



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: May 20, 2021

Record No.: 2020-007074CUA
Project Address: 159 Laidley Street
Zoning: RH-1 (Residential-House, One Family) Zoning District
40-X Height and Bulk District
Block/Lot: 6664/020
Project Sponsor: Justin Davidson
Winder Gibson Architects
1898 Mission Street
San Francisco, CA 94103
Property Owner: Tak Yan
159 Laidley Street
San Francisco, CA 94131
Staff Contact: Jeff Horn – (628)-652-7366
Jeffrey.Horn@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project would demolish an existing three-story-over-basement, 2,614-square-foot, single-family residence and construct a new three-story-over-basement, 4,532-square-foot, single-family residence with two vehicle parking spaces within a vertical stacker and one Class 1 bicycle parking space.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, for the demolition of a residential unit and approval of the construction of a new building. 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.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** To date, the Department has received not received any public comments related to this Project.

- **Background:**

- **Preservation Review:** The Property is not a “Historical Resource” under CEQA per the previous Environmental Review completed for the Project (See Record Number 2018-014036ENV).
- **Code-Conformance:** The Project fully conforms with the requirements of the Planning Code.
- **Design Review Comments:** The Project has changed in the following significant ways since the original submittal to the Department:
 - At the building’s front, for a depth of 17 feet, 4 ½ inches, the height has been reduced from 24 feet, 5 inches to 22 feet, 3 inches.
 - The cantilevered deck at the rear of the upper floor has been reduced from a depth of 10 feet to a depth of 8 feet and the occupiable area of the deck has been setback from both side property lines.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in the demolition of an existing single family home, the replacement home will provide an increased number of bedrooms, suitable for a family. The overall scale, design, and materials of the proposed building is consistent with the subject block and compliments the neighborhood character with a contextual, yet contemporary design. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 TO ALLOW THE DEMOLITION OF AN ONE-FAMILY DWELLING AND THE CONSTRUCTION A NEW ONE-FAMILY DWELLING LOCATED AT 159 LAIDLEY STREET, LOT 020 IN ASSESSOR'S BLOCK 6664, WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 8, 2020, Justin Davidson of Winder Gibson Architects (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization under Planning Code Sections 303 and 317 to allow the demolition of an one-family dwelling to the construction of a new one-family dwelling at 159 Laidley Street, Block 6664, Lot 020 (hereinafter “Project Site”).

On October 22, 2020, the Project was determined by the Department to be exempt from environmental review as a Class 1 and Class 3 categorical exemption.

On May 20, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-007074CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-007074CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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. 2020-007074CUA, 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. Project Description.** The Project would demolish an existing three-story-over-basement, 2,614-square-foot, single-family residence and construct a new three-story-over-basement, 4,532-square-foot, single-family residence with two vehicle parking spaces (stacked vertically) and one Class 1 bicycle parking space.
- 3. Site Description and Present Use.** The Project site is on the northeast side of Laidley Street, between Harper and Fairmont Streets; Lot 020 in Assessor's Block 6664 and is located within the RH-1 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. The 2,500 square foot lot has 25 feet of street frontage and a depth of 100 feet. The lot slopes downward toward the rear, and in total, the lot has a slope in excess of 25%. The site is currently developed with an existing 2,614 square foot, three-bedroom, three-story-over-basement single-family dwelling constructed circa 1909. At the street, the existing building is two-stories tall or a height of 16 feet, 8 inches measured at the mid-point of the gable roof.
- 4. Surrounding Properties and Neighborhood.** The subject property is located on the north side of Glen Park within Supervisor District 8. Parcels within the immediate vicinity consist of residential two- to four-story, one-family dwellings constructed mostly between 1900 and the 1920s, a second period of development between the 1940s and 1950s, and several more recently constructed buildings. The subject block-face exhibits a great variety of architectural styles, scale and massing. Surrounding zoning districts in the vicinity of the project site include the RH-1 (Residential House, One-Family) Zoning District along Laidley Street and RH-2 (Residential House, Two-Family) Zoning District.
- 5. Public Outreach and Comments.** The Department has received no correspondence in opposition or support of 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. Use.** Per Planning Code Section 209.1, one unit per lot is principally permitted in RH-1 Districts.

The Project proposes demolition of the existing single-family residence and construction of a new single-family residence, a permitted use within an RH-1 Zoning District.
 - B. Front Yard Requirement.** Planning Code Section 132 requires, in RH-1 Districts, a front yard the average of the two adjacent neighbors, but no greater than 15 feet.

The subject property has a required front setback line of 7½ inches based on the location and frontages of the structures on the two adjacent properties. The front wall of the proposed building is

setback 3 feet, 2 inches from the front property line and the street level and 7½ inches at the upper floor (third floor).

- C. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-1 Districts, a rear yard measuring 30 percent of the total depth.

The proposed new construction provides a rear yard of 37 feet, and does not encroach beyond the required rear yard of 30 feet.

- D. **Front Setback Landscaping and Permeability Requirements.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

The Project complies with Section 132 and provides the required landscaping permeable area.

- E. **Street Frontage Requirement.** Planning Code Section 144 requires that off-street parking entrances be limited to one-third of the ground story width along the front lot line and no less than one-third be devoted to windows, entrances to dwelling units, landscaping and other architectural features that provide visual relief and interest for the street frontage.

The Project proposes a garage width of 8 feet, 6 inches and complies with Planning Code Section 144 as the off-street parking entrance will not exceed 10 feet and the minimum $\frac{1}{3}$ width visual relief at the ground story street frontage will be provided.

- F. **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 35-foot height limit per the RH-1 District.

Planning Code Section 261(b)(1)(B) decreases the permitted height of a building in the RH-1 District to 30 feet where the average ground elevation at the rear line of the lot is lower by 20 or more feet than at the front line. The subject property's rear lot line is more than 20 feet lower in elevation than the front line and the building has a height of 25 feet, 5 inches above grade at the tallest point.

- G. **Residential Design Guidelines.** Per Planning Code Sections 209.1 and 311, the construction of new residential buildings and alteration of existing residential buildings in R Zoning Districts shall be consistent with the design policies and guidelines of the Residential Design Guidelines.

The scale, massing, proportions, façade design, and proposed materials are consistent with the Residential Design Guidelines.

- H. **Open Space.** Planning Code Section 135 requires the project to provide 125 square feet of useable open space per unit if privately accessible (including minimum dimensions), and 166 square feet of useable open space per unit if commonly accessible (including minimum dimensions).

The Project exceeds the usable open space requirements for the one-dwelling unit.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit provided.

The Project provides space for one (1) Class 1 bicycle parking space.

- J. **Residential Density, Dwelling Units.** Per Planning Code Section 209.1, one unit per lot are principally permitted in RH-1 Districts.

The Project proposes demolition of the existing single-family residence and construction of a new single-family residence, the permitted density within an RH-1 Zoning District.

- K. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove one or more residential units. 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 for residential demolition and merger have been incorporated as findings a part of this Motion. See Item 8, “Additional Findings pursuant to Section 317,” below.

- L. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in a net new dwelling unit or 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 new construction of a 4,532-square-foot, single-family residence. 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. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 use and size of the Project is compatible with the immediate neighborhood. The site is located in the RH-1 Zoning District, which permits the development of a one-family dwelling on the lot. The neighborhood is developed with a mix of one-family houses that are two- to three-stories in height. The proposed massing allows for a family-sized unit, while maintaining the required rear yard open space. The Project is designed to be in keeping with the existing development pattern and the neighborhood character.

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project is designed to be compatible with the surrounding neighborhood. The proposed building's massing is compatible with existing structures on the block. The Project results in a building size, shape, and height that is appropriate for the neighborhood context.

- (2) 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 Planning Code does not require off-street parking for residential dwelling units and allows a maximum of 1.5 spaces per unit. The Project provides two (2) off-street parking spaces and one (1) Class 1 bicycle parking space.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project is residential in nature, which is a use that typically is not considered to have the potential to produce noxious or offensive emissions.

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

The Project is residential and will be landscaped accordingly.

- 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 RH-1 Zoning District.

The Project is consistent with the stated purpose of the RH-1 Zoning District, which is characterized by one-family buildings that are finely scaled and usually do not exceed 25 feet in width and 35 feet in height. Additionally, the Project is consistent with the Planning Code requirements for dwelling units in the RH-1 Zoning District.

- 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:

- A. Whether the property is free of a history of serious, continuing code violations;

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

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

The structure appears to be in decent condition with an original construction date circa 1909.

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

The subject building and property are not identified as a historical resource. Pursuant to CEQA, a Historic Resource Evaluation (HRE) was prepared to evaluate the existing subject building, constructed in 1909, whether they would meet CEQA section 15064.5 criteria for listing on the California Register or in an adopted local historic register. The subject building and property were determined to not be eligible for listing in the California Register under any criteria, individually or as part of a historic district. Whether the removal of the resource will have a substantial adverse impact under CEQA;

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

The Project is not a historic resource and no substantial adverse impacts were identified as part of the Project’s review under CEQA.

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

The Project does not convert rental housing to other forms of tenure.

- F. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

The single family home was not deed-restricted, tax-credit funded affordable housing. No evidence has been provided demonstrating the property is subject to the Residential Rent Stabilization and Arbitration Ordinance.

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

Although the Project proposes the demolition of a three-bedroom single-family dwelling, there will be a net gain of one bedroom at the project site. The project would be consistent with the density and development pattern as it would provide three-story single-family dwelling a neighborhood that is a comprised of two- and three-story one-family dwellings.

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

The replacement building will conserve neighborhood character with appropriate scale, design,

and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms. The project would maximize the number of dwelling units allowed on the site while increases the total number of bedrooms provided.

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

The Project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing, older single-family home, which is generally considered more affordable. However, the project will increase the total number of bedrooms to provide a family-sized dwelling.

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

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

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

The Glen Park neighborhood is an established residential neighborhood. The Project has been designed to be in-keeping with the scale and development pattern of the established neighborhood character.

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

While not creating additional new housing units, the Project proposes increases the number of bedrooms, which is desirable for many families.

- M. Whether the Project creates new supportive housing;

The Project does not create supportive housing.

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

The overall scale, design, and materials of the proposed building is consistent with the block-face on Laidley Street, particularly with the down-sloping lots on the northern side of the street, and compliments the neighborhood character with a contextual, yet contemporary design. The Project has been found to meet the adopted Residential Design Guidelines.

- O. Whether the Project increases the number of on-site dwelling units;

The Project will provide one dwelling, which is the maximum permitted density in the RH-1 District.

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

The Project proposes four bedrooms, which is an increase of one more than the original buildings.

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

The project proposes to maximize the density on the subject lot as the proposal includes one dwelling unit on an RH-1 lot that is 2,500 square feet in size, which is the permitted density allowed within the RH-1 District.

- R. 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.

The Project proposes to replace the existing single-family dwelling not subject to the Residential Rent Stabilization and Arbitration Ordinance. The Project proposes a four-bedroom, family-sized home with one additional bedroom above what previously existed.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 4.1

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

OBJECTIVE 4

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

Policy 4.1

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

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 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

Ensure growth is accommodated without substantially and adversely impacting existing residential

neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

URBAN DESIGN ELEMENT

Objectives and Policies

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.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The Project proposes to replace an existing three-bedroom single-family residence with a four-bedroom single-family residence which could greater accommodate a family with children. The Project proposes a new, larger single-family dwelling with four bedrooms and two off-street parking spaces on property located in a neighborhood consisting of single-family residences with off-street parking. Furthermore, the proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood.

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing, width and height to the existing structures in the neighborhood. A ground floor entry is appropriate given the ground floor entries of neighbors in the immediate area, particularly for down-sloping lots. The proposed façade and massing of the new building reflects the existing mixed architectural character, varying heights along the block face and will be in keeping with the neighborhood development pattern.

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 complies 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 site does not possess any neighborhood-serving retail uses. Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces. Ownership of neighborhood-serving retail businesses would not be affected by the Project, and the Project maintains the existing number of dwelling units on the site, which will preserve the customer base for local retail businesses.

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

The replacement building has been designed to be compatible with the neighborhood's mixed massing, width and height, and has been found to meet the Residential Design Guidelines. While the existing housing is proposed to be demolished, the replacement building would be a single family home in a neighborhood made up of single-family homes of mixed architectural character.

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

The existing single-family dwelling is not designated as affordable housing. The Project does not propose any affordable units and, therefore, will not impact the City's supply of affordable housing units in the City.

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

The Project would not impede MUNI transit service or significantly affect automobile traffic congestion or create parking problems in the neighborhood. The project would provide two off-street vehicle parking spaces and one bicycle parking space, consistent with the parking standards for the RH-1 Zoning District. Thus, there will be no significant adverse effect on automobile traffic or congestion.

- 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 in nature and does not include commercial office development; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings.

- 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. The height of the proposed structure is compatible with the established neighborhood development.

- 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 Authorization Application No. 2020-007074CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 16, 2021, 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. 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 May 20, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: May 20, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow residential demolition and the construction of a new one-family dwelling located at 159 Laidley Street, pursuant to Planning Code Sections 303 and 317 within the Residential-House, One-Family (RH-1) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, date April 16, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2020-007074CUA and subject to conditions of approval reviewed and approved by the Commission on May 20, 2021 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 **May 20, 2021** 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463,

www.sfplanning.org

Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

- 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 628.652.7366, www.sfplanning.org

- 8. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

- 9. Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

Parking and Traffic

- 10. Bicycle Parking.** The Project shall provide no fewer than **one (1)** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 11. Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than

two (2) off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 12. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

- 13. Residential Child Care Impact Fee.** 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 628.652.7366, www.sfplanning.org

Monitoring - After Entitlement

- 14. 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 628.652.7463, www.sfplanning.org

- 15. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublishworks.org

- 16. 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 628.652.7463,

www.sfplanning.org

- 17. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

SYMBOLS & GRAPHICS

Room name AREA TAG, Room name ROOM TAG, DOOR TAG, WINDOW TAG, WALL TAG, GRID LINES AND BUBBLES, BUILDING SECTION, WALL SECTION, DETAIL, CALLOUT, EXTERIOR ELEVATION, INTERIOR ELEVATION, DATUM/SPOT ELEVATION, TITLE MARK, NORTH ARROW, ALUMINUM, GYPSUM - PLASTER, BATT INSULATION, PARTICLE BOARD, BRICK, STONE MASONRY, PLASTIC, CONCRETE, PLYWOOD, CONCRETE MASONRY, RIGID INSULATION, EARTH, STEEL, GRAVEL, WOOD FINISH, etc.

ABBREVIATIONS

Table of abbreviations including: AND ANGLE, AT CENTERLINE, # POUND OR NUMBER, ACSP ACCESSIBLE SPACE, ACAS ACCESSIBLE AISLE, ACOUS ACOUSTICAL, ACT ACOUSTICAL CEILING TILE, etc.

ADDITIONAL NOTES

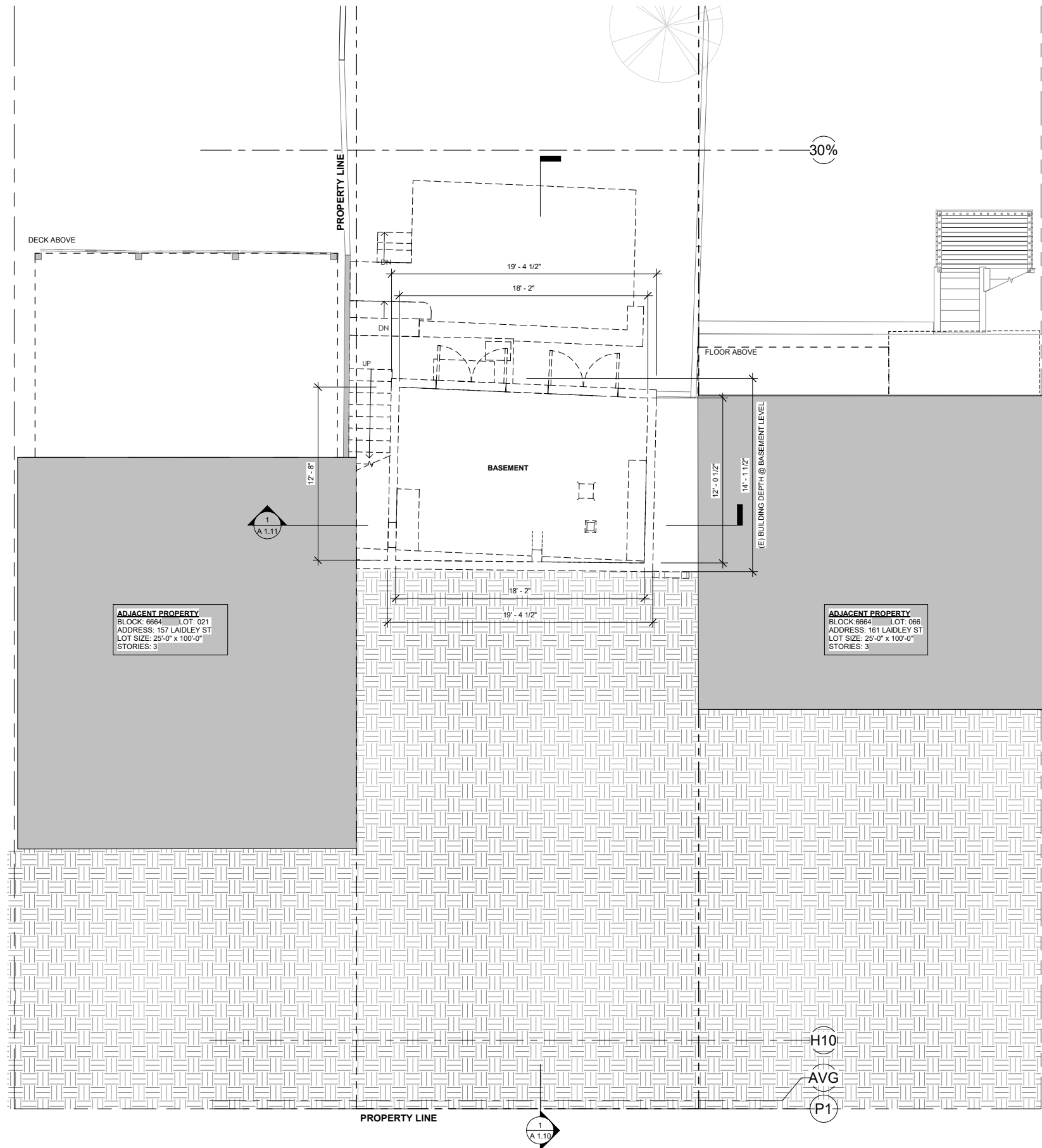
"FILL IN LATER"

GENERAL NOTES





1. THE CONTRACTOR SHALL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY PROPOSALS OR BIDS. IF ANY ASBESTOS, KNOWN MATERIALS CONTAINING ASBESTOS OR ANY MATERIALS CLASSIFIED BY THE EPA AS HAZARDOUS MATERIALS ARE DISCOVERED...

10. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGE INCURRED BY HIM OR HIS SUBCONTRACTORS TO ANY EXISTING STRUCTURE OR WORK, ANY STRUCTURE OR WORK IN PROGRESS; UNUSED MATERIAL INTENDED FOR USE IN THE PROJECT; OR ANY EXISTING SITE CONDITION WITHIN THE SCOPE OF WORK INTENDED BY THESE DRAWINGS AND SPECIFICATIONS...

WINDER GIBSON architects, 159 LAIDLEY ST SAN FRANCISCO, CA 94131, PERMIT #: 2020-00704PRJ, REVISION SCHEDULE, SITE PERMIT REV1, A 0.01, DATE 05/12/21, SCALE As indicated, DRAWN GG, KY, JD, NV, 1918



WALL TYPES LEGEND

-  DEMO WALL
-  (E) WALL TO REMAIN
-  NEW WALL
-  1 HR FIRE RATED WALL

*DEMOLISH ENTIRE STRUCTURE AND PREPARE FOR NEW CONSTRUCTION.

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SAN FRANCISCO, CA 94131
PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

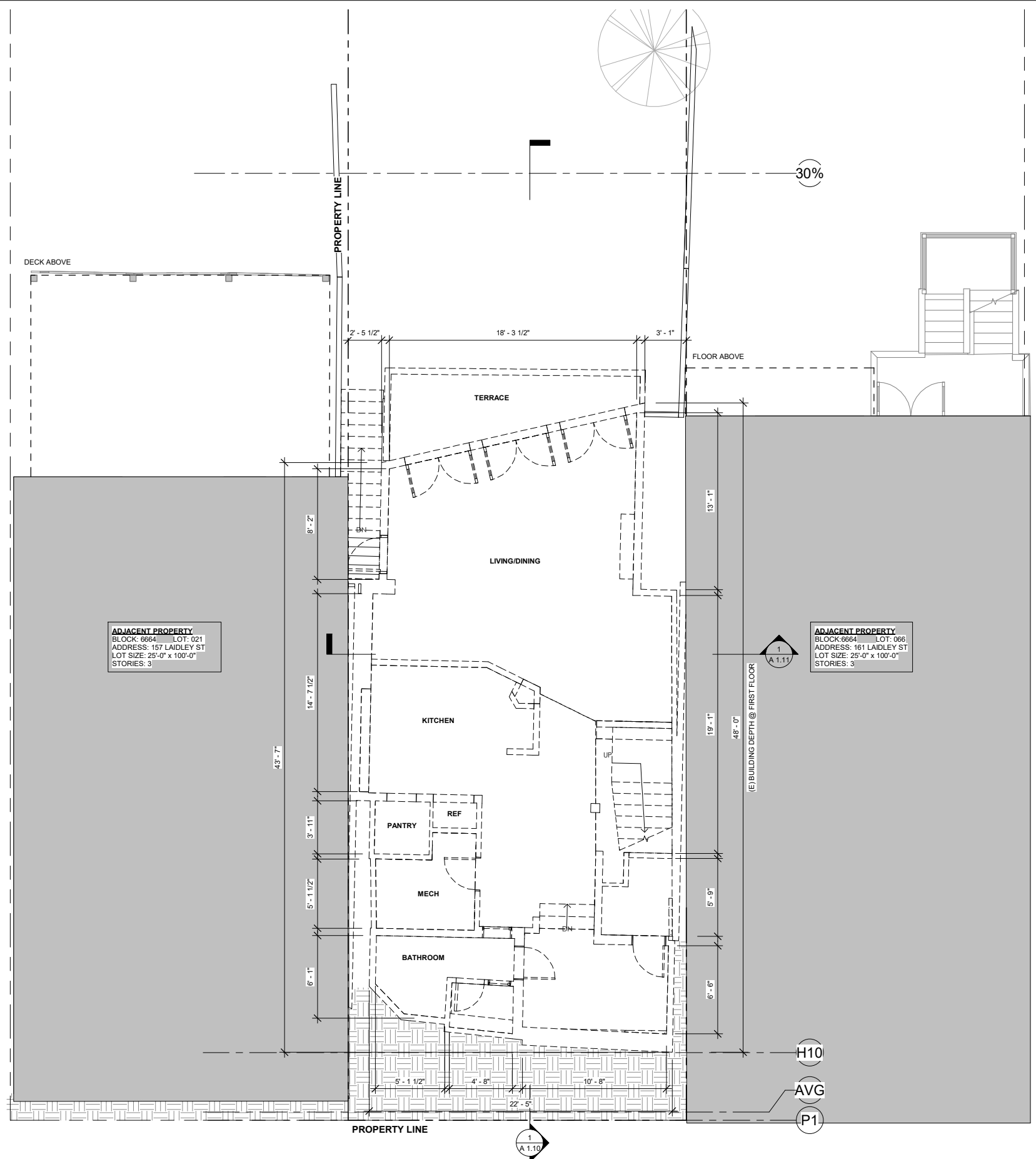
EXISTING BASEMENT PLAN



A 1.01

DATE	05/12/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW

① EXISTING BASEMENT (DEMO)
1/4" = 1'-0"



1 EXISTING FIRST FLOOR (DEMO)
1/4" = 1'-0"

WALL TYPES LEGEND

- DEMO WALL
- ===== (E) WALL TO REMAIN
- _____ NEW WALL
- ▨ 1 HR FIRE RATED WALL

*DEMOLISH ENTIRE STRUCTURE AND PREPARE FOR NEW CONSTRUCTION.

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SAN FRANCISCO, CA 94131
PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description
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SITE PERMIT REV1

EXISTING FIRST FLOOR PLAN



A 1.02

DATE	05/12/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW

WALL TYPES LEGEND

- DEMO WALL
- (E) WALL TO REMAIN
- NEW WALL
- 1 HR FIRE RATED WALL

*DEMOLISH ENTIRE STRUCTURE AND PREPARE FOR NEW CONSTRUCTION.

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PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

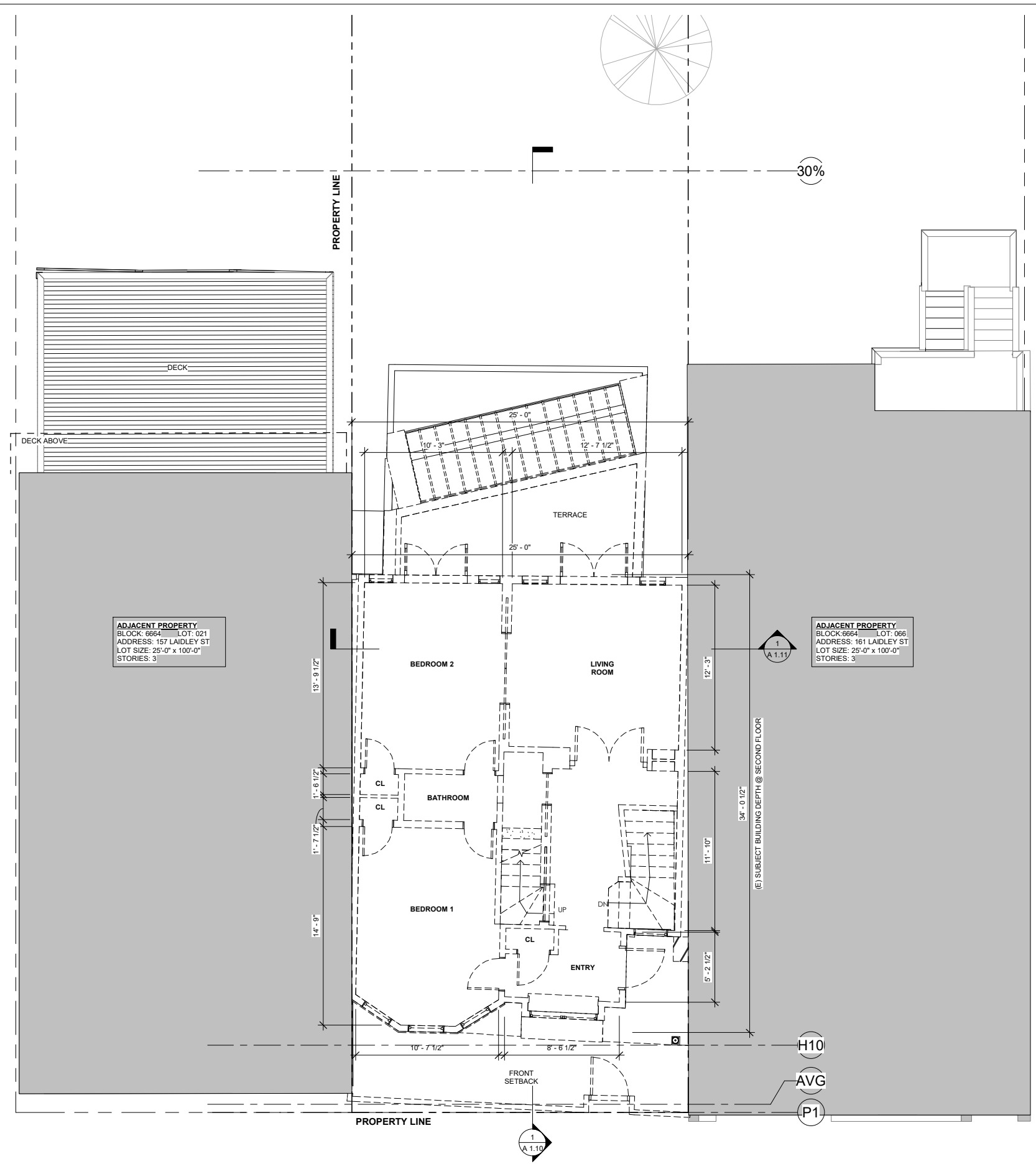
SITE PERMIT REV1

EXISTING SECOND FLOOR PLAN



A 1.03

DATE 05/12/21
SCALE 1/4" = 1'-0"
DRAWN GG, KY, JD, NW



1 EXISTING SECOND FLOOR (DEMO)
1/4" = 1'-0"

WALL TYPES LEGEND

- DEMO WALL
- (E) WALL TO REMAIN
- NEW WALL
- 1 HR FIRE RATED WALL

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*DEMOLISH ENTIRE STRUCTURE AND PREPARE FOR NEW CONSTRUCTION.

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PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

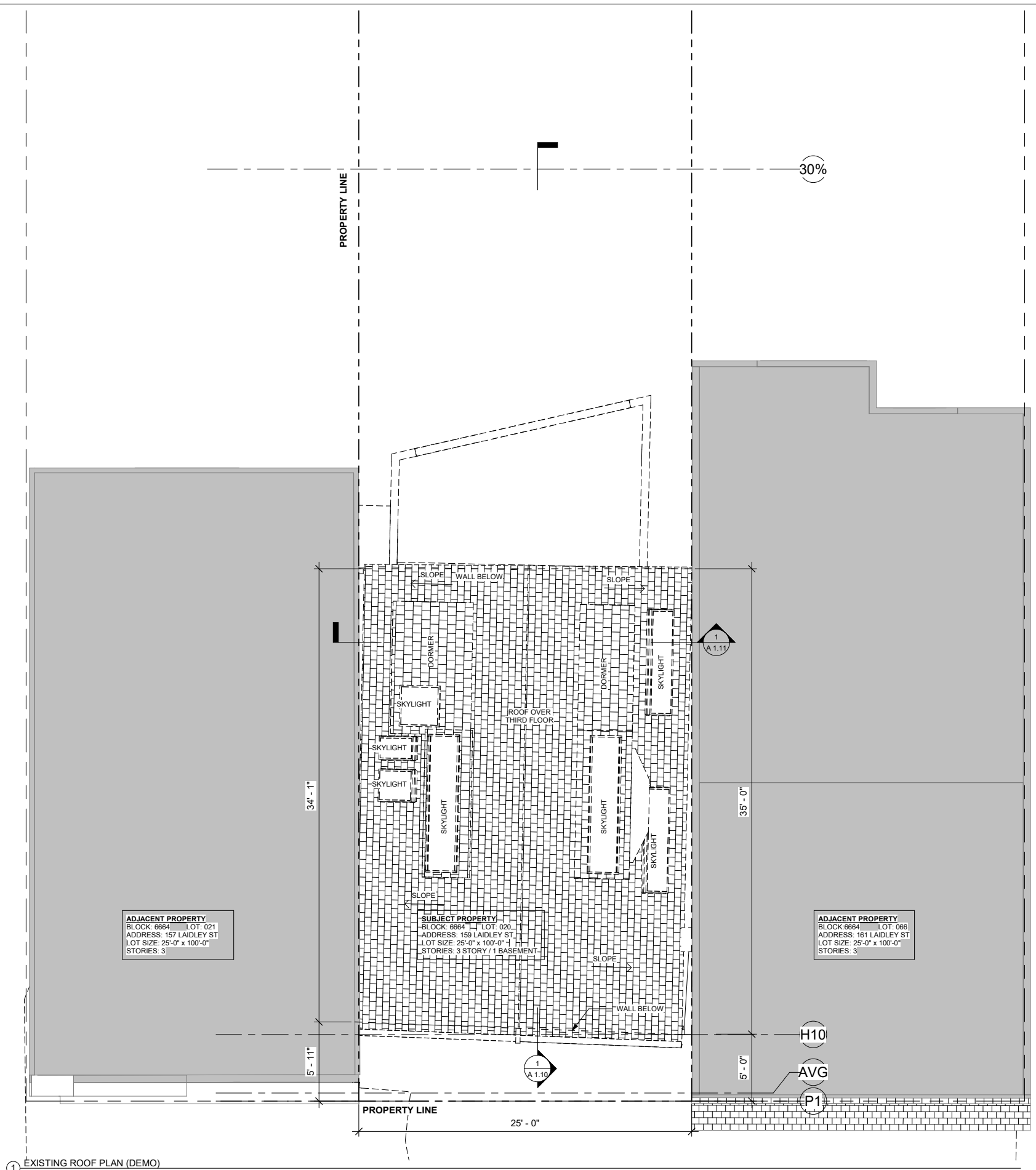
SITE PERMIT REV1

EXISTING ROOF PLAN



A 1.05

DATE	05/12/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW



① EXISTING ROOF PLAN (DEMO)
1/4" = 1'-0"

ADJACENT PROPERTY
BLOCK: 6664 LOT: 021
ADDRESS: 157 LAIDLEY ST
LOT SIZE: 25'-0" x 100'-0"
STORIES: 3

SUBJECT PROPERTY
BLOCK: 6664 LOT: 020
ADDRESS: 159 LAIDLEY ST
LOT SIZE: 25'-0" x 100'-0"
STORIES: 3 STORY / 1 BASEMENT

ADJACENT PROPERTY
BLOCK: 6664 LOT: 066
ADDRESS: 151 LAIDLEY ST
LOT SIZE: 25'-0" x 100'-0"
STORIES: 3



159 LAIDLEY ST
SAN FRANCISCO, CA 94131
PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

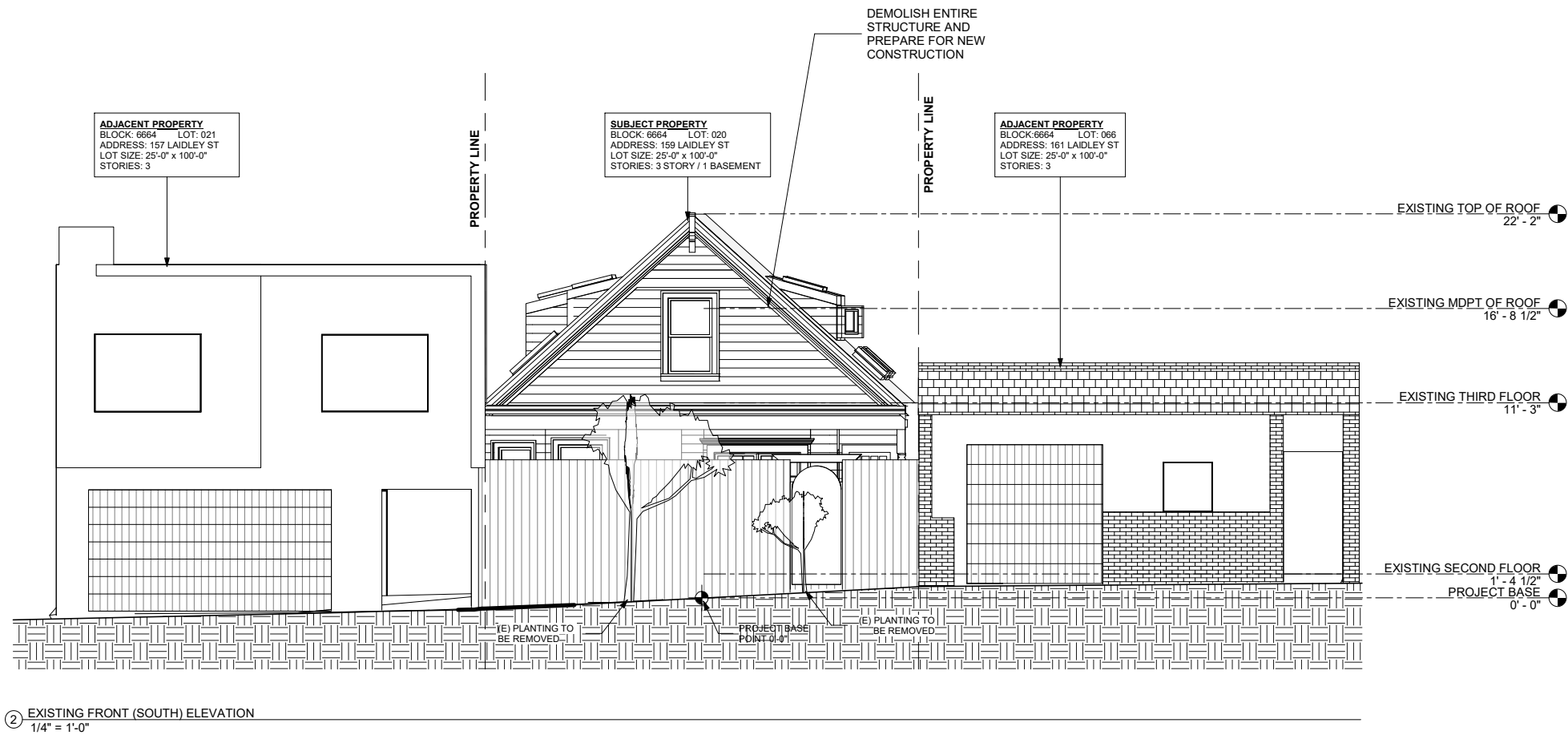
#	Date	Description

SITE PERMIT REV1

EXISTING FRONT (SOUTH)
ELEVATION



DATE	05/12/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW



② EXISTING FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



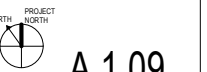
159 LAIDLEY ST
SAN FRANCISCO, CA 94131
PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

