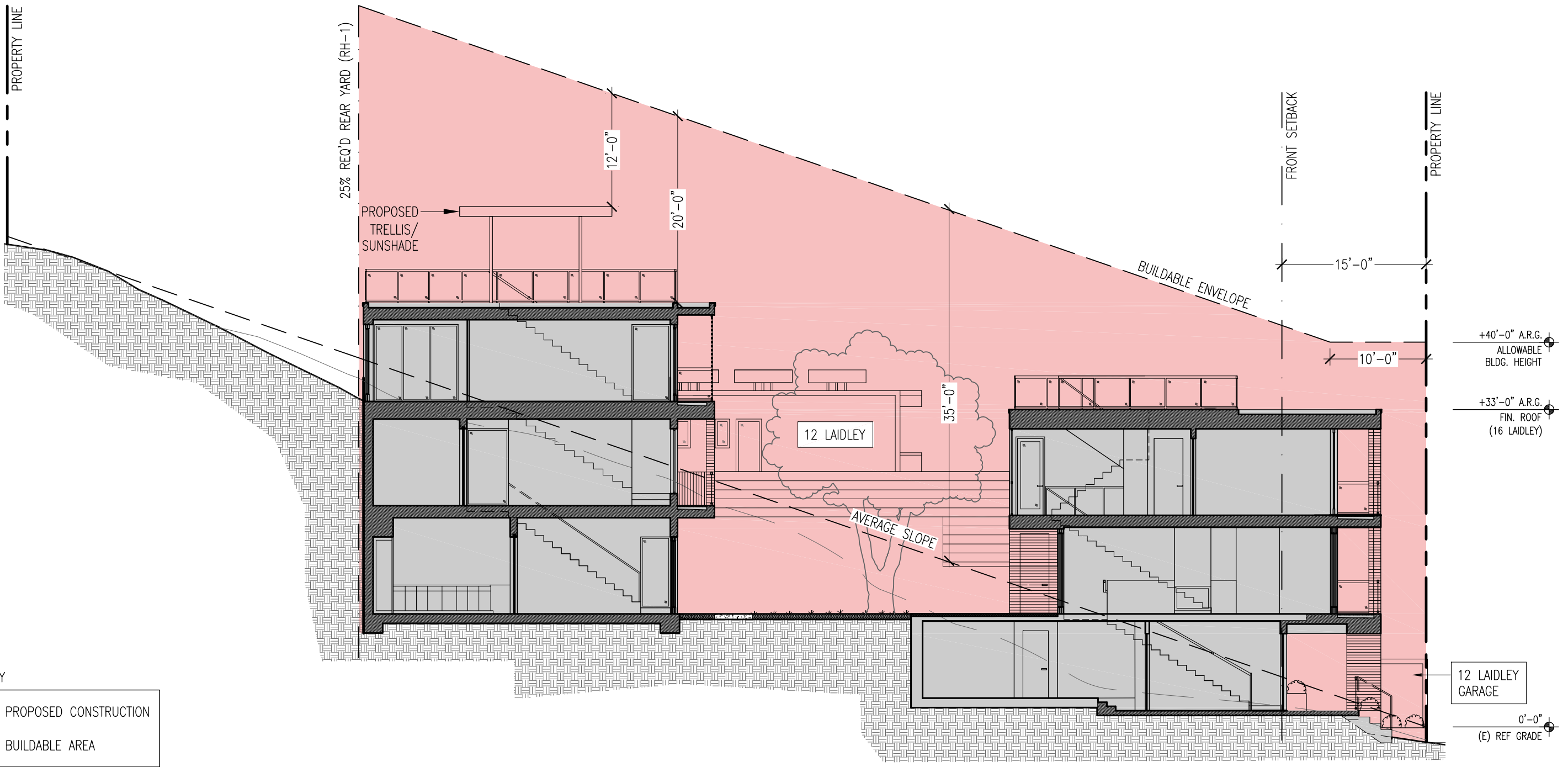


PROJECT SITE

12 LAIDLEY
(GARAGE)







DRAWING KEY

	PROPOSED CONSTRUCTION
	BUILDABLE AREA

PROPOSED BUILDING SECTION FACING EAST

14 LAIDLEY

COURTYARD

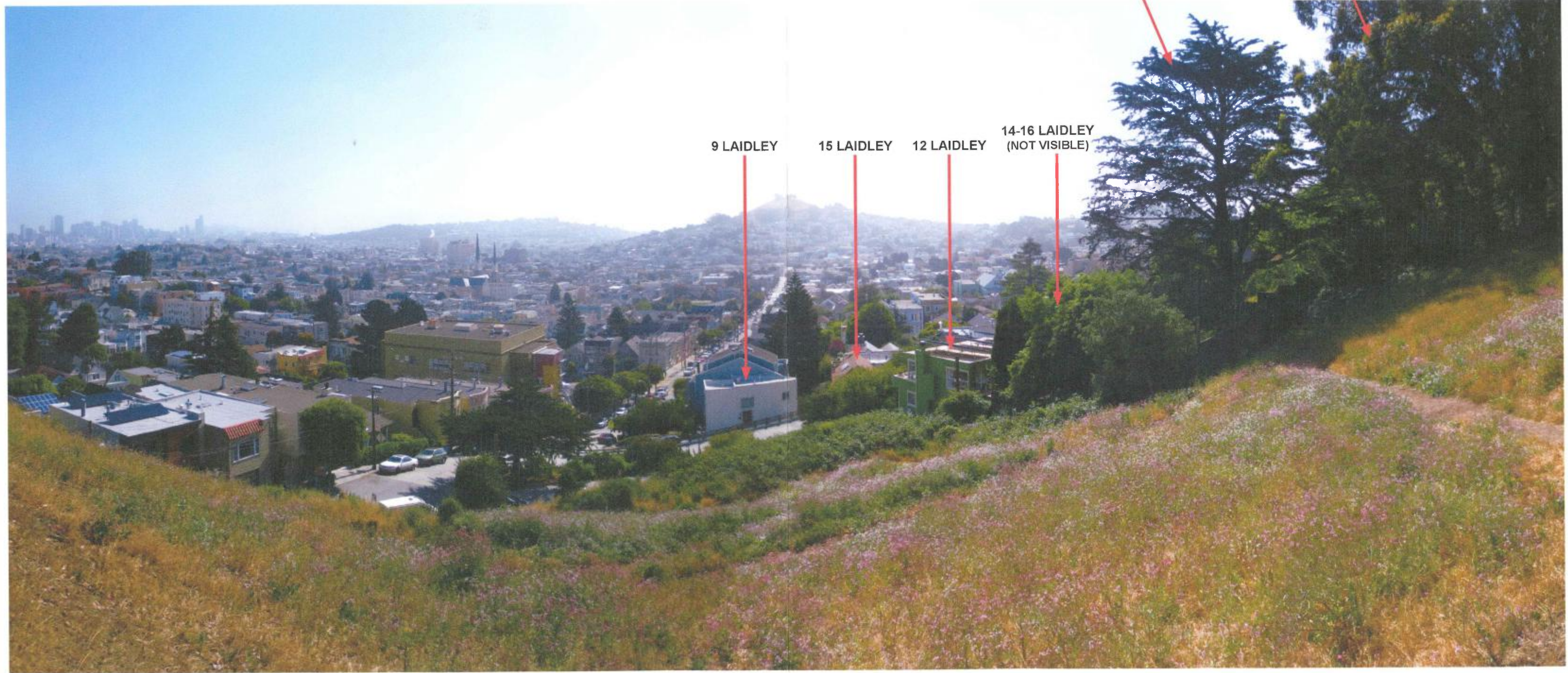
16 LAIDLEY

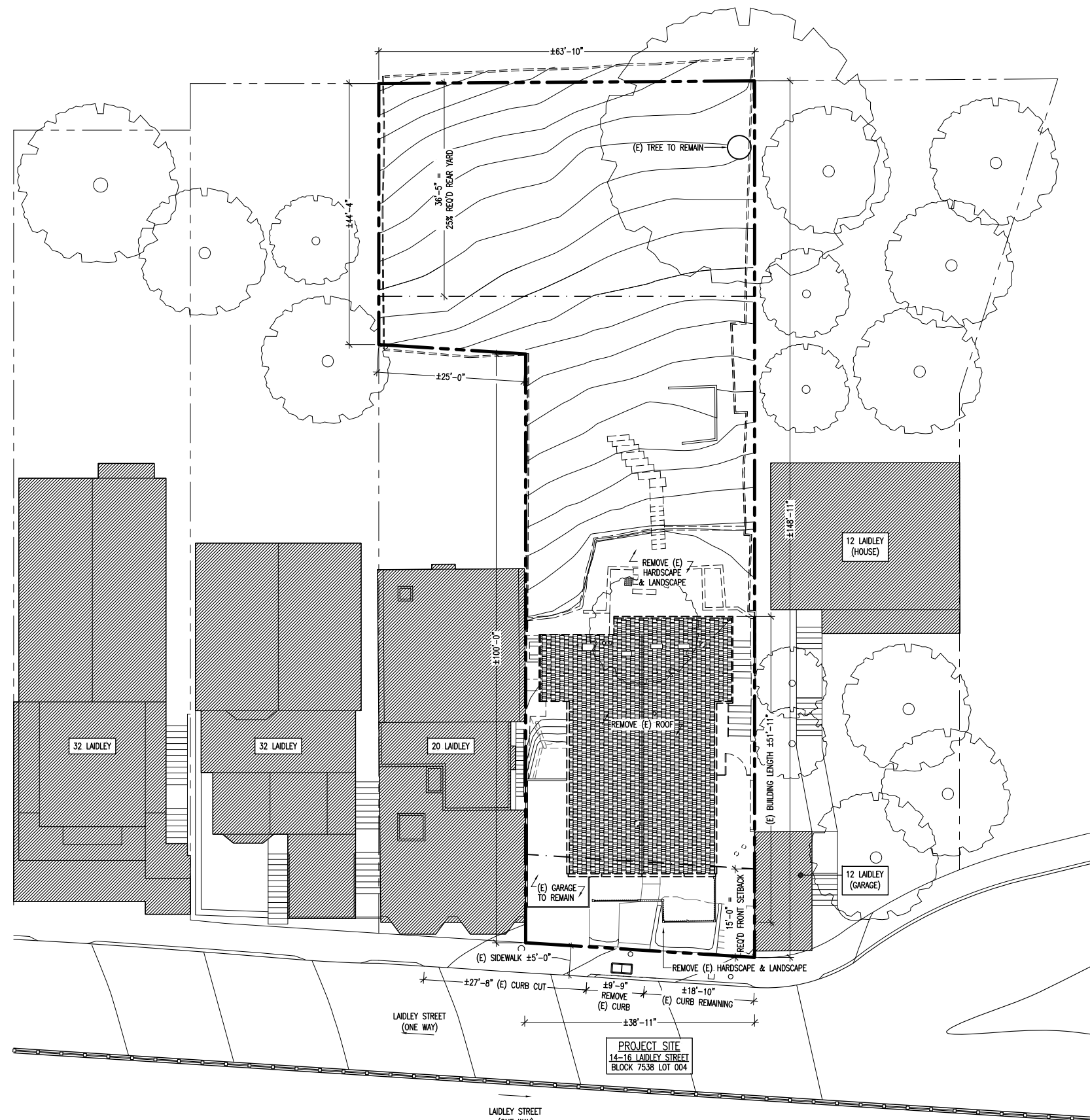
12 LAIDLEY GARAGE

0'-0" (E) REF GRADE

+40'-0" A.R.G. ALLOWABLE BLDG. HEIGHT

+33'-0" A.R.G. FIN. ROOF (16 LAIDLEY)



