



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Analysis

### Full Analysis – Staff-Initiated

HEARING DATE: JUNE 13, 2013

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

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Planning  
Information:  
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*Date:* June 6, 2013  
*Case No.:* 2013.0072D  
*Project Address:* 233 Laidley Street  
*Permit Applications:* 2012.08.10.7050 & 2012.08.10.7053  
*Zoning:* RH-1 (Residential, House, Single-Family) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 6684/022  
*Project Sponsor:* Michael Hennessey, Architect  
161 Natoma Street  
San Francisco, CA 94105  
*Staff Contact:* Adrian C. Putra – (415) 575-9079  
[adrian.putra@sfgov.org](mailto:adrian.putra@sfgov.org)  
*Recommendation:* **Do not take DR and Approve the Demolition and take DR and Approve the New Construction with Modifications**

## PROJECT DESCRIPTION

The proposal is to construct a new three-story over basement level, single-family dwelling on a vacant lot. The proposed dwelling would have a building depth of approximately 49'-0" with setbacks at the third floor of approximately 5'-0" from the front building wall, and approximately 7'-0" from the rear building wall. Additionally, at the second and third floors, the proposed dwelling would provide two approximately 7'-0" deep notches at the rear of the dwelling with side setbacks of approximately 5'-0" from the northern property line and approximately 2'-0" from the southern property line. The proposed dwelling would contain a building area of approximately 3,376 square-feet.

## BACKGROUND

The project site previously contained a one-story, single-family structure that was constructed circa 1900. In February, 1998, the project site was purchased by a previous owner of project site, who at the time owned an adjacent dwelling at 235 Laidley. The previous owner purchased the property with the intent to prevent it from undergoing a demolition and new construction project proposed by its then owner under BPA Nos. 972505 & 9725506S. After purchasing the project site, the previous owner was unable obtain liability insurance for the property, which according to him contained an approximately 430 sq. ft. structure that had been vacant for about 40 years and was in a state of disrepair. As a result, the previous owner pursued BPA No. 972505 to demolish the structure with the intent to leave the lot vacant. On January 20, 1998, the previous owner submitted a "substandard structure" report at the request of the Department of Building Inspections (DBI) in order to be issued a permit for the demolition of the structure as an "unsound structure". According to the previous owner, after he submitted the "substandard structure" report, his contractor had a face-to-face meeting with DBI and erroneously thought that he was given verbal approval by DBI to demolish the structure. After obtaining a negative asbestos report the contractor demolished the structure in early June, 1998. When the demolition work

was finished the previous owner requested final paperwork from his contractor, and was informed that no permit for demolition was obtained.

Attempting to rectify the permit situation, the previous owner had DBI issue a letter on August 27, 1998, stating the 233 Laidley should be classified as an "unsound structure", and filed a new permit (BPA No. 9817781) to document the demolition of the previously existing structure. As mentioned earlier, the previous owner did not intend to construct a replacement structure (or merge the lot with his property). However, the Planning Code requires a replacement building with the demolition permit, except in the instance of a demolition under an emergency order. While the building qualified for demolition under the Planning Department's policies as an "unsound" building, it did not qualify for demolition under an emergency order, so initially we could not approve the demolition (although we eventually approved the permits on November 2, 1998, after the previous owner submitted a letter to the Zoning Administrator at time, explaining his situation. Ultimately, the permits to demolish the structure (BPA Nos. 9725505 & 9817781) were approved by DBI in 2001, but were never issued, and subsequently cancelled in 2007. The original new construction permit (BPA No. 9725506S) was cancelled by the previous owner in 1998.

More recently, the project site was purchased by the current owner on April 18, 2012, with the intent to develop the property. Considering the site history and the fact that the building was demolished many years ago (more than 14 years) by the previous owner, the Planning Department concluded that it would be best for a new demolition permit (BPA No. 2012.08.10.7053) to document the work be filed along with the new construction permit (BPA No. 2012.08.10.7050).

The proposed project was reviewed by the Residential Design Team (RDT) and was found to not comply with the Residential Design Guidelines, but the Project Sponsor declined to alter the proposal in the manner requested by the Department in accordance with the RDT review. As a result, the Department is bringing the project before the Commission as a Staff Initiated Discretionary Review.

## **SITE DESCRIPTION AND PRESENT USE**

The project site is located on the east side of Laidley Street between Fairmount and Miguel Streets, and is a vacant rectangular lot that has a downward slope to the rear and a lateral up slope to the south. The subject lot measures 25 feet wide by approximately 77.62 feet deep, and with approximately 1,938 square-feet of lot area.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The adjacent lot to the north (201 Laidley) is developed with a two-story over basement level, single-family dwelling. The adjacent lot to the south (235 Laidley) is developed with a three-story over basement level, single-family dwelling. Both adjacent buildings contain a rear deck and staircase structure. The neighborhood character of the subject block-face is predominately characterized by two-story, single-family dwellings. The opposite block-face of Laidley Street is located on an elevated street and is predominately characterized by three-story, single-family dwellings.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 15, 2013 – April 14, 2013	January 18, 2013	June 13, 2013	147 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 3, 2013	June 3, 2013	10 days
Mailed Notice	10 days	May 31, 2013	June 3, 2013	13 days

**PUBLIC COMMENT**

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

To date, the Department has not received any public correspondence regarding the project and is not aware of any public opposition to the project.

**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:**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

**Policy 1.1:**

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

**Policy 1.7:**

Encourage and support the construction of quality, new family housing.

*While the project does not propose affordable units, it would in-fill a vacant lot with a new single-family, dwelling unit. Additionally, the project also provides family-sized housing for the City by proposing a four-bedroom dwelling.*

### **SECTION 101.1 PRIORITY POLICIES**

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. On balance, the Project complies with these policies as follows:

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

*The project does not remove any neighborhood-serving uses as the project is a residential use within a residential zoned district.*

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

*The project does not remove any neighborhood-serving uses as the project is a residential use within a residential zoned district.*

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

*The project does not demolish any affordable housing units.*

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

*The proposed two-car garage and the size of the project should not impede MUNI service or overburden city streets.*

5. 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 does not affect industrial and service sectors as the project is located in a residential zoning district.*

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The project will be reviewed and constructed according to current Building Codes to address seismic safety issues.*

7. Landmarks and historic buildings be preserved.

*The subject property is not a historical resource or a landmark building.*

8. Parks and open space and their access to sunlight and vistas be protected from development.

*The project is not located adjacent to any parks or open space.*

## **DR REQUESTOR**

The Planning Department is bringing the proposed project to the Planning Commission as a Staff Initiated Discretionary Review. No outside Discretionary Review Application was filed during the 30-day Section 311 notification period.

## **PROJECT SPONSORS' RESPONSE**

The project sponsor believes that incorporating all of the RDT's requests would result in a home that is not conducive to family living, because reducing the depth of the top floor containing the master bedroom would mean relocating the children's bedrooms on separate floor. Additionally, the project sponsor believes that the proposed design already creates setbacks that meet the intent of the Residential Design Guidelines in regards to overall building massing and mid-block open space. As result, the project sponsor finds that the additional setbacks requested by the RDT are unjustified.

## **PROJECT ANALYSIS**

As mentioned earlier, the Department is bringing the proposed project to the Commission as a Staff Initiated DR because the Residential Design Team (RDT) reviewed the proposed project and found that it does not comply with the Residential Design Guidelines. On October 10, 2012, the RDT reviewed the proposed project and originally required that the project be modified in the following manner:

1. Reduce the ceiling height to 10'-0" maximum for the top two floors so the overall building height is reduced by a minimum of 2'-0".
2. Set back the top floor 10'-0" from the front building wall and reduce the garage opening to a maximum of 10'-0".
3. At the rear, reduce the depth of the top floor to the average of the two adjacent rear building walls, and reduce the depth of the second and third floors by 7'-0" and provide 5'-0" side setbacks.

The project sponsor declined in making the RDT's requested modifications which led to the project being reviewed by the Director of Current Planning on October 29, 2012, who concurred with the RDT's requested modifications. After the review by the Director of Current Planning, the project sponsor revised the proposal in an attempt to address the Department's concerns by reducing the overall height of the proposed building by 5'-0", but did not propose any revisions at the rear of the building. The revised drawings and renderings were reviewed by RDT on November, 29, 2012, to which the RDT supported the proposed location of the top floor at the front due to the revised building's decrease in height. However, the RDT still maintained their previous comments for the project sponsor to reduce the building depth and providing side setbacks at the rear of the building. As a result, the project sponsor decided to pursue the original proposal, with the exception of reducing the garage door opening to a width of 10'-0", as a Staff Initiated Discretionary Review.

## **ENVIRONMENTAL REVIEW**

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class Three – New Construction, Up to three (3)

single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.)

## RESIDENTIAL DESIGN TEAM REVIEW

The modifications listed above under Project Analysis were required by the Residential Design Team (RDT).

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as the RDT has determined that the project does not comply with the Residential Design Guidelines.

## BASIS FOR RECOMMENDATION

- The project does not comply with the Residential Design Guidelines.