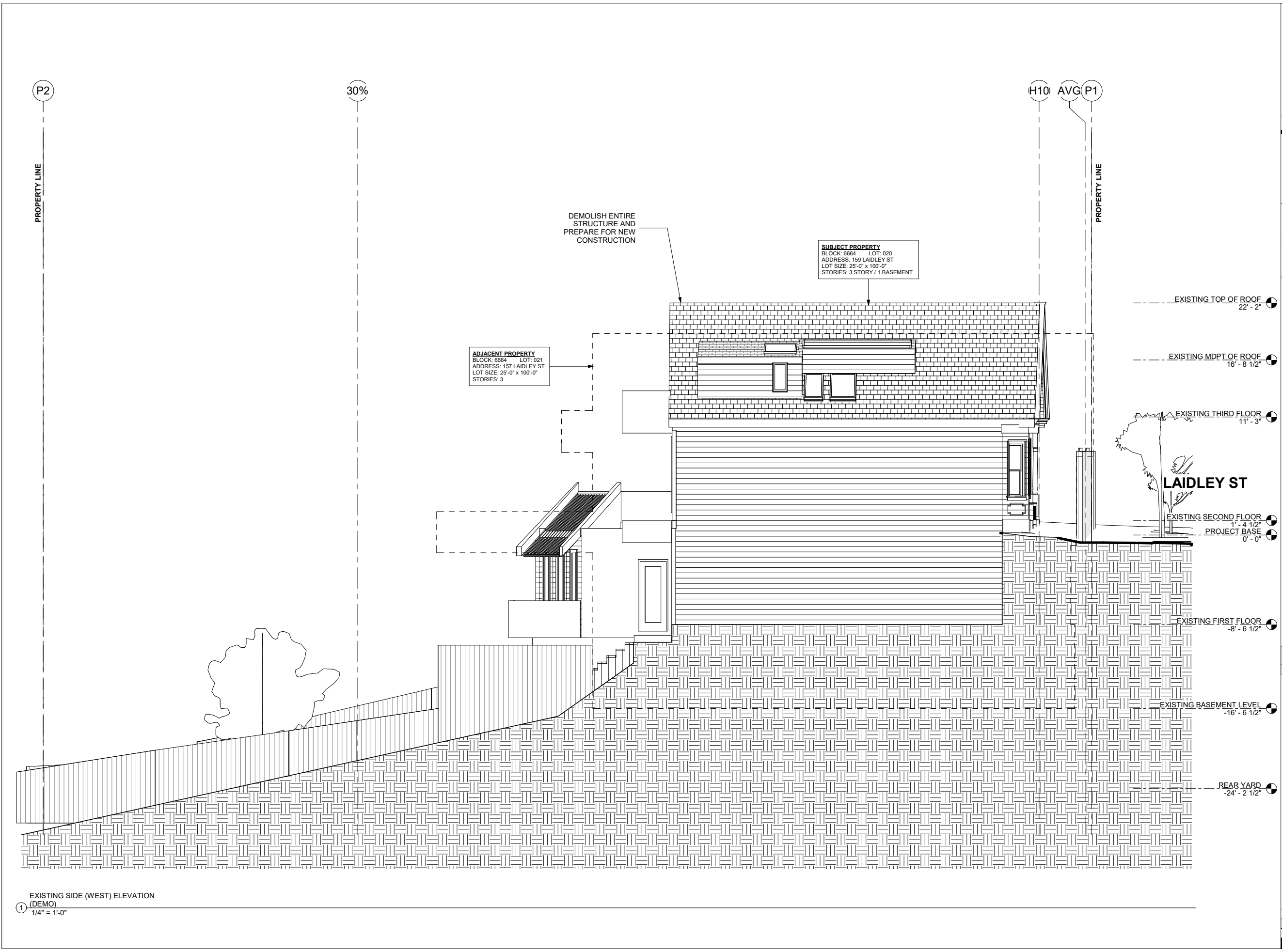
#	Date	Description

SITE PERMIT REV1

EXISTING SIDE (WEST) ELEVATION



DATE	05/12/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW



ADJACENT PROPERTY
BLOCK: 6664 LOT: 021
ADDRESS: 157 LAIDLEY ST
LOT SIZE: 25'-0" x 100'-0"
STORIES: 3

SUBJECT PROPERTY
BLOCK: 6664 LOT: 020
ADDRESS: 159 LAIDLEY ST
LOT SIZE: 25'-0" x 100'-0"
STORIES: 3 STORY / 1 BASEMENT

DEMOLISH ENTIRE
STRUCTURE AND
PREPARE FOR NEW
CONSTRUCTION

P2

30%

H10

AVG P1

PROPERTY LINE

PROPERTY LINE

EXISTING TOP OF ROOF
22' - 2"

EXISTING MDPT OF ROOF
16' - 8 1/2"

EXISTING THIRD FLOOR
11' - 3"

EXISTING SECOND FLOOR
1' - 4 1/2"

PROJECT BASE
0' - 0"

EXISTING FIRST FLOOR
-8' - 6 1/2"

EXISTING BASEMENT LEVEL
-16' - 6 1/2"

REAR YARD
-24' - 2 1/2"

LAIDLEY ST

EXISTING SIDE (WEST) ELEVATION
(DEMO)
1/4" = 1'-0"



159 LAIDLEY ST
SAN FRANCISCO, CA 94131
PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description
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SITE PERMIT REV1

EXISTING LONGITUDINAL SECTION

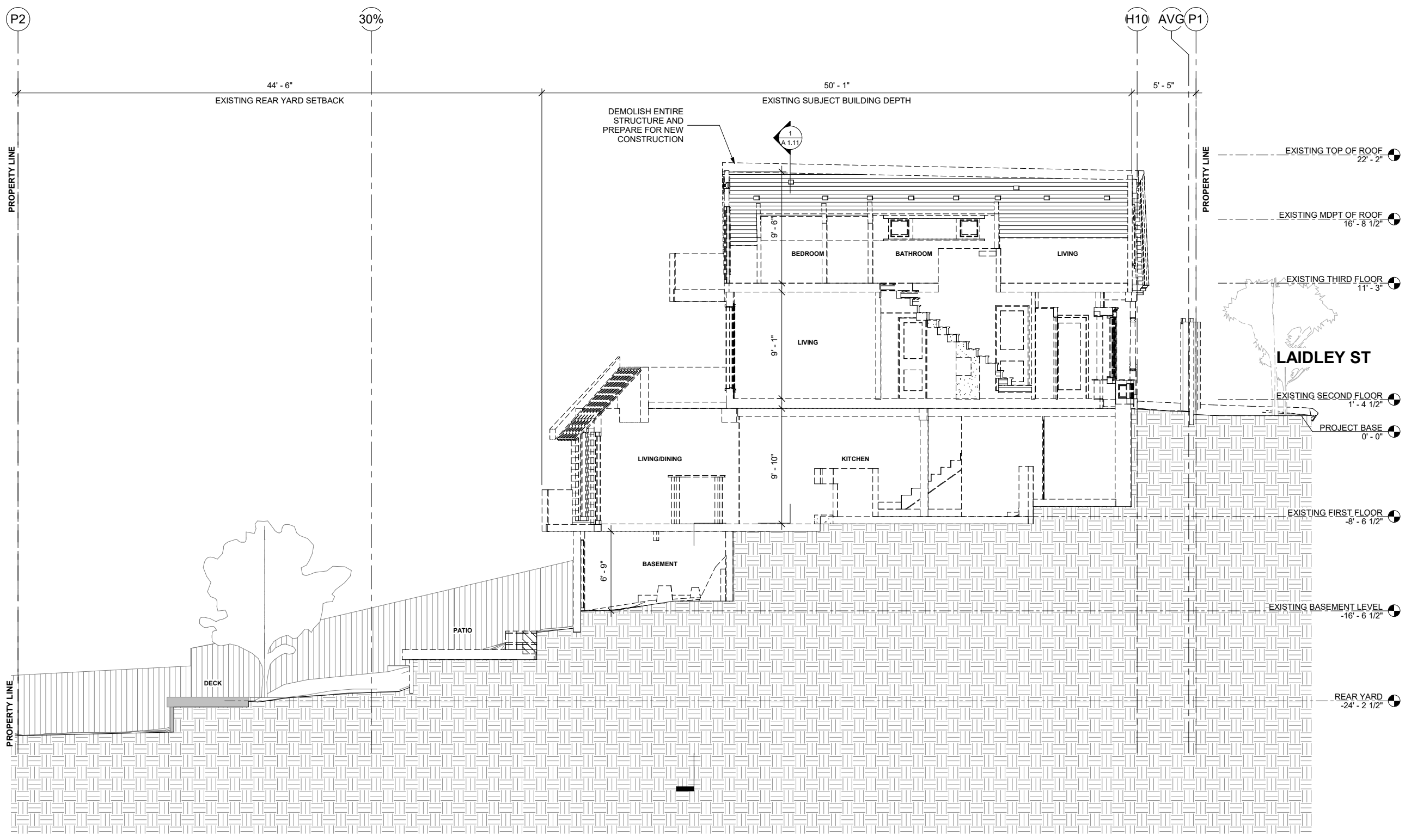


A 1.10

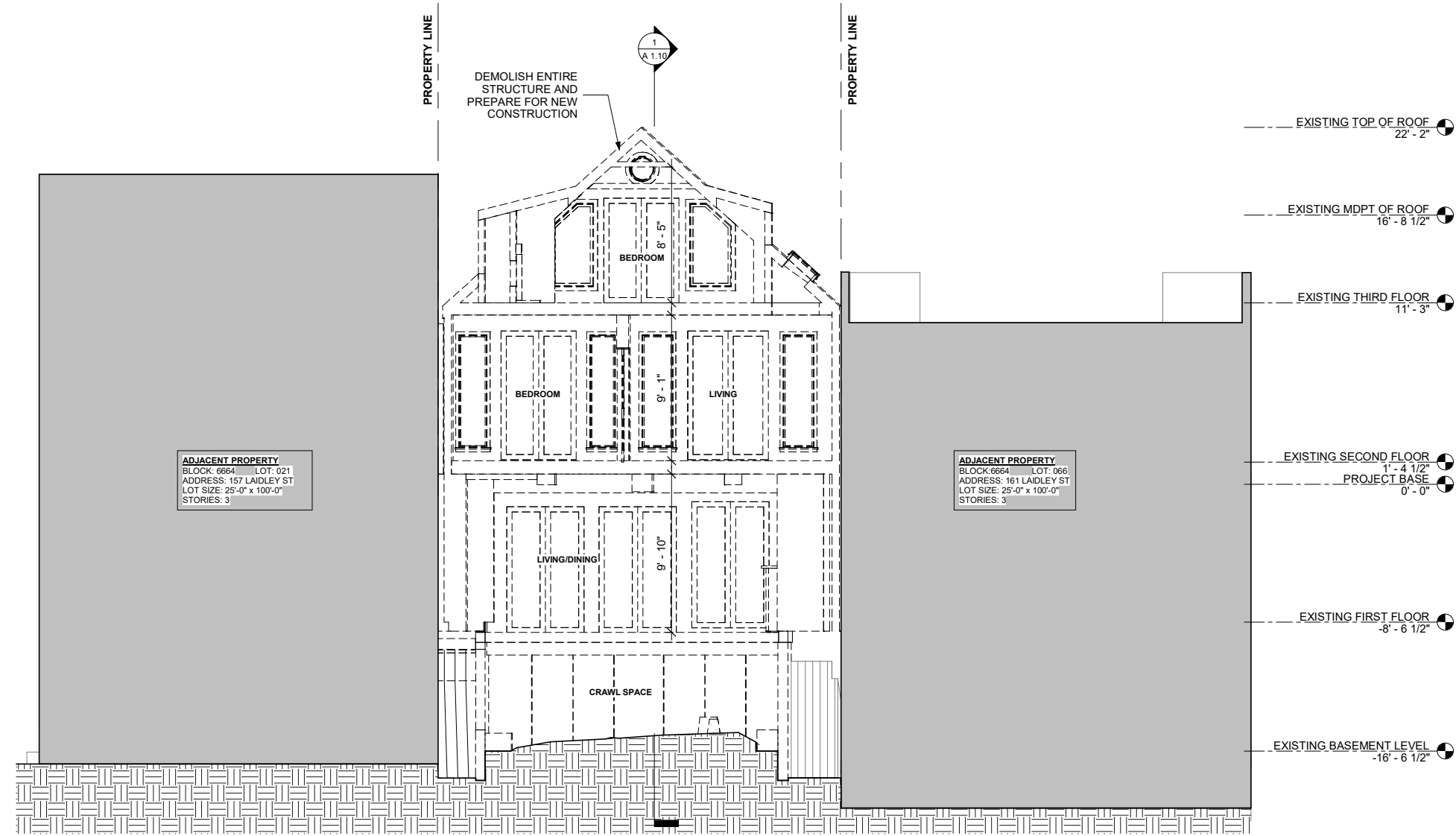
DATE 05/12/21

SCALE 1/4" = 1'-0"

DRAWN GG, KY, JD, NW



1 EXISTING LONGITUDINAL SECTION
(DEMO)
1/4" = 1'-0"



ADJACENT PROPERTY
BLOCK: 6664 LOT: 021
ADDRESS: 157 LAIDLEY ST
LOT SIZE: 25'-0" x 100'-0"
STORIES: 3

ADJACENT PROPERTY
BLOCK: 6664 LOT: 066
ADDRESS: 161 LAIDLEY ST
LOT SIZE: 25'-0" x 100'-0"
STORIES: 3

EXISTING TRANSVERSE SECTION
(DEMO)
①
1/4" = 1'-0"

REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

EXISTING TRANSVERSE SECTION



A1.11

DATE 05/12/21

SCALE 1/4" = 1'-0"

DRAWN GG, KY, JD, NW



159 LAIDLEY ST
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PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