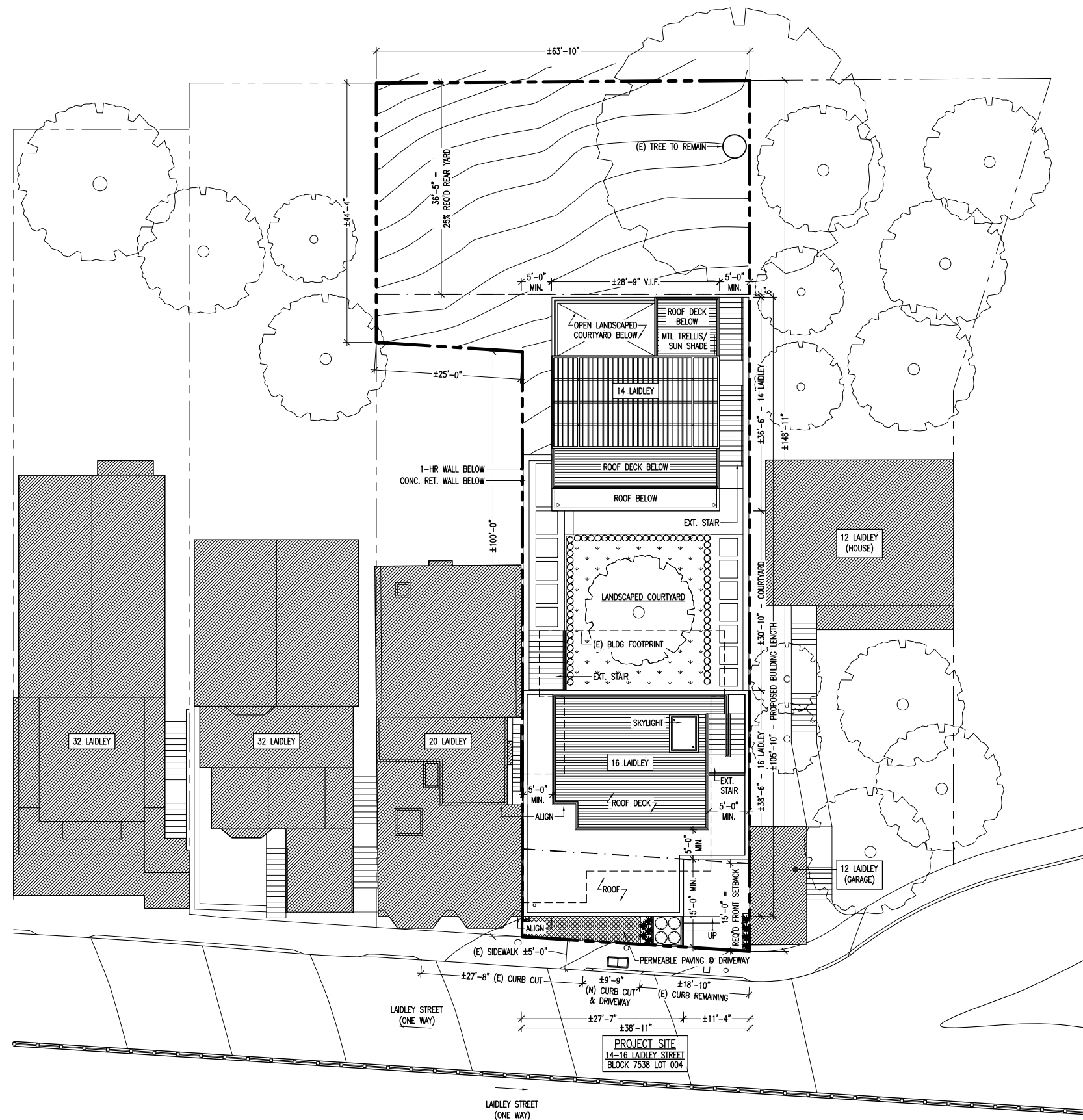


EXISTING SITE PLAN
14-16 LAIDLEY STREET

DRAWING KEY

	PROPERTY LINE
	REQUIRED SETBACK
	(E) CONSTR. TO REMAIN
	(E) CONSTR. TO BE REMOVED
	NEIGHBORS' BUILDINGS



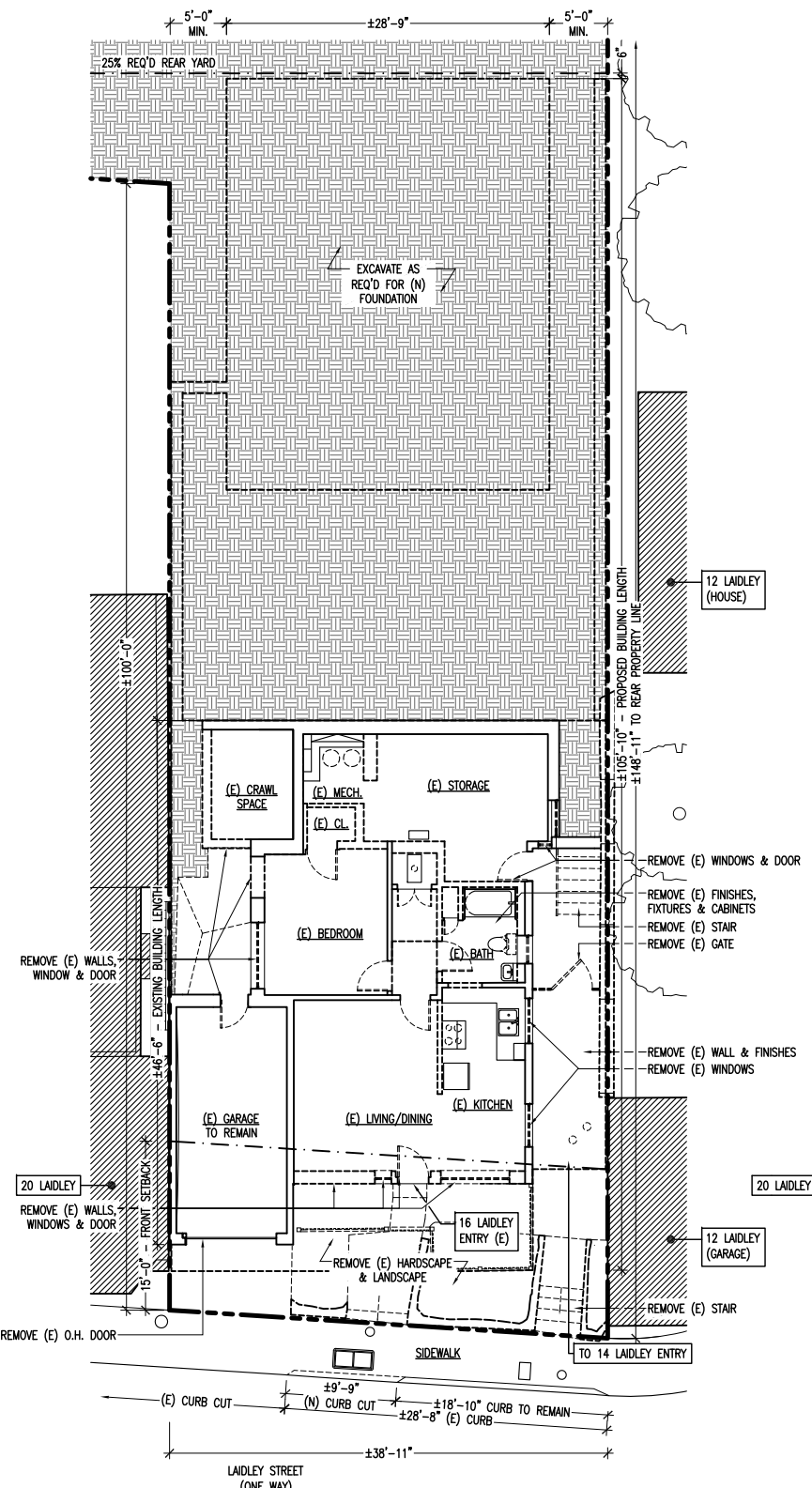


DRAWING KEY

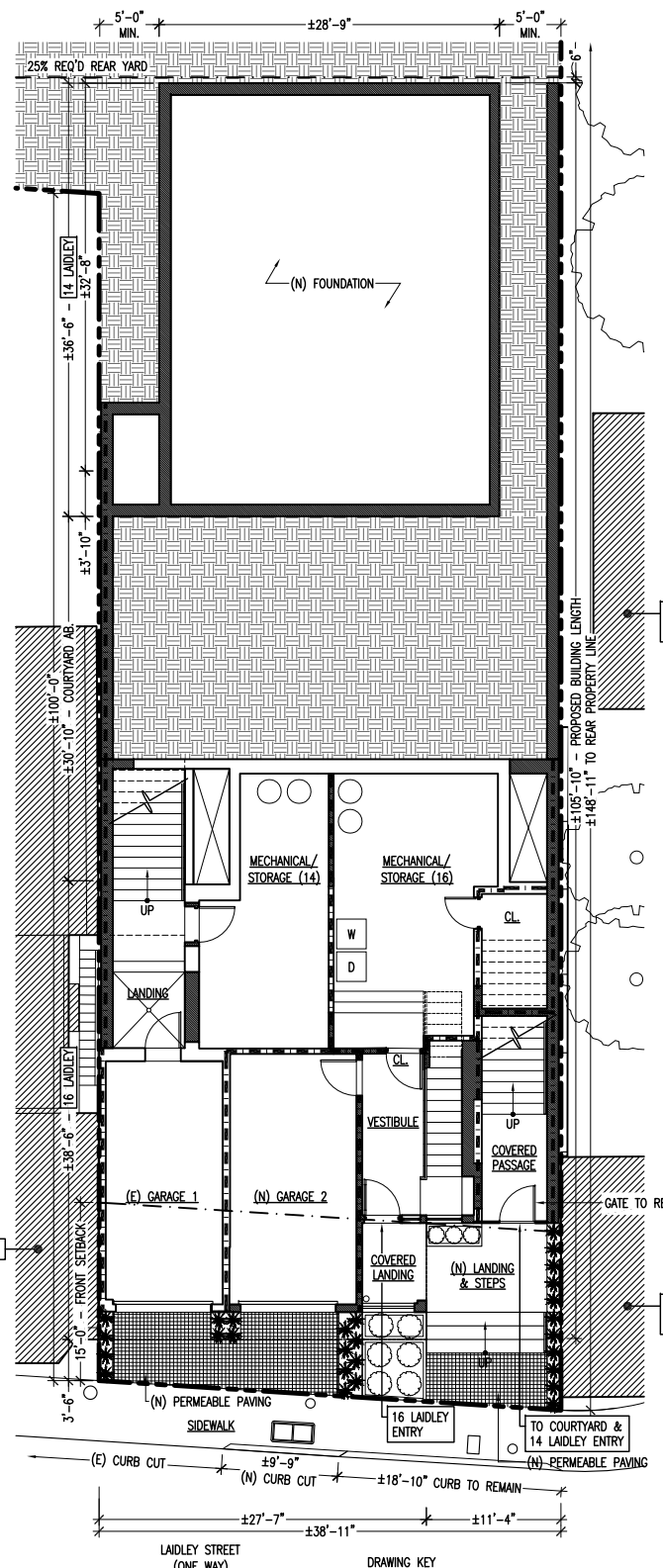
	PROPERTY LINE
	REQUIRED SETBACK
	EXISTING BUILDING