<b>RECOMMENDATION:</b> Do not take DR and Approve the Demolition and take DR and Approve the New Construction with Modifications
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## DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

### Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

#### *Project Does Not Meets Criteria*

*The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317.*

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

#### *Criteria Not Applicable to Project*

*The subject property is a vacant lot.*

## DEMOLITION CRITERIA

### Existing Building

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

#### *Project Meets Criteria*

*A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.*

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

***Criteria Not Applicable to Project***

*The subject property is a vacant lot.*

3. Whether the property is a "historical resource" under CEQA;

***Criteria Not Applicable to Project***

*The subject property is a vacant lot.*

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

***Criteria Not Applicable to Project***

*The subject property is not a historical resource.*

***Rental Protection***

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

***Criteria Not Applicable to Project***

*The subject property is a vacant lot and thus not rental housing.*

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

***Project Meets Criteria***

*The subject property is a vacant lot and thus does not remove rental units subject to the Rent Stabilization and Arbitration Ordinance.*

***Priority Policies***

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

***Criteria Not Applicable to Project***

*The subject property is a vacant lot and thus does not affect existing housing.*

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

***Project Does Not Meet Criteria***

*The Project would not conserve the neighborhood character because the proposed building is not compatible with the Department's Residential Design Guidelines with regards to its massing and building depth as it relates with the dwellings on the subject block face.*

9. Whether the Project protects the relative affordability of existing housing;

***Criteria Not Applicable to Project***

*The subject property is a vacant lot, and therefore does not affect the affordable of existing housing.*

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

***Project Does Not Meet Criteria***

*The Project does not include any permanently affordable units, as the project does not trigger Section 415 review.*

***Replacement Structure***

11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

***Project Meets Criteria***

*The Project will result in the construction of single-family dwelling on a vacant lot located within an established residential neighborhood.*

12. Whether the Project creates quality, new family housing;

***Project Meets Criteria***

*The Project will create a single-family dwelling containing three-bedrooms and three and a half bathrooms. The floor plans reflect such new quality, family housing.*

13. Whether the Project creates new supportive housing;

***Project Does Not Meet Criteria***

*The Project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.*

14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

***Project Does Not Meet Criteria***

*The Project is not in scale with the surrounding neighborhood.*

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

***Project Meets Criteria***

*The Project increases the number of existing dwelling units on the site from zero to one.*

16. Whether the Project increases the number of on-site bedrooms.

***Project Meets Criteria***

*The Project increases the number of existing bedrooms on the site from zero to four.*



## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

**Comments:** Buildings on the subject block face are predominately defined by two-story, single-family dwellings.

### SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
<b>Topography (page 11)</b>			
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		
<b>Front Setback (pages 12 - 15)</b>			
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		
<b>Side Spacing (page 15)</b>			
Does the building respect the existing pattern of side spacing?		X	
<b>Rear Yard (pages 16 - 17)</b>			
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	
<b>Views (page 18)</b>			
Does the project protect major public views from public spaces?			X
<b>Special Building Locations (pages 19 - 21)</b>			
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

**Comments:** The Department determined that the proposed building would negatively affect the adjacent neighbors, because the proposed building extends approximately, 10'-0" and 22'-0" beyond the closest rear wall of the northern and southern adjacent neighbors, respectively. As proposed, the building's top floor is setback is 7'-0" from the rear building wall, and at the third floor has 5'-0" and 2'-0" side setbacks from the northern and southern side property lines, respectively. However, to adequately minimize the building's impact on light and privacy to the adjacent properties the RDT requested the project sponsor to reduce the depth of the top floor to the average of the two adjacent rear

building walls, and to reduce the depth of the second and third floors by 7'-0" while providing 5'-0" side setbacks on these two floors.

**BUILDING SCALE AND FORM (PAGES 23 - 30)**

QUESTION	YES	NO	N/A
<b>Building Scale (pages 23 - 27)</b>			
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	
<b>Building Form (pages 28 - 30)</b>			
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

**Comments:** Buildings on the subject block face are predominately two-stories in character. The adjacent building to the north is two-stories and the adjacent building to the south is three-stories. From the block face the proposed building is three-stories and approximately 7'-6" taller than the adjacent three-story building to the south. Additionally, the proposed building's top floor is setback approximately 5'-0" from the front building wall. However, the Department still determined that the proposed building's overall height and scale is not compatible with the existing building scale at the street, due to the noticeable difference in height between proposed and adjacent buildings, and insufficient front setback at the top floor. The Department finds that the height and scale of the proposed dwelling would be appropriate if the top floor was setback at least 10'-0" from the front building wall and overall building height is reduce by a minimum of 2'-0, which can be achieved by reducing the ceiling height to a 10'-0" maximum at the top two floors.

**ARCHITECTURAL FEATURES (PAGES 31 - 41)**

QUESTION	YES	NO	N/A
<b>Building Entrances (pages 31 - 33)</b>			
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		
<b>Bay Windows (page 34)</b>			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
<b>Garages (pages 34 - 37)</b>			

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		
<b>Rooftop Architectural Features (pages 38 - 41)</b>			
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 on light to adjacent buildings?			X

**Comments:** The location of the proposed building entrance is compatible with the existing mixed pattern of building entrances on the subject block face. The proposed garage entrance is approximately minimized to 10'-0" in width and is recessed from the front building wall.

**BUILDING DETAILS (PAGES 43 - 48)**

QUESTION	YES	NO	N/A
<b>Architectural Details (pages 43 - 44)</b>			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
<b>Windows (pages 44 - 46)</b>			
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		
<b>Exterior Materials (pages 47 - 48)</b>			
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		

**Comments:** The proposed exterior material' finish, quality, and details are compatible with the existing mix of exterior materials found on buildings in this neighborhood.

**Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Demolition History Documentation submitted by Project Sponsor

Section 311 Notice

DR Application

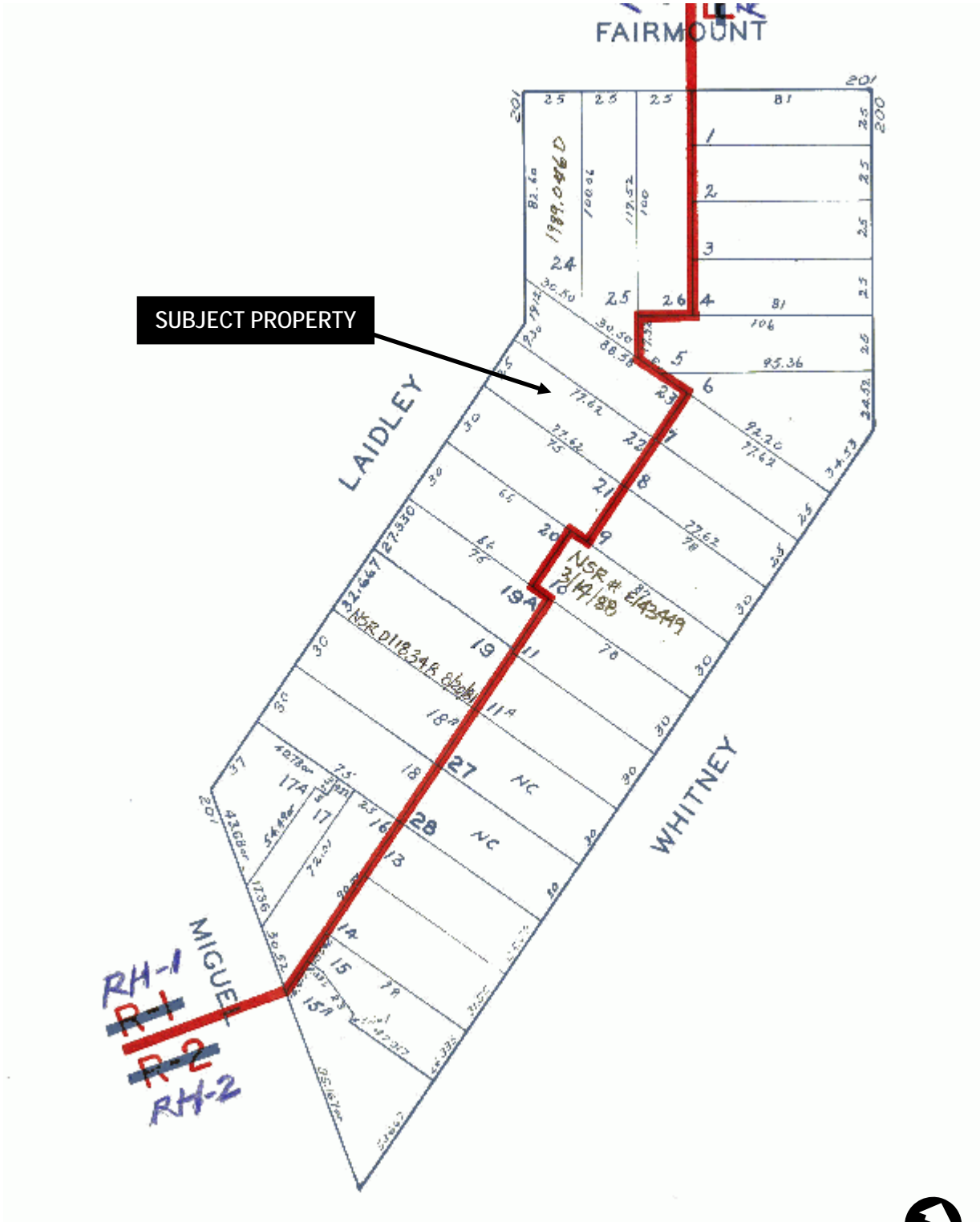
Residential Pipeline: Entitled Housing Units 2007- Q1 of 2012