PROPOSED SITE PLAN

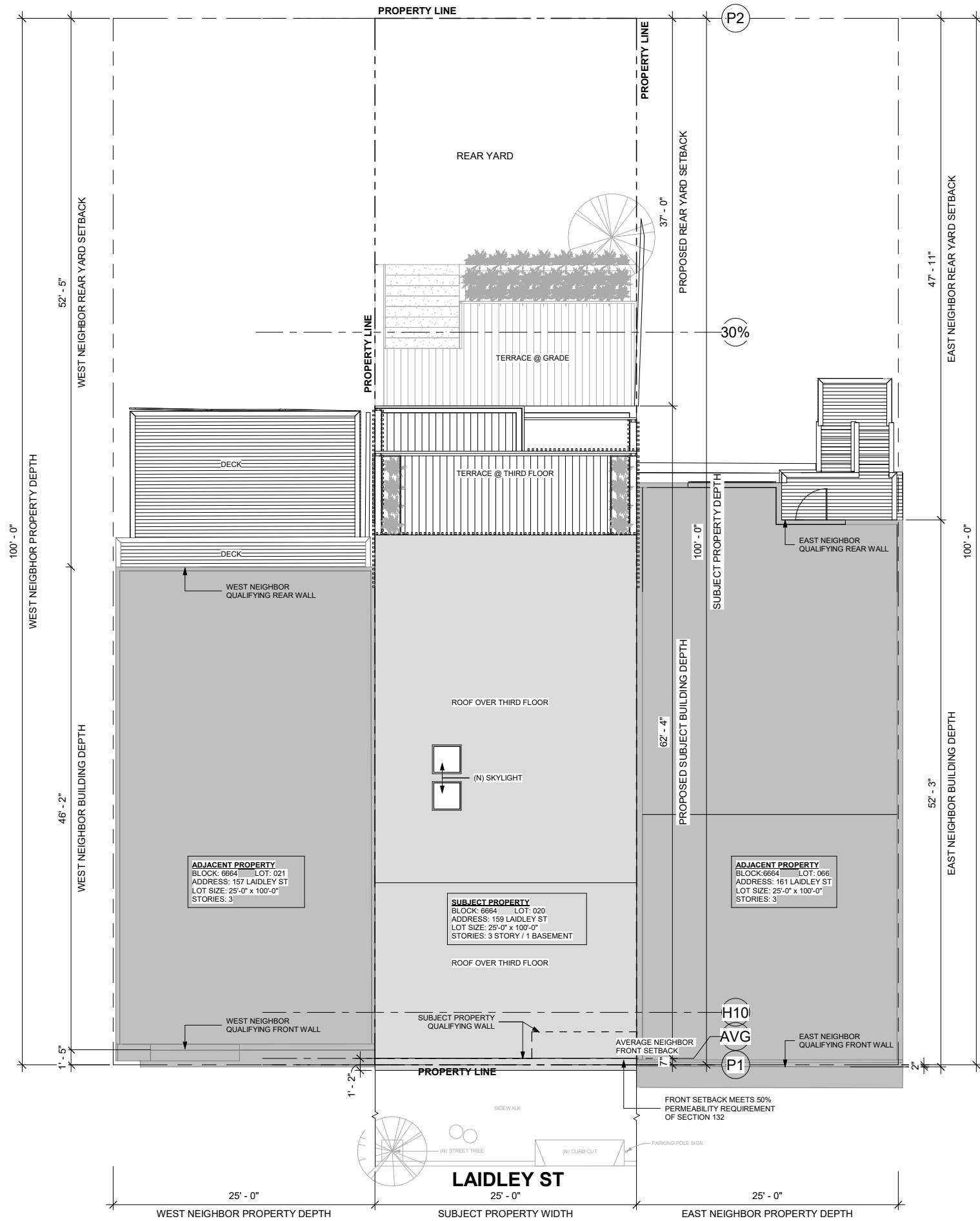
PROJECT NORTH

A 2.00

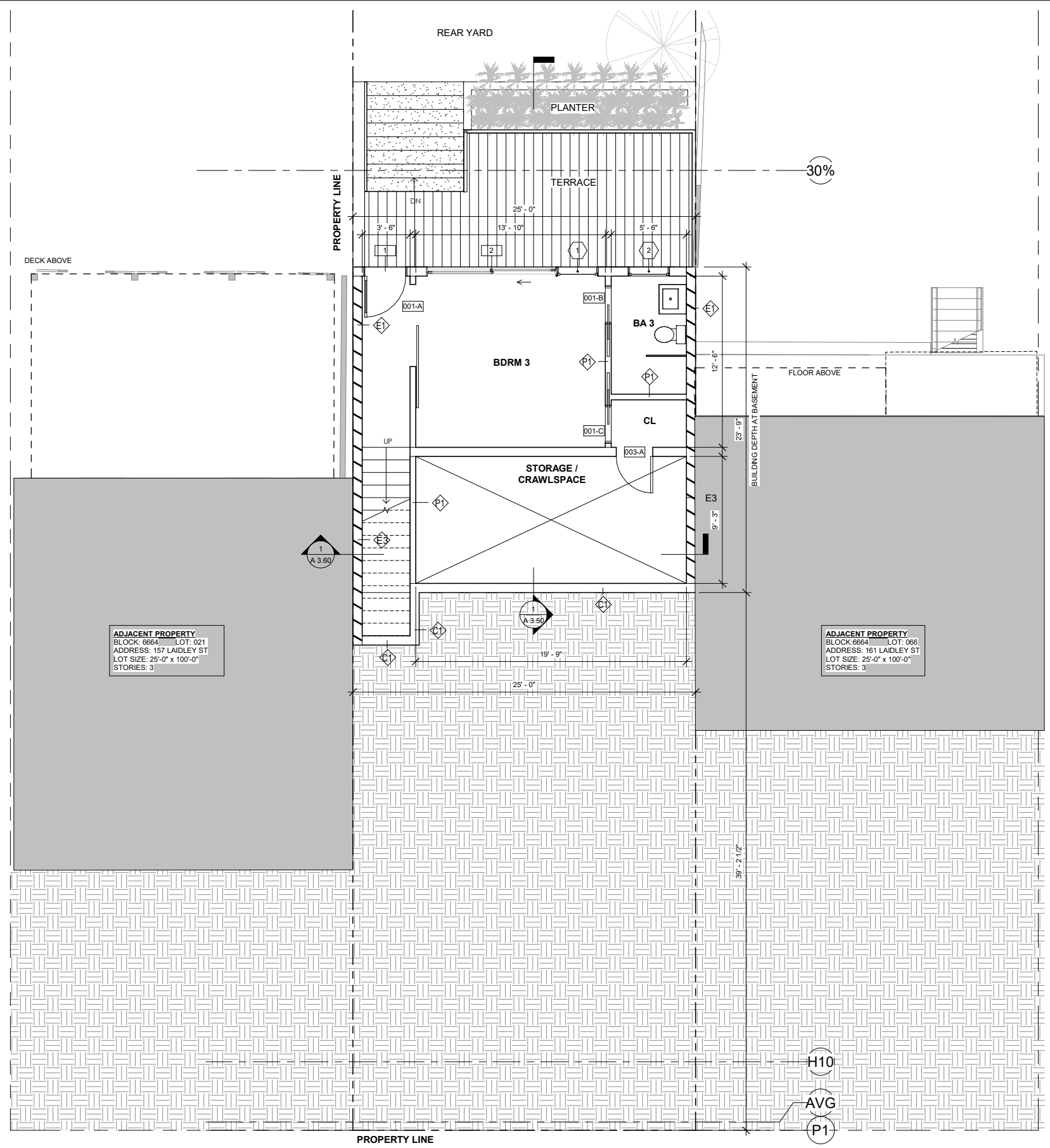
DATE 05/12/21

SCALE 3/16" = 1'-0"

DRAWN GG, KY, JD, NW



1 PROPOSED SITE PLAN
3/16" = 1'-0"



WALL TYPES LEGEND

	DEMO WALL
	(E) WALL TO REMAIN
	NEW WALL
	1 HR FIRE RATED WALL

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REVISION SCHEDULE

#	Date	Description
SITE PERMIT REV1		
PROPOSED BASEMENT PLAN		





PROJECT NORTH

A 2.01

DATE	05/12/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW

① PROPOSED BASEMENT LEVEL
1/4" = 1'-0"

WALL TYPES LEGEND

-  DEMO WALL
-  (E) WALL TO REMAIN
-  NEW WALL
-  1 HR FIRE RATED WALL

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REVISION SCHEDULE

#	Date	Description
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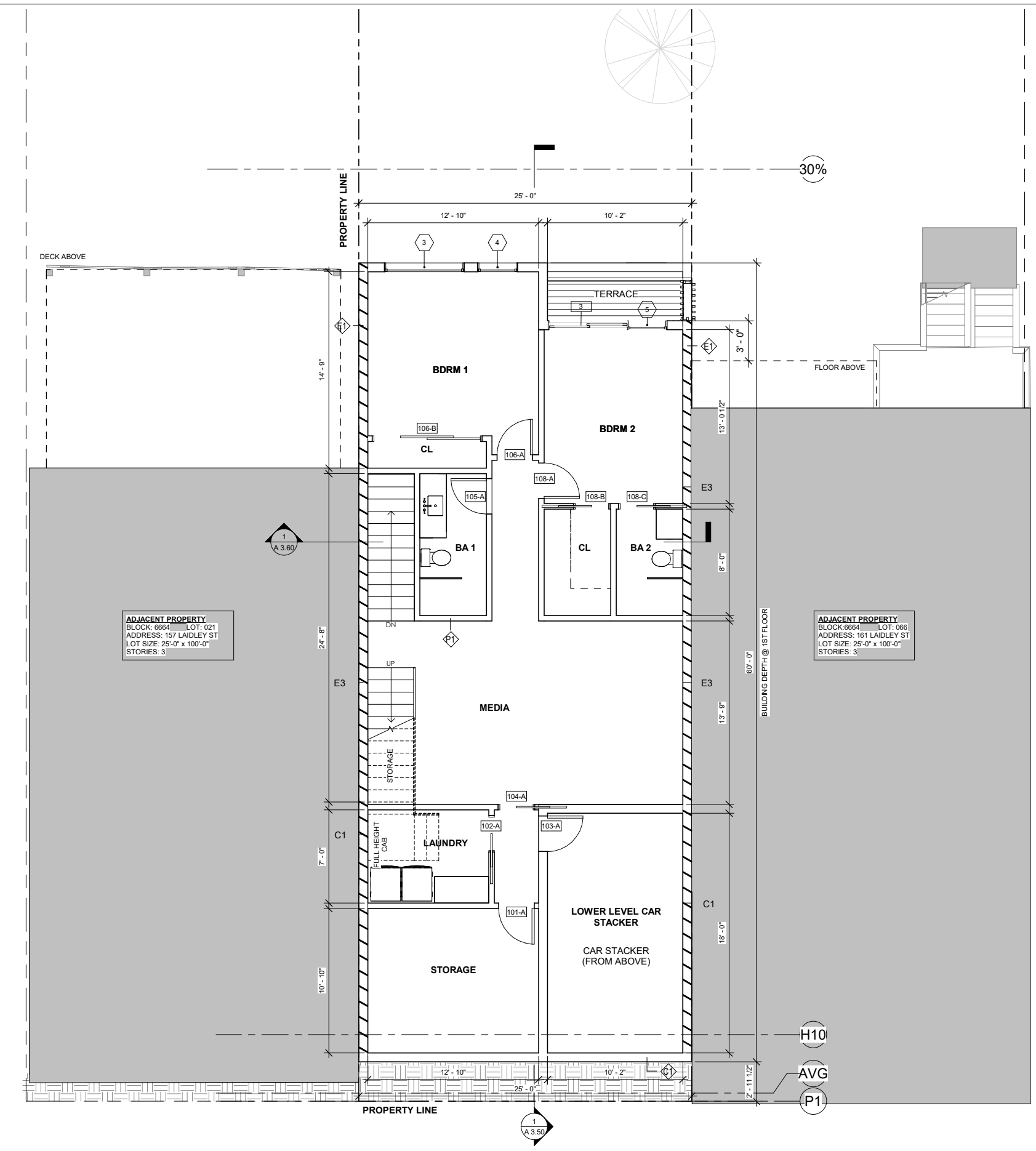
SITE PERMIT REV1

PROPOSED FIRST FLOOR PLAN	



A 2.02

DATE	05/12/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW



1 PROPOSED FIRST FLOOR
1/4" = 1'-0"

WALL TYPES LEGEND

	DEMO WALL
	(E) WALL TO REMAIN
	NEW WALL
	1 HR FIRE RATED WALL

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WINDER GIBSON
C-35924
10/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

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PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

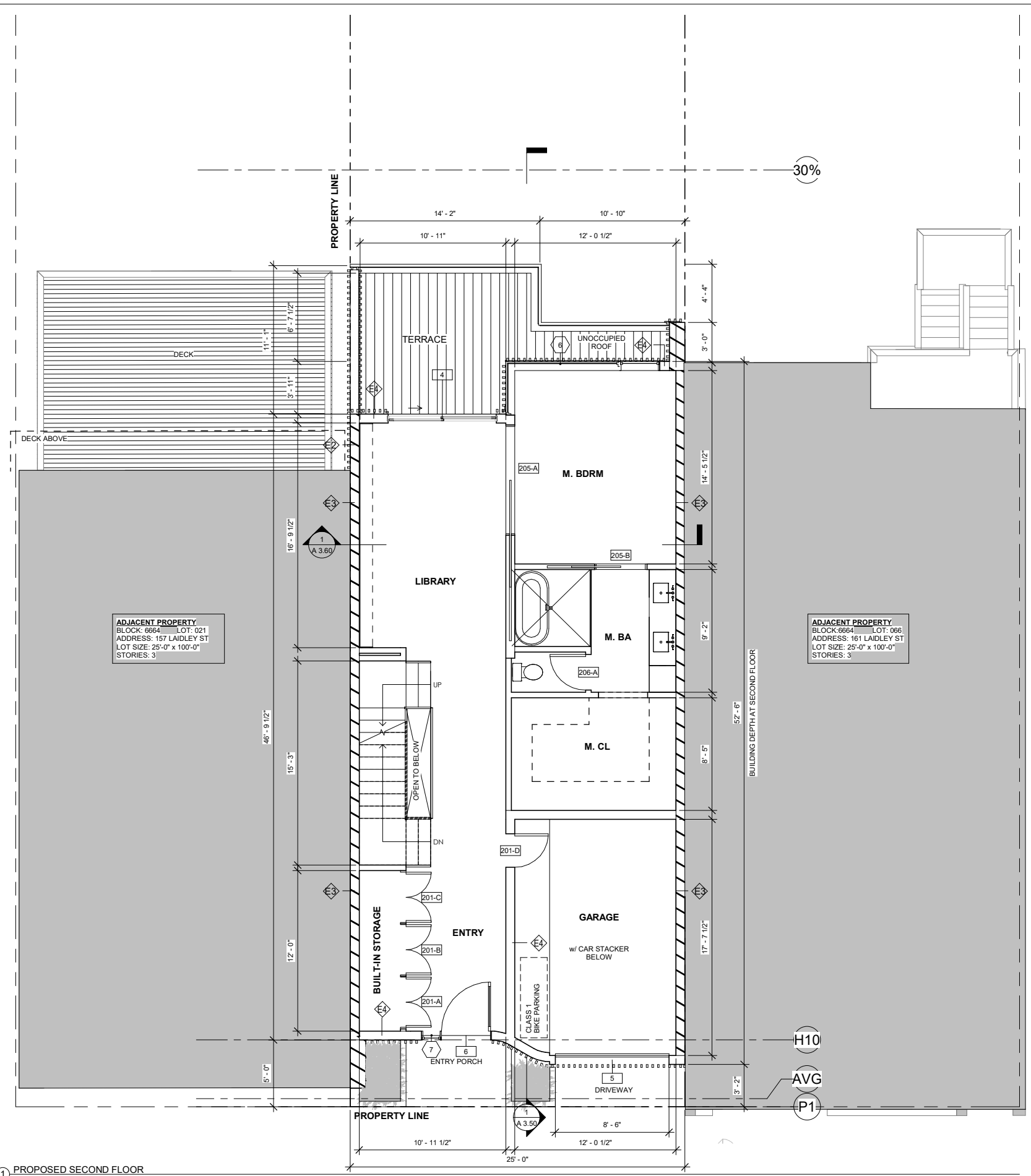
PROPOSED SECOND FLOOR PLAN

PROJECT NORTH

A 2.03

DATE	05/12/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW

1918



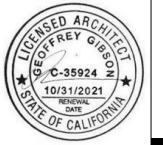
1 PROPOSED SECOND FLOOR
1/4" = 1'-0"

WALL TYPES LEGEND	
	DEMO WALL
	(E) WALL TO REMAIN
	NEW WALL
	1 HR FIRE RATED WALL

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REVISION SCHEDULE		
#	Date	Description

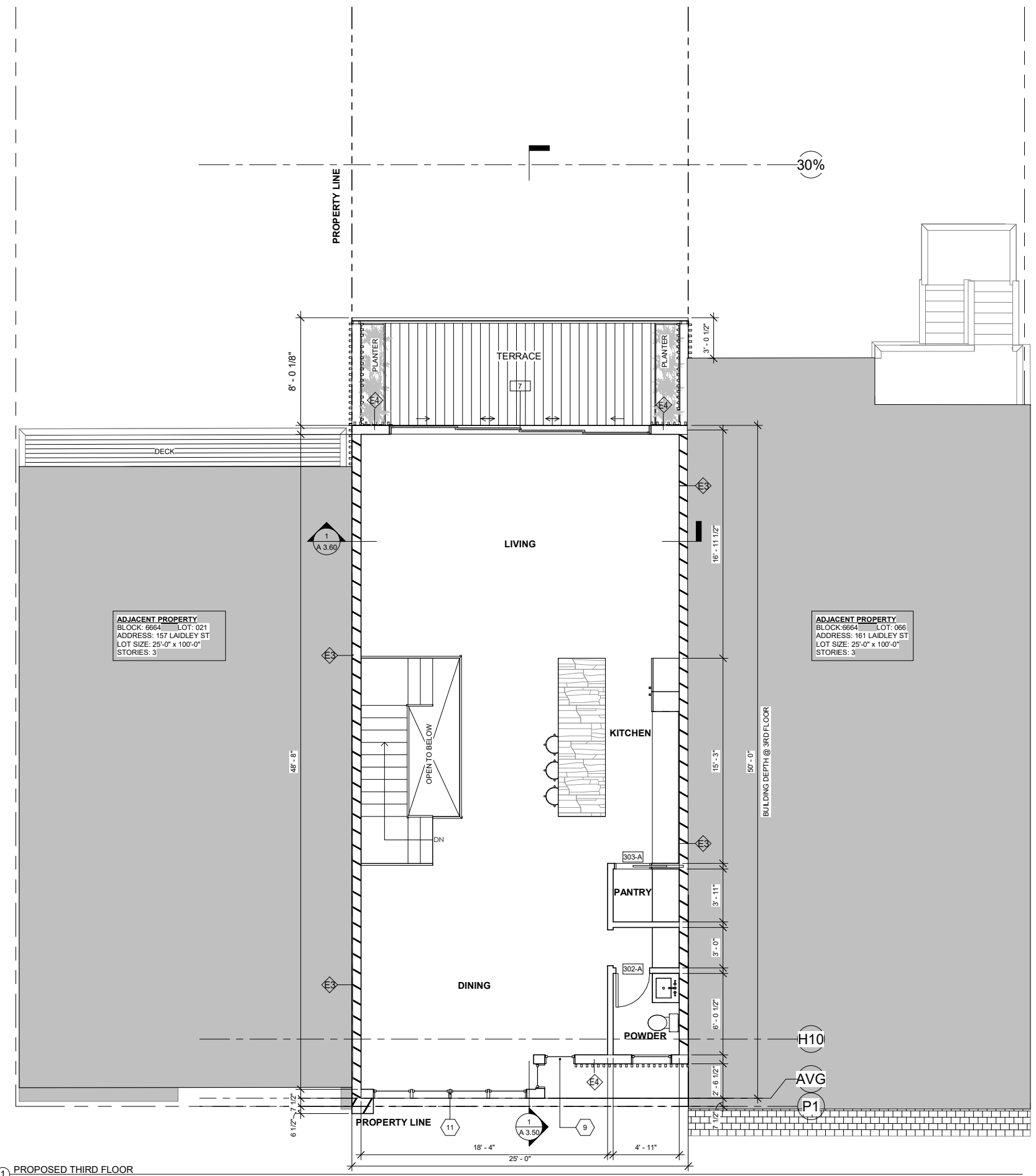
SITE PERMIT REV1

PROPOSED THIRD FLOOR PLAN	

NORTH
PROJECT
NORTH
A 2.04

DATE	05/12/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW

1 PROPOSED THIRD FLOOR
1/4" = 1'-0"



WALL TYPES LEGEND

⋯⋯⋯⋯	DEMO WALL
▬	(E) WALL TO REMAIN
▭	NEW WALL
▨	1 HR FIRE RATED WALL

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PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

