



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JUNE 30, 2016
Continued from the June 2, 2016 Hearing

Date: June 23, 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**

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BACKGROUND

On June 2, 2016, the Planning Commission continued the proposed project at 14-16 Laidley Street to June 30, 2016. The proposal remains the same, however the executive summary and draft motion have since been revised to reflect changes to public comments and clarify project findings. The exhibits prepared for the June 2, 2016 hearing remain valid and accurate with new exhibits included with this memo.

PUBLIC COMMENT

Since the original hearing date, the Project Sponsor continued discussions with the neighbor directly to the east (20 Laidley). After this discussion and further review, the neighbor at 20 Laidley submitted a letter in opposition to the Department. A copy of this correspondence is included with this memo.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) and Department staff have reviewed the project design. The original packet clarified that 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 still 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. The Planning Commission has the option of removing this condition during the public hearing if deemed appropriate. The reduced plans attached to this memo include the trellis for reference and review. These are the same plans that were included with the commission packet for the original June 2, 2016 hearing date.

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 June 30, 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: Approve with Conditions

Attachments:

Revised Executive Summary
Revised Draft Motion
Additional Public Comment
Reduced Plans



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use/Variance Residential Demolition

HEARING DATE: JUNE 30, 2016

CONTINUED FROM 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	1	0
Other neighbors on the block or directly across the street	1	0	0
Neighborhood groups or others	4	0	0

- To date, the Department has received seven communications in support of the proposal, including the neighbor directly to the west (12 Laidley) and the neighbor who abuts the rear portion of the subject property (32 Laidley).
- The Department received one communication in opposition to the project from the neighbor directly to the east (20 Laidley) with the main concern related to impacts of the front unit (16 Laidley) to their view.

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 existing building already encroaches into the required front setback and is currently non-complying. The proposal seeks to remove some existing non-complying portions of the structure to bring the west portion of the building into compliance with front setback requirements, but still requires a front setback variance for the proposal.
- 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 June 30, 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 30, 2016

CONTINUED FROM 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)
 40-X Height and Bulk District
Block/Lot: 7538/004
Project Sponsor: Cary Bernstein
 Cary Bernstein Architect
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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. The existing building already encroaches into the required front setback and is currently non-complying. The proposal seeks to remove some existing non-complying portions of the structure to bring the west portion of the building into compliance with front setback requirements, but still requires a front setback variance for the proposal.

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 project was continued to the June 30, 2016 hearing date by the Planning Commission.

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 seven communications in support of the proposal, including the neighbor directly to the west (12 Laidley) and the neighbor who abuts the rear portion of the subject property (32 Laidley). The Project Sponsor proactively worked with the neighbor directly to the east (20 Laidley) in order to eliminate all concerns. However, the neighbors from 20 Laidley submitted a letter in opposition to the project with the main concern related to the proposed roof deck for the front unit (16 Laidley) and its impacts to their views.
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.

The proposal seeks to remove some existing non-complying portions of the structure to bring the west portion of the building into compliance with front setback requirements, but still requires a front setback variance for the proposal.

- 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 meets 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 30, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 30, 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 30, 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 30, 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
1650 Mission Street
Suite 400
San Francisco, California 94103

9 June 2016

RE: 2014-002548CUA & 2014-002548VAR 14-16 Laidley

Attn:
Ms. V. Flores

Ladies and Gentlemen of the San Francisco Planning Commission

Please allow us first to correct an error in the Executive Summary dated May 26, 2016 on page 3: the "Public Comment/Community Outreach" shows adjacent neighbor(s)-(2)-as supporting this application. My wife and I are the owners and occupants of the adjacent property at 20 Laidley and we strenuously oppose this project, and have continuously objected to the plans for the proposed structure for 16 Laidley since we first learned of them in May of 2015.

Our objections include concerns for the structural integrity of the northwest facing side of our home, loss of our horizon view and the ample northern light we currently enjoy in the bedroom on the second floor on the northwest side, the loss of approximately one third of the panoramic view we relish from our master bedroom deck, as well as all of our privacy.

On the northwest side of our home the structure is protected by siding tile and we want the owner of 14-16 Laidley to accept all responsibility for its integrity. If construction on that location damages the siding even slightly, and then the proposed structure blocks both our sight and access we fear damage from future rains. If the current garage is removed an unprotected area in excess of 200 square feet would be exposed with no protection, and access to it would be blocked. We recently installed new roofing on our split level home, and the roof membrane and cap are also close to the proposed construction. Any damage to that cap would void both the remaining workmanship warranty and the material warranty.

Currently the second floor bedroom, equipped with an extended garden window, has a horizon view of Billy Goat Hill Park, Mt. Sutro, the trees above 28th Street from Castro to Noe, and copious amounts of "northern light". The proposed structure at 16 Laidley would not only block 100% of the view, it would drastically reduce the ambient natural light and necessitate using electricity for lamps during daytime hours. When the owner of 14-16 Laidley was asked to modify plans to create enough of a light well to at least allow as much daylight as possible, we were informed the new building blocking our window would be painted a reflective color.

Our largest objection concerns the proposed roof deck for 16 Laidley. The roof line for the new building would be slightly above the existing waist-level railing of our

master bedroom deck. On top of this new building, the owner wants to erect a structure covering the entire roof. The claim is that this roof deck is required "to provide ample outdoor space for the residents of this unit". We don't believe there is either a need or a responsibility to provide open space on a roof in this area. In our view of Noe Valley, the entire Mission, Bernal Heights, and Fairmont Heights we cannot see another roof top deck covering even a portion of a building. If the owner is that concerned about providing open space for future residents, then simply dedicating a portion of his ample lot to 16 Laidley would still allow him to build a house in the rear with its own outdoor space. The unnecessary deck will not only be out of character with the surrounding neighborhoods, it will block our current view of the Billy Goat Hill Park from Beacon Street to 30th Street, Mt. Sutro, Diamond Heights, about half of our view of Noe Valley, and will eliminate all of our privacy.

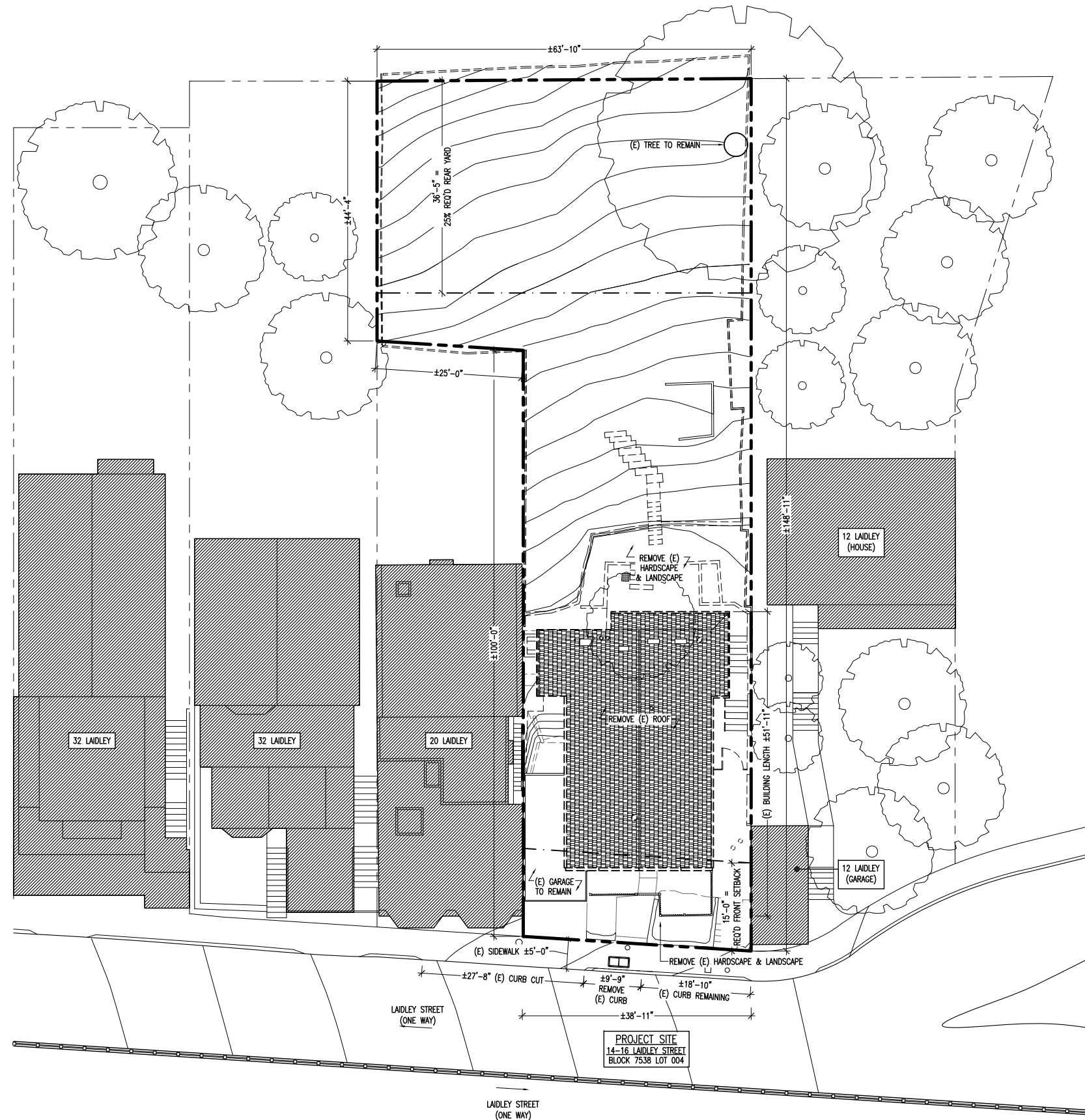
We understand that privacy is usually not quantifiable under normal circumstances. In our case there is an unusual component to the need for some refuge. I am an ALS patient who so far has survived 11 years and have been advised by Kaiser Hospital that my days of travel and recreation outside of the Bay Area are unfortunately over. As long as I am able 20 Laidley will remain my home, and our bedroom and its small deck will increasingly be the location where I spend the time I have left.