Project Sponsor submittal dated May 30, 2013

Reduced Plans

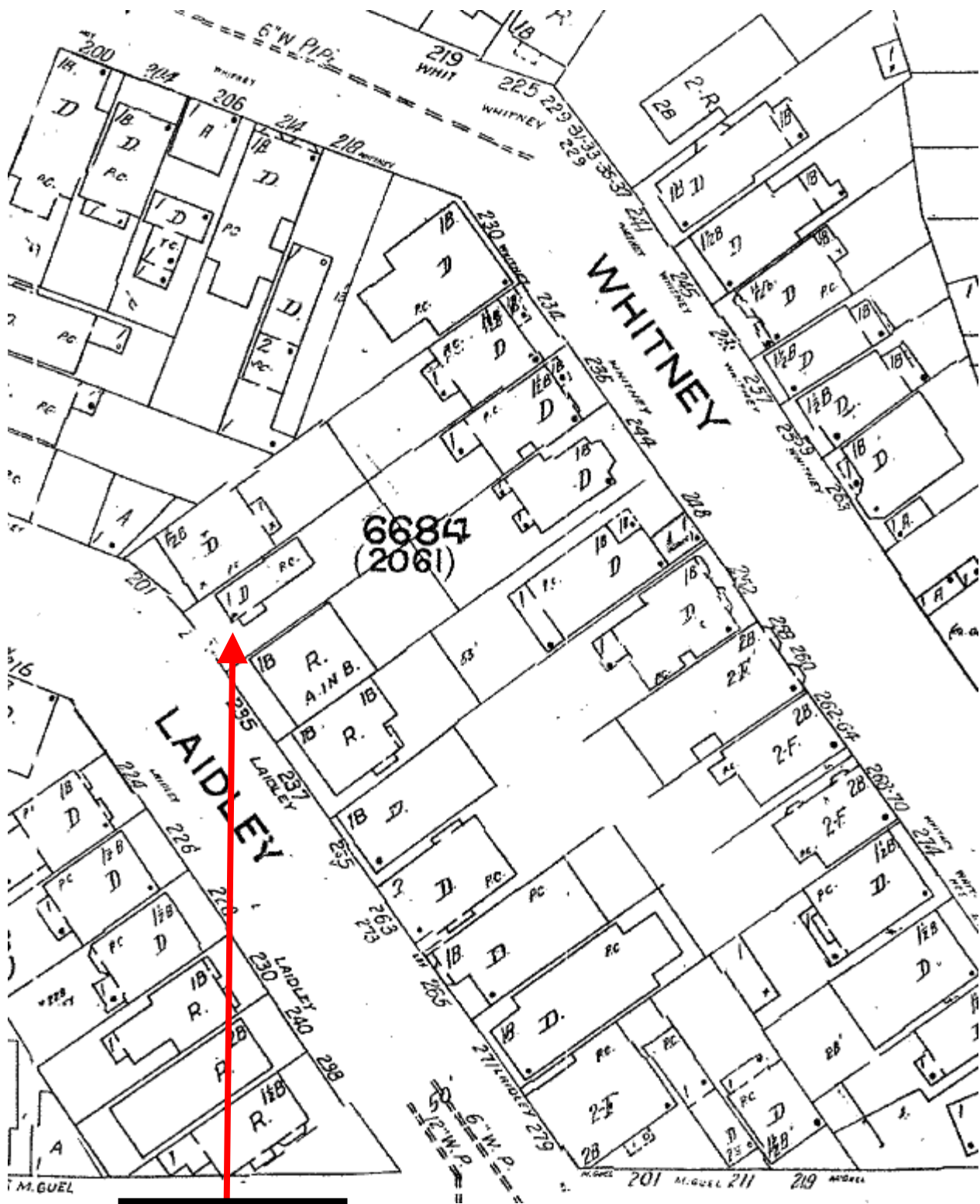
*ACP: G:\Documents\DRs\233 Laidley Street\233 Laidley Street - 2013.0072D - DR - Full Analysis.doc*

# Parcel Map



Staff Initiated Discretionary Review Hearing  
 Case Number 2013.0072 D  
 233 Laidley Street

# Sanborn Map



**SUBJECT PROPERTY**

Staff Initiated Discretionary Review Hearing  
Case Number 2013.0072 D  
233 Laidley Street

# Aerial Photo view looking East



**SUBJECT PROPERTY**

Staff Initiated Discretionary Review Hearing  
Case Number 2013.0072 D  
233 Laidley Street

# Aerial Photo view looking East



Staff Initiated Discretionary Review Hearing  
Case Number 2013.0072 D  
233 Laidley Street

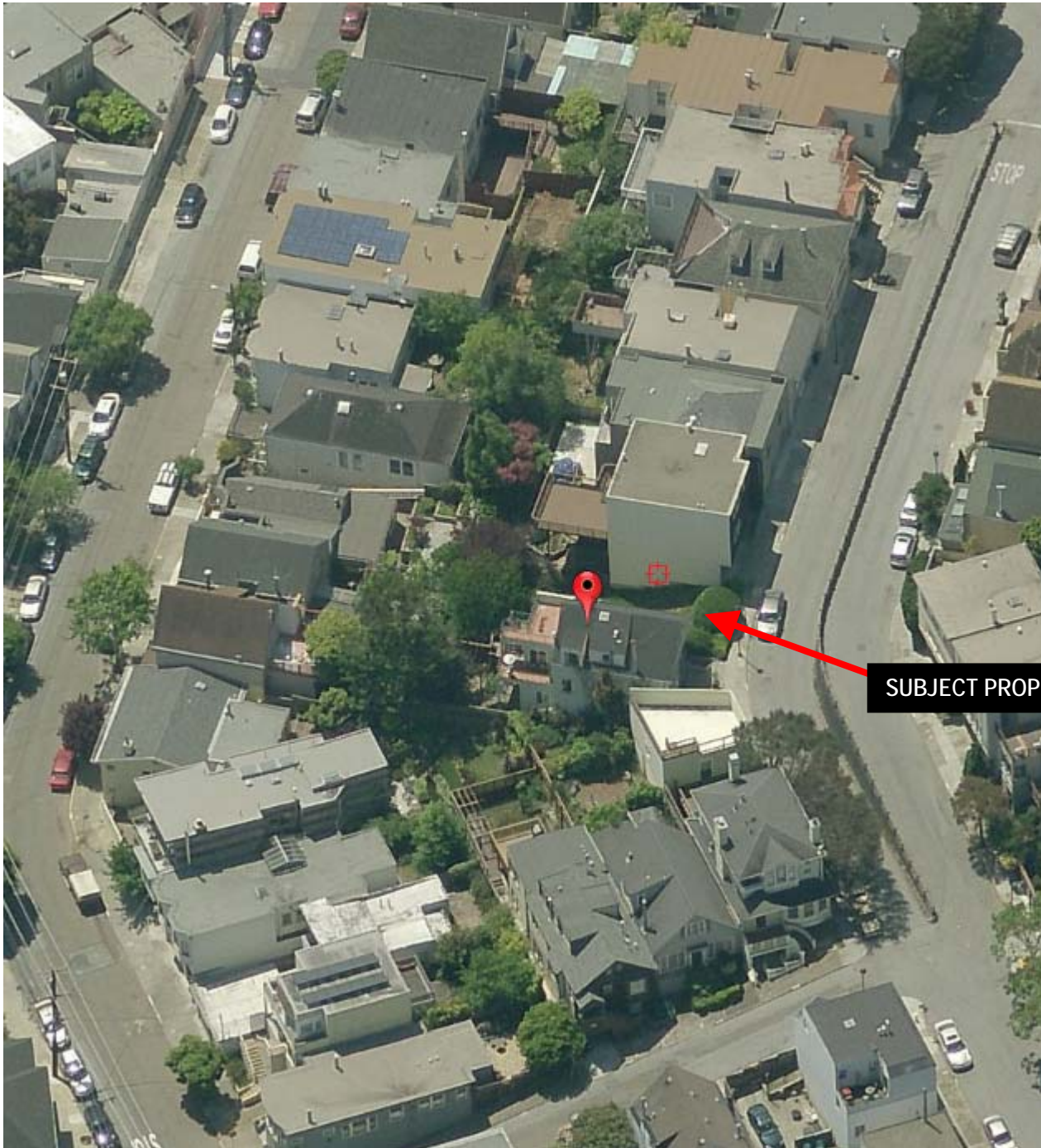


# Aerial Photo view looking North



Staff Initiated Discretionary Review Hearing  
Case Number 2013.0072 D  
233 Laidley Street

# Aerial Photo view looking South



Staff Initiated Discretionary Review Hearing  
Case Number 2013.0072 D  
233 Laidley Street

# Zoning Map



Staff Initiated Discretionary Review Hearing  
Case Number 2013.0072 D  
233 Laidley Street

# Google Streetview Photo Image Date – March 2011



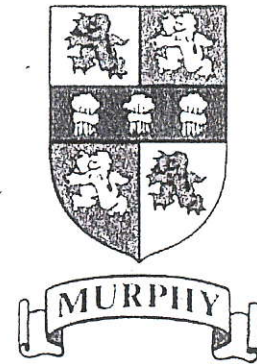
**SUBJECT PROPERTY**

Staff Initiated Discretionary Review Hearing  
Case Number 2013.0072 D  
233 Laidley Street





Murphy General Contracting  
 Anthony Murphy, Lisc. # 721472  
 Ph: 415-468 6077



Bid Proposal prepared for: Jeff Splitgerber

Project Address: 233 Laidley St, San Francisco.