	NEIGHBORS' BUILDINGS

PROPOSED SITE PLAN
 14-16 LAIDLEY STREET

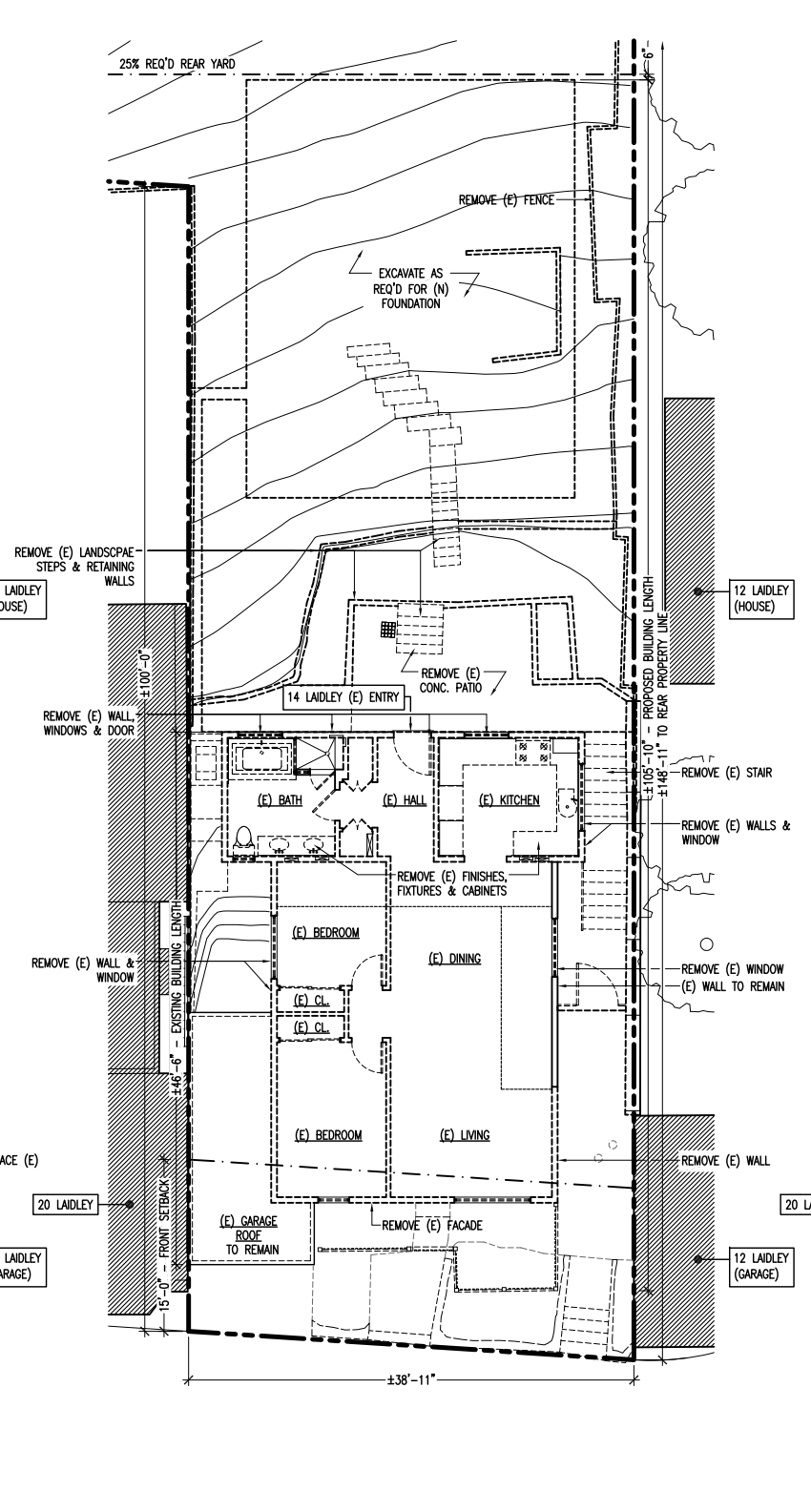




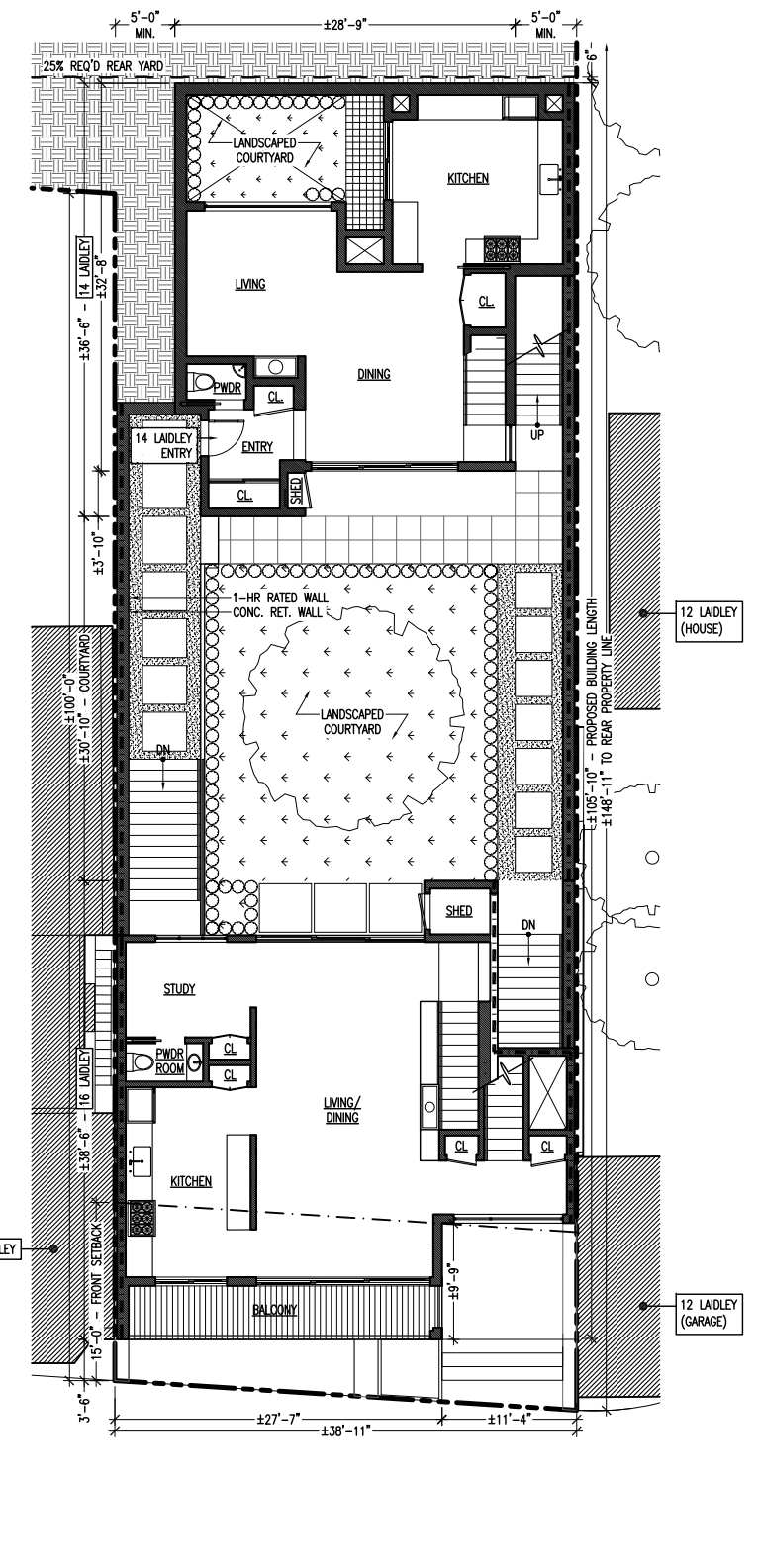
EXISTING BASEMENT PLAN (16 LAIDLLEY)
14-16 LAIDLLEY STREET



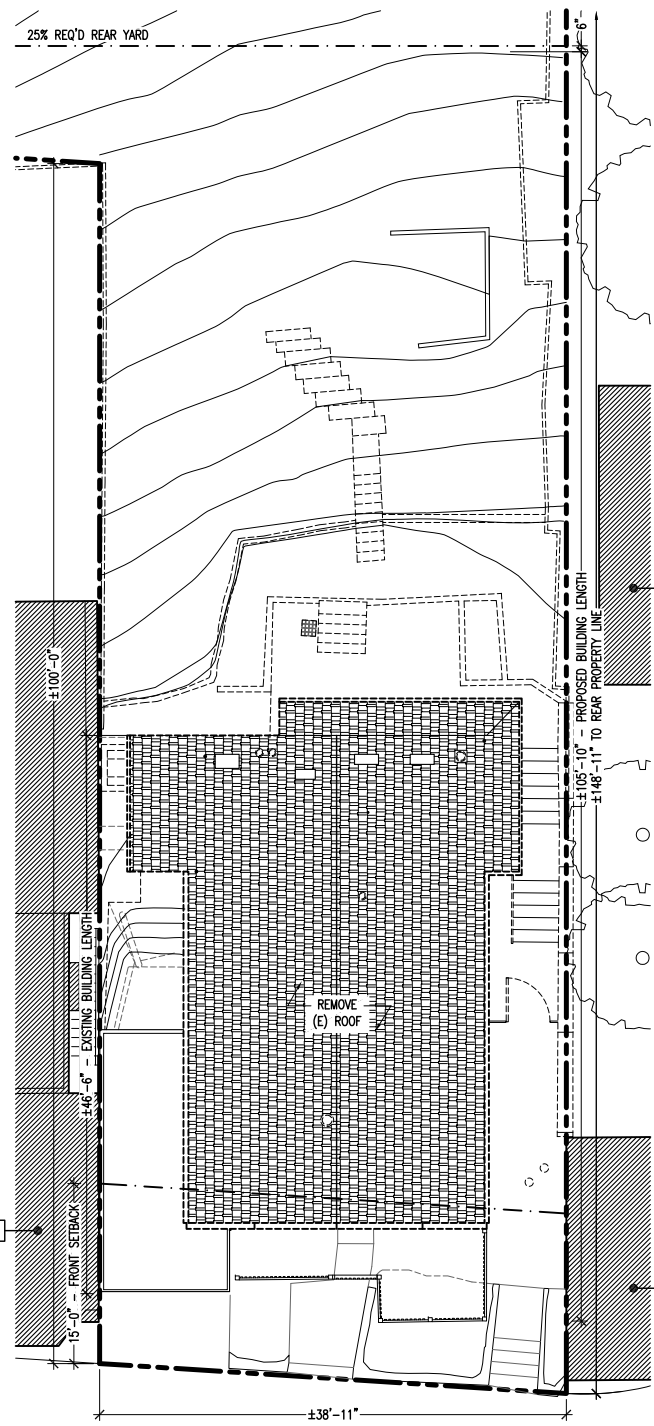
PROPOSED FOUNDATION PLAN (14 LAIDLLEY) &
BASEMENT PLAN (16 LAIDLLEY)
14-16 LAIDLLEY STREET