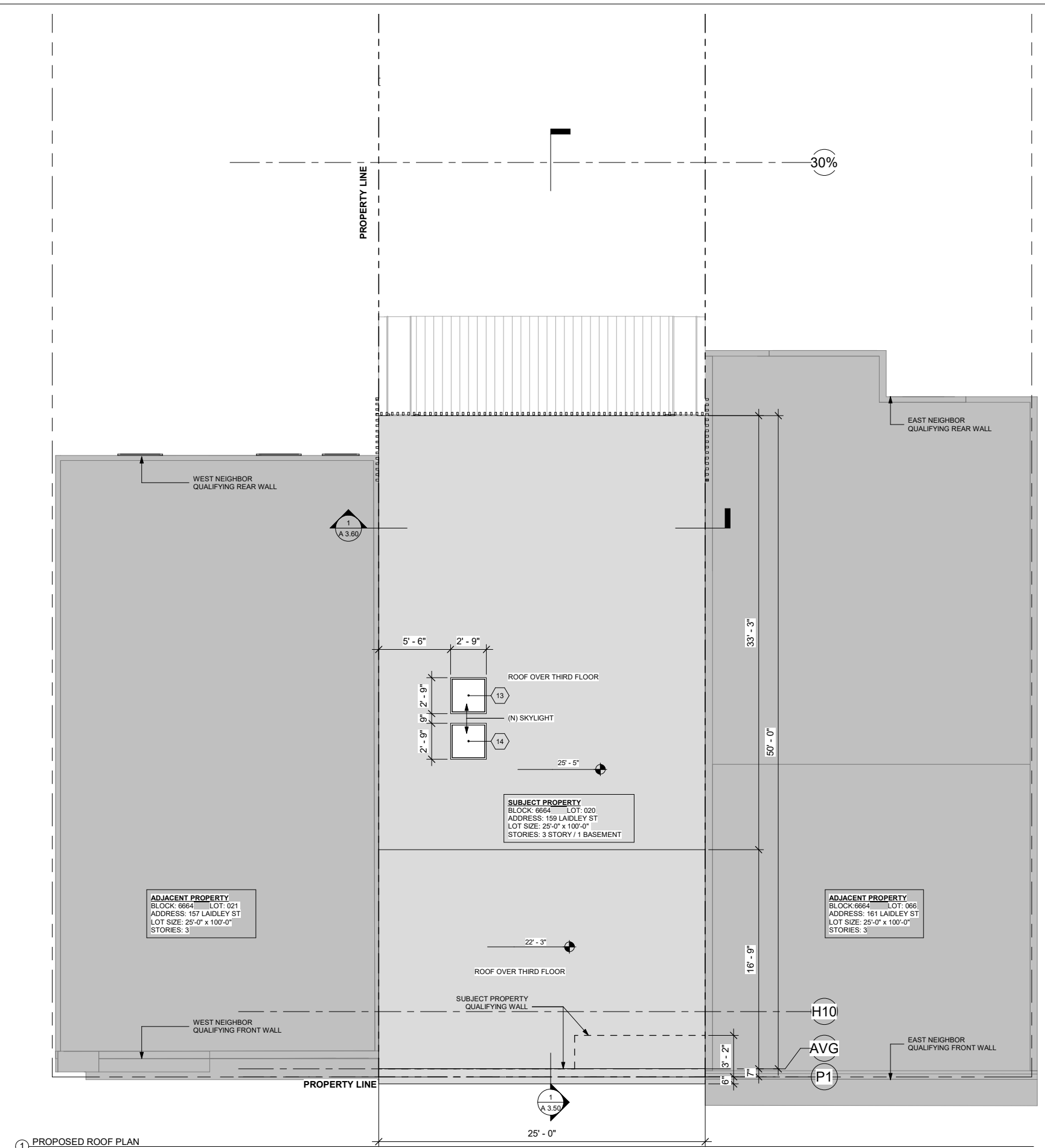
SITE PERMIT REV1

PROPOSED ROOF PLAN

PROJECT NORTH




A 2.05

DATE: 05/12/21
SCALE: 1/4" = 1'-0"
DRAWN: GG, KY, JD, NW



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

MATERIAL LEGEND

-  WHITE STUCCO
-  VERTICAL WOOD SIDING
-  VERTICAL WOOD SLATS

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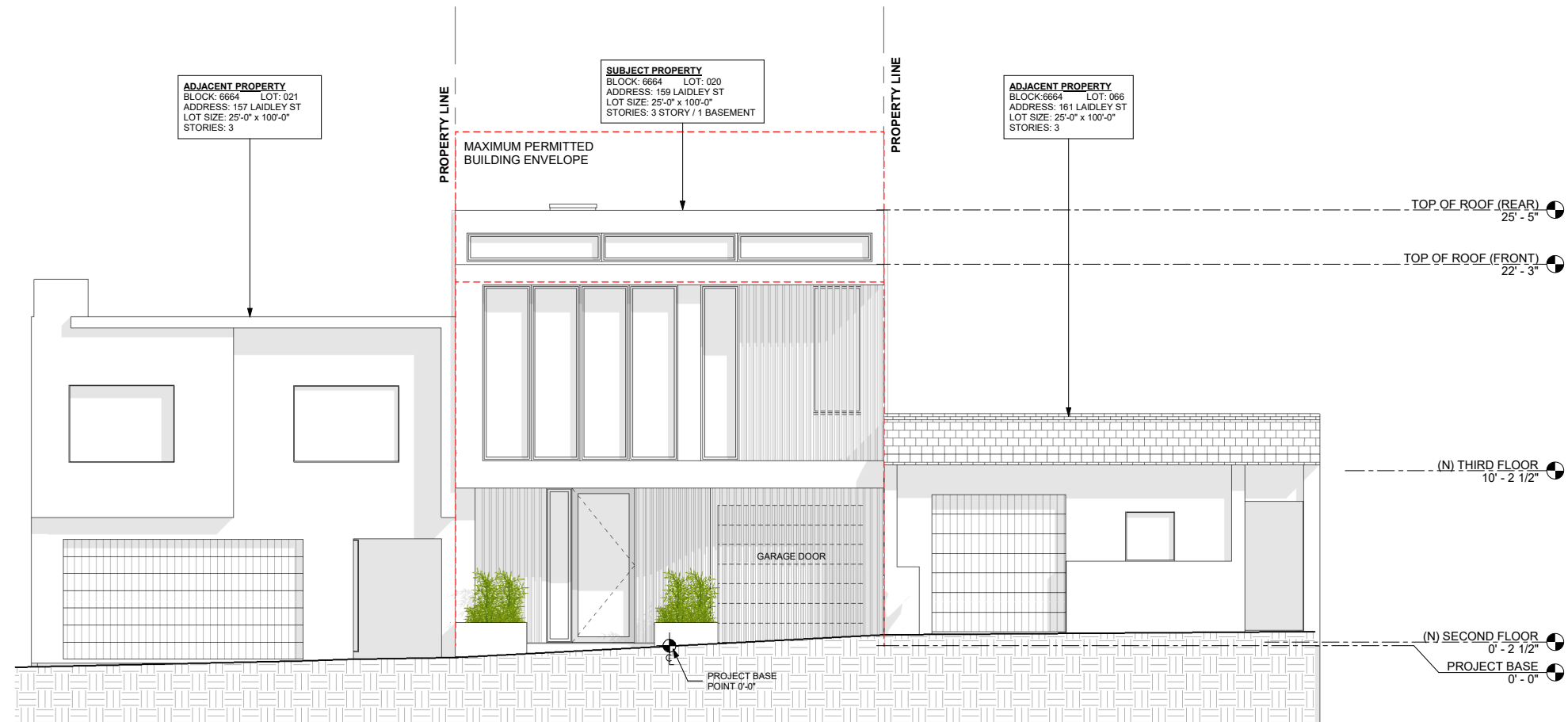
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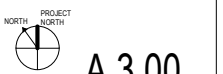
① PROPOSED FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

REVISION SCHEDULE

#	Date	Description




SITE PERMIT REV1

PROPOSED FRONT (SOUTH)
ELEVATION



DATE	05/12/21
SCALE	As indicated
DRAWN	GG, KY, JD, NW

MATERIAL LEGEND

-  WHITE STUCCO
-  VERTICAL WOOD SIDING
-  VERTICAL WOOD SLATS

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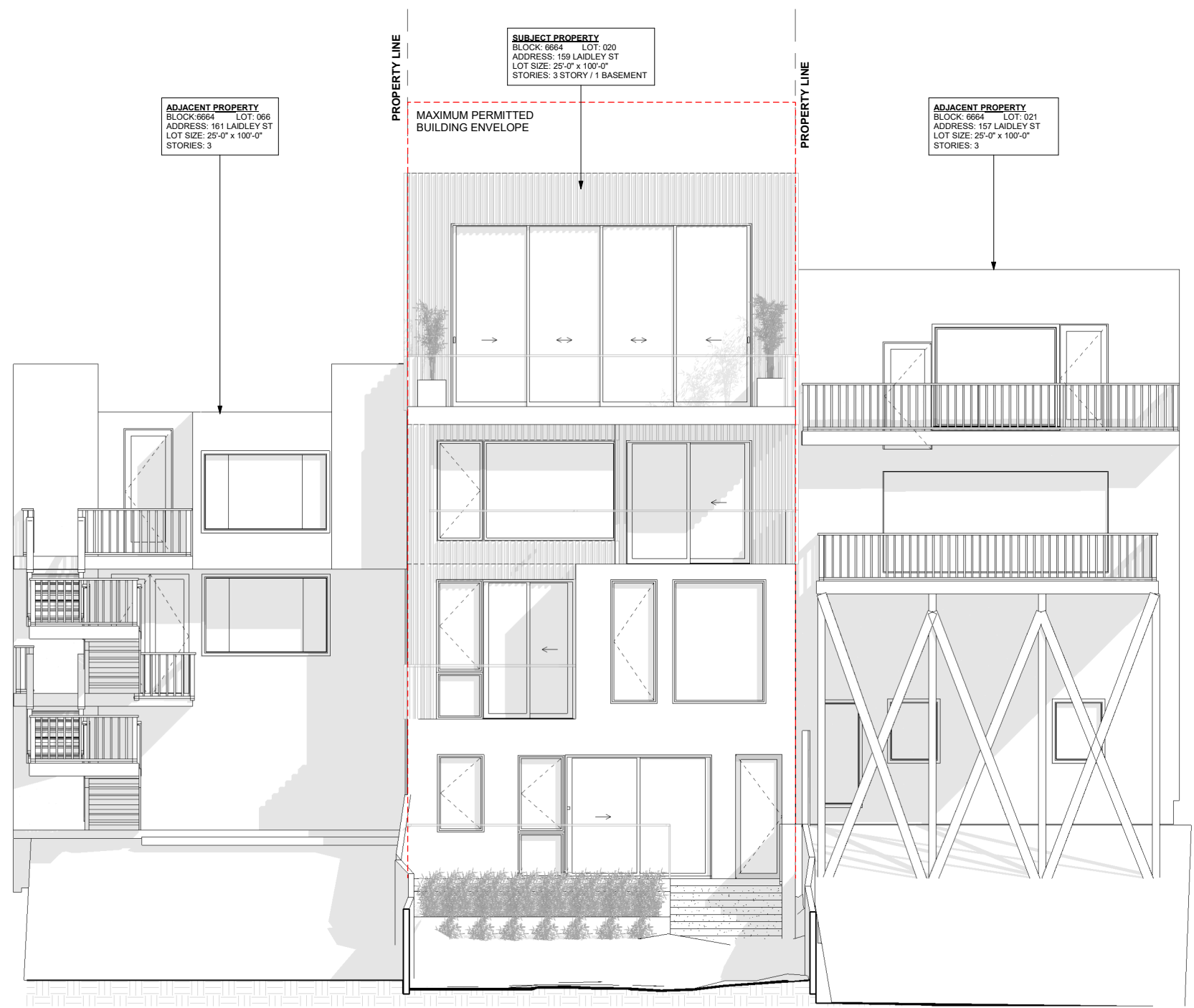
ADJACENT PROPERTY
BLOCK: 6664 LOT: 066
ADDRESS: 161 LAIDLEY ST
LOT SIZE: 25'-0" x 100'-0"
STORIES: 3

SUBJECT PROPERTY
BLOCK: 6664 LOT: 020
ADDRESS: 159 LAIDLEY ST
LOT SIZE: 25'-0" x 100'-0"
STORIES: 3 STORY / 1 BASEMENT

ADJACENT PROPERTY
BLOCK: 6664 LOT: 021
ADDRESS: 157 LAIDLEY ST
LOT SIZE: 25'-0" x 100'-0"
STORIES: 3

PROPERTY LINE

PROPERTY LINE



TOP OF ROOF (REAR) 25' - 5"

TOP OF ROOF (FRONT) 22' - 3"

(N) THIRD FLOOR 10' - 2 1/2"

(N) SECOND FLOOR 0' - 2 1/2"

PROJECT BASE 0' - 0"

(N) FIRST FLOOR -9' - 9"

(N) BASEMENT LEVEL -20' - 0 1/2"

REAR YARD -24' - 2 1/2"

159 LAIDLEY ST
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PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

PROPOSED REAR (NORTH)
ELEVATION






A 3.01

DATE	05/12/21
SCALE	As indicated
DRAWN	GG, KY, JD, NV

1 PROPOSED REAR (NORTH) ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

-  WHITE STUCCO
-  VERTICAL WOOD SIDING
-  VERTICAL WOOD SLATS

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#	Date	Description

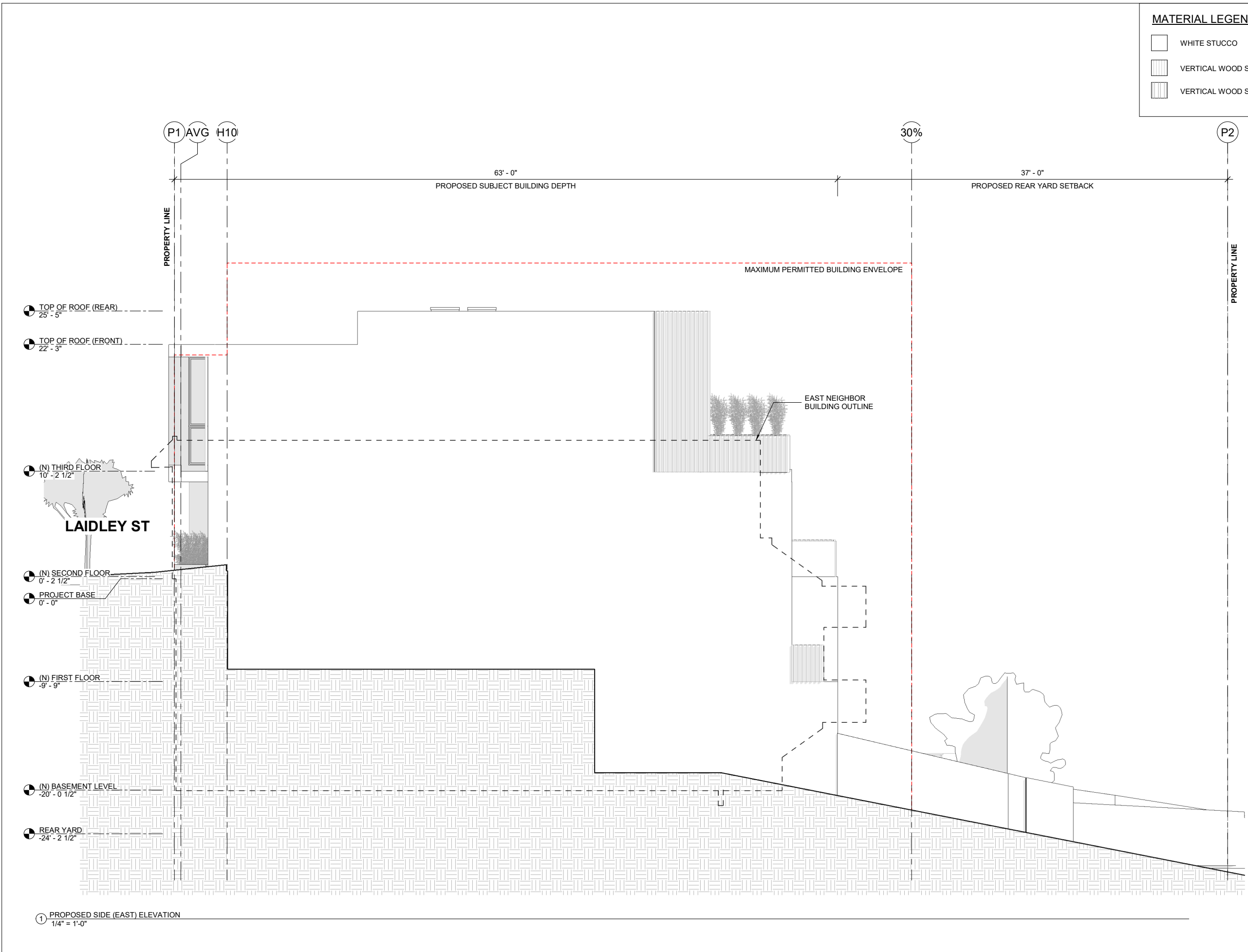
SITE PERMIT REV1

PROPOSED SIDE (EAST)
ELEVATION

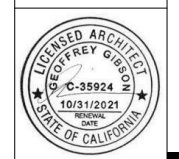


A 3.02

DATE	05/12/21
SCALE	As indicated
DRAWN	GG, KY, JD, NW



1 PROPOSED SIDE (EAST) ELEVATION
1/4" = 1'-0"



MATERIAL LEGEND

	WHITE STUCCO
	VERTICAL WOOD SIDING
	VERTICAL WOOD SLATS

159 LAIDLEY ST
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PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