Project Description: Renovation of existing structure

Item	Description	Material and Labor Cost
Demolition	Removal of all rotten timber framing and general clean up.	1800.00
Foundation	Remove existing wooden sills and replace with a new concrete footing.	8000.00
Electrical	Demo existing and install new service.	5000.00
Plumbing	Install new service for a kitchen and bath.	14500.00
Walls	Interior only.	1600.00
Roof	Installation of new plywood and composition shingles (25 year).	4000.00
Siding	New siding installed.	4200.00
Trim	New windows and doors.	6000.00

Fixtures

Flooring, cabinets, hardware...etc..

6500.00

Total

51600.00

The existing square footage is 430 sq. ft. The standard square foot cost for new construction is \$80.00.

Total = \$34,400.00.

The ratio of renovation to new is \$51600/\$34400  
This is more than 50% of replacement cost.  
For this reason we are in favor of the demolition of this structure.



william m. Abend a.i.a. architect

1300 monterey boulevard san francisco, ca 94127 415 333 5595

374 - 10 AVENUE

THIS ANALYSIS OF THE COST TO REPAIR THE REFERENCED STRUCTURE HAS BEEN STRICTLY LIMITED TO CODE REQUIRED, OR "PHYSICAL CONDITION" REQUIRED, REPAIR ITEMS. NO IMPROVEMENTS HAVE BEEN INCLUDED.

### GENERAL

THE PROPERTY CONSISTS OF A TWO STORY HOUSE OVER A STORAGE LEVEL. THE HOUSE HAS HAD EXTENSIVE RAIN WATER DAMAGE AND LONG TERM PHYSICAL ABUSE. THE KITCHEN IS VIRTUALLY NON-EXISTENT WITH THE CABINETS BEYOND REPAIR, THE APPLIANCES NOT USABLE AND THE WALLS AND FLOOR COVERING REQUIRING FULL REPLACEMENT. BOTH BATHROOMS HAVE BROKEN OR MISSING FIXTURES AND ARE IN THE SAME CONDITION AS THE KITCHEN. ALL INTERIOR WALLS, CEILINGS, FLOORS, DOORS AS WELL AS THE ROOF, EXTERIOR WALLS, DOORS AND WINDOWS ARE IN A SIMILAR DETERIORATED STATE.

### EXISTING CONDITIONS

ALL THE INTERIOR WALLS AND CEILINGS NEED RESURFACING, THE FLOORS NEED REFINISHING OR RECOVERING, THE DOORS AND WINDOWS NEED REPLACING AND ALL WOOD TRIM NEEDS WORK. THE KITCHEN AND BOTH BATHROOMS MUST BE REPLACED. A NEW ROOF IS REQUIRED. EXTERIOR WALLS NEED REPAIR. THE HEATING SYSTEM NEEDS REPLACEMENT, AND THE ELECTRICAL AND PLUMBING SYSTEMS NEED EXTENSIVE WORK. THE LARGE AMOUNT OF DEBRIS IN, UNDER AND BEHIND THE HOUSE MUST ALL BE REMOVED.

### ESTIMATED COST TO REPAIR

THE ESTIMATED COST TO REPAIR THE PROPERTY IS \$200,811. SEE THE ATTACHED ESTIMATE BY SCHIKORE CONSTRUCTION INC.

BASED UPON A TOTAL LIVING SPACE OF 1,637 SQUARE FEET, THE COST TO REPAIR WOULD BE APPROXIMATELY ~~\$122.67~~ PER SQUARE FOOT.

*73.28*

william m. Abend a.i.a. architect  
1300 monterey boulevard san francisco, ca 94127 415.333.5595

RUDOLFO PADA, SENIOR HOUSING INSPCTOR

PAGE 2

ATTACHED IS A COST BREAKDOWN FROM SCHIKORE CONSTRUCTION, INC.  
AS STATED IN THE ANALYSIS, THE WORK IS LIMITED TO REPAIR  
AND TO CODE REQUIRED ITEMS.

TOTAL COST TO REPAIR

119,954  
~~\$200,811~~

THE COST TO REPAIR EXCEEDS THE VALUE OF THE BUILDING, AND  
WE THEREFORE REQUEST THAT THE DEMOLITION BE APPROVED.

THANK YOU.

SINCERELY,

*Sam*  
WILLIAM M. ABEND, AIA

ENCLS.



william m. Abend a.i.a. architect  
1300 monterey boulevard san francisco. ca 94127 415 333 5595

20 JAN 98

RUDOLFO PADA  
SENIOR HOUSING INSPECTOR  
HOUSING INSPECTION SERVICES, DBI  
1660 MISSION STREET, 6TH FLOOR  
SAN FRANCISCO, CA 94103-2414

PROJECT REFERENCE :  
374 - 10TH AVENUE

DEAR MR. PADA :

IN ACCORDANCE WITH DBI "PROCEDURE FOR DETERMINING UNSOUND STRUCTURE" WE ARE HEREWITH SUBMITTING THE DATA REQUIRED TO VERIFY THAT THE EXISTING STRUCTURE AT THE REFERENCED LOCATION IS "UN SOUND" AND SHOULD BE DEMOLISHED.

FOR YOUR REFERENCE, THE PERMIT APPLICATIONS ARE :

DEMOLITION : # 9721730

BUILDING : # 9721729

THE EXISTING STRUCTURE IS A VACANT, BADLY DETERIORATED HOUSE WITH A FIRST AND SECOND LEVEL FOR LIVING AND LOWER LEVEL BASEMENT WITH A LESS THAN USUABLE CEILING HEIGHT. PLEASE SEE THE ATTACHED ANALYSIS FOR A DETAILED DESCRIPTION OF THE EXISTING CONDITIONS. USING THE 1 JUL 97 DBI COST SCHEDULE ( BUILDING VALUATION DATA ) FOR R3 / 5N CONSTRUCTION, THE REPLACEMENT VALUE OF THE EXISTING IS :

LOWER LEVEL	:	0 S.F. @ \$32.43	\$	0
FIRST LEVEL	:	955 S.F. @ \$74.71		71,348
SECOND LEVEL	:	682 S.F. @ \$74.71		50,952

TOTAL VALUE OF STRUCTURE \$ 122,300

01/21/98

Field Inspection

01/21/98

$$\frac{119,254}{122,300} \times 100 = 98\% \approx 77.50\%$$

o o Unsound Structure - O.K. to Demolish.

# JSM, INC

May 4, 1998.

Mr. Willy Yau  
Department of Building Inspection  
City & County of San Francisco  
1660 Mission Street, 2<sup>nd</sup> Floor  
San Francisco, CA 94103

RE: 233 Laidley Street, San Francisco 94131

Dear Mr. Yau:

The purpose of this letter is to notify you and the Department of Building Inspection that Mr. Anthony Murphy, Murphy Construction, 2072 Grove St., San Francisco, CA, Telephone (415) 468-6077, Lic #721472, is acting as my agent in connection with the Demolition of 233 Laidley St, San Francisco, Ca.

Sincerely,



Jeff Splitgerber  
JSM, INC



## DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

August 27, 1998

RE: Demolition Permit No:  
233 Laidley Street  
Block: 6684 Lot: 022

JEREMY - PLEASE CALL  
ME TO DISCUSS THIS.  
THANKS.  
JEFF SPLITGERBER  
824-2573

Mr. Robert W. Passmore  
Zoning Administrator  
1660 Mission Street  
San Francisco, CA 94103

Dear Mr. Passmore:

We have inspected subject property and reviewed the estimate of cost submitted by Murphy General Contracting. After re-evaluating the data provided in the August 27, 1998 letter, we have determined that the cost to rebuild does in fact exceed fifty percent.

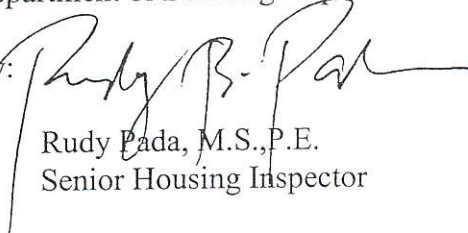
Accordingly, it is our determined per Section 511 (A)(4) of the Planning Code, that the structure should be classified as an unsound structure as defined under section 503(h) of the Planning Code.

If there are further questions, please contact me at (415) 558-6211.