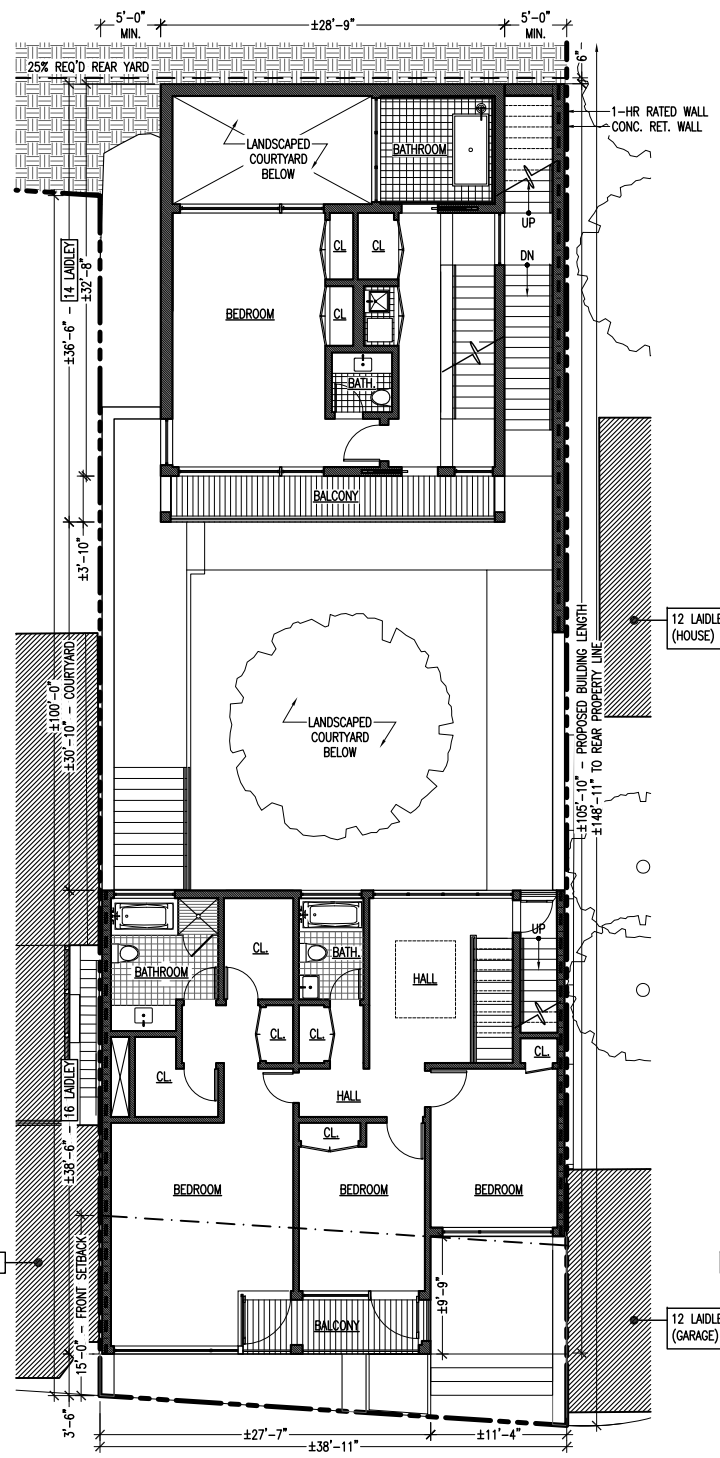
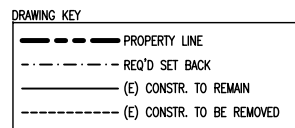
EXISTING 1ST FLOOR PLAN (14 LAIDLLEY)
14-16 LAIDLLEY STREET



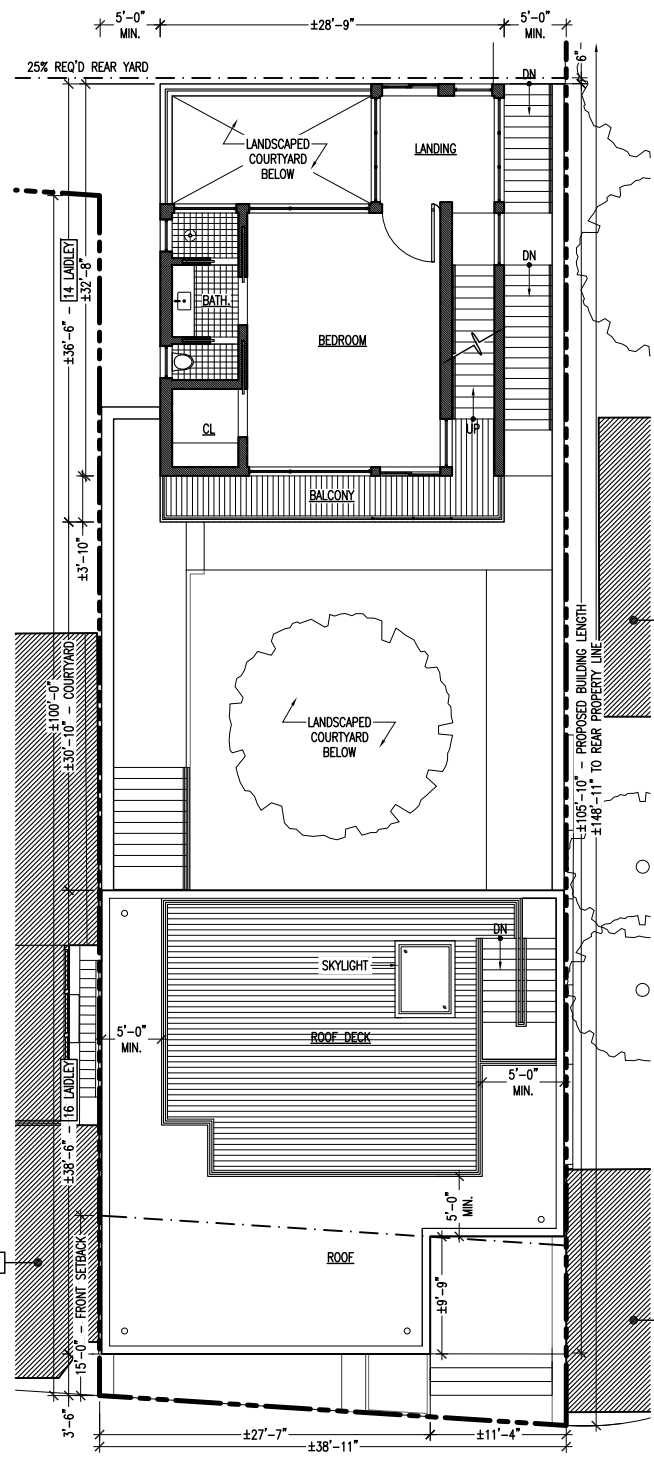
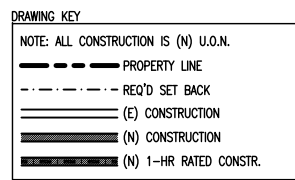
PROPOSED BASEMENT PLAN (14 LAIDLLEY) &
1ST FLOOR PLAN (16 LAIDLLEY)
14-16 LAIDLLEY STREET