The owner of 14-16 Laidley has sent some confusing mixed signals. He has stated he doesn't know if or when he will go forward if he gets approval. He has alternately said he would rent or sell 16 Laidley. The possibility of selling the entire project was mentioned. Also left dangling were his plans during the year or so construction could take. When asked he wouldn't even clearly articulate why he is planning this project and why he is not concerned with the effect this venture will have on us. When we offered to drop our objections if the roof deck was modified and some changes made that would allow as much light as possible for our second floor bedroom, the owner shrugged and said he was moving ahead with his current plans.

We are heartbroken that this project promises to degrade our quality of life and that the owner will not even entertain any thought of compromise. It came as a surprise to us since, in 1995, when our home was in the process of remodel/construction, our next door neighbor at 32 Laidley objected to the blocking of the view from his kitchen. As good neighbors, we immediately had our contractor remove the facades that were of concern and changed the plan, at additional time and expense to us, in order to protect his view. We plan to attend the hearing on June 30, 2016 to testify and answer any questions you may have.

Thank you for your consideration of our concerns as well as your service to the city. After attending the June 2, 2016 meeting when this application was "continued", my wife and I observed your patience and courtesy. You folks have a tough job.

Andrew Archibald
Barbara Johanson

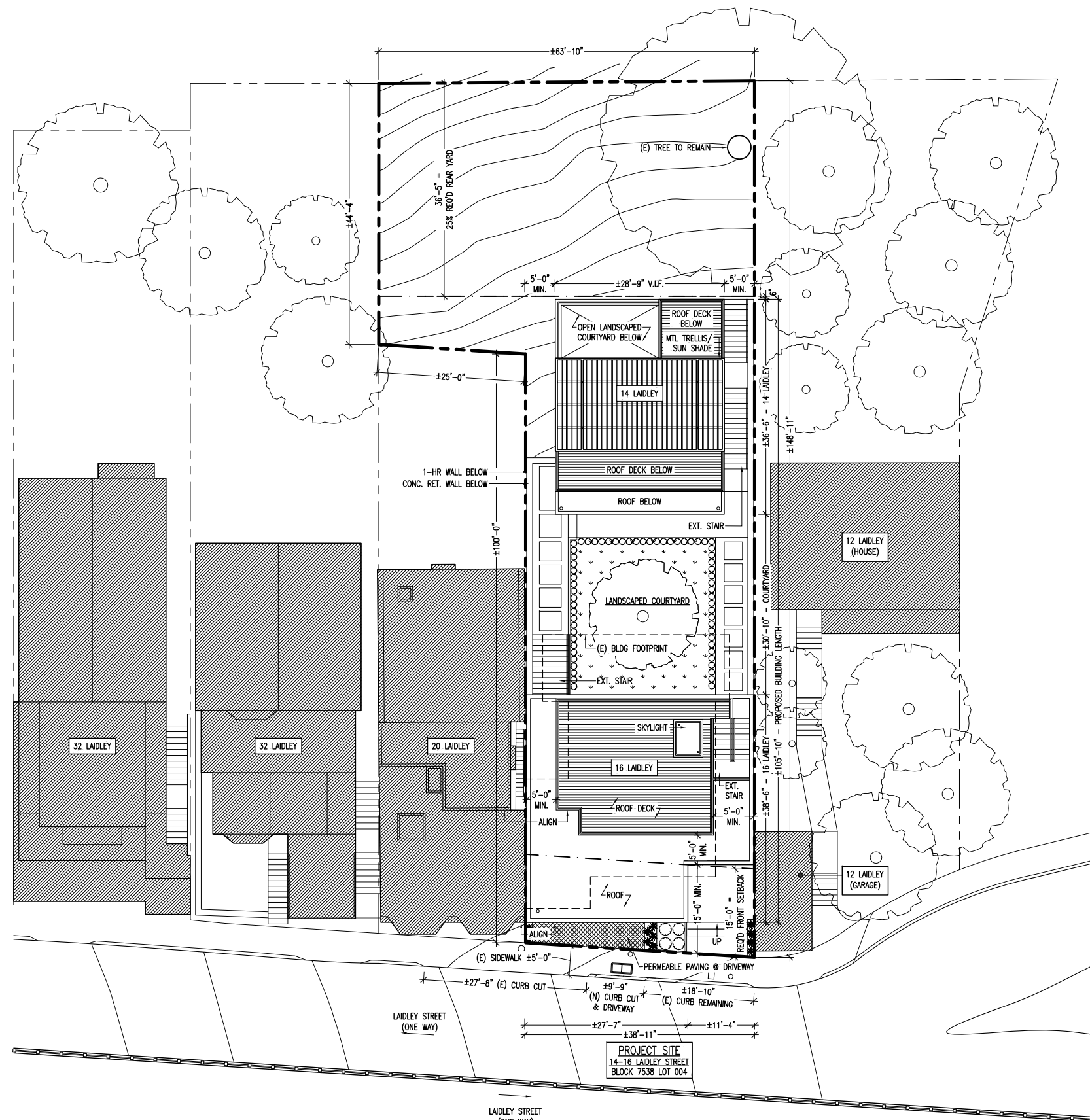


EXISTING SITE PLAN
14-16 LAIDLEY STREET

DRAWING KEY

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



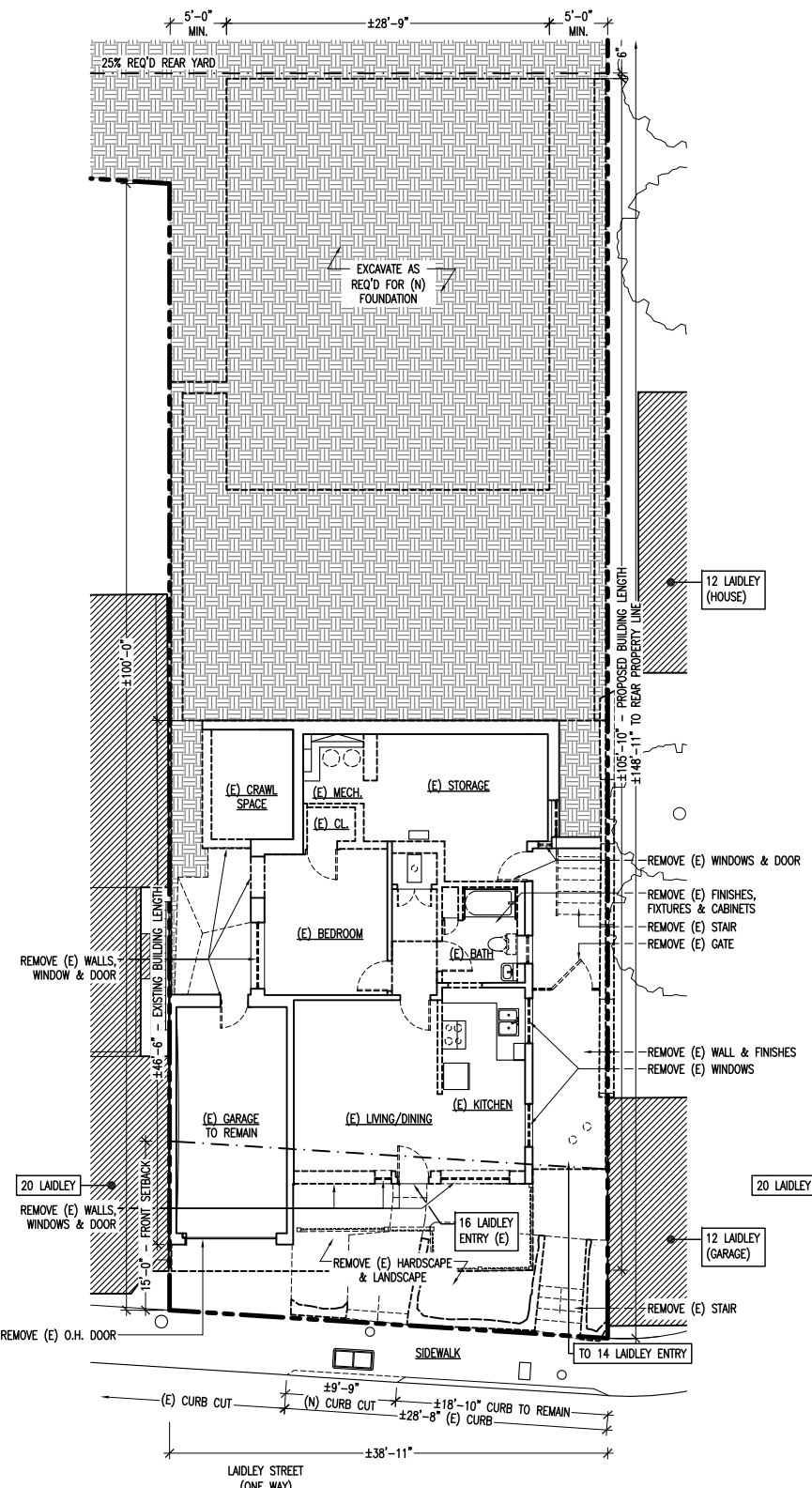


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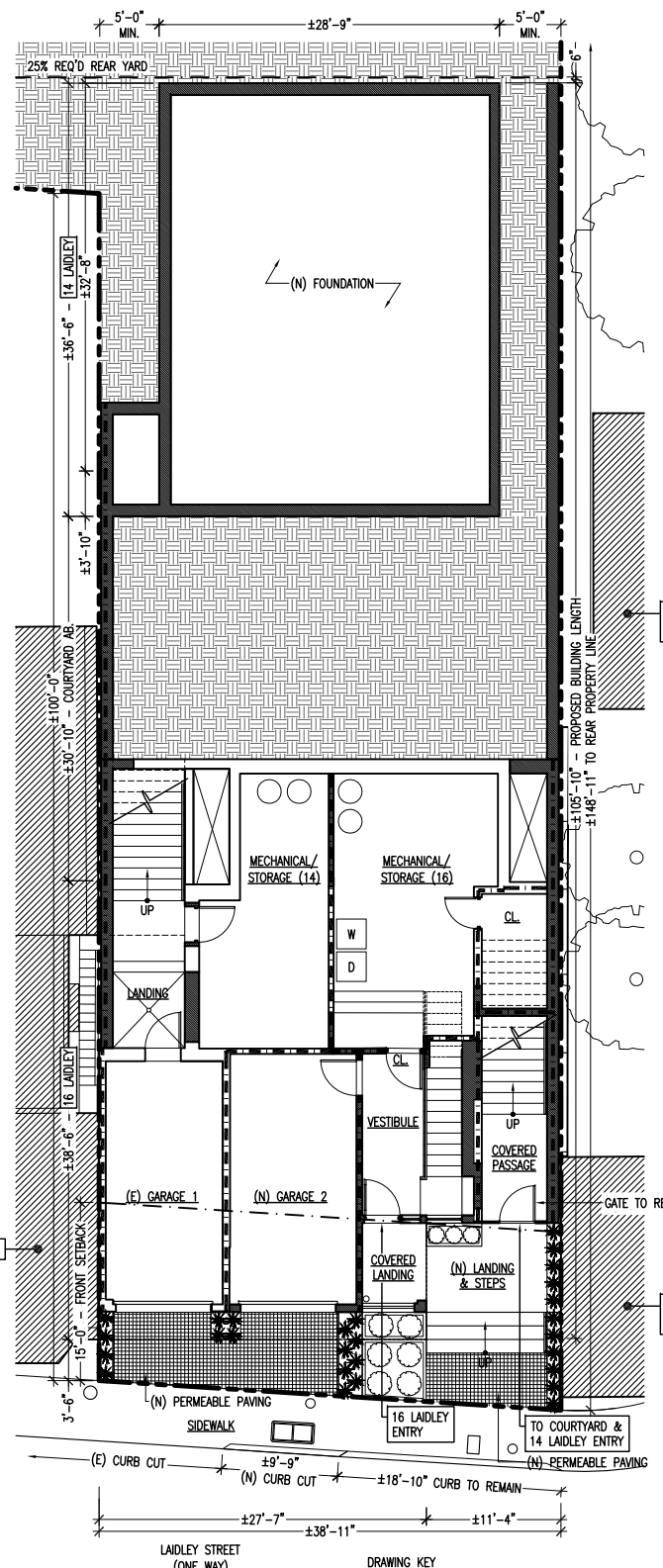
	PROPERTY LINE
	REQUIRED SETBACK
	EXISTING BUILDING
	NEIGHBORS' BUILDINGS