Very truly yours,

Frank Y. Chiu, C.B.O.  
Director  
Department of Building Inspection

By:

  
Rudy Pada, M.S., P.E.  
Senior Housing Inspector

cc: Frank Y. Chiu  
William Wong  
HIS-File

Murphy Construction  
2072 Grove Street  
San Francisco, CA 94117  
(P:\demo)



# PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

## NOTICE OF PLANNING DEPARTMENT REQUIREMENTS

September 29, 1998

Mr. Jeff Splitgerber  
235 Laidley Street  
San Francisco, CA 94131

**RE: 233 Laidley Street (Address of Permit Work)**  
**9817781 (Building Permit Application)**

The Planning Department has received your permit application for review. Your application is being held because the following information is required before it is accepted as complete or may be considered code complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

Please note that the Zoning Administrator, Robert Passmore, review the referenced application, and the attached letter from the Building Inspection Department dated August 27, 1998, and determined that since this Building Inspection Department only found the structure to be "unsound" and not an imminent safety hazard, the requires that you provide/ process one of the following:

- (1) Building Plans for construction of a replacement building; **OR**
  - (2) Obtain and provide approval to merge your two lots (233 and 235 Laidley Street). Contact the Maps & Surveys Section of the Public Works Department, at 875 Stevenson Street, Room 460; at telephone number 554-5810; to file an application for a lot merge, if you have not already done so. Be sure to inform this department that they should route the application to Planner Edy Zwierzycki (558-6263) when they are ready to send applicable materials to the Planning Department.
- The applicant must provide the requested information indicated in the boxes above within sixty (60) days. The application will be sent back to the Bureau of Building Inspection for cancellation or administrative proceedings if the applicant does not comply with this notice.

Please direct any questions concerning this notice to **Edy Zwierzycki** at **558-6263**. Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your permit application.

ELZ:glp\p5  
Enclosures

235 Laidley Street  
San Francisco, CA 94131

October 3, 1998

Mr. Robert Passmore  
Zoning Administrator  
Planning Department  
City & County of San Francisco  
1660 Mission Street  
San Francisco, CA

RE: 233 Laidley Street, San Francisco 94131  
Building Demolition Application #9817781

Dear Mr. Passmore:

I am writing to you in the hope that you can assist me in resolving a situation that I have experienced recently with the Planning Department.

I live at 235 Laidley Street, San Francisco, CA. Next door to my home is 233 Laidley Street, which is the subject problem. In February of this year, we were successful in purchasing 233 Laidley St from a developer who had just purchased the property and filed an application to construct a large new single-family dwelling that would have an extreme negative impact on our home at 235 Laidley St. Our purchase followed months of intense negotiations, but we were finally successful and our entire neighborhood was pleased with the outcome.

I tried to obtain liability insurance on 233 Laidley, which consisted of an old approximate 430 sq. ft structure. No one had lived in the structure for about 40 years and it was in a state of crumbling disrepair. In fact, part of the rear had already collapsed. My insurance company would not give me liability insurance on the property for obvious reasons. They wanted the structure demolished prior to giving me the insurance.

I hired Mr. Jeremy Kotas as my architect to assist me with this demolition project as I had no experience in such matters and wanted everything done correctly from the start. A representative from his office met with me and Mr. Rudy Pada, a senior Building Inspector (6<sup>th</sup> floor at 1660 Mission), at 233 Laidley to finalize what was needed to gain approval for immediate demolition. We were told by Mr. Pada to submit a report verifying a "Substandard Structure", pursuant to Section 511, Planning Code.

I was faxed a PROCEDURE FOR DETERMINING SUBSTANDARD STRUCTUE dated May 1990 by Mr. Richard Young (tel 558-6033) to follow and everything seemed pretty straightforward. My contractor, Murphy General Contracting completed this report, and along with a recommendation for demolition, the package was submitted to Mr. Pada. At that time, during a face-to-face meeting with Mr. Pada, my contractor erroneously thought he had been given verbal approval to demolish the property. After obtaining a negative asbestos report from ARS, Inc, the demolition was completed in early June, 1998.

When I requested the final paperwork from my contractor, I was made aware that he had not obtained a Permit for Demolition. I asked him to straighten out the situation. He had taken the required pictures of the property and submitted them along with his estimates for fixing the old structure, which exceeded 50% of replacement costs. Mr. Pada issued a letter to you dated August 27, 1998, classifying 233 Laidley as an unsound structure.

On September 4<sup>th</sup>, in an attempt to clean up the file on this property, I filed an Application for Demolition Permit (even though the demolition was already completed). I was advised to do this by Mr. David Serrano-Sewell and Mr. Rudy Pada.

Now here is the situation that upsets me. I just received a letter from your Planning Department dated September 29, 1998, indicating that you reviewed the referenced application and the letter from the Building Inspection Department and determined that since the Building Inspection Department only found the structure to be "unsound" and not an imminent safety hazard, that I must now do one of the following:

1. File Building Plans for a replacement building; OR
2. Merge the two lots (233 & 235 Laidley Street)

I have 60 days to do one of the above or the application will be returned to the Bureau of Building Inspection for cancellation or administrative proceedings. When I contacted the planner mentioned in the September 29<sup>th</sup> letter, Edy Zwierzycki, she informed me that only you could act on it since it was you who made the determination. I also called your secretary, Agnes Lau, and informed her of the problem. As of the time of writing of this letter I have not heard back from her or anyone else from Planning.

I have no plans or desire to build on this lot. In fact, the reason I purchased the lot was to prevent the construction of a large house. Secondly, I do not want to merge the lots. I just want to clean up the file on this property and leave the lot alone. I do not understand why I must either build a new house or merge the lots as outlined in your letter.

Mr. Passmore, I have tried to do the right thing in this whole process. I have acted in a timely manner regarding all the things I was advised to do. I am now so frustrated that I must ask for your personal involvement in the resolution of this situation. Please meet with me as soon as possible so that we can work out a mutually acceptable closure to all parties. I will make myself available to come to you whenever is convenient for you.

Thank you,

Jeff Splitgerber  
Tel (415) 824-2573



Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1.  Addressee's Address
- 2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

ROBERT PASSMORE  
ZONING ADMINISTRATOR  
PLANNING DEPT  
CITY & COUNTY OF SF  
1660 MISSION ST  
SAN FRANCISCO CA 94103

4a. Article Number

E 382 566 250

4b. Service Type

- Registered  Certified
- Express Mail  Insured
- Return Receipt for Merchandise  COD

7. Date of Delivery

10-5-97

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

8. Addressee's Address (Only if requested and fee is paid)

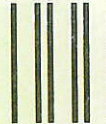
PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Print your name, address, and ZIP Code in this box •

JEFFREY L SPLITGERBER  
235 CADLEY ST  
SAN FRANCISCO CA 94131



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 10, 2012**, the Applicant named below filed Building Permit Application Nos. **2012.08.10.7050** (New Construction) and **2012.08.10.7053** (Demolition) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>Michael Hennessey</b>	Project Address:	<b>233 Laidley Street</b>
Address:	<b>161 Natoma Street</b>	Cross Streets:	<b>Miguel &amp; Fairmount Streets</b>
City, State:	<b>San Francisco, CA 94105</b>	Assessor's Block /Lot No.:	<b>6684/022</b>
Telephone:	<b>(415) 512-1559</b>	Zoning Districts:	<b>RH-1 (D)/ 40-X</b>

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)
		<input type="checkbox"/> ALTERATION
		<input type="checkbox"/> FACADE ALTERATION(S)
		<input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	ORIGINAL CONDITION	PROPOSED CONDITION
FRONT SETBACK .....	N/A .....	±9 feet
BUILDING DEPTH.....	N/A .....	±49 feet
REAR YARD .....	N/A .....	±19 feet, 6 inches
HEIGHT OF BUILDING .....	N/A .....	±34 feet, 6 inches
NUMBER OF STORIES .....	N/A .....	3 over basement
NUMBER OF DWELLING UNITS .....	N/A .....	1
NUMBER OF OFF-STREET PARKING SPACES .....	N/A .....	At least 1

### PROJECT DESCRIPTION

The proposal is to construct a new single-family dwelling on a vacant, down sloping lot. Additionally, the proposal will be heard before the Planning Commission under a Staff Initiated Mandatory Discretionary Review (Case No. 2013 .0072D). Any interested party with concerns about the project has the opportunity to file a separate Discretionary Review application before the 30-day expiration date of this notice. Notification for the related Staff-Initiated Discretionary Review case shall be issued at a later date under a separate notice for Case No. **2013.0072D**.

If you wish to review the permit application, or you require additional information regarding this application, please call the Project Planner at the number listed below. Please see attached plans.