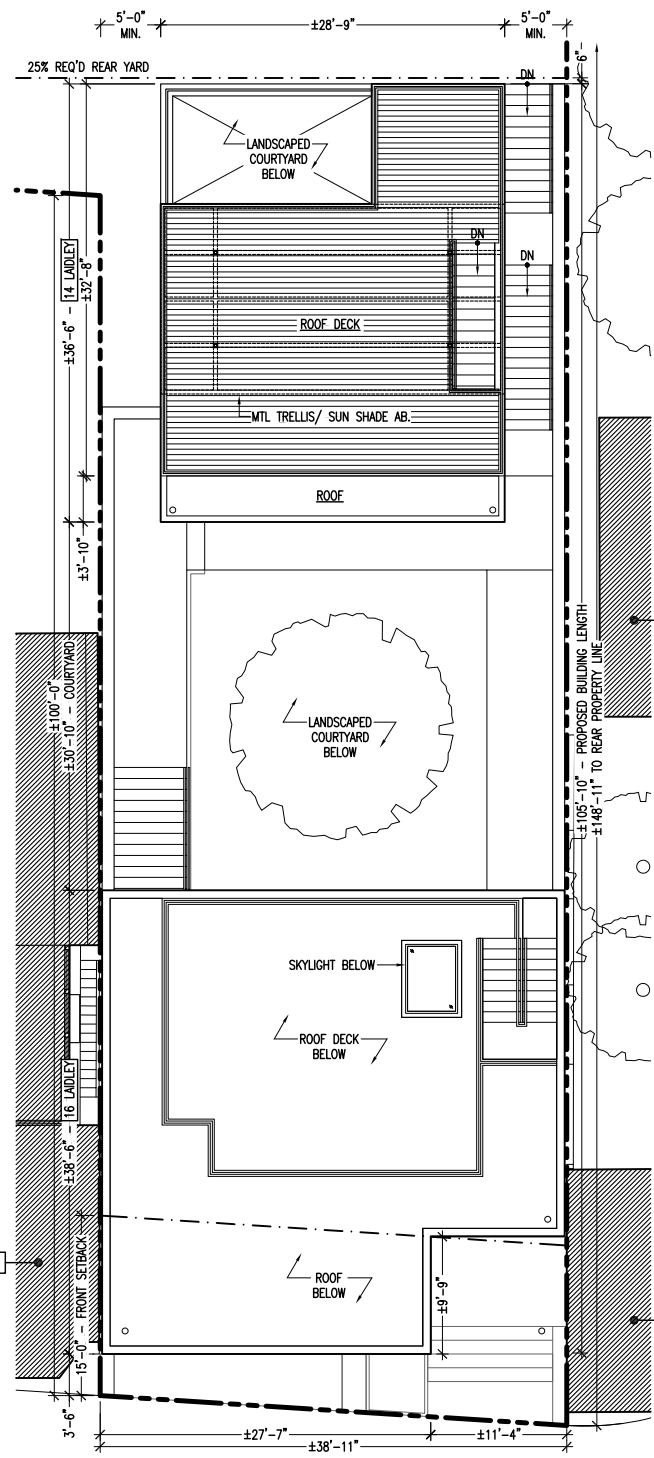
EXISTING ROOF PLAN
14-16 LAIDLEY STREET



PROPOSED 1ST FLOOR PLAN (14 LAIDLEY) &
2ND FLOOR PLAN (16 LAIDLEY)
14-16 LAIDLEY STREET

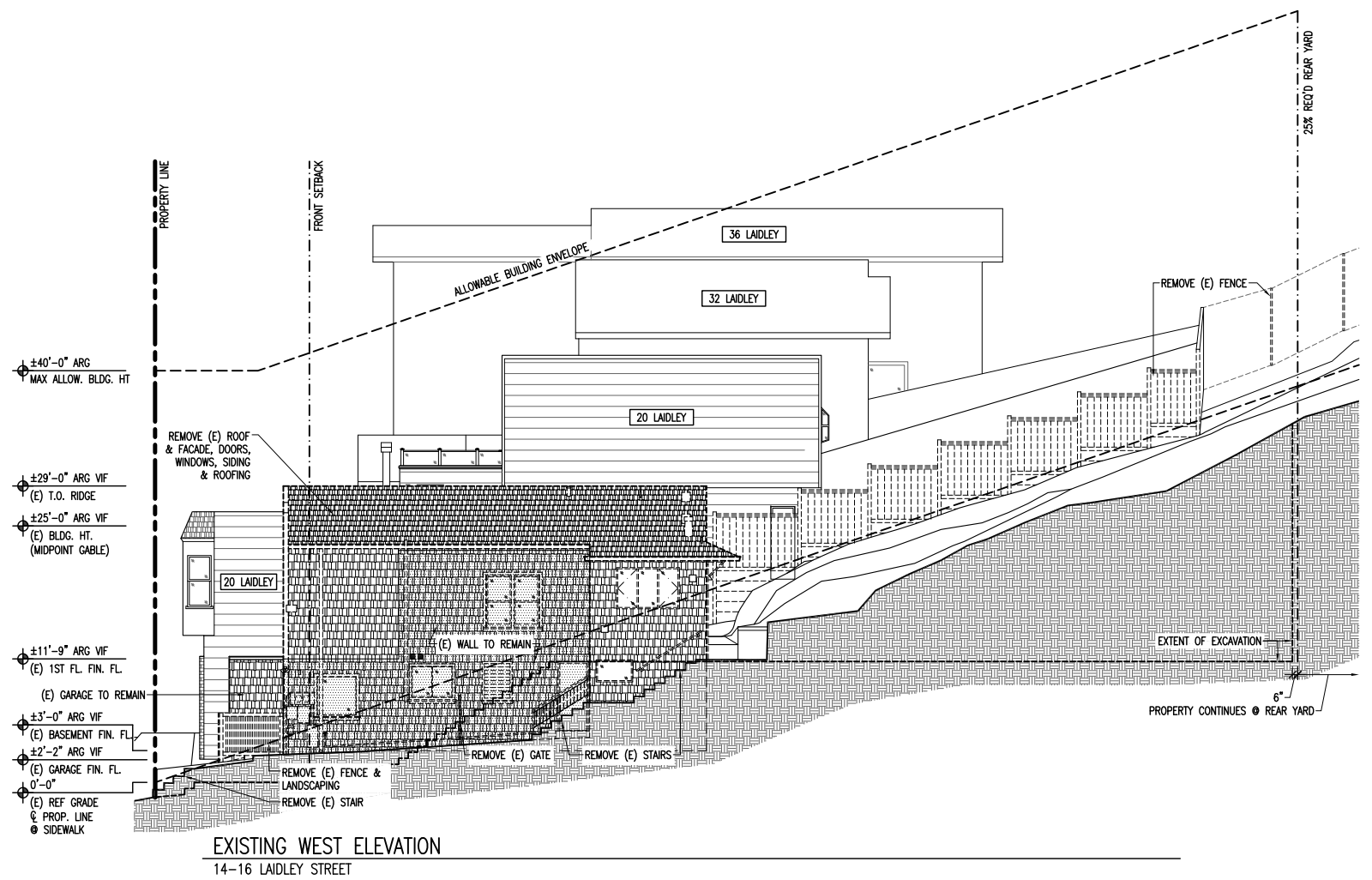
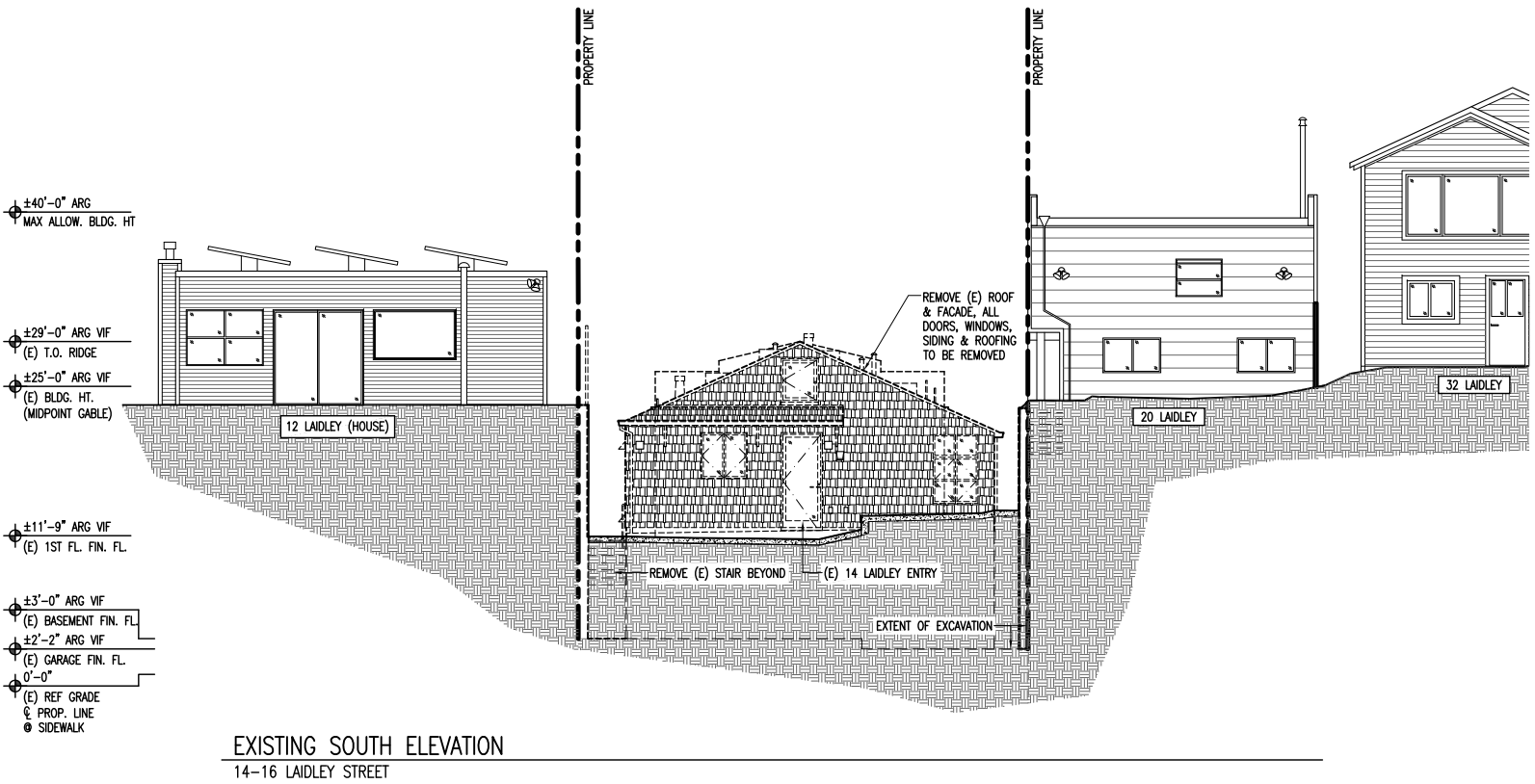
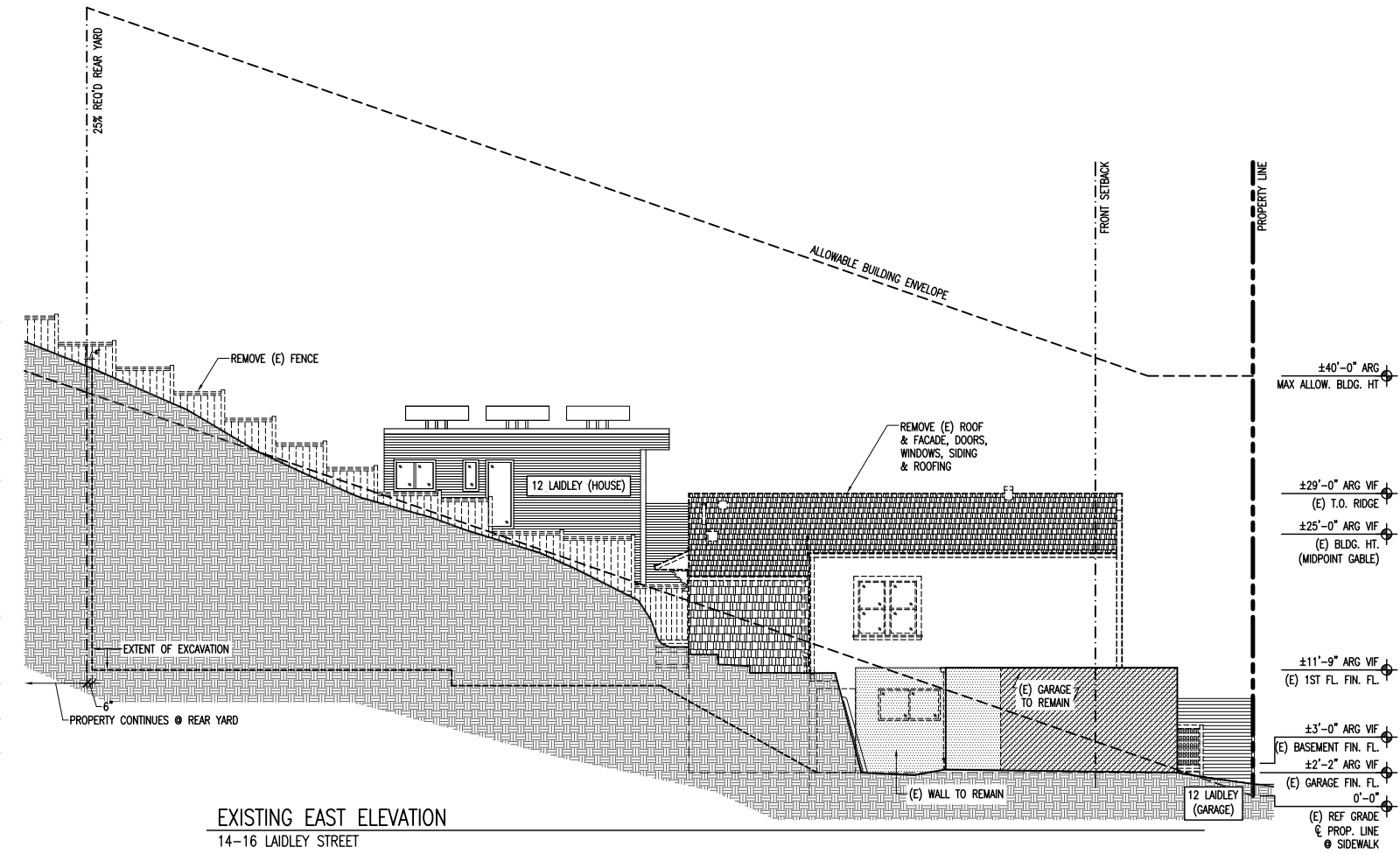
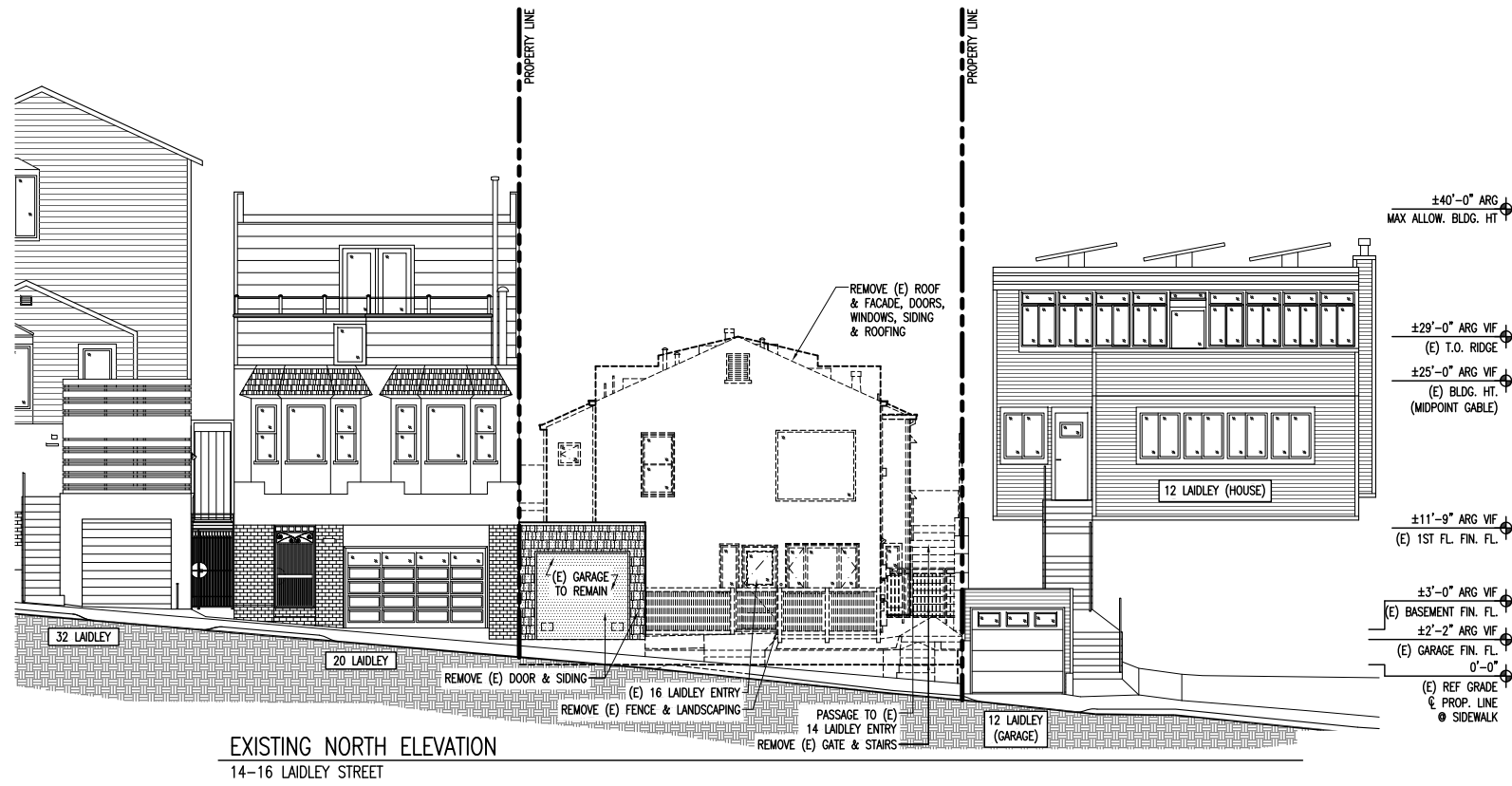