PROPOSED SITE PLAN
 14-16 LAIDLEY STREET

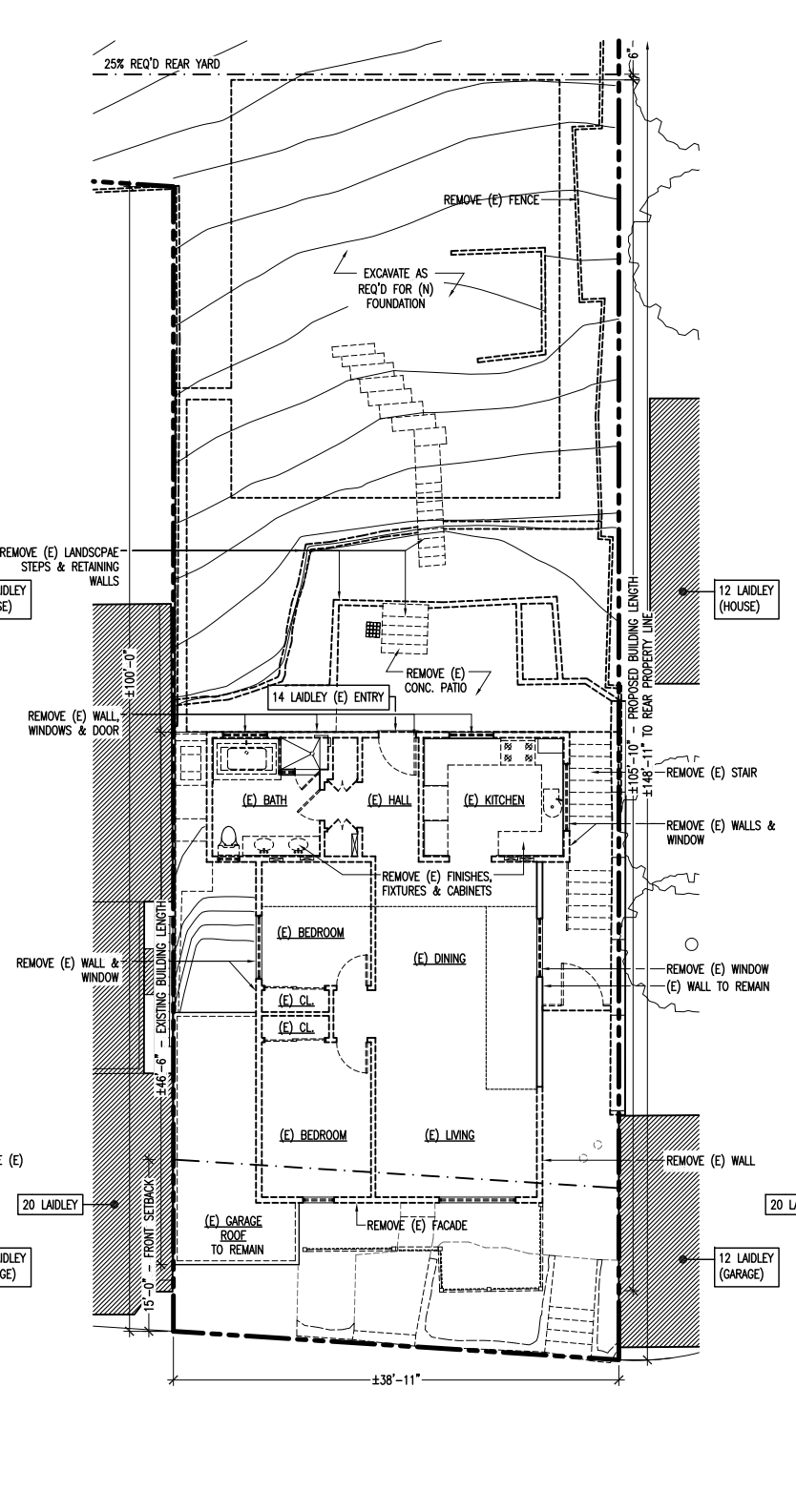




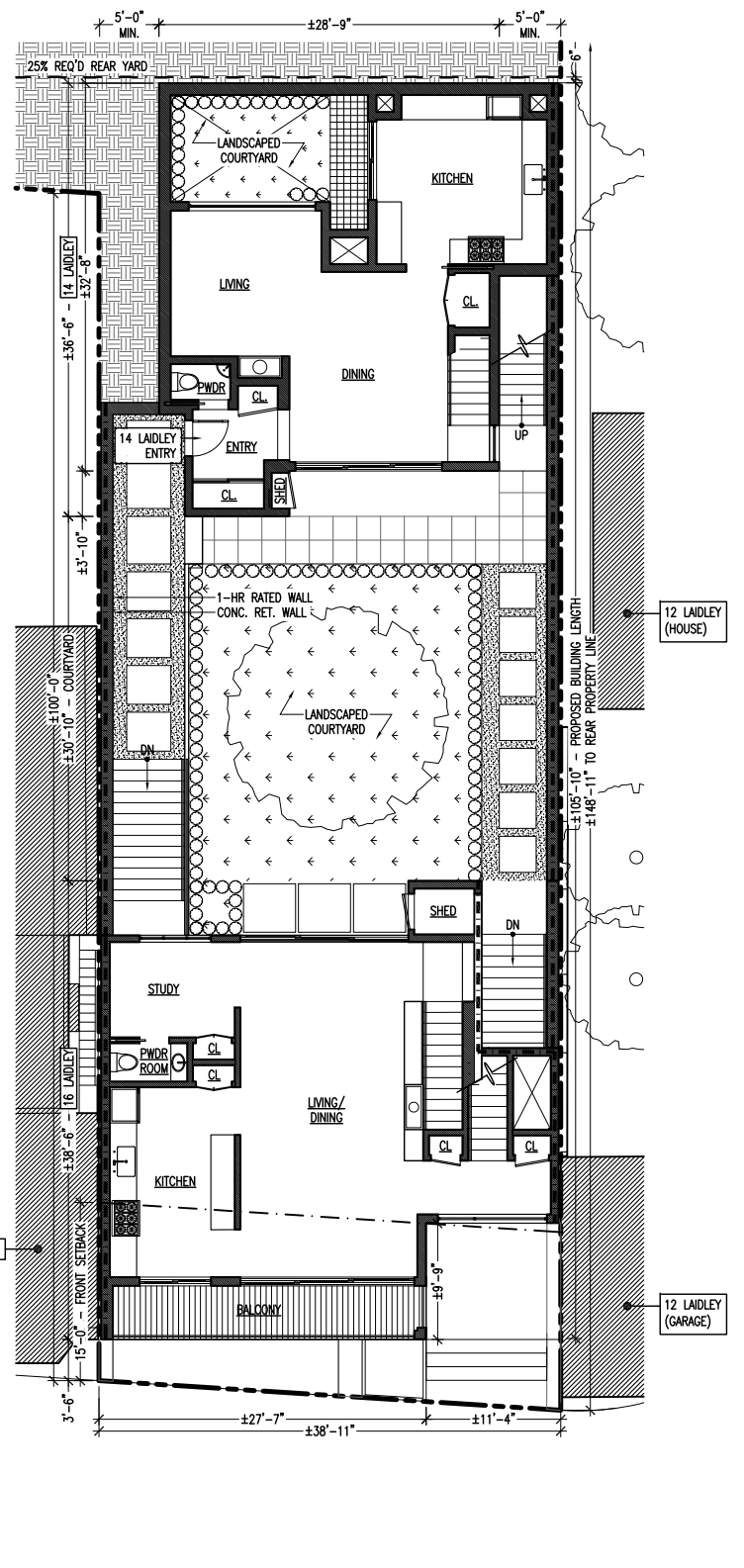
EXISTING BASEMENT PLAN (16 LAIDLLEY)
14-16 LAIDLLEY STREET



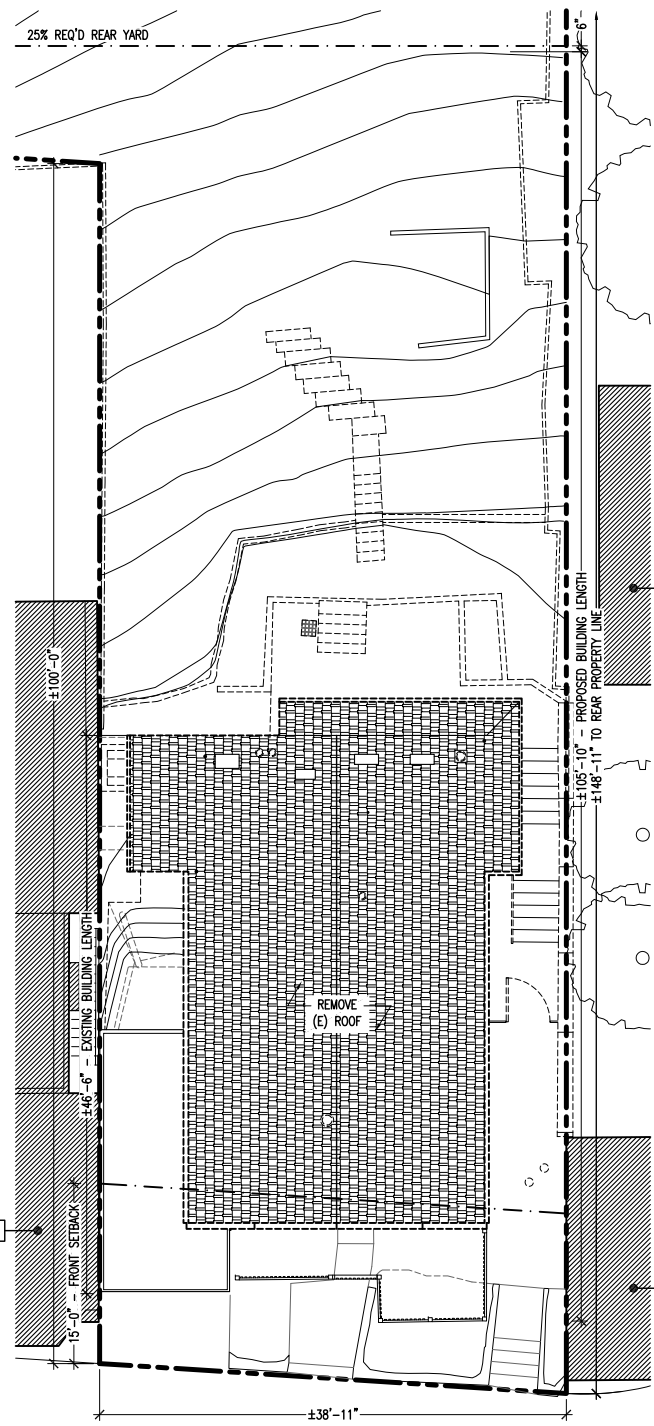
PROPOSED FOUNDATION PLAN (14 LAIDLLEY) &
BASEMENT PLAN (16 LAIDLLEY)
14-16 LAIDLLEY STREET



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



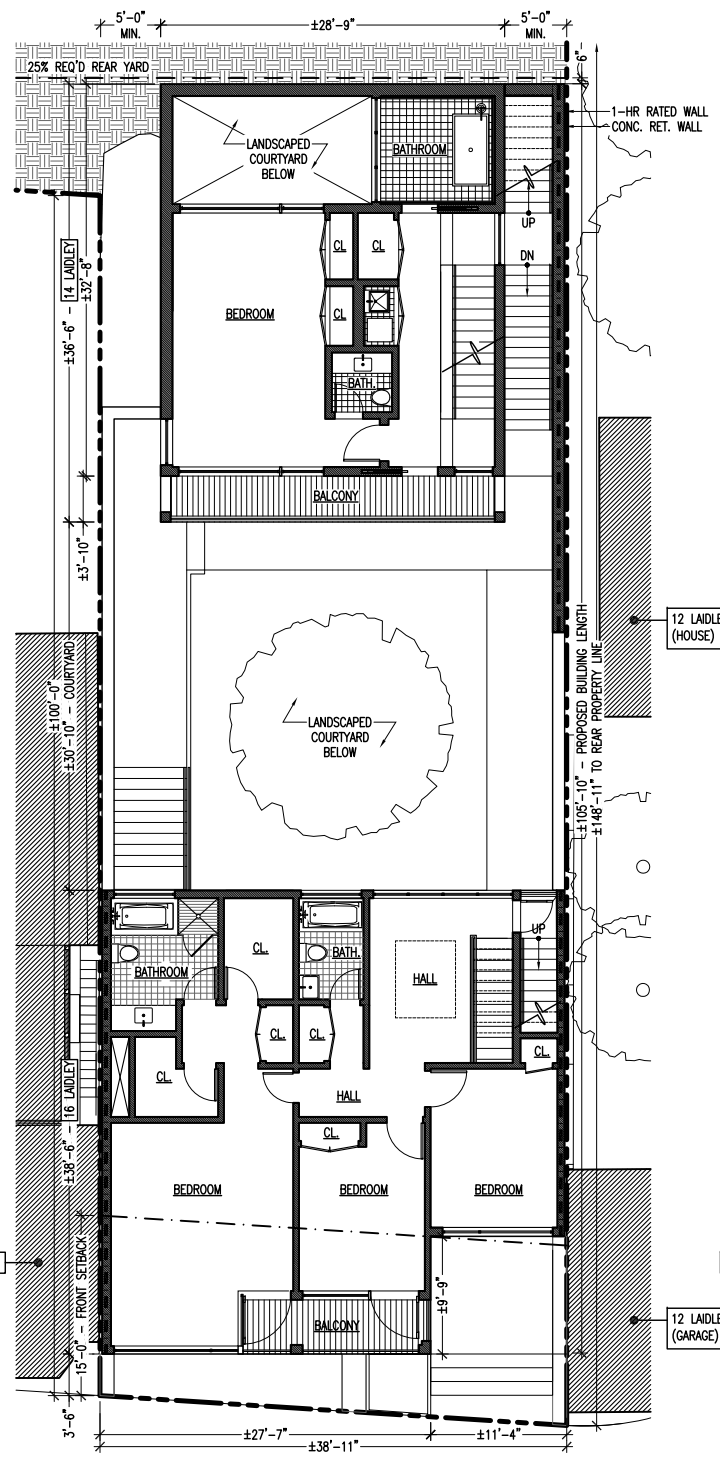
PROPOSED BASEMENT PLAN (14 LAIDLLEY) &
1ST FLOOR PLAN (16 LAIDLLEY)
14-16 LAIDLLEY STREET