PLANNER'S NAME: **Adrian C. Putra**

PHONE NUMBER: **(415) 575-9079**

EMAIL: **adrian.putra@sfgov.org**

DATE OF THIS NOTICE: **3/15/13**

EXPIRATION DATE: **4/14/13**

# NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at [www.sfplanning.org](http://www.sfplanning.org)). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org) or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

## BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at (415) 575-6880.

CASE NUMBER:  
For Staff Use Only

13.0072 D

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Staff-Initiated DR		
DR APPLICANT'S ADDRESS: SF Planning Dept.	ZIP CODE:	TELEPHONE: ( )

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Jeff Nussbaum		
ADDRESS: 2570 Vallejo Street, San Francisco, CA	ZIP CODE: 94123	TELEPHONE: (415 ) 777-2220

CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Michael Hennessey - Architect		
ADDRESS: 161 Natoma Street, San Francisco, CA	ZIP CODE: 94105	TELEPHONE: (415 ) 512-1559
E-MAIL ADDRESS: michael@hennesseyarchitect.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 233 Laidley Street	ZIP CODE: 94131
CROSS STREETS: Between Fairmount & Miguel	

ASSESSORS BLOCK/LOT: 6684 /022	LOT DIMENSIONS: 25.0' x 77.62'	LOT AREA (SQ FT): 1,941 sqft.	ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT: 40-X
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## 3. Project Description

Please check all that apply

Change of Use  Change of Hours  New Construction  Alterations  Demolition  Other Additions to Building: Rear  Front  Height  Side Yard 

Vacant Lot

Present or Previous Use:

Proposed Use: Single-Family Residence

Building Permit Application No. 201208107050

Date Filed: 08/21/12

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.  
See attached document.

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13,0072 0

# Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

N/A - See attached document.

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2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

N/A - See attached document.

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3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

N/A - See attached document.

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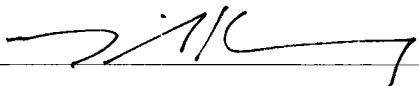
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# Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 01.02.13

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

Michael Hennessey - Architect, Authorized Agent  
Owner / Authorized Agent (circle one)

CASE NUMBER:  
For Staff Use Only

13.0072 U

# Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



January 18th, 2013

San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: DR Application - 233 Laidley Street**

(Block 6684 / Lot 022 - Permit# 2012.08.10.7050 & 2012.08.10.7053)

SF Planning Department -

The proposed project is a ground-up, single-family residence on a sub-standard vacant lot. After going through the proper procedures of an Over-The-Counter Review, a Project Review Meeting with SF Planning Staff, and multiple Neighborhood Outreach Meetings, we submitted a design for our Site Permit Application that was consistent with these initial meetings and feedback. We subsequently received a letter from the Residential Design Team requesting significant setbacks at the front, sides, and rear of the proposed building, in addition to a reduction in the overall height of the building. Unfortunately, incorporating all of these requests would result in a home that is not conducive to family living, as, among other things, children's bedrooms will need to be located on separate floors from the master bedroom floor. After attempts on our part to propose alternate compromises with regard to the overall massing of the building, we are confronted with a RDT that is not willing to achieve a compromise resolution. Therefore, we are told that a staff-initiated DR is required to solve this dispute.

The issues that we are looking to resolve are based on the following RDT comments:

*"Please reduce the ceiling height to 10-feet maximum for the top two floors so the overall building height is reduced by a minimum of 2 feet.*

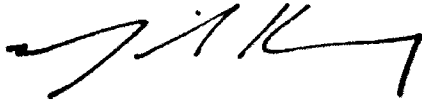
*Please setback the top floor 10 feet from the front building wall and reduce the garage opening to a maximum of 10 feet.*

*At the rear, please reduce the depth of the top floor to average of the two adjacent rear building walls. Please reduce the depth of the second and third floors by 7-feet and provide 5-foot side setbacks."*

The proposed design already creates setbacks that meet the intent of the Residential Design Guidelines in regards to overall building massing and mid-block open space. Therefore, these comments in regards to additional setbacks appears unjustified. Since we have no recourse to discuss this conflict directly with the RDT, we are forced to proceed with the time-consuming and cost-consuming process of a staff-initiated DR.

Thank you for your time and attention to this matter.

Best Regards -



Michael Hennessey  
AIA, LEED-AP

Cc:



# SAN FRANCISCO PLANNING DEPARTMENT

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Residential Pipeline

### ENTITLED HOUSING UNITS 2007 TO Q1 2012

State law requires each city and county to adopt a Housing Element as a part of its general plan. The State Department of Housing and Community Development (HCD) determines a Regional Housing Need Allocation (RHNA) that the Housing Element must address. The need is the minimum number of housing units that a region must plan for in each RHNA period.

This table represents all development projects adding residential units that have been entitled since January 2007. The total number of entitled units is tracked by the San Francisco Planning Department, and is updated quarterly in coordination with the Pipeline Report. Subsidized housing units, including moderate and low income units, are tracked by the Mayor's Office of Housing, and are also updated quarterly.

2012 - QUARTER 1	RHNA Allocation 2007-2014	Units Entitled To Date	Percent Entitled
<b>Total Units Entitled<sup>1</sup></b>	<b>31,193</b>	<b>11,130</b>	<b>35.7%</b>
Above Moderate (> 120% AMI)	12,315	7,457	60.6%
Moderate Income (80-120% AMI)	6,754	360	5.3%
Low Income (< 80% AMI)	12,124	3,313	27.3%

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<sup>1</sup> Total does not include entitled major development projects such as Treasure Island,, Candlestick, and Park Merced. While entitled, these projects are not projected to be completed within the current RHNA reporting period (through June 2014).

# REUBEN, JUNIUS & ROSE, LLP

May 30, 2013

## By Hand Delivery

President Rodney Fong  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 233 Laidley Street – Brief in Opposition to Discretionary Review Request**  
**Our file: 7512.01**

Dear President Fong:

Our office represents Jeff Nussbaum and Andrew McHale (the “Project Owners”), owners of a currently-vacant property located at 233 Laidley Street (the “Property”). The Project Owners propose construction of a single family home at the Property (the “Project”). Two and a half stories would be visible from the front. Four stories would be visible from the rear. The Project is intended to be a high quality, highly-functional single family home that can accommodate two parents and at least two children.

The configuration of the lot has presented a significant design challenge. At 25 feet across, the lot is the narrowest in this row of Laidley Street lots. Thus great thought and care has been taken to create practical living spaces while making reasonable accommodations for the neighbors. Indeed, the Project Owners have made significant modifications to the Project as a result of neighborhood input and requests from Planning Department staff. Accordingly, as of the date of this letter, no neighborhood opposition to the Project exists. The adjacent neighbors are either in support or remain neutral.

Nevertheless, despite the Project Owners’ willingness to make significant modifications to the Project after two rounds of Planning Department review, Planning Department staff has initiated this discretionary review of the Project. Staff insists on further modifications to the Project that would significantly harm the goal of accommodating a family with two young children. In a nutshell, there is no disagreement about the rear setback for the first floor. Despite previous reductions that have been agreed to, the staff has requested that the second and third floors each be set back by seven additional feet; that the third floor also contain even larger side notches than those agreed to; and that the fourth floor be pushed back an additional 8 feet at the rear and 10 feet at the front. As discussed below, these demands would egregiously harm the layout of the home and destroy its ability to reasonably accommodate a family with two young children.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin  
Sheryl Reuben<sup>1</sup> | David Silverman | Thomas Tunny | Jay F. Drake | John Kevin  
Lindsay M. Petrone | Melinda A. Sarjapur | Kenda H. McIntosh | Jared Eigerman<sup>2,3</sup> | John McInerney III<sup>2</sup>

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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**A. Description of The Proposed Project**

The Project proposes a family-sized residence consistent with the neighborhood character and the Residential Design Guidelines (“RDG”). A full set of Project plans is attached as **Exhibit A**. Renderings of the Project are attached as **Exhibit B**.

The proposed fourth floor contains a master bedroom with bathroom, and two children’s bedrooms, allowing two young children to sleep on the same floor as their parents. To reduce impact on the neighbors, the fourth floor is proposed to be set back 7 feet at the rear of the home. (A fourth floor deck is provided on the roof of the third floor where this setback is provided.)

The third floor has living, kitchen and dining areas. Side “notches” are provided at the rear of the third floor to reduce the bulk on that level, also in consideration of the neighbors. The second floor contains a garage and a family room. There is also a small first floor consisting of a guest room.

**B. Neighborhood Outreach and Design Development**

Throughout the entitlement process, the Project Owners have striven to design a home that can comfortably support a family with young children, while satisfying the aesthetic and design considerations of the neighborhood and the RDG. The Project Owners sought out preliminary input from neighbors and Planning Department staff prior to filing a building permit application, and have agreed to significant Project modifications. This design development process has included the following:

- March 13, 2012: The Project Owners met with Planning Department staffer Kevin Brusatori at the Planning Information Counter. Mr. Brusatori recommended that a 7-foot setback be provided at the rear of the fourth floor, and that small side yard “notches” be provided at the rear two corners on the third floor. The Project Owners incorporated both elements into the Project.
- June 13, 2012: The Project Owners met with planners Delvin Washington and Adrian Putra at a project review meeting. Mr. Washington and Mr. Putra reviewed the drawings and made no recommendations to further reduce the overall building massing during this meeting.
- July 12, 2012: A pre-application meeting was held with interested neighbors. These neighbors expressed a desire that the Project keep the existing trees at the rear yard of the Property to maintain privacy and separation between the Project and the homes one block down the slope. The Project Owners agreed to keep the trees and also agreed not to install any exterior down lighting at the rear, to avoid any negative light impacts on those same neighbors.