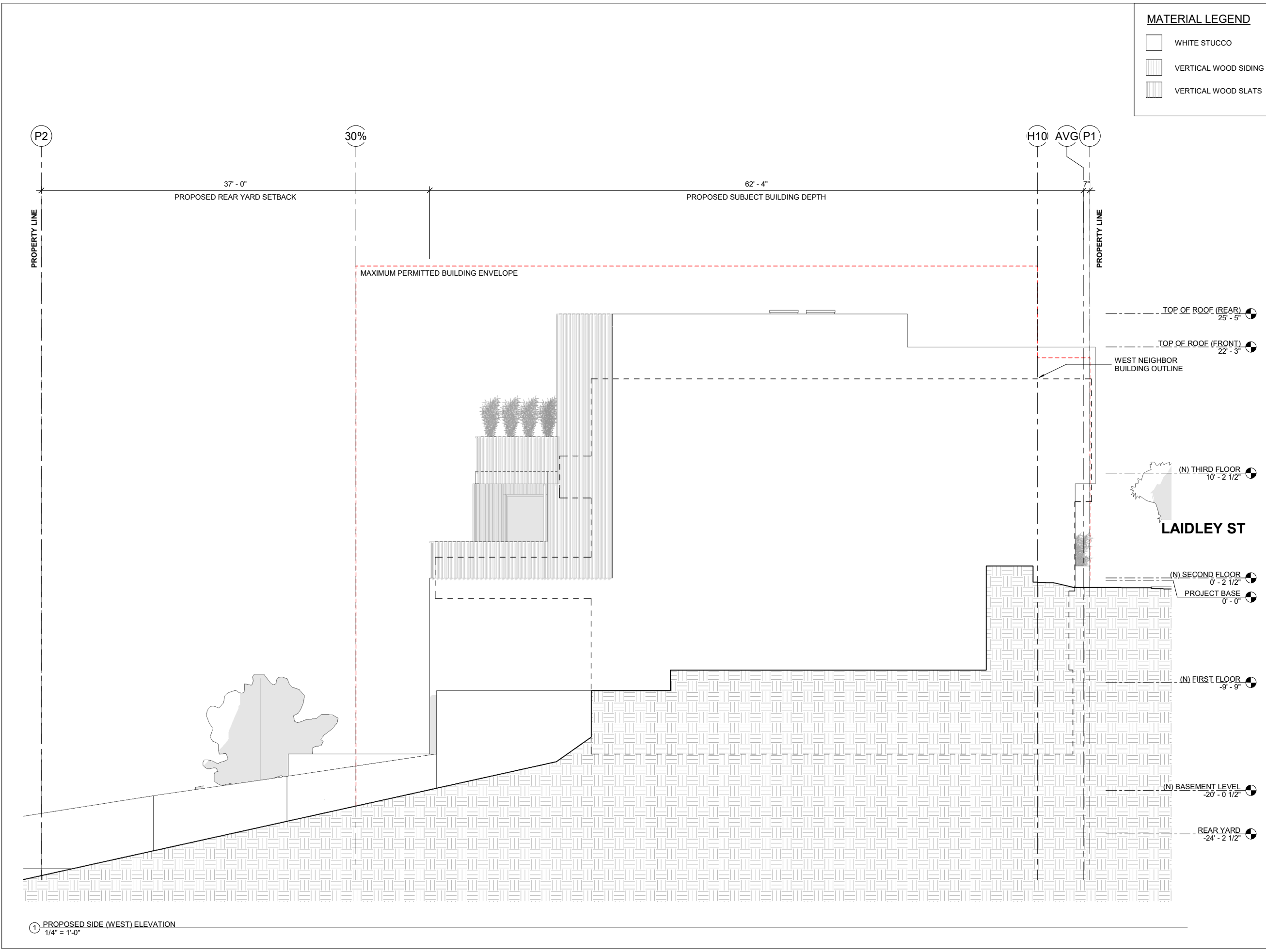
#	Date	Description

SITE PERMIT REV1

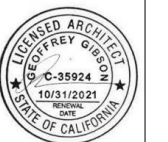
PROPOSED SIDE (WEST)
ELEVATION

DATE 05/12/21
SCALE As indicated
DRAWN GG, KY, JD, NV

A 3.03



1 PROPOSED SIDE (WEST) ELEVATION
1/4" = 1'-0"



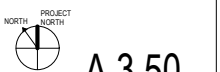
159 LAIDLEY ST
SAN FRANCISCO, CA 94131
PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

PROPOSED LONGITUDINAL SECTION

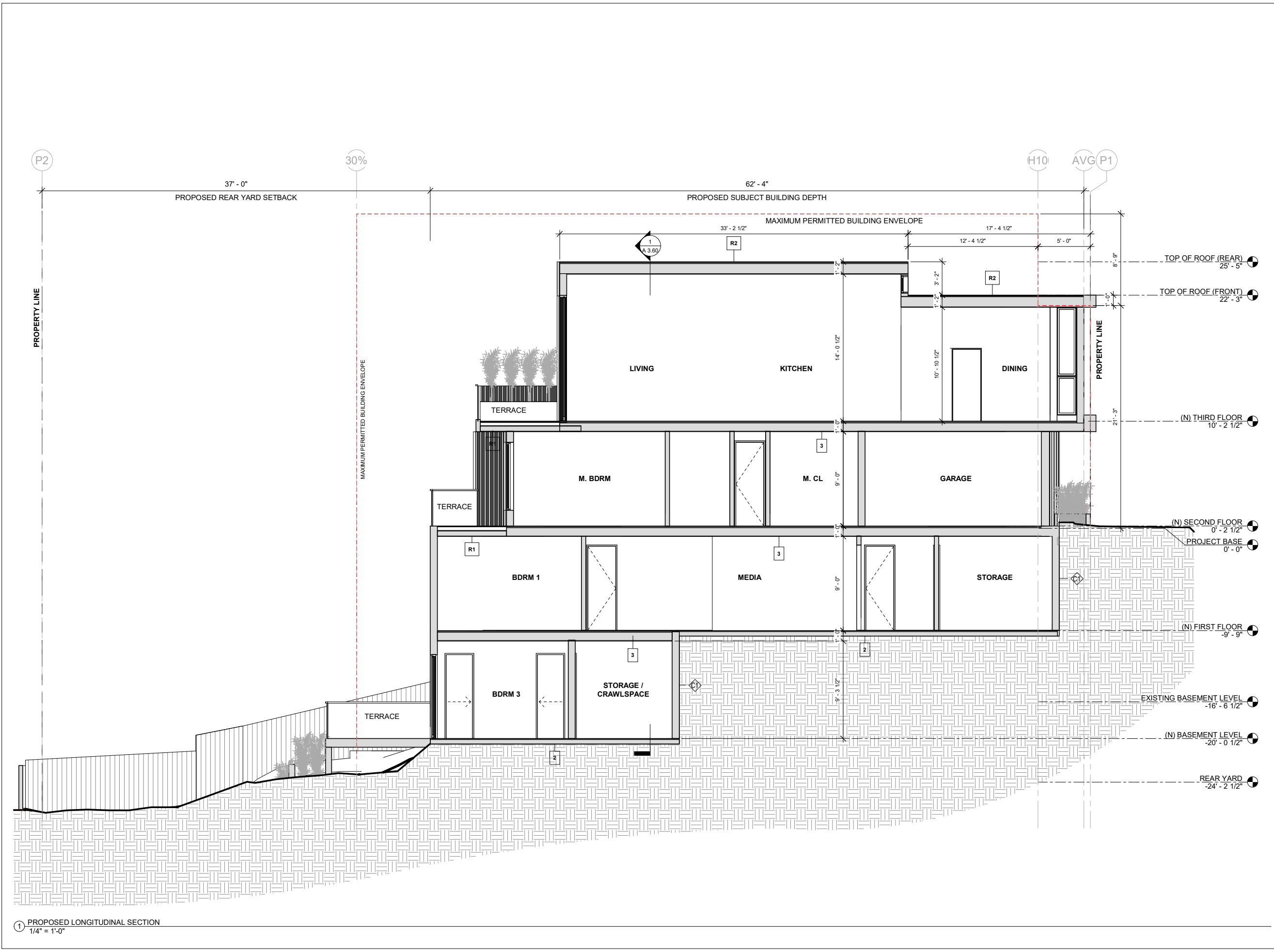


A 3.50

DATE 05/12/21

SCALE 1/4" = 1'-0"

DRAWN GG, KY, JD, NV



1 PROPOSED LONGITUDINAL SECTION
1/4" = 1'-0"



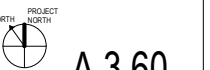
159 LAIDLEY ST
SAN FRANCISCO, CA 94131
PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

PROPOSED TRANSVERSE SECTION



DATE	05/12/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW



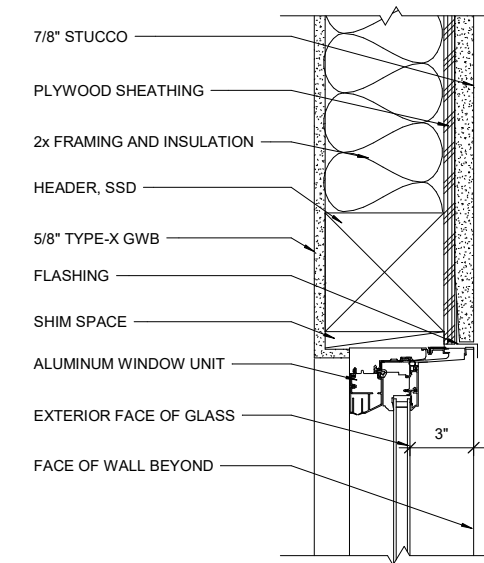
ADJACENT PROPERTY
BLOCK: 6654 LOT: 021
ADDRESS: 157 LAIDLEY ST
LOT SIZE: 25'-0" x 100'-0"
STORIES: 3

ADJACENT PROPERTY
BLOCK: 6654 LOT: 066
ADDRESS: 161 LAIDLEY ST
LOT SIZE: 25'-0" x 100'-0"
STORIES: 3

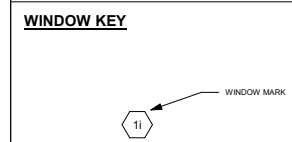
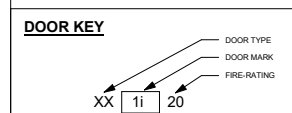
1 PROPOSED TRANSVERSE SECTION
1/4" = 1'-0"

WINDOW SCHEDULE								
Mark	Manufacturer	Operation	Width	Height	Sill Height	Frame Material	Glazing	Comments
1	Fleetwood Windows and Doors	Fixed;Casement	3' - 0"	7' - 11 1/2"	0' - 0"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	Egress
2	Fleetwood Windows and Doors	Casement	3' - 0"	6' - 0"	3' - 0"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	
3	Fleetwood Windows and Doors	Fixed	6' - 0"	8' - 0"	1' - 0"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	
4	Fleetwood Windows and Doors	Casement	3' - 0"	6' - 0"	1' - 0"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	Egress
5	Fleetwood Windows and Doors	Fixed;Casement	3' - 0"	9' - 0"	0' - 0"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	Egress
6	Fleetwood Windows and Doors	Fixed;Casement	11' - 5 7/8"	6' - 6"	1' - 6"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	Egress
7	Fleetwood Windows and Doors	Fixed	1' - 6"	9' - 0"	0' - 0"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	Front Door Sidelite
8	Fleetwood Windows and Doors	Fixed	3' - 0"	7' - 7"	3' - 3 1/2"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	
9	Fleetwood Windows and Doors	Fixed	2' - 3"	10' - 3 1/2"	0' - 7"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	
10	Fleetwood Windows and Doors	Fixed	1' - 10"	10' - 3 1/2"	0' - 7"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	
11	Fleetwood Windows and Doors	Fixed	11' - 5"	11' - 4 1/2"	0' - 7"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	
12	Fleetwood Windows and Doors	Fixed	23' - 8"	1' - 8"	0' - 2"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	
13	Velux Skylight	Skylight	2' - 8"	2' - 8"		Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	
14	Velux Skylight	Skylight	2' - 8"	2' - 8"		Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	

EXTERIOR DOOR SCHEDULE								
Mark	Manufacturer	Operation	Width	Height	Sill Height	Material	Glazing	Comments
1	Fleetwood Windows and Doors	Single Swing	3' - 0"	8' - 0"	0' - 0"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	
2	Fleetwood Windows and Doors	Sliding	9' - 5 1/2"	8' - 0"	0' - 0"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	
3	Fleetwood Windows and Doors	Sliding	5' - 11 1/2"	9' - 0"	0' - 0"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	
4	Fleetwood Windows and Doors	Sliding	8' - 1 1/2"	8' - 0"	0' - 0"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	
5	TBD	Garage	8' - 6"	8' - 0"	0' - 0"	TBD		
6	Fleetwood Windows and Doors	Single Swing	3' - 8"	9' - 0"	0' - 0"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	Front Door w/ Sidelite
7	Fleetwood Windows and Doors	Sliding	19' - 5"	12' - 0"	0' - 0"	Bronze Anodized Aluminum; Thermally Broken	Tempered; Double glazing	

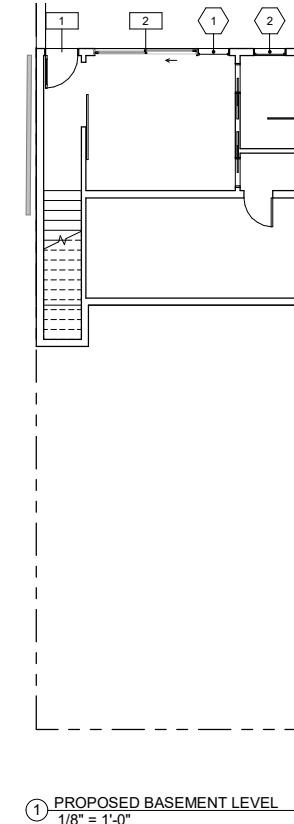
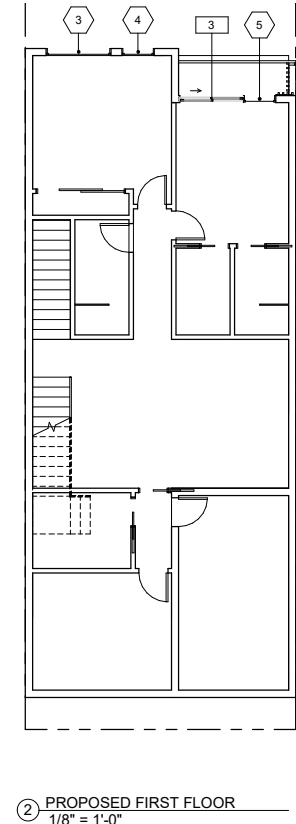
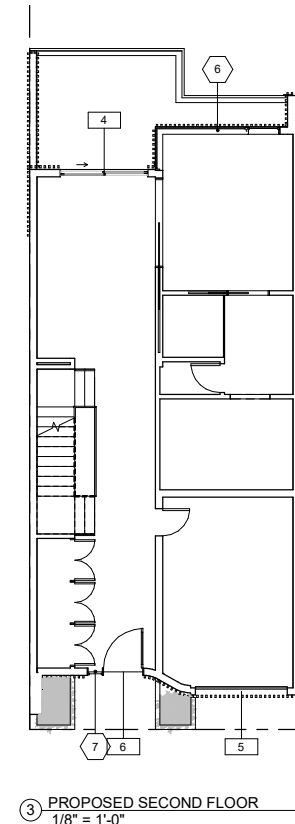
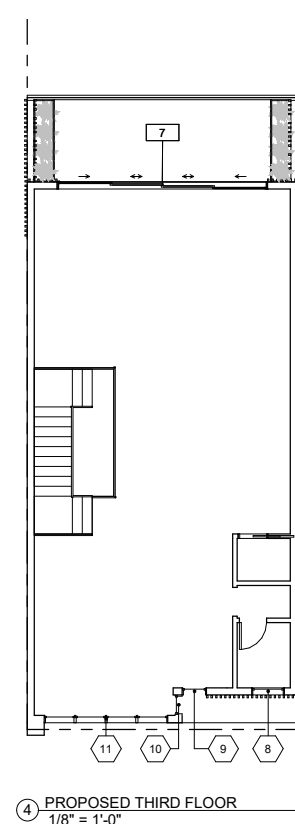
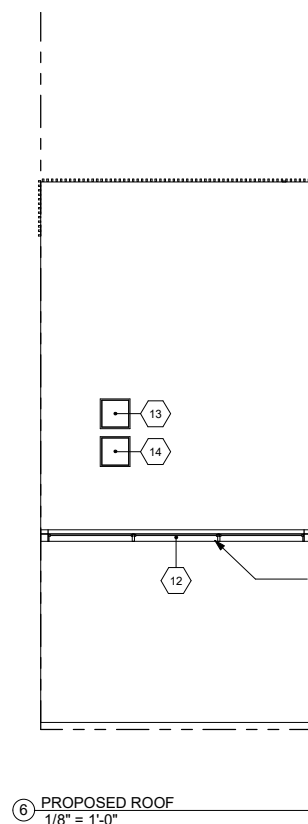


⑤ TYPICAL WINDOW DETAIL
3" = 1'-0"



- GRAPHICS LEGEND**
- SEE STRUCTURAL, CIVIL, LANDSCAPE FOR ADDITIONAL COORDINATION.
- ① WALL ASSEMBLIES, SEE A5.00
 - 11 EXTERIOR DOOR SCHEDULE, SEE A8.00 AND A8.01
 - ① WINDOW SCHEDULE, SEE A8.00 AND A8.01
 - 11 FLOOR AND ROOF ASSEMBLIES, SEE A5.10
 - AA INTERIOR DOOR SCHEDULE, SEE A8.10

- KEY**
- F = FROSTED E = EGRESS
 - T = TEMPERED
 - X = OPERABLE
 - O = INOPERABLE



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REVISION SCHEDULE		
#	Date	Description