EXISTING ROOF PLAN
14-16 LAIDLEY STREET

DRAWING KEY

---	PROPERTY LINE
- - - -	REQ'D SET BACK
—	(E) CONSTR. TO REMAIN
---	(E) CONSTR. TO BE REMOVED

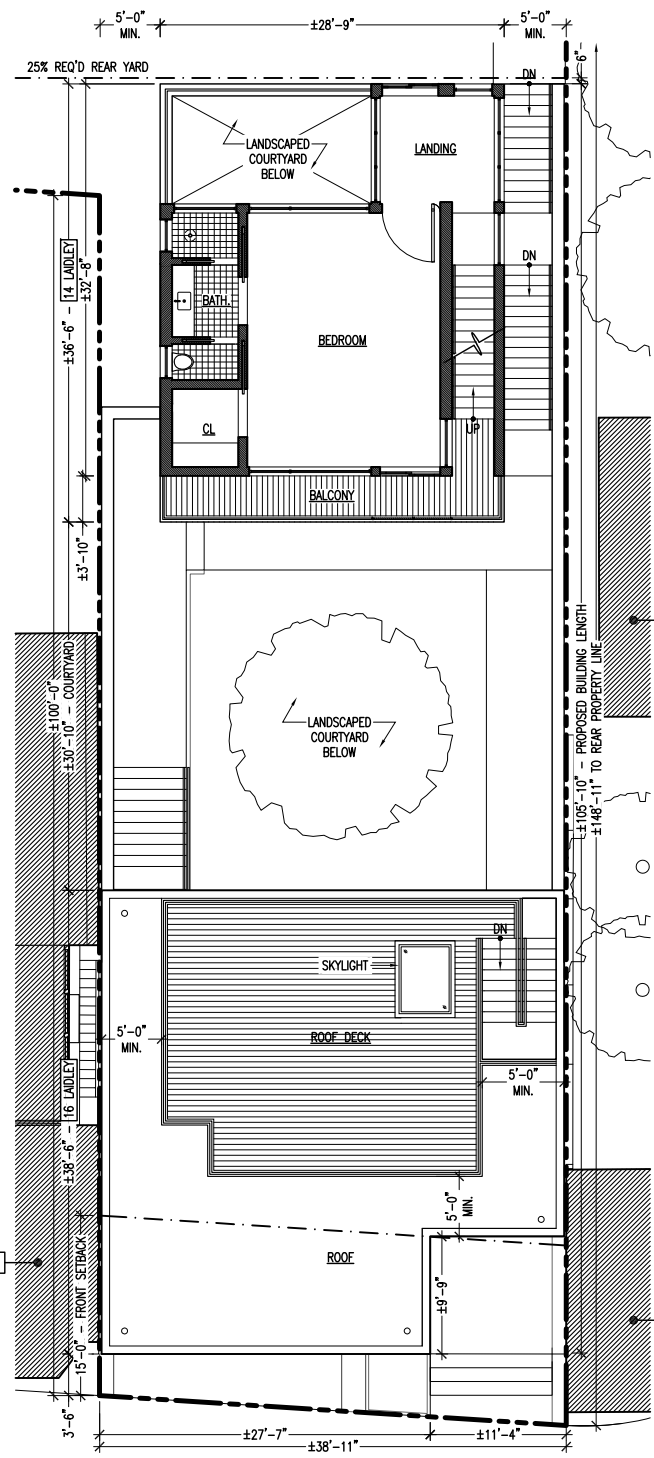


PROPOSED 1ST FLOOR PLAN (14 LAIDLEY) &
2ND FLOOR PLAN (16 LAIDLEY)
14-16 LAIDLEY STREET

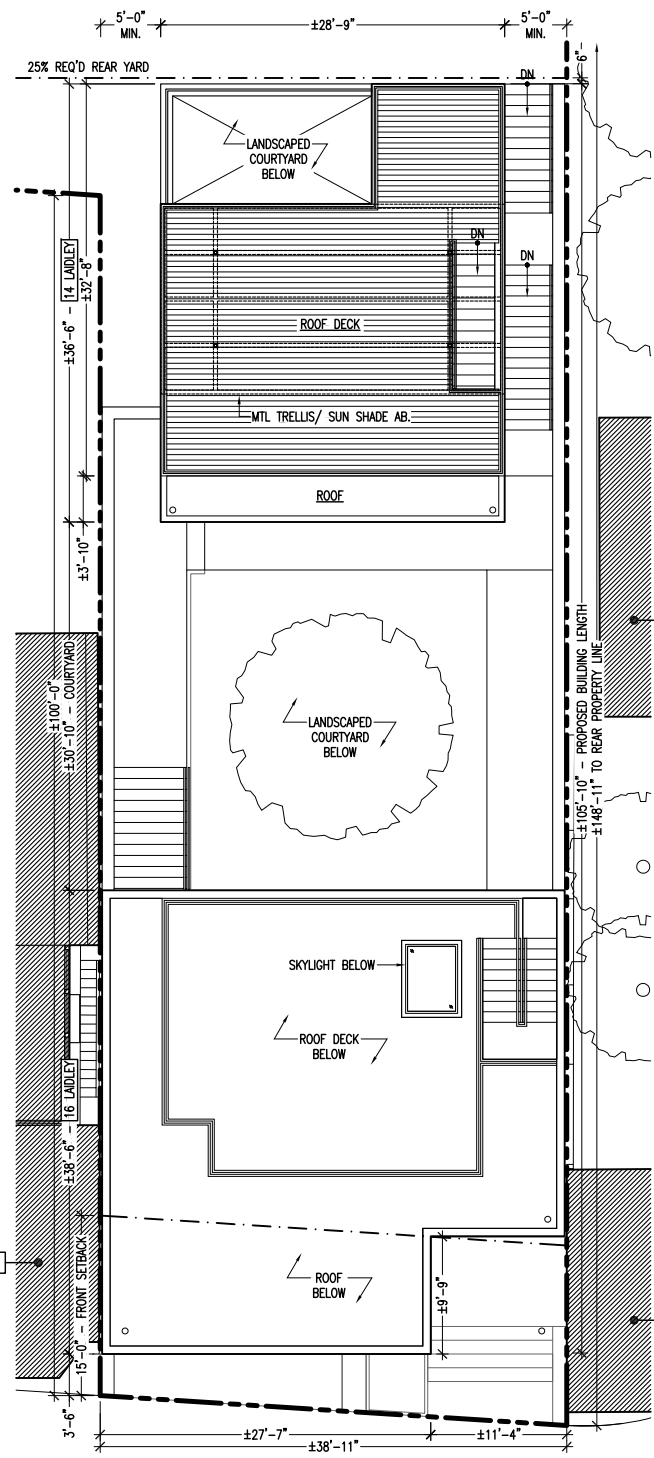
DRAWING KEY

NOTE: ALL CONSTRUCTION IS (N) U.O.N.

---	PROPERTY LINE
- - - -	REQ'D SET BACK
—	(E) CONSTRUCTION
---	(N) CONSTRUCTION
---	(N) 1-HR RATED CONSTR.