After having modified the Project on two separate occasions, **incorporating every modification requested by the Planning Department staff and the neighborhood**, the Project Owners filed the building permit application on August 10, 2012. A first Notice of Planning Department Requirements was issued on September 24, 2012, requesting complete elevation drawings of the adjacent buildings, a longitudinal section drawing, and 3D images of the front and rear. The Project Owners provided these drawings to clarify the proposed design.

Then, on October 16, 2012, a second Notice of Planning Department Requirements was issued for the Project. In it, the Planning Department staff requested the following additional modifications to the Project:

- Reduction of the ceiling height to 10-feet maximum for the top two floors so the overall building height is reduced by a minimum of 2 feet;
- Set-back of the top floor 10 feet from the front building wall and reduction of the garage opening to a maximum of 10 feet;
- Reduction of the depth of the top floor to average the two adjacent building's rear walls (not including in the average a large rear deck of one of the neighbors); and
- Reduction of the depth of the second and third floors by 7 feet and the providing of 5-foot side setbacks.

In response to these further requests, the Project Owners scheduled another meeting with Mr. Washington and Mr. Putra. At the meeting, the Project Owners offered to reduce the height of the building by even more than the two feet requested. This was intended to further minimize the scale of the Project compared to the adjacent buildings while not requiring unnecessary further impingements. The Project Owners also voluntarily agreed to reduce the width of the garage entry from 12 feet to 10 feet. The planners stated that they did not believe that this height reduction was adequate, and continued to demand the modifications in the second Notice of Planning Department Requirements to allow for avoidance of a staff-initiated discretionary review.

**C. The Project is Appropriate and Consistent with the RDG**

With respect to the significant additional setbacks requested by Planning Department staff, incorporating these modifications would have a significantly negative impact on the proposed home. A set of plans illustrating how these further modifications would impact the Project is attached as **Exhibit C**. The requested setbacks would have significant practical consequences for the Project, which is already consistent with the RDG, and are unreasonable.

*(1) Practical Considerations*

As illustrated in Exhibit B, the requested front and rear setbacks would reduce the fourth floor to a roughly 25' x 25' box, which could only accommodate a reasonably-sized master bedroom and bathroom. This would require relocation of the two children's bedrooms to the second floor because the third floor is not available space. The demanded separation of the children's bedrooms by two floors from their parents' bedroom would result in a design that would not reasonably accommodate a two-children family.

Placing the children's bedrooms on the second floor would also put them on the same level as the garage. This would expose them to noise and potential odor, clearly not ideal for any bedroom, let alone children's bedrooms.

The proposed plan calls for a family room on the second floor. A family room is needed to permit another living space in addition to the kitchen, dining and living room on the third floor. If the fourth floor reduction is upheld, movement of the bedrooms to the second floor would also eliminate the proposed family room from the second floor, ending the ability to allow two separate places for communal activities.

As it is, the two proposed children's bedrooms on the fourth floor are modest in size, just 10' x 10'. The present plan allows the children to sleep near their parents. Moving the children's bedrooms two floors below would be unreasonable.

The requested rear and side setbacks would also seriously harm the Project. Due to the uniquely narrow width of the lot – 25 feet, the narrowest in this row of lots on Laidley Street – the home had to be configured with great thought and care. The living room, kitchen and dining room are located on one level in order to allow for all of the bedrooms to be located on one level; to accommodate a secondary family living area on a separate level; and to keep all of the main living areas close together – the first floor is being devoted to a guest room, as it is a small space and is far separated from the main floor of the home. The requested rear and side setbacks would needlessly cramp the third floor space, and push the three separate living areas closer together. This would defeat the entire purpose of an open concept floor plan, which is to have adequate spacing between living areas because there are no physical separations between them.

*(2) The Project is Consistent with the RDG*

The requested front, rear and side setbacks are also unnecessary as the Project currently fulfills the goals of the RDG.

The RDG related to front setbacks states "In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape." (RDG, page 12.) The RDG related to building scale at the street also states

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“Design the height and depth of the building to be compatible with the existing building scale at the street.” (RDG, page 23.) **The guidelines expressly recognize that a building larger than its neighbors can still be in scale and compatible with the smaller buildings in the area.**

The existing homes on the subject blockface are generally at or near the front property lines. This block of Laidley Street slopes upwards as it moves towards the south. The home adjacent to the north of the Property is shorter than the building adjacent to the south, and also has a gabled roof, further deemphasizing its height. The Project would provide a natural transition between these two buildings. Only two and a half stories of the Project are visible at Laidley Street. The second floor is setback 8 feet, 10 inches from the front property line and the third floor is setback 6 feet, 10 inches from the front property line, slightly more than the two adjacent buildings. The fourth floor is setback an additional 5 feet, for a total setback of 11 feet, 10 inches. Even though the height of the building at the fourth floor is 7 feet, 6 inches taller than the adjacent building to the south, the fourth floor set back makes for a height and mass at the street that provides a natural step up between the two adjacent buildings, with a height at about two-thirds up on the gabled roof to the north, and 4 feet, 6 inches shorter than the building to the south. The fourth floor is set back approximately 12 feet from Laidley Street, and therefore will not be the primary presence experienced by pedestrians at the street. **The RDG specifically recommend providing a setback at the highest story and eliminating the parapet in order to bring a taller building into scale with the surrounding buildings – and the Project does both.**

Also at the front, the Project will provide an entry door that is slightly held back from the face of the building, creating a varied front setback consistent with other buildings nearby. Instead of a flat, boxy building wall at the front, the Project sensitively provides setbacks and a varied entryway to fit in with the neighborhood.

The Project is also sensitively designed at its rear to have an appropriate scale at the mid-block open space. The RDG call for “Design[ing] the height and depth of the building to be compatible with the existing building scale at the mid-block open space.” (RDG, page 25.) They also specifically recommend setting back upper floors and providing notches at the rear of the building. (RDG, page 26.) Once again, the Project does both. The fourth floor is already proposed to be set back 7 feet from the rear of the building, and 7-foot-deep “notches” are already provided on either side of the projecting building on the third floor (5 feet wide on the north, 3 feet wide on the south). The home will have no negative impact on the existing pattern of mid-block open space. To the contrary, it does not stand out in any way compared to the other homes on the block. (See mid-block diagram attached as **Exhibit D.**)

While there has been little justification provided for the further modification requests made by staff, it appears there is some concern for the neighboring buildings, since the modifications at the rear are based on the depths of the adjacent buildings. Nothing in the Planning Code or the RDG suggests that building depth must be limited to the average of the rear



walls of the two adjacent buildings – a limitation that is further exacerbated by the failure to take into account a large rear deck of the adjoining house to the south.

The additional demanded setbacks are further unreasonable because the Project, as currently designed, does not unreasonably affect the neighbors. The Project proposes development consistent with the 25% required rear yard. Its set-back, fourth floor building wall is only 3 feet deeper than the adjacent neighbor to the north, and its deck protrusion is only 4 feet deeper than the deck of the adjacent neighbor to the north.

The depth of the Project's deck protrusion is also about equal to the depth of the lower deck of the adjacent neighbor to the south. While the Project's set-back, fourth floor building wall is deeper than the rear building wall of the south neighbor, the south neighbor gets its sunlight from the south. Therefore, the Project would have limited impact on the light and air reaching the south neighbor (and reducing the depth of the Project will not improve the light that reaches it). The south neighbor also has no north-facing windows, so the Project would not impact privacy inside the south building.

**The lack of impact to these two neighbors is underscored by the fact that the north neighbor is in support of the Project and the south neighbor has remained neutral.** (See north neighbor support letter attached as Exhibit E.) After receiving notice of the pre-application meeting and the 311 notice, no owner or tenant in the neighborhood is calling for any changes to the Project.

The difference in building depths between the Project and the south neighbor is mostly a result of the unusually shallow depth of the south building. The building occupies less than half of the lot. Again, the Property is particularly narrow compared to the other lots to the south – just 25 feet wide compared with 30 feet for the south neighbor and no less than 27 feet, 4 inches for the remaining lots to the south. These houses on wider lots are able to provide larger floor plates and greater developable area without building as deep into the lots. The Project needs additional depth to provide a comparable floor plates to those homes to the south.

Rather than limiting the size and effectiveness of a new family-sized home at the Property, the south neighbor should be encouraged to expand. The south building is already one of the smallest, and most shallow, buildings on the block. (See aerial view attached as Exhibit E.) One of the city's most important planning policies is the provision of housing of appropriate size for a family with children (as outlined in Policy 4.1 of the recently-updated Housing Element). A particularly small, neighboring building to the Property should not undermine this important city policy. Policy 4.1 also encourages the expansion of existing housing to create new family-sized housing, and that's what should be encouraged here with the south neighbor.

**D. Conclusion**

The Project Owners propose a Project that would provide an additional, badly-needed family-sized housing unit in San Francisco that is sensitive to the existing built environment in the neighborhood. The Project Owners have shown their good faith in working with Planning Department staff by meeting with them twice to get input on the Project's design before even filing a building permit application. The result is a Project that has no opposition from neighbors.