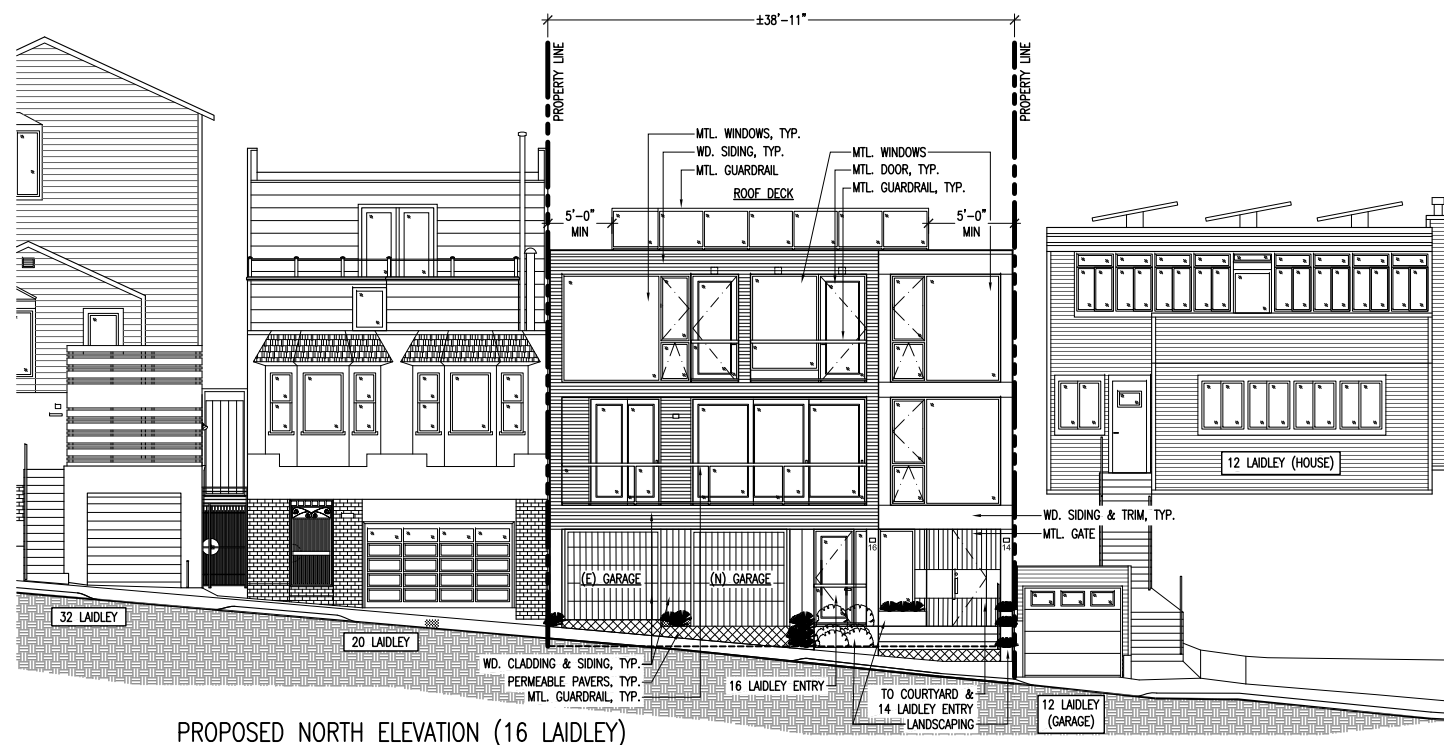
PROPOSED 2ND FLOOR PLAN (14 LAIDLEY) &
ROOF PLAN (16 LAIDLEY)
14-16 LAIDLEY STREET



PROPOSED ROOF PLAN (14 LAIDLEY) &
ROOF PLAN (16 LAIDLEY)
14-16 LAIDLEY STREET

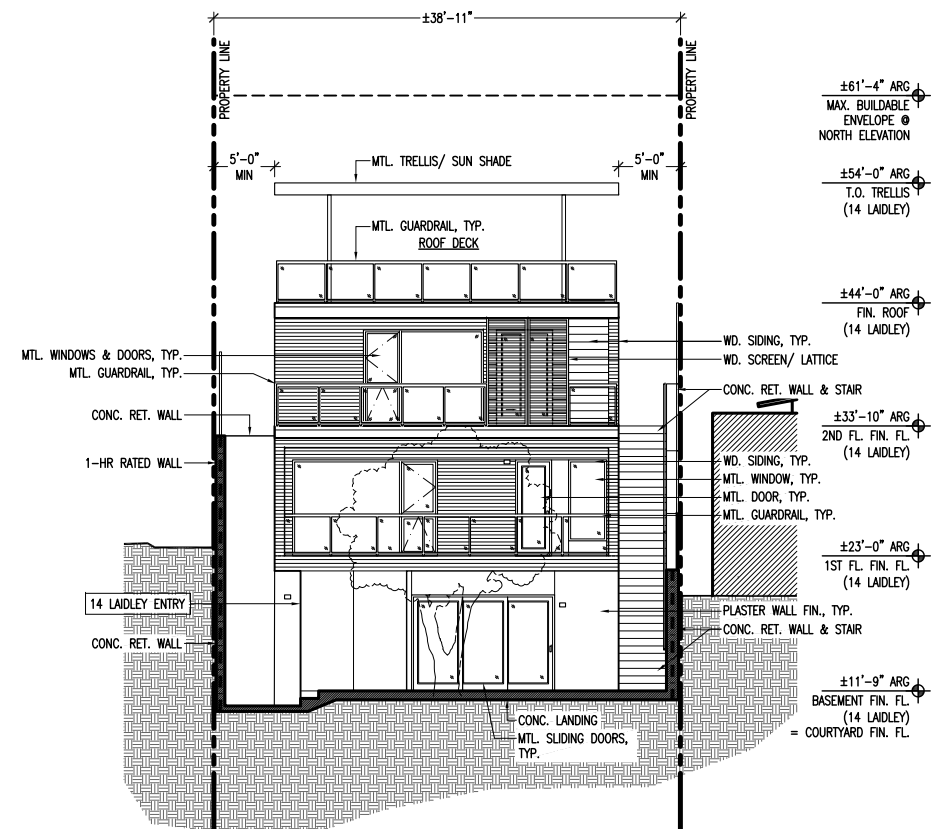






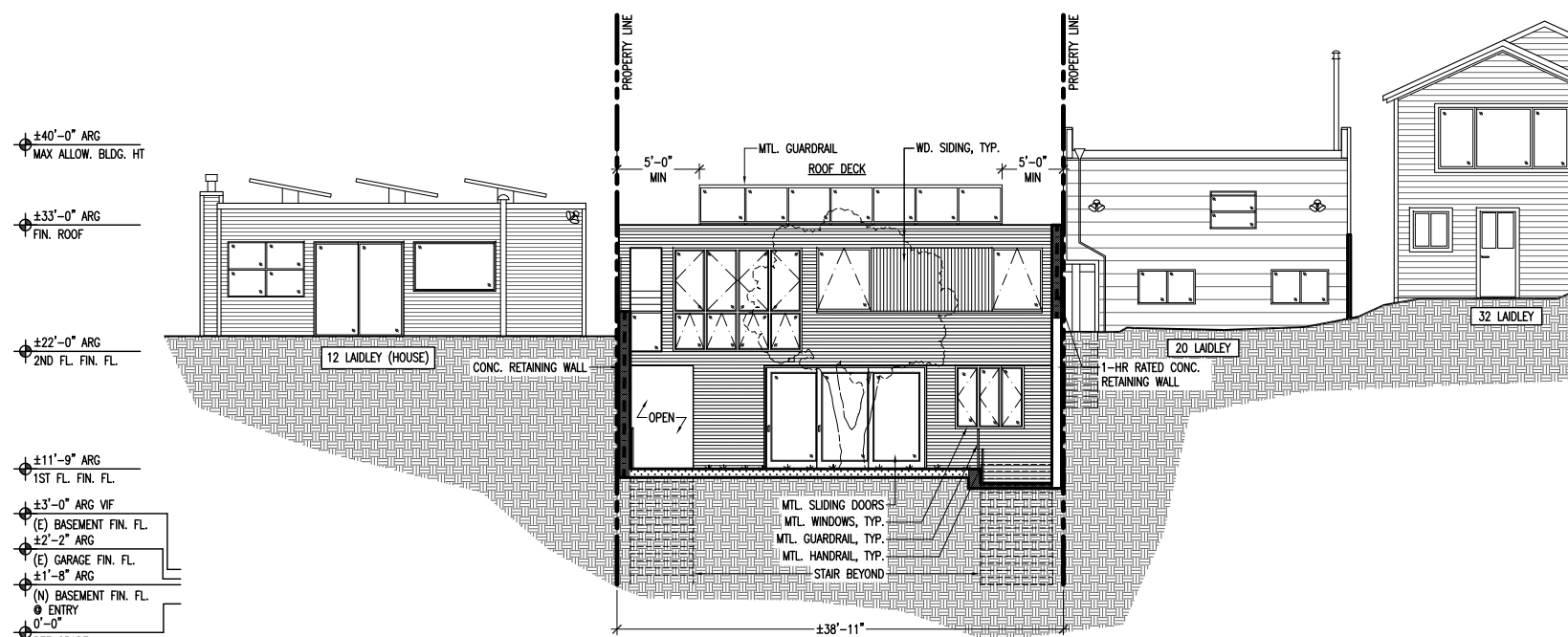
PROPOSED NORTH ELEVATION (16 LAIDLEY)
14-16 LAIDLEY STREET

- ±40'-0" ARG
MAX ALLOW. BLDG. HT
- ±33'-0" ARG
FIN. ROOF
- ±22'-0" ARG
2ND FL. FIN. FL.
- ±11'-9" ARG
1ST FL. FIN. FL.
- ±3'-0" ARG VIF
(E) BASEMENT FIN. FL.
- ±2'-2" ARG
(E) GARAGE FIN. FL.
- ±1'-8" ARG
(N) BASEMENT FIN. FL.
- 0'-0" ARG
ENTRY
- 0'-0" ARG
REF. GRADE
- 0'-0" ARG
PROP. LINE
- 0'-0" ARG
SIDEWALK