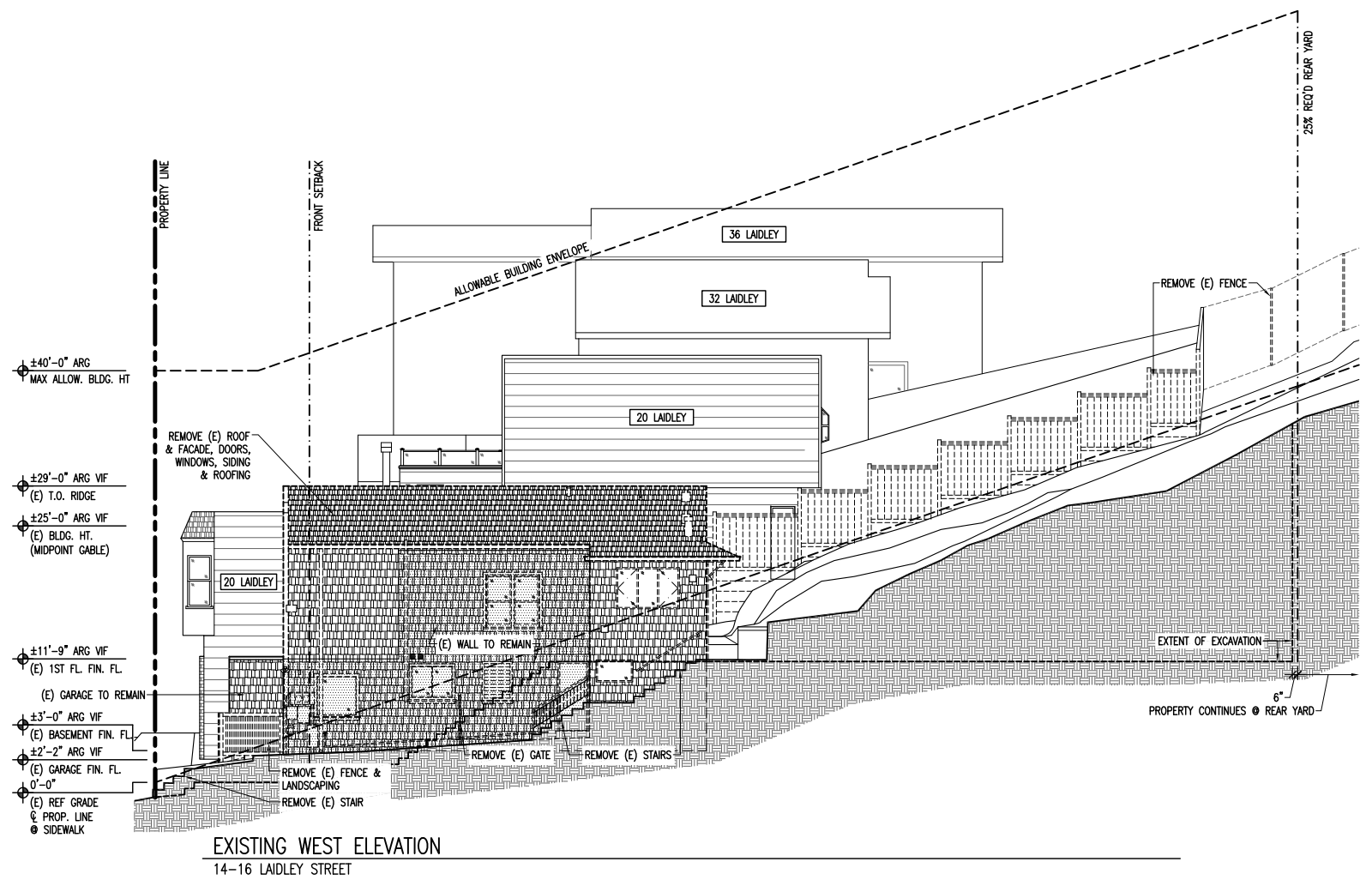
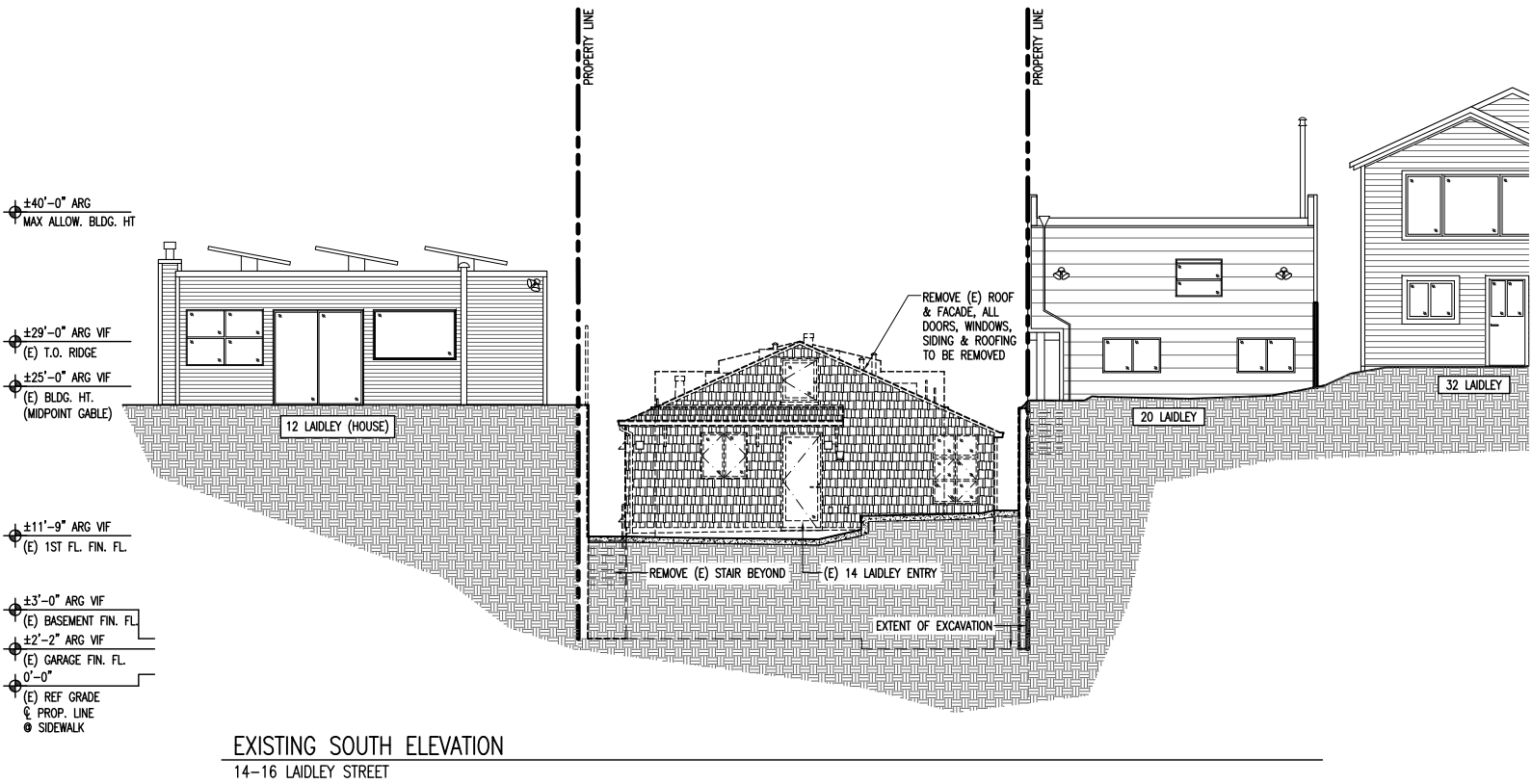