SITE PERMIT REV1

EXTERIOR DOOR AND WINDOW SCHEDULE



DATE	05/12/21
SCALE	As indicated
DRAWN	GG, KY, JD, NV



159 LAIDLEY ST
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REVISION SCHEDULE

#	Date	Description

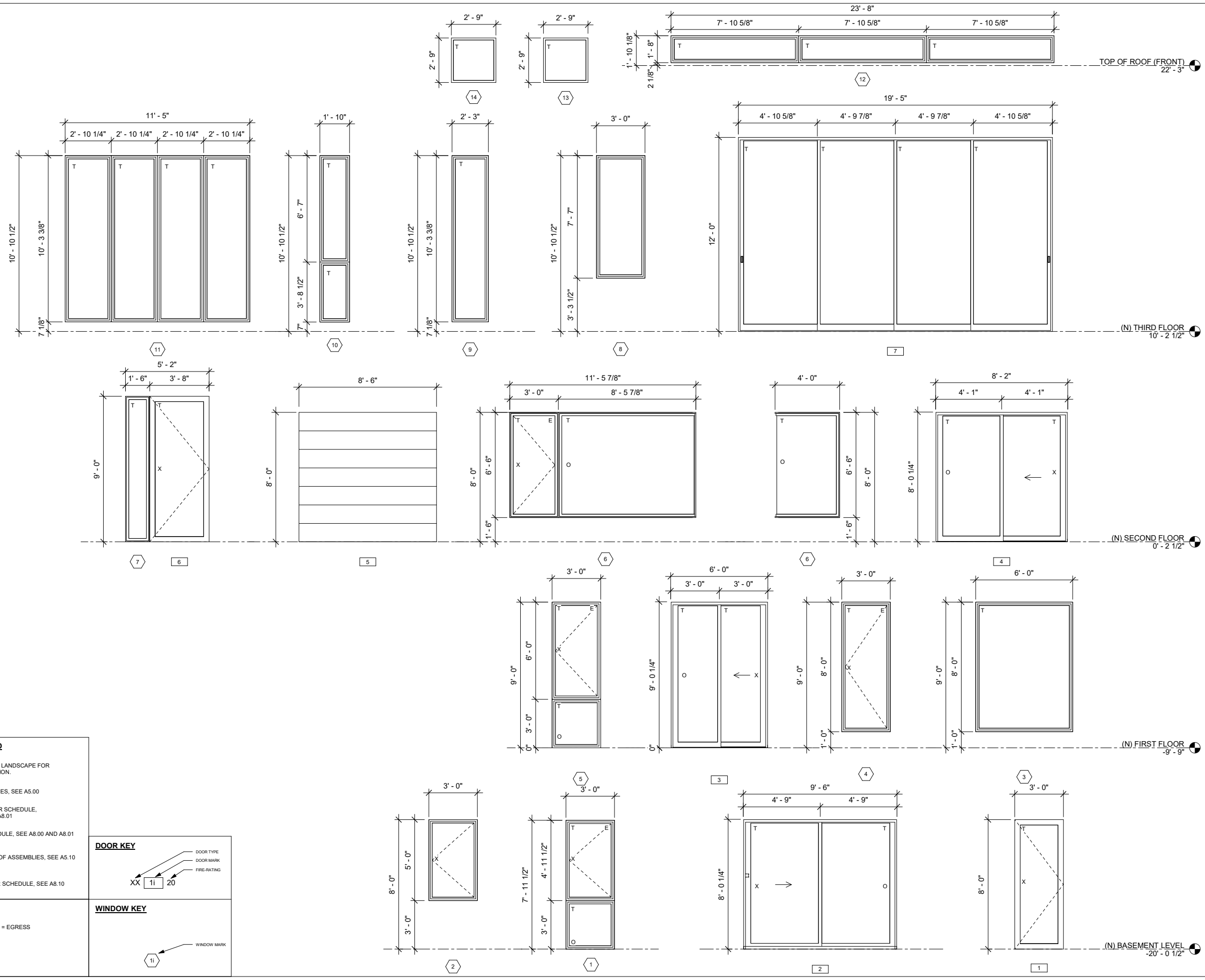
SITE PERMIT REV1

EXTERIOR DOOR AND WINDOW SCHEDULE

#	Date	Description



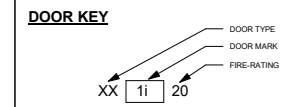
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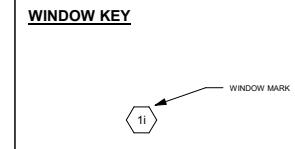
GRAPHICS LEGEND

SEE STRUCTURAL, CIVIL, LANDSCAPE FOR ADDITIONAL COORDINATION.

- Ⓜ WALL ASSEMBLIES, SEE A5.00
- Ⓛ EXTERIOR DOOR SCHEDULE, SEE A8.00 AND A8.01
- Ⓢ WINDOW SCHEDULE, SEE A8.00 AND A8.01
- Ⓛ FLOOR AND ROOF ASSEMBLIES, SEE A5.10
- Ⓛ INTERIOR DOOR SCHEDULE, SEE A8.10



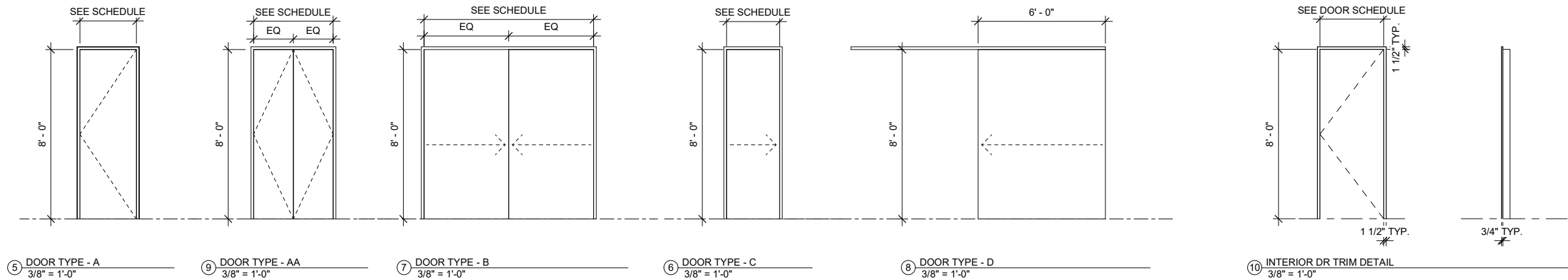
- KEY**
- F = FROSTED
 - E = EGRESS
 - T = TEMPERED
 - X = OPERABLE
 - O = INOPERABLE





159 LAIDLEY ST
SAN FRANCISCO, CA 94131
PERMIT #: 2020-007074PRJ

INTERIOR DOOR SCHEDULE							
Mark	Manufacturer	Operation	TYPE	Width	Height	Material	Comments
001-A	TBD	Barn	D	6'-0"	8'-0"	Wood	
001-B	TBD	Pocket	C	2'-6"	8'-0"	Wood	
001-C	TBD	Pocket	C	2'-6"	8'-0"	Wood	
003-A	TBD	Single Swing	A	2'-8"	8'-0"	Wood	
101-A	TBD	Single Swing	A	2'-8"	8'-0"	Wood	
102-A	TBD	Pocket	C	2'-6"	8'-0"	Wood	
103-A	TBD	Single Swing	A	2'-8"	8'-0"	Wood	
104-A	TBD	Pocket	C	2'-6"	8'-0"	Wood	
105-A	TBD	Single Swing	A	2'-8"	8'-0"	Wood	
106-A	TBD	Single Swing	A	2'-8"	8'-0"	Wood	
106-B	TBD	Sliding	B	8'-0"	8'-0"	Wood	
108-A	TBD	Single Swing	A	2'-8"	8'-0"	Wood	
108-B	TBD	Pocket	C	2'-6"	8'-0"	Wood	
108-C	TBD	Pocket	A	2'-6"	8'-0"	Wood	
201-A	TBD	Double Swing	AA	3'-9"	8'-0"	Wood	
201-B	TBD	Double Swing	AA	3'-9"	8'-0"	Wood	
201-C	TBD	Double Swing	AA	3'-9"	8'-0"	Wood	
201-D	TBD	Single Swing	A	2'-6"	8'-0"	Wood	20MIN FIRE RATED DOOR
205-A	TBD	Pocket	C	8'-0"	8'-0"	Wood	
205-B	TBD	Pocket	C	3'-8"	8'-0"	Wood	
206-A	TBD	Single Swing	A	2'-8"	8'-0"	Wood	
302-A	TBD	Single Swing	A	2'-6"	8'-0"	Wood	
303-A	TBD	Pocket	C	2'-6"	8'-0"	Wood	



GRAPHICS LEGEND

SEE STRUCTURAL, CIVIL, LANDSCAPE FOR ADDITIONAL COORDINATION.