PROPOSED NORTH ELEV. (14 LAIDLEY) @ COURTYARD
14-16 LAIDLEY STREET

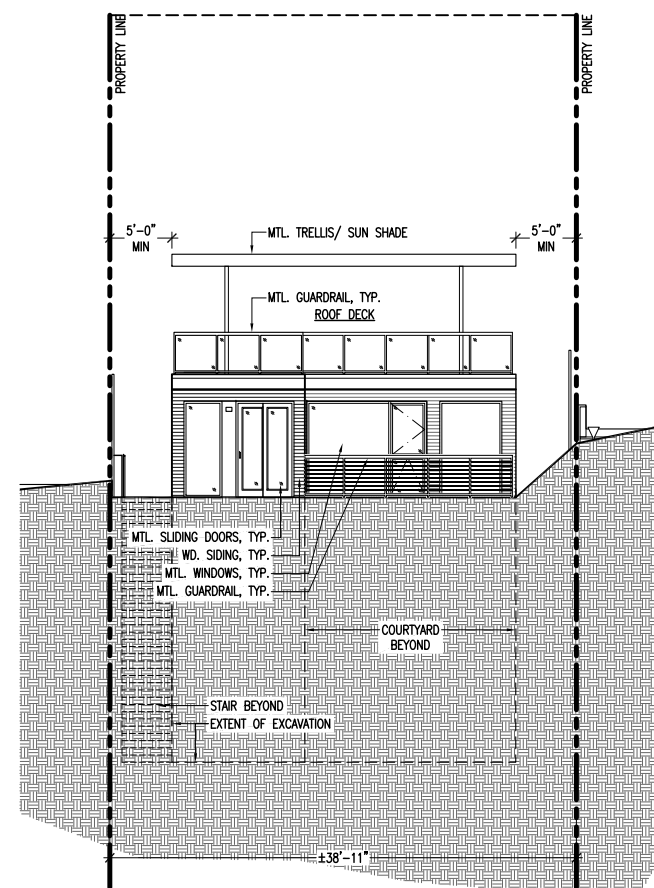
- ±61'-4" ARG
MAX. BUILDABLE ENVELOPE @ NORTH ELEVATION
- ±54'-0" ARG
T.O. TRELLIS (14 LAIDLEY)
- ±44'-0" ARG
FIN. ROOF (14 LAIDLEY)
- ±33'-10" ARG
2ND FL. FIN. FL. (14 LAIDLEY)
- ±23'-0" ARG
1ST FL. FIN. FL. (14 LAIDLEY)
- ±11'-9" ARG
BASEMENT FIN. FL. (14 LAIDLEY) = COURTYARD FIN. FL.



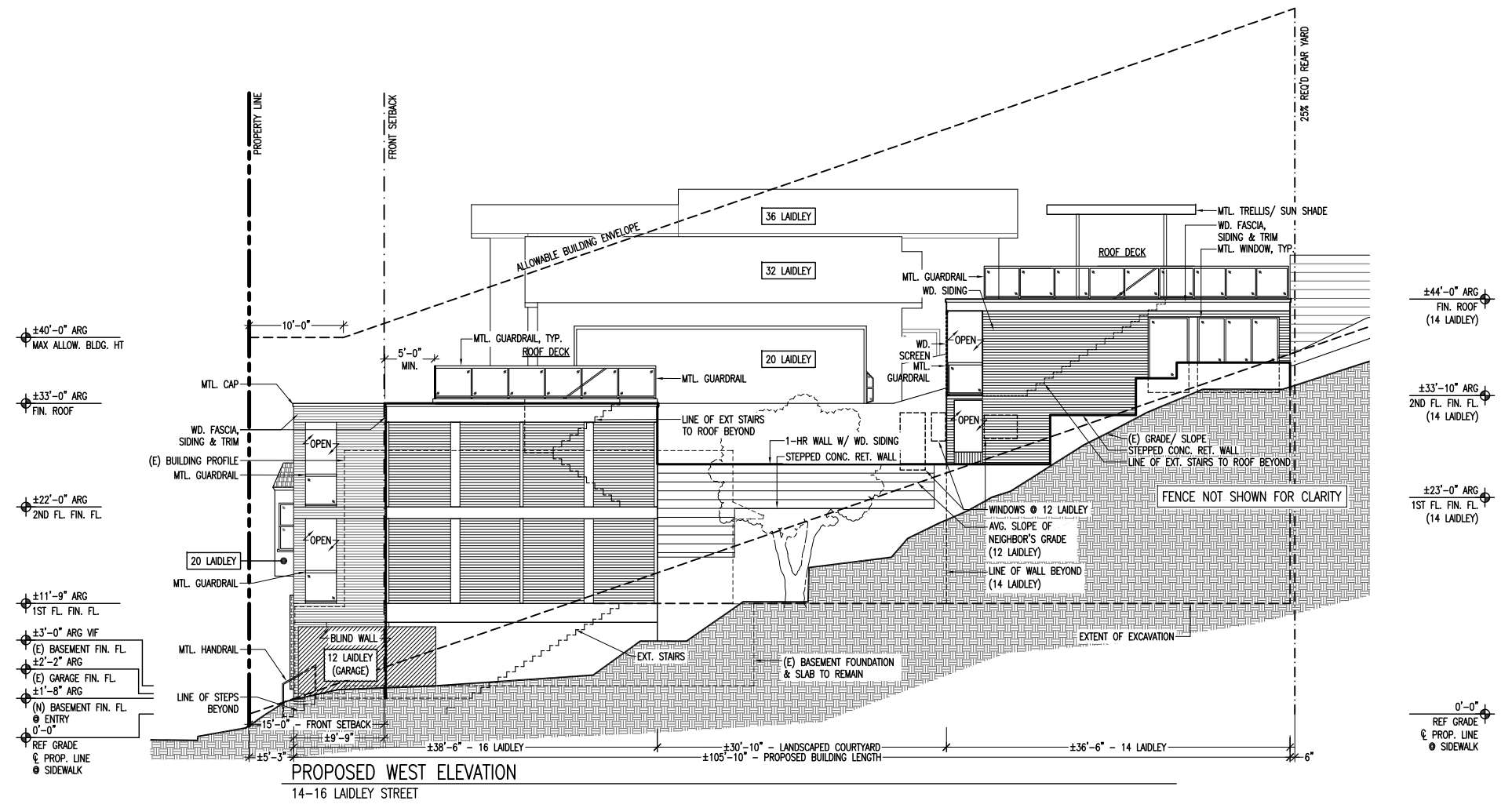
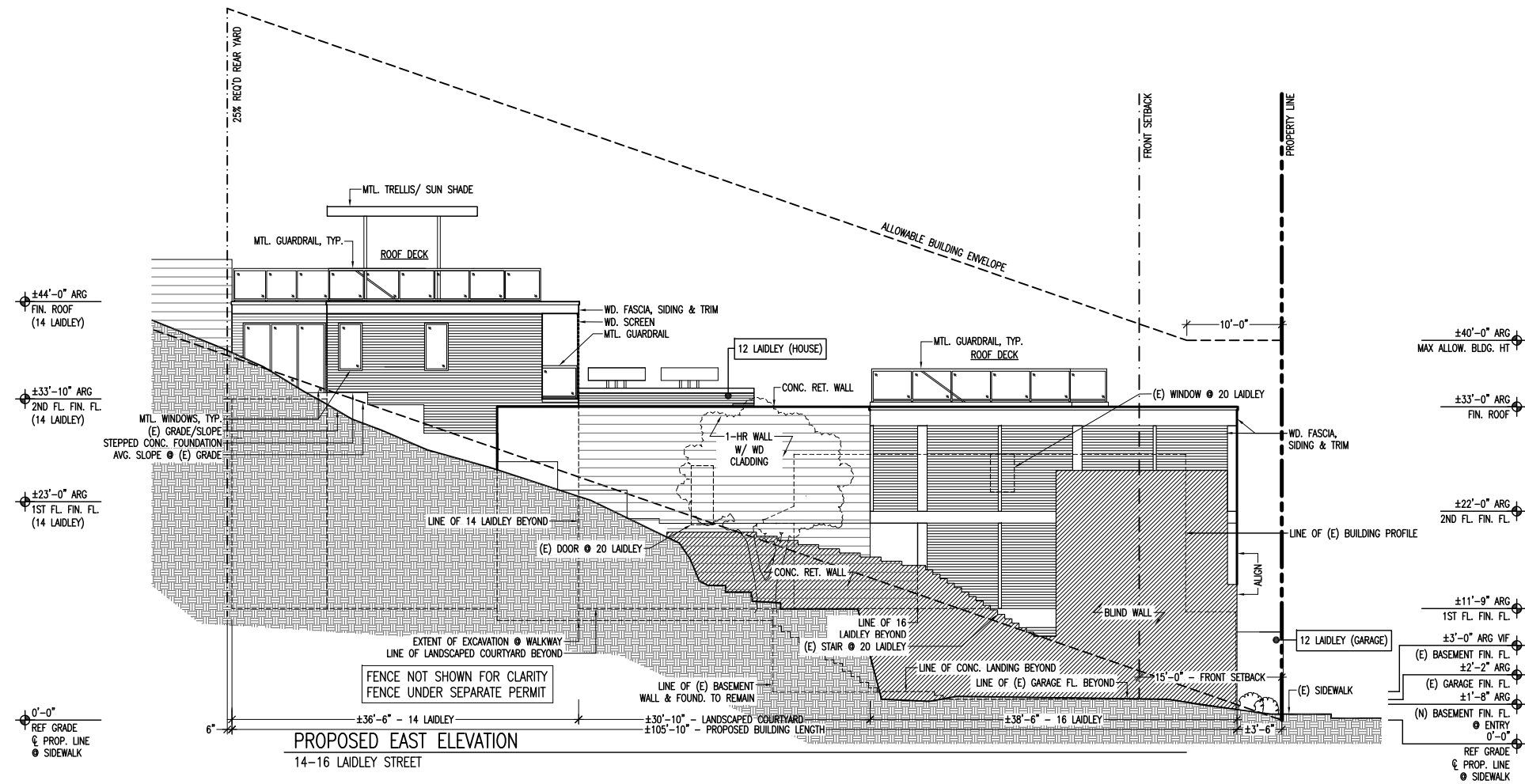
PROPOSED SOUTH ELEVATION (16 LAIDLEY)
14-16 LAIDLEY STREET

- ±40'-0" ARG
MAX ALLOW. BLDG. HT
- ±33'-0" ARG
FIN. ROOF
- ±22'-0" ARG
2ND FL. FIN. FL.
- ±11'-9" ARG
1ST FL. FIN. FL.
- ±3'-0" ARG VIF
(E) BASEMENT FIN. FL.
- ±2'-2" ARG
(E) GARAGE FIN. FL.
- ±1'-8" ARG
(N) BASEMENT FIN. FL.
- 0'-0" ARG
ENTRY
- 0'-0" ARG
REF. GRADE
- 0'-0" ARG
PROP. LINE
- 0'-0" ARG
SIDEWALK

- ±74'-0" ARG
MAX. BUILDABLE ENVELOPE @ SOUTH ELEVATION
- ±54'-0" ARG
T.O. TRELLIS (14 LAIDLEY)
- ±44'-0" ARG
FIN. ROOF (14 LAIDLEY)
- ±33'-10" ARG
2ND FL. FIN. FL. (14 LAIDLEY)
- ±23'-0" ARG
1ST FL. FIN. FL. (14 LAIDLEY)
- ±11'-9" ARG
BASEMENT FIN. FL. (14 LAIDLEY) = COURTYARD FIN. FL.