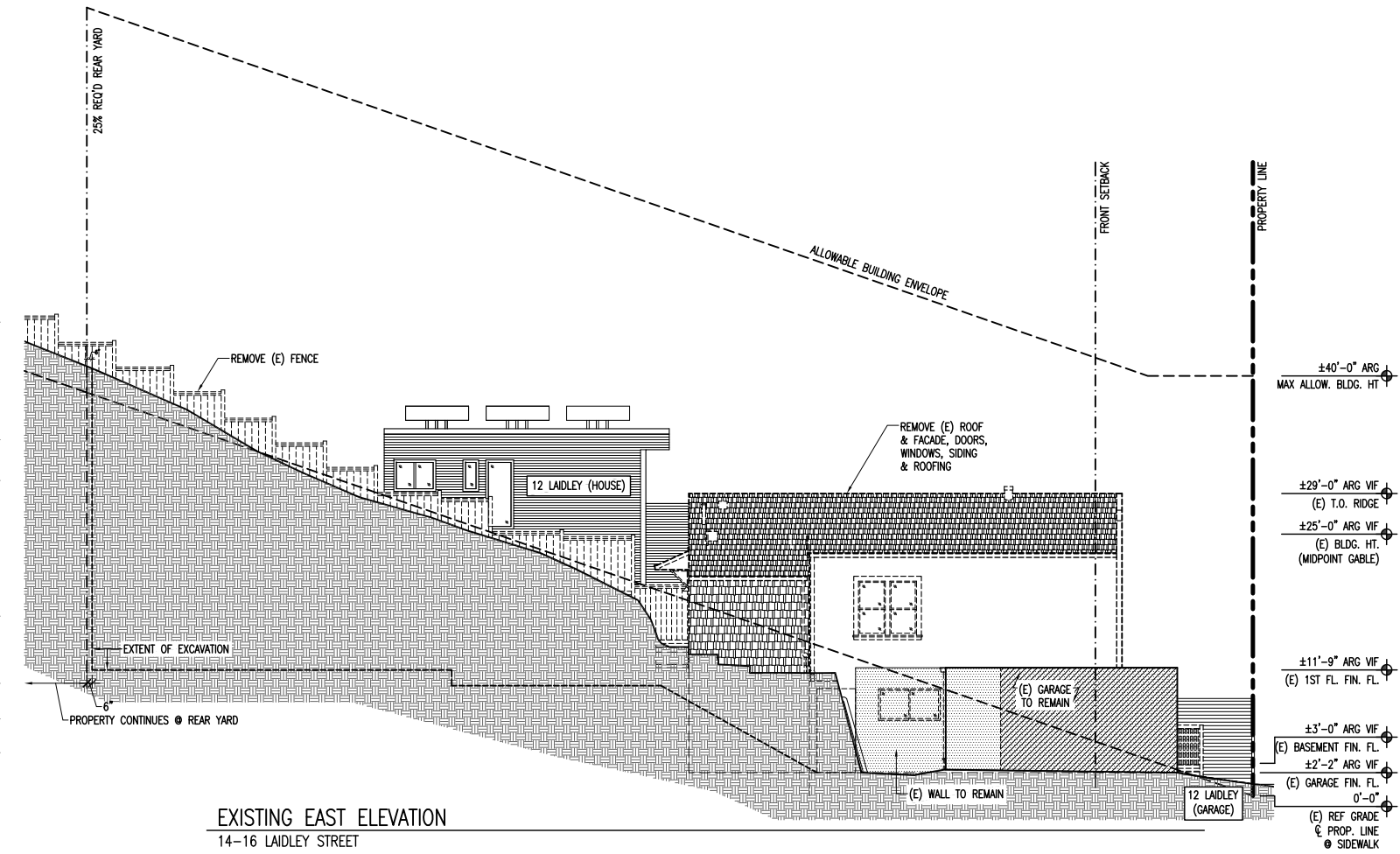
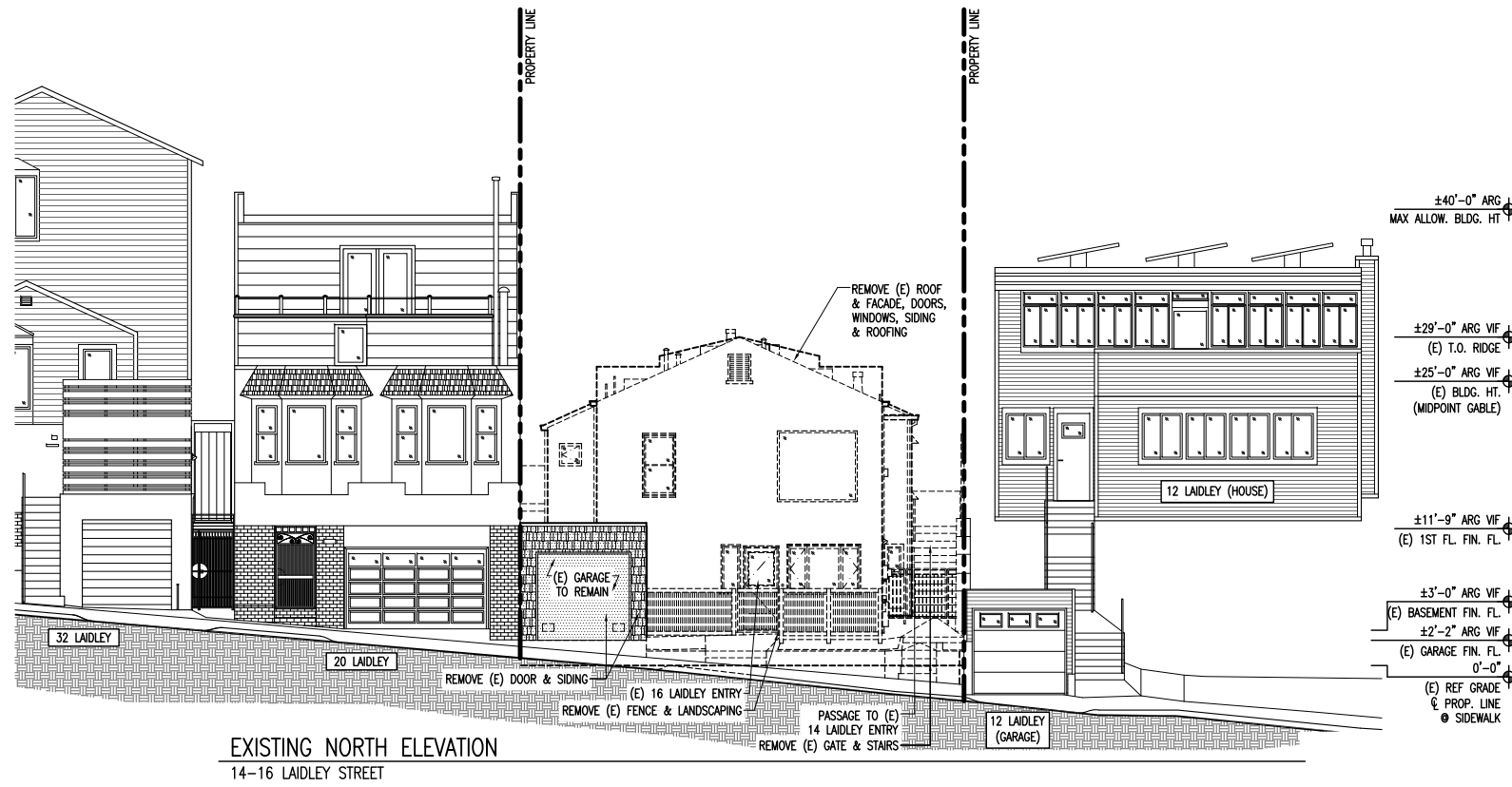