◇ WALL ASSEMBLIES, SEE A5.00

1i EXTERIOR DOOR SCHEDULE, SEE A8.00 AND A8.01

1i WINDOW SCHEDULE, SEE A8.00 AND A8.01

1i FLOOR AND ROOF ASSEMBLIES, SEE A5.10

AA INTERIOR DOOR SCHEDULE, SEE A8.10



REVISION SCHEDULE		
#	Date	Description

SITE PERMIT REV1

INTERIOR DOOR SCHEDULE

NORTH PROJECT NORTH

A 8.10

DATE	05/12/21
SCALE	As indicated
DRAWN	GG, KY, JD, NV

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#	Date	Description

SITE PERMIT REV1

AXONOMETRIC VIEWS

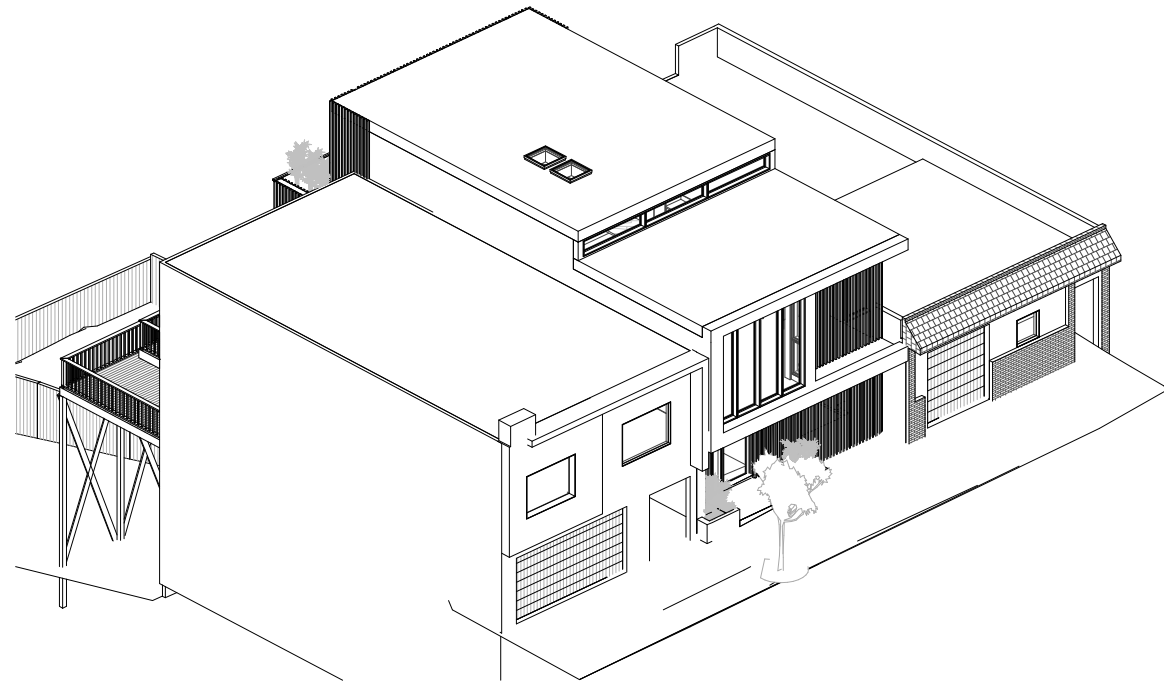


A 9.00

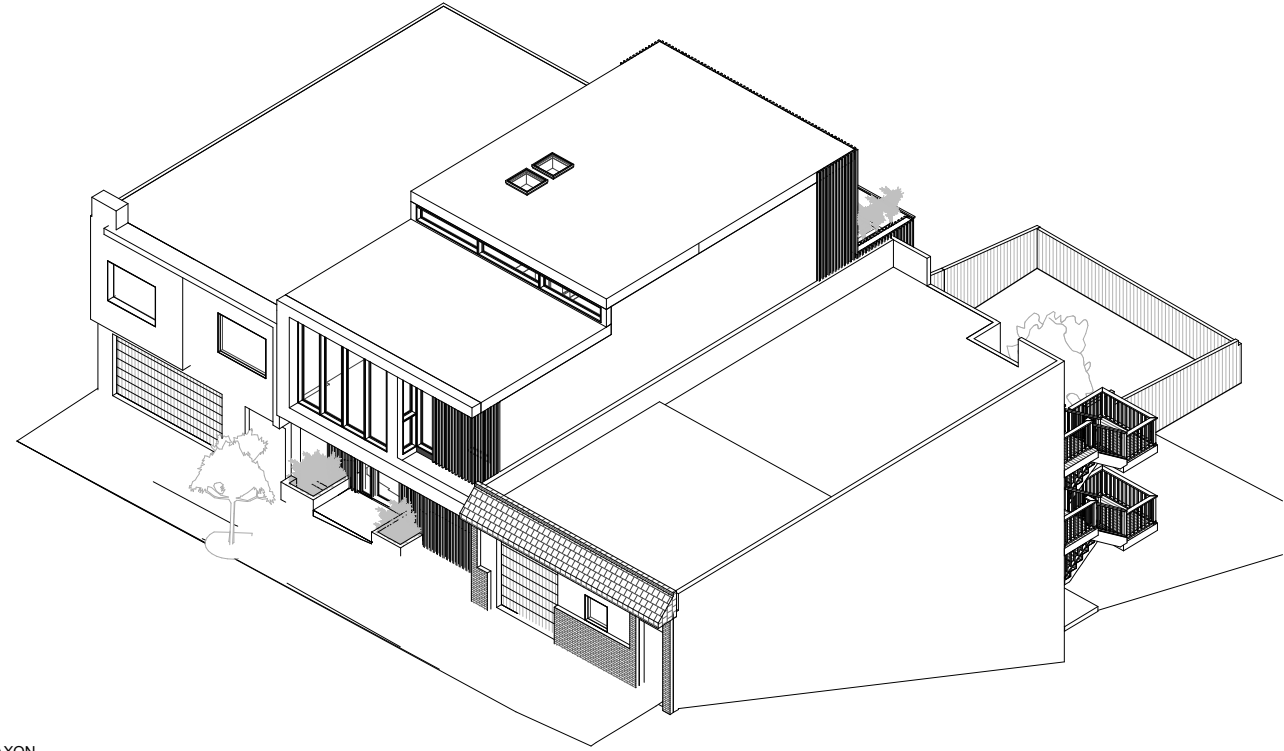
DATE 05/12/21

SCALE

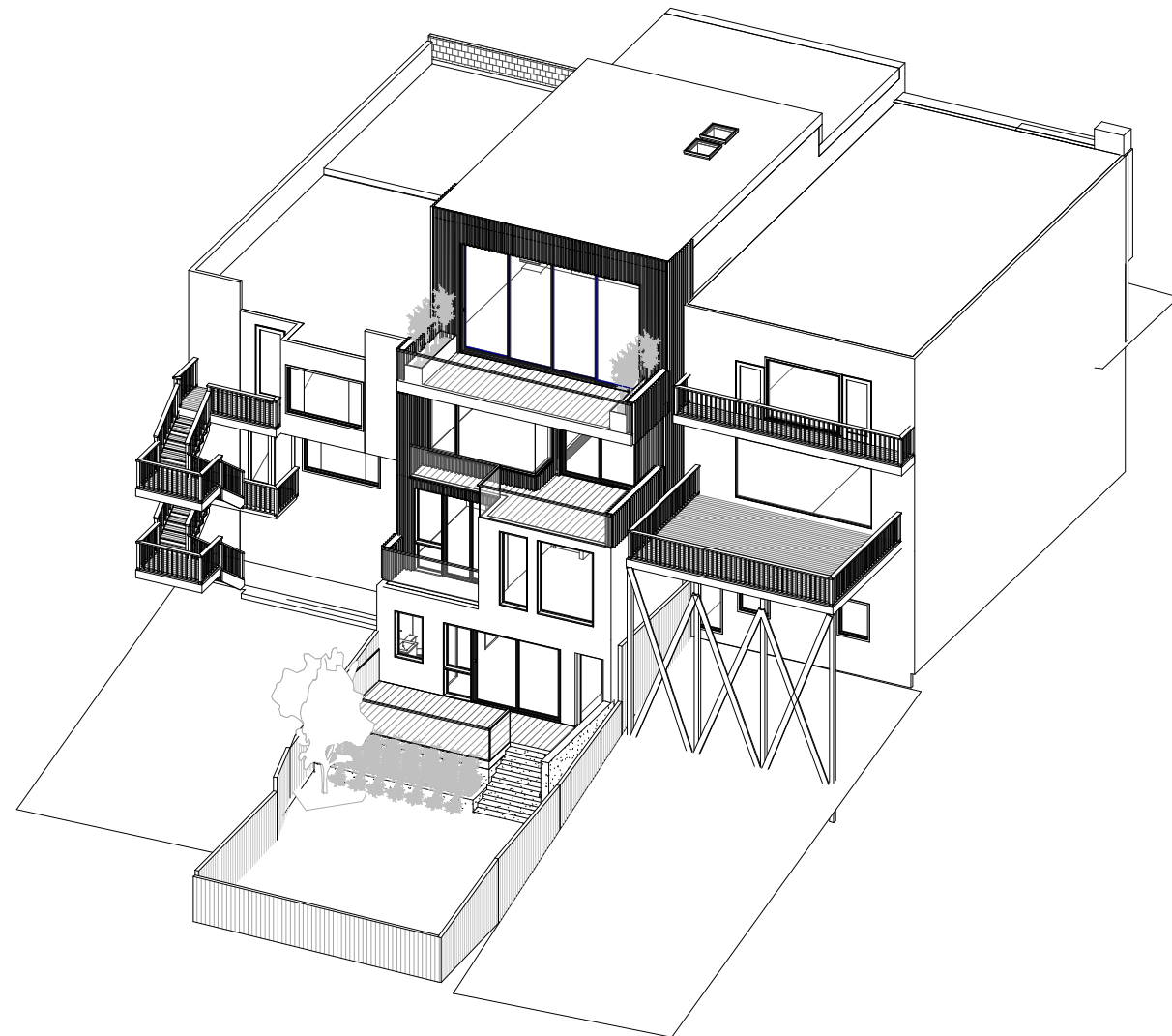
DRAWN GG, KY, JD, NW



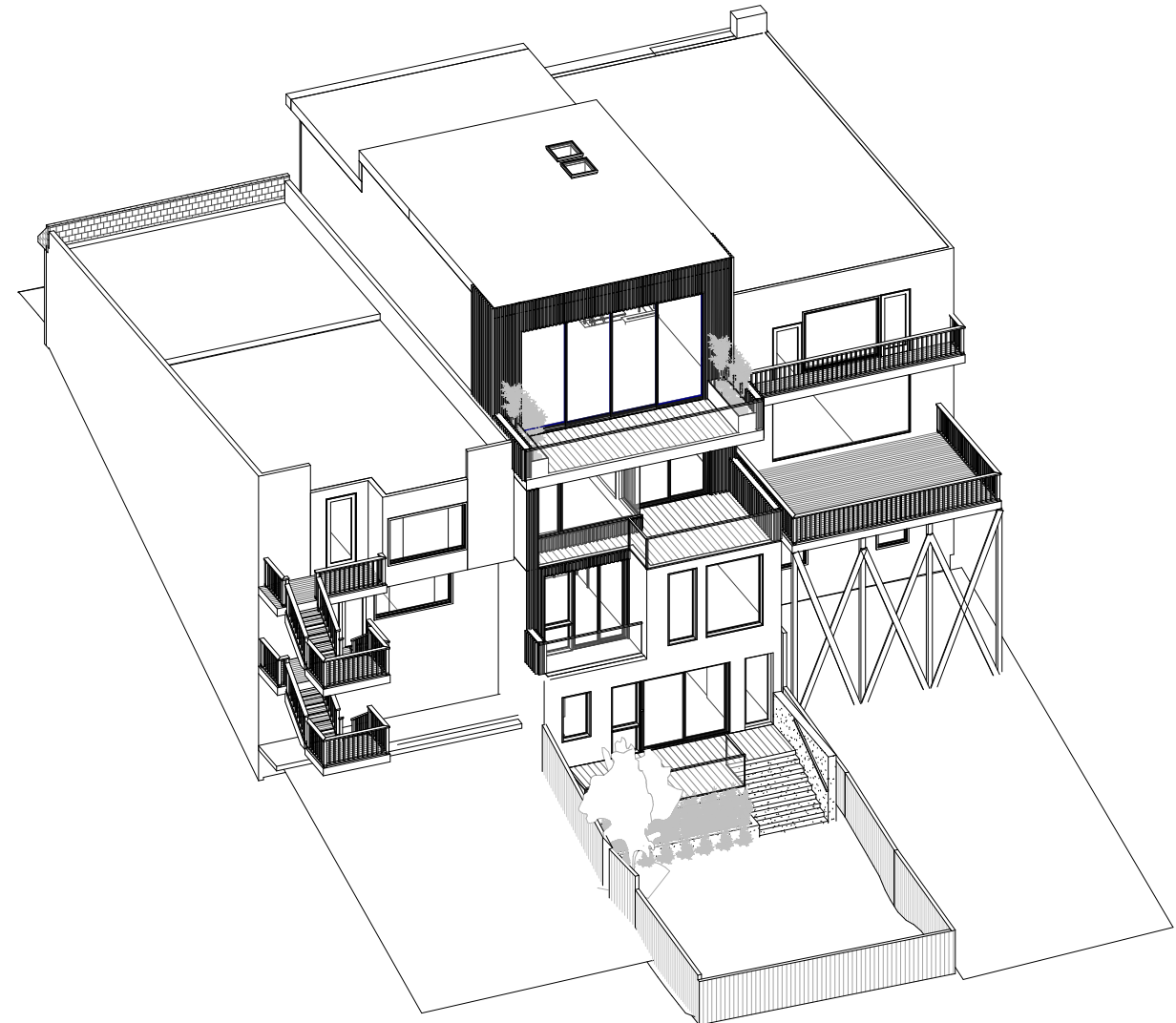
SW AXON



SE AXON



NW AXON



NE AXON

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REVISION SCHEDULE

#	Date	Description
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SITE PERMIT REV1

STREET PERSPECTIVES



A 9.01

DATE 05/12/21

SCALE

DRAWN GG, KY, JD, NW





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REVISION SCHEDULE

#	Date	Description
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SITE PERMIT REV1

REAR YARD PERSPECTIVES



A 9.02

DATE 05/12/21

SCALE

DRAWN GG, KY, JD, NW

ABBREVIATIONS

AC	ASPHALT CONCRETE	MIN	MINIMUM
AD	AREA DRAIN	NTS	NOT TO SCALE
BM	BENCHMARK	OH	OVERHEAD WIRES
BC	BUILDING CORNER	PUE	
CLR.	CLR. (DIST. INSIDE PL)	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	RET	RETAINING
CONC.	CONCRETE	ROW	RIGHT OF WAY
DI	DRAIN INLET	SD	STORM DRAIN
D/W	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
ELECT	ELECTROLIER	SWR	SANITARY SEWER
EX	EXISTING	TB	TOP OF BANK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FENCE LINE	TW	TOP OF WALL
GRND	GROUND	TYP.	TYPICAL
GB	GRADE BREAK	W	WATER
GROVE	GROVE OF TREES	WM	WATER METER
INV	INVERT ELEVATION	WV	WATER VALVE
MH	MANHOLE		

FOUND UTILITIES

□	ELECTRICAL PULLBOX
⊖	STORM MANHOLE
⊖	SANITARY SEWER MANHOLE
⊖	TELEPHONE MANHOLE
⊖	ELECTROLIER
⊖	FIRE HYDRANT
⊖	DRAIN INLET
⊖	WATER VALVE
⊖	WATER METER
⊖	POWER POLE

LEGEND (TOPOGRAPHIC SURVEY)

(R)	EXTERIOR BOUNDARY
---	RADIAL BEARING
---	BUILDING LIMITS
⊖	BENCH MARK REFERENCE

FOUND SURVEY REFERENCES

⊖	CITY STD. CONC. MONUMENT
+	SCRIBED " + " ON CURB/CONC. WALL.
⊖	5/8" REBAR W/ CAP "
⊖	NAIL OR / & BRASS TAG.

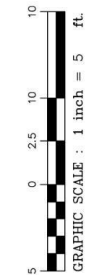
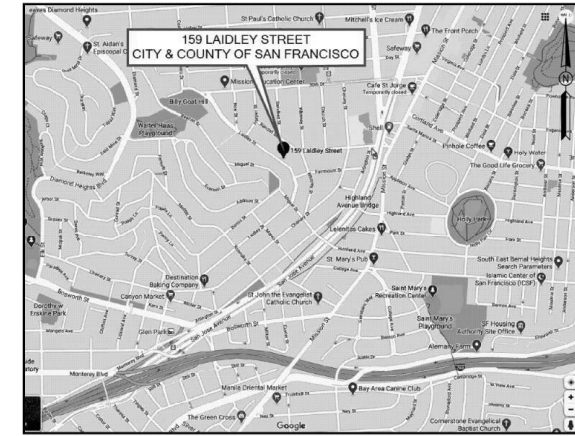
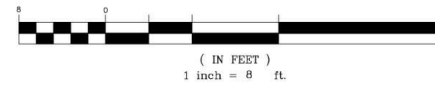
BENCH MARK

ELEV. 297.239 FOUND 3 CUTS LOWER STOP COCK FIRE HYDRANT AT INTERSECTION OF LAIDLEY AND FAIRMOUNT STREET WAS USED AS BASIS OF ELEVATION FOR THIS SURVEY.

BASIS OF BEARINGS

FOUND BOUNDARY REFERENCES PER "AMENDS MON. MAP W-8-9 L-2-9 FOUND AT THE DIVISION OF SURVEYS, DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING, CITY & COUNTY OF SAN FRANCISCO CALIFORNIA.

GRAPHIC SCALE



DESIGNED BY:
DRAWN BY: FTT
CHECKED BY: HJC
SCALE: 1" = 10.00'

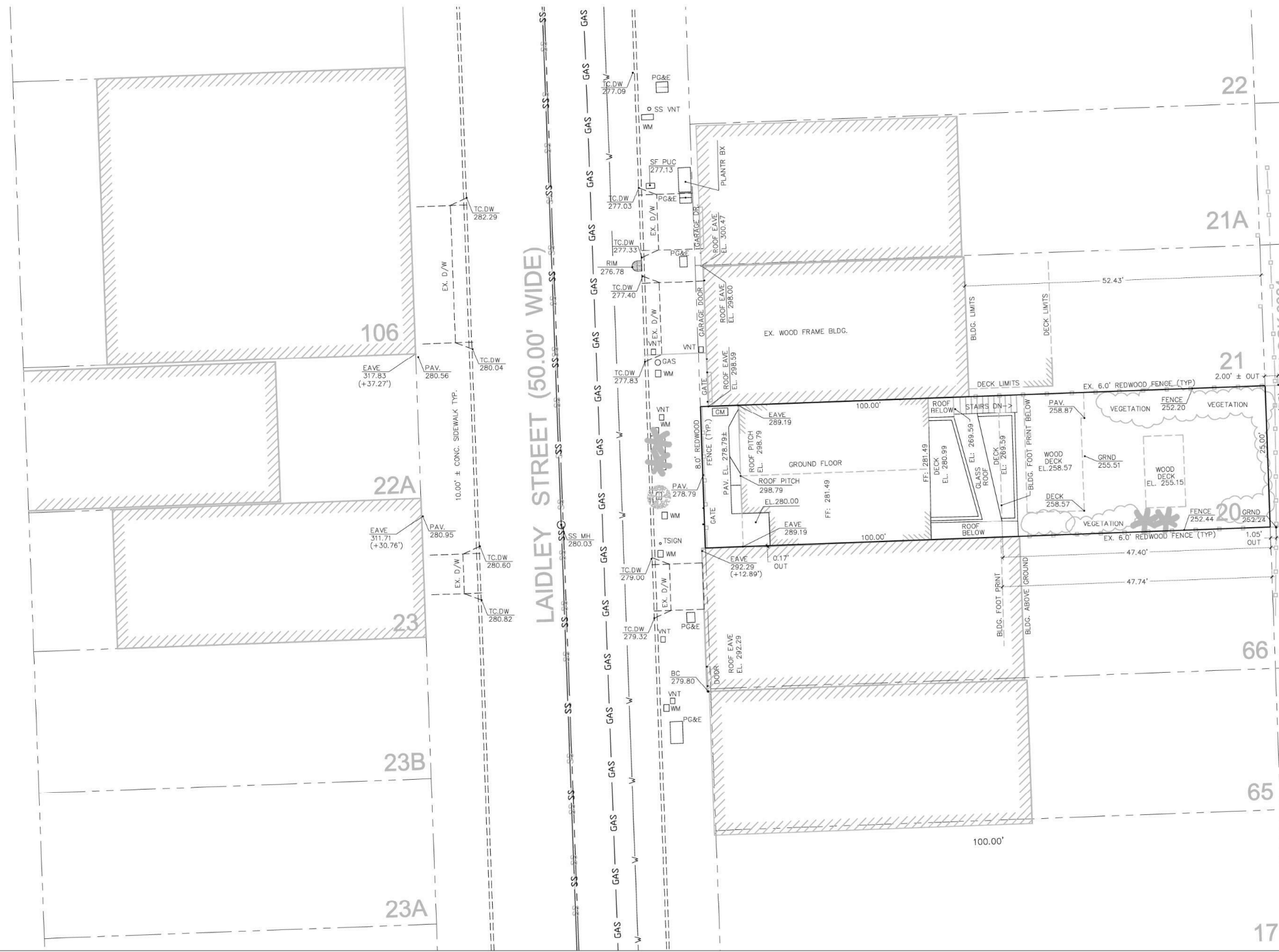
GL+A Civil Engineers
101 California Street, Suite 2710
San Francisco, CA, 94111
Tel. (888) 885-9906 Fax. (888) 885-9909

Engr. of Record: *Hernando Compañes R.C.E.* 29000 EXP. 12/31/2019

Topographic and Boundary survey
159 Laidley Street
APN: 6664-020
City & County of San Francisco

PN: 200304
EMAIL: projects@glainengineers.com

SHEET
C1
OF 1 SHEETS



H. Compañes
6/28/2020

200304 Boundary Survey



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
159 LAIDLEY ST		6664020
Case No.		Permit No.
2020-007074ENV		
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval. The project proposes the demolition of the existing three-story, 2,619-square-foot, single-family residence, and the construction of a three-story, approximately 4,553-square-foot, single-family residence.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input checked="" type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>Planning department staff archeologist cleared the project with no potential effects on 10/22/2020.</p> <p>A preliminary geotechnical report was prepared by Divis (dated 7/24/2020). The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.</p>	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to <i>Property Information Map</i>)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Don Lewis 10/22/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



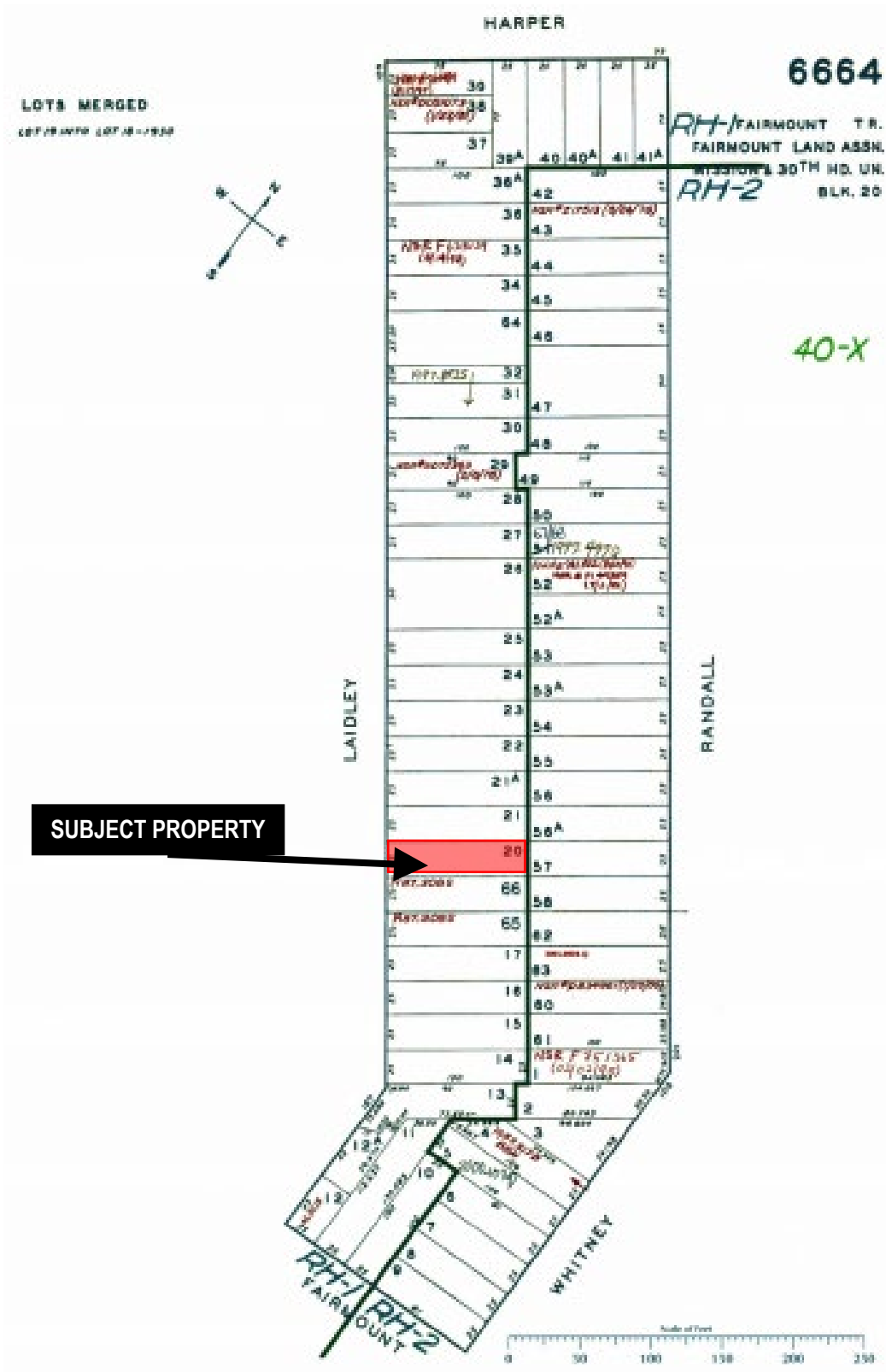
LAND USE INFORMATION

PROJECT ADDRESS: 159 LAIDLEY STREET
RECORD NO.: 2020-007074CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF	2614	4532	1918
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF	2614	4532	1918
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate	1	0	1
Dwelling Units - Total	1	0	1
Hotel Rooms			
Number of Buildings	1	0	2
Number of Stories	3 over basement	0	3 over basement
Parking Spaces	0	2	2
Loading Spaces			
Bicycle Spaces	0	1	1
Car Share Spaces			
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units			
One Bedroom Units			
Two Bedroom Units			
Three Bedroom (or +) Units	1	1	0
Group Housing - Rooms			
Group Housing - Beds			
SRO Units			
Micro Units			
Accessory Dwelling Units			

Parcel Map



SUBJECT PROPERTY

Conditional Use Authorization Hearing
 Case Number 2020-007074CUA
 Residential Demolition
 159 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 Hearing
Case Number 2020-007074CUA
Residential Demolition
159 Laidley Street

Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2020-007074CUA
Residential Demolition
159 Laidley Street

Aerial Photo – View 2



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2020-007074CUA
Residential Demolition
159 Laidley Street

Aerial Photo – View 3



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2020-007074CUA
Residential Demolition
159 Laidley Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2020-007074CUA
Residential Demolition
159 Laidley Street

Site Photo



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