PROPOSED SOUTH ELEV. (14 LAIDLEY) @ COURTYARD
14-16 LAIDLEY STREET



Subject: 14-16 Laidley Street Project

From: Jeffrey Budin (jeffbudin@gmail.com)

To: veronica.flores@sfgov.org;

Cc: laidley@mindspring.com; cary@cbstudio.com;

Date: Monday, June 22, 2015 4:36 PM

Dear Ms. Flores,

I am writing in support of the proposed project of my next door neighbor, Bob Hite, and his architect Cary Bernstein at 14-16 Laidley Street. After reviewing the plans, and extensive discussions with both Bob and Cary, I am of the opinion that it will be a lovely addition to the diverse and architecturally creative upper Laidley Street. My only concern is the possible impact of the rear part of the structure, 14 Laidley, on the function of the solar array that I recently installed on my roof at 12 Laidley.

The further back (west-southwest) that 14 Laidley sits on Bob's lot, in order to keep it as far as possible from the sun's path, especially in the winter, the better it will be for my PV array. In addition to the standard household items, I have a hot tub that is electrically heated, so even with all of my panels at 100% efficiency, my PG and E bills are considerable. I understand there is a rear yard requirement, which I have heard was designed to help create larger mid-block open spaces on standard residential city blocks. I have no idea how much flexibility there is in letting Bob build even further back, but what I can say confidently is this:

Bob's oversized lot borders on public land (Billy Goat Hill Park) in the rear, so no one behind (way up on Beacon Street) should be affected. Also, because this is not a standard residential city block, the big open space in this instance, is both huge, and a given. Having 14 Laidley as far back in the lot as possible helps my solar array and the courtyard he wants to create between 14 and 16 Laidley lets the afternoon light into my kitchen and hall windows. I hope the city will consider this specific instance by allowing Bob's project to proceed as designed, preferably with the placement of 14 Laidley as far back on his property as possible. This would seem to me to be a win-win solution for all involved.

Thank you so much for your consideration.

Sincerely,

Jeffrey Budin

Flores, Veronica (CPC)

From: Cary Bernstein <cary@cbstudio.com>
Sent: Friday, May 08, 2015 3:25 PM
To: Flores, Veronica (CPC)
Subject: email from Andy Archibald

Hi Veronica,

Thank for arranging the meeting today - I really appreciate the time that you, Delvin & RDT gave to this project. Here is the email that Andy Archibald (20 Laidley) sent to Bob Hite this morning regarding his non-objection to the proposed plan for 14 Laidley (the rear unit).

I will be in touch soon with our response to NOPDR #1.

Have a very good weekend,
Cary

From: <andrewna@hawaii.rr.com>
Date: May 8, 2015 at 9:00:52 AM PDT
To: Robert Hite <laidley@mindspring.com>
Cc: Barbara II <barbarajohanson1@gmail.com>
Subject: **Re: proposal 14-16 Laidley**

Aloha
We looked carefully and nothing negative jumped up.
Andy Archibald

----- Robert Hite <laidley@mindspring.com> wrote:

=====

Hi Andy and Barbara,

Thanks for calling and expressing your general support. I understand your concern about the view from your deck, siding and fireplace chimney in connection with 16 Laidley as proposed. All can and will be addressed. Like you, I value our amazing views and I also value you two as my neighbors.

So please be assured that we will address your concerns in a positive manner.

May I assume that you do not have concerns about 14 Laidley where I will live. . .

Let me know. Cary and I meet with Veronica tomorrow at 10:30.

*Take care.
Aloha,
Bob*

Cary Bernstein | Architect
2325 Third Street Studio 341
San Francisco, CA 94107
T. 415.522.1907

AIA, LEED AP
SFMOMA A + D Forum, Exec. Comm.
Adjunct Professor of Architecture, CCA

Flores, Veronica (CPC)

From: BARBARA JOHANSON <barbarajohanson1@gmail.com>
Sent: Wednesday, May 06, 2015 8:55 AM
To: Flores, Veronica (CPC)
Subject: Proposed remodel of 14 & 16 Laidley
Attachments: Panoramic view from 20 Laidley.JPG

Follow Up Flag: Follow up
Flag Status: Completed

To: Veronica Flores, Planner in charge, San Francisco Planning Dept

While we are supportive in general of the plans to remodel 14 & 16 Laidley, we are deeply concerned about the possibility of losing over one third of our view from 20 Laidley.

1. The current plans indicate a new roof level at 16 Laidley higher than the railing on our view deck, and in addition there is a proposed glass and steel enclosure containing a roof garden which extends several feet higher in the plans, but the possibility of plantings would even further impact the view.
2. An enclosed stairwell which extends well above the top of our highest roof would remove the view from our deck even more. Please see the attached photo of the panoramic view from the 20 Laidley deck.

Due to these concerns we cannot support the remodel in its current form.

Andy Archibald and Barbara Johanson

Flores, Veronica (CPC)

From: Dorothy Adams <dotadamssf@gmail.com>
Sent: Friday, April 08, 2016 7:55 PM
To: Flores, Veronica (CPC)
Cc: laidley@mindspring.com; Will Brodhead
Subject: 14 Laidley St., San Francisco

Greetings Ms. Flores,

I'm just sitting down after a long week to write this brief note in regards to my neighbor's (Bob Hite) property renovations he has in the works. He was kind enough to invite my husband, Will, and I over recently to discuss his plans and to see the blueprint specs. Not only were we touched by his homage to his recently passed love in the new design but we were impressed by the thought and care he put in the overall impact it would have on his immediate neighbors' quality of life. We fully indorse this project and look forward to its enhancement to our community.

Sincerely,

Dot Adams
15 Laidley St.
San Francisco, CA 94141

#415-860-4130

Sent from my iPhone

Flores, Veronica (CPC)

From: Lee Topar <ltopar@gmail.com>
Sent: Monday, April 04, 2016 5:12 PM
To: laidley@mindspring.com
Cc: Flores, Veronica (CPC)
Subject: 14-16 Laidley Street Development Plan - Neighbor's Letter of Support

Hi Bob,

Thank you for sharing your plans with Gnagna and I last night. The project is exciting, and no doubt will be an amazing new home for you - not to mention yet another architectural triumph for Laidley Street.

I am writing to you and the SF Planning Department in full support of your project. I have cc'd Veronica Flores here so that she receives this letter directly.

Veronica, if you or anyone else at the planning department has any questions for me as owner of 32 Laidley (2 doors up the street from proposed development site), please don't hesitate to ask.

Sincerely,

Lee Topar
Owner & resident
32 Laidley Street



May 3, 2016

Ms. Veronica Flores, Project Planner
S. F. Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: **Letter of Support**
Proposed 2 units at 14-16 Laidley Street
Permit Application #2014 1112 1252

Dear Ms. Flores:

I am writing as a neighbor to the proposed project, as I have lived down the block at 100 Laidley Street for over thirteen years. I also write as an architect with my own firm specializing in custom residential work in SF for over 36 years. I have reviewed the site permit plans and renderings and wish to offer my strong support for the project:

- The design is modern, of today, yet blends in well with the highly eclectic mix of buildings on Laidley. The proposed building is quiet yet forceful, and expresses a limited palette of materials and colors with refinement.
- The massing of the two units is respectful of the adjacent properties, and significantly smaller than the allowable building envelope. The building is cut into the steeply uphill site to minimize impacts yet provides courtyards for landscaping and outdoor living. From the street, the upper unit will be completely unseen. Cary Bernstein has done an admirable job of design in keeping with the requirements and intent of the Residential Design Guidelines.
- The building should have minimal if any impact on adjacent neighbors above.
- The building is sensitively designed for the long-term owner of the property. This is not a proposal by a speculative developer, trying to maximize the square footage, but one that allows a thirty year resident to finally realize his desires for his property.

I urge Planning staff and the Commission to strongly support this well-designed proposal by an accomplished architect. I look forward to seeing it in the flesh.

Sincerely,

David S. Gast

David S. Gast, AIA, LEED AP

Alexander Soren

210 Laidley Street
San Francisco, CA 94131
xander@apple.com
(408) 425-3532

Jan 3, 2016

SF Planning Department
Attn: Veronica Flores
1650 Mission Street
Suite 400
San Francisco 94103

RE: 14-16 Laidley Proposal

Dear Veronica Flores:

I am a neighbor of Robert Hite and recently had a chance to review the plans with him for his new home design at 14/16 Laidley Street.

Robert walked me through the details of his proposed project, which I found to be tasteful, beautifully designed, and in character and harmony with other surrounding homes on Laidley Street.

I believe it will be a welcome addition to our neighborhood and I strongly support the plan without any hesitation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alexander Soren', with a horizontal line extending to the right.

Alexander Soren

Jean Rocchio
216 Laidley Street, San Francisco, Ca. 94131
jrochio@sfsu.edu
(415)285-7165 (415) 601-4147

December 31, 2015

Veronica Flores
Planner-in-Charge
San Francisco Planning Department
1650 Mission Street - 4th Floor
San Francisco, CA 94103

RE: 14-16 Laidley Proposed Project

Dear Veronica Flores,

As a neighbor of the proposed project at 14-16 Laidley, I was especially concerned with how the house would look and fit into the neighborhood. I am more than thrilled with the plans because of the following:

1. the transition between neighboring houses both in the front and rear are very complementary
2. the design is a welcome addition to the character of Laidley and the neighborhood
3. communication between owner Robert Hite and several other neighbors has been frequent and informational
4. the house has a very interesting design and does not have a "big box" feeling because of set backs, design, and variety of materials
5. an addition of a two car garage in place of street parking is welcome to our neighborhood parking situation

Obviously, I fully and enthusiastically support Cary Bernstein and Robert Hite's project and look forward to having such a beautiful house in my neighborhood.

Please feel free to contact me.
Sincerely,

Jean Rocchio

January 7, 2016

SF Planning Department
Attn: Veronica Flores
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 14-16 Laidley Proposal

Dear Ms. Flores,

We are writing this letter in support of the above proposed project. Cary Bernstein, the architect, kindly showed us the plans for this remodel and we think it will be a great asset to our Glen Park neighborhood.

We like the consideration given to the neighbors in the design of the courtyard, which affords light and views. The design is also in keeping with the eclectic houses on Laidley Street, which feature several modern designs.

Cary is the architect who designed the remodel of our house façade on Chenery Street. Chenery is the longest street in Glen Park; it runs the full length of the neighborhood and gets a lot of foot traffic. We have had very positive reactions to our remodel from our neighbors and many passersby – even including the schoolchildren from nearby St. Johns Elementary School.

We heartily endorse Cary's plan for the remodel on Laidley Street.

Sincerely,



Bonnee Waldstein
Michael and Bonnee Waldstein
757 Chenery Street