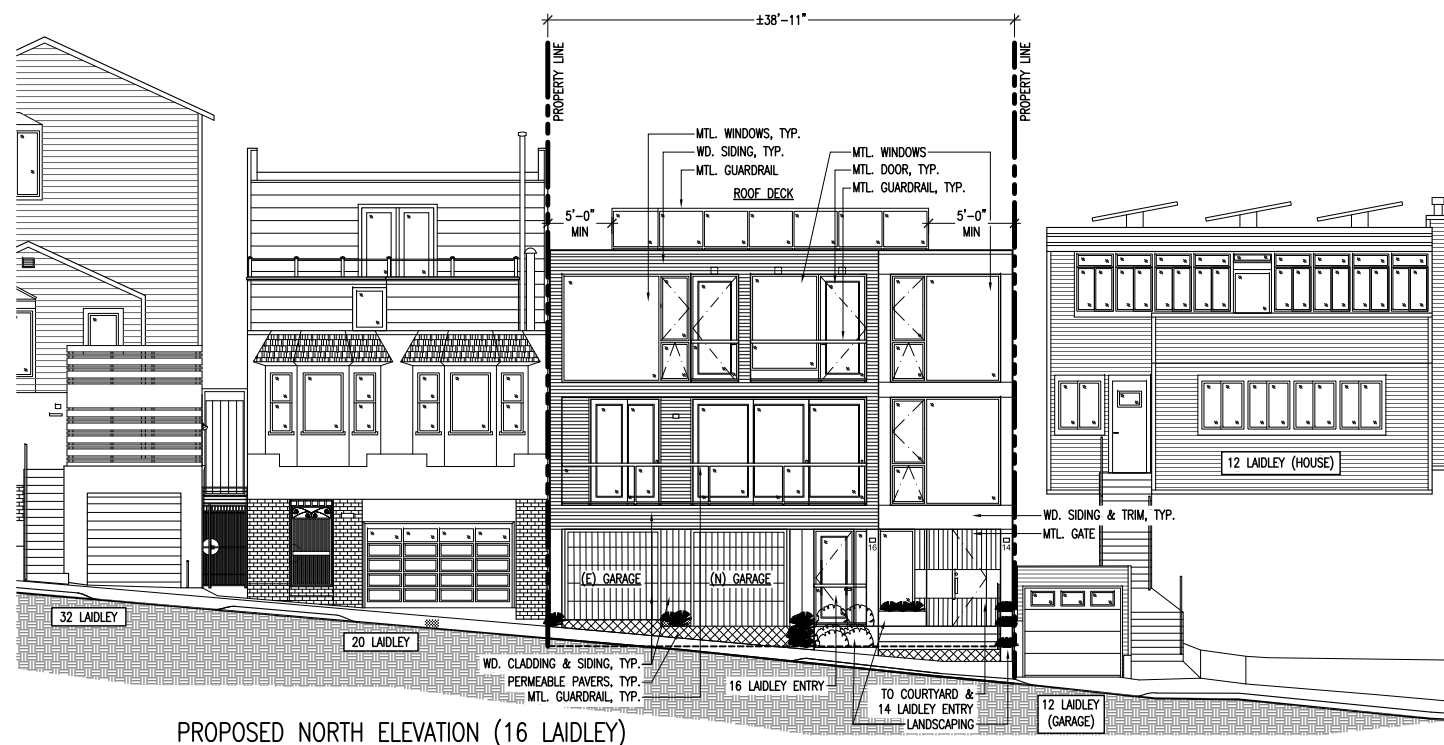
PROPOSED 2ND FLOOR PLAN (14 LAIDLEY) &
ROOF PLAN (16 LAIDLEY)
14-16 LAIDLEY STREET



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

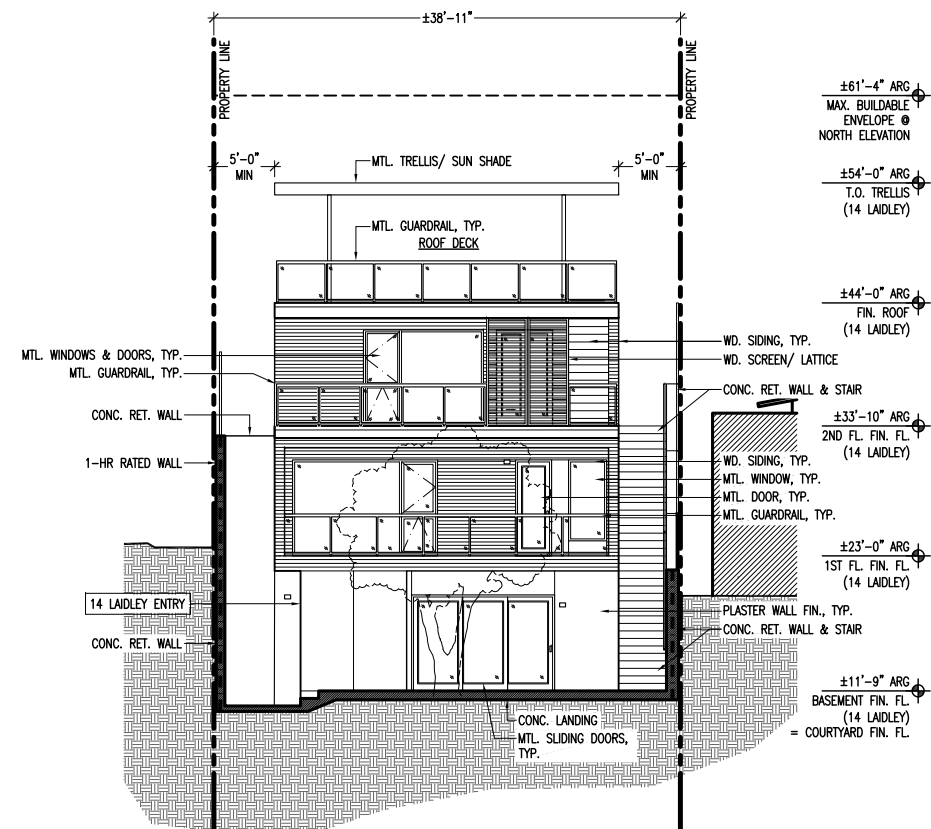






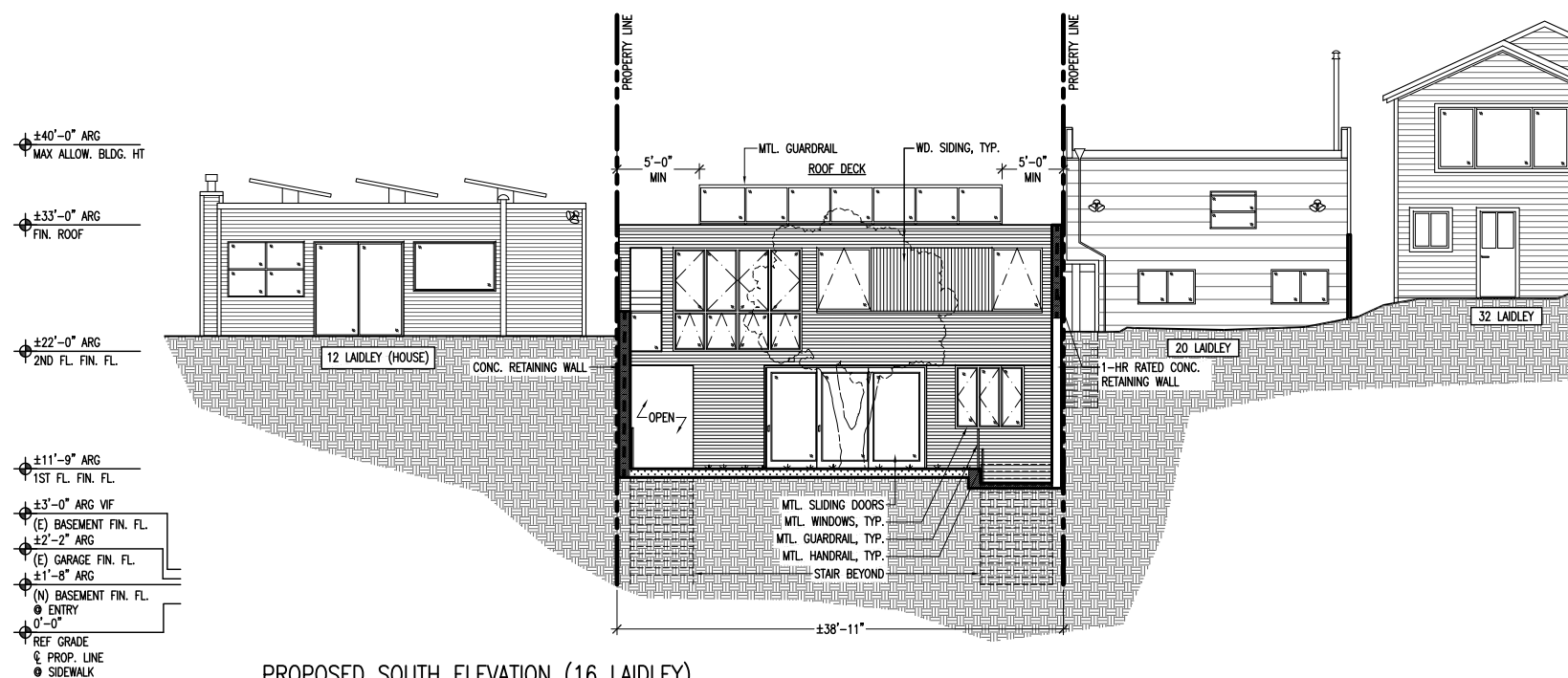
PROPOSED NORTH ELEVATION (16 LAIDLEY)
14-16 LAIDLEY STREET

- ±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

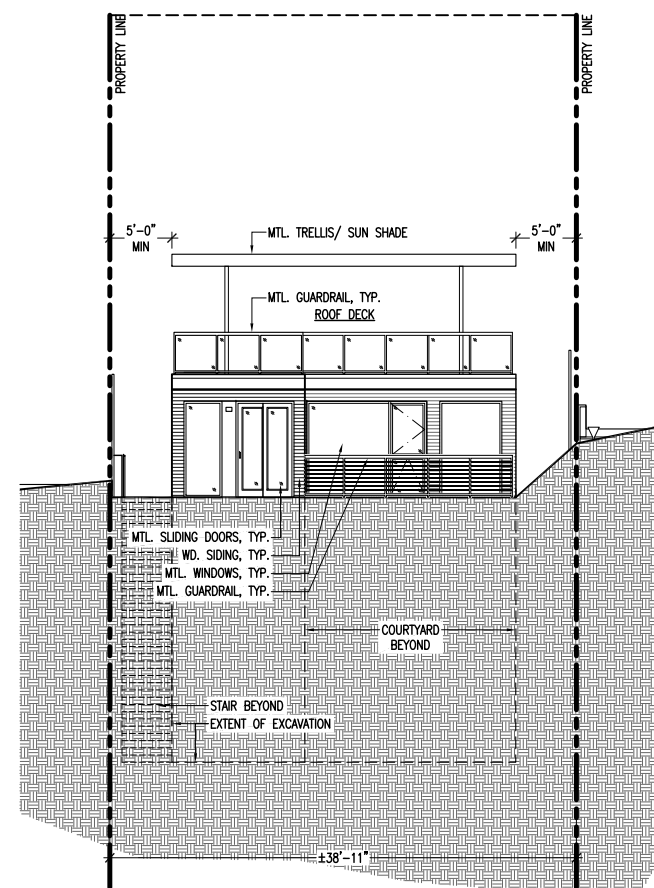
- ±61'-4" ARG
MAX. BUILDABLE
ENVELOPE @
NORTH ELEVATION
- ±54'-0" ARG
T.O. TRELLIS
(14 LAIDLEY)
- ±44'-0" ARG
FIN. ROOF
(14 LAIDLEY)
- ±33'-10" ARG
2ND FL. FIN. FL.
(14 LAIDLEY)
- ±23'-0" ARG
1ST FL. FIN. FL.
(14 LAIDLEY)
- ±11'-9" ARG
BASEMENT FIN. FL.
(14 LAIDLEY)
= COURTYARD FIN. FL.



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