New, family-sized housing is a policy of paramount importance in the city's newly-adopted housing element. The Planning Department staff's apparent concern about the Project's effect on the adjacent neighbors is misplaced – new family-sized housing should not be limited based on an inordinately shallow neighboring building. Renovations and expansions of existing housing stock are also encouraged by the housing element, and such should be the preferential course for the south neighbor based on official city policy.

Having attempted to seek a resolution to this case with Planning Department staff that would have further reduced the size of the Project, and with staff accepting nothing less than incorporation of all of its requests in full, the Project Owners now appeal to the Planning Commission to confirm that the Project is reasonable and modest in nature, and does not rise to the threshold of "exceptional and extraordinary circumstances" that are required to approve the DR request. We respectfully request the Planning Commission to deny the discretionary review request and to allow the Project to move forward. Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



John Kevlin

cc: Vice President Cindy Wu  
Commissioner Michael Antonini  
Commissioner Gwen Borden  
Commissioner Rich Hillis  
Commissioner Kathrin Moore  
Commissioner Hisashi Sugaya  
Jonas Ionan - Commission Secretary  
Scott Sanchez – Zoning Administrator  
Adrian C. Putra – Planner  
Jeff Nussbaum – Project Sponsor  
Andrew McHale – Project Sponsor  
Michael Hennessey – Project Architect

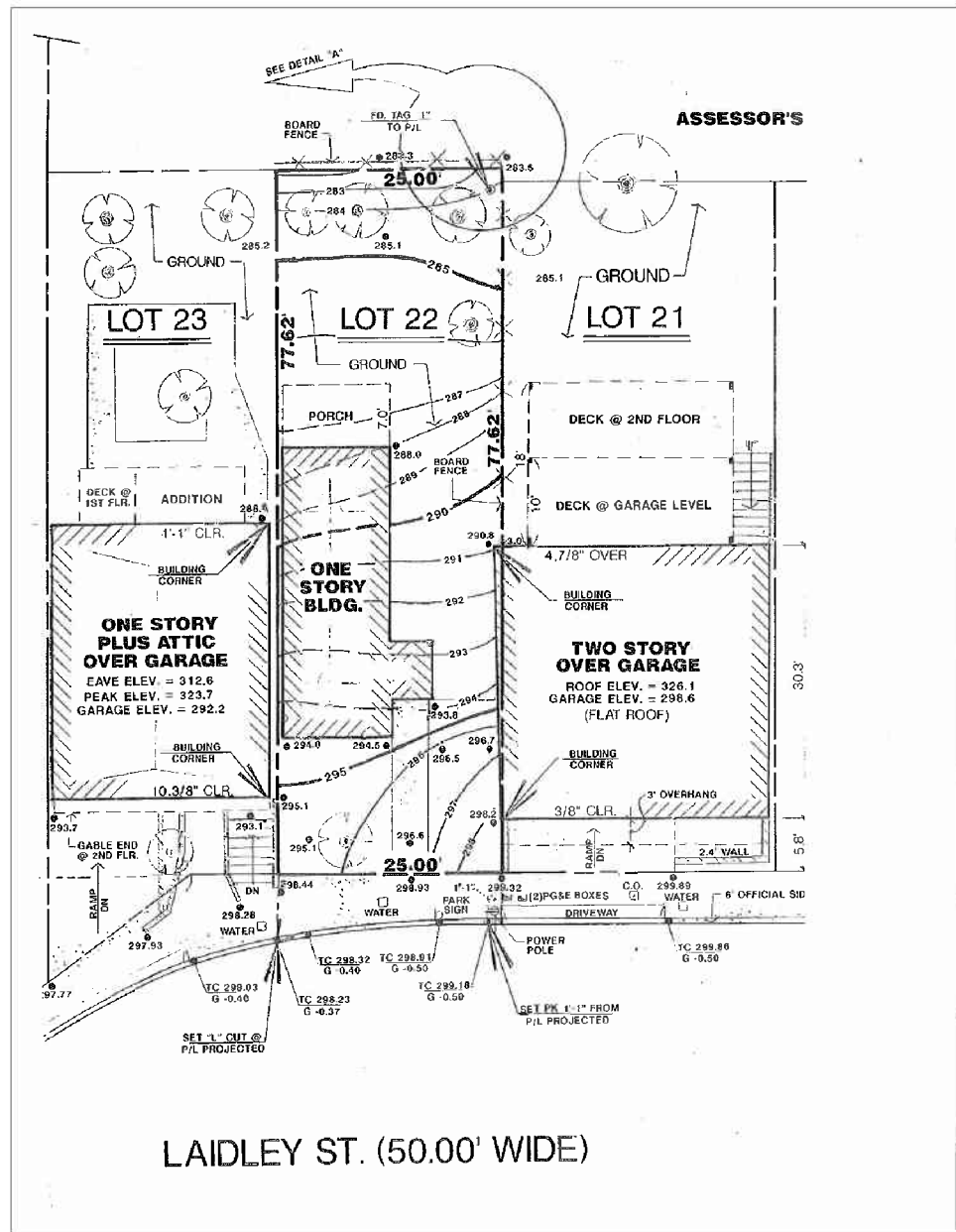
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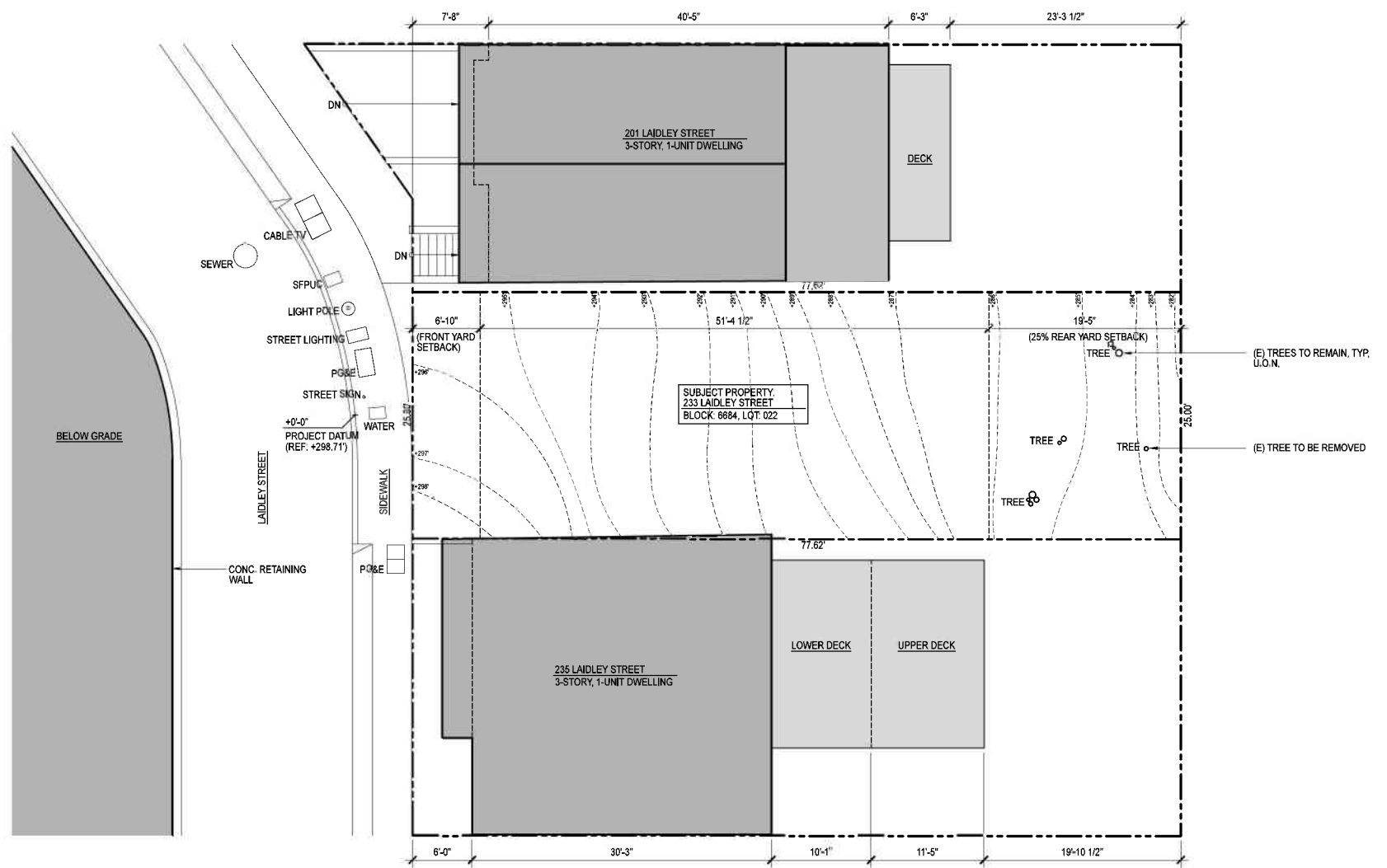
# EXHIBIT A



SITE SURVEY



EXISTING SITE PLAN



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PROJECT TITLE  
LAIDLEY STREET RESIDENCE

233 LAIDLEY STREET SAN FRANCISCO, CA

CONSULTANT:

STAMP:

ISSUE:  
SITE PERMIT  
SUBMITTAL

DATE:  
08.10.12

JOB:  
1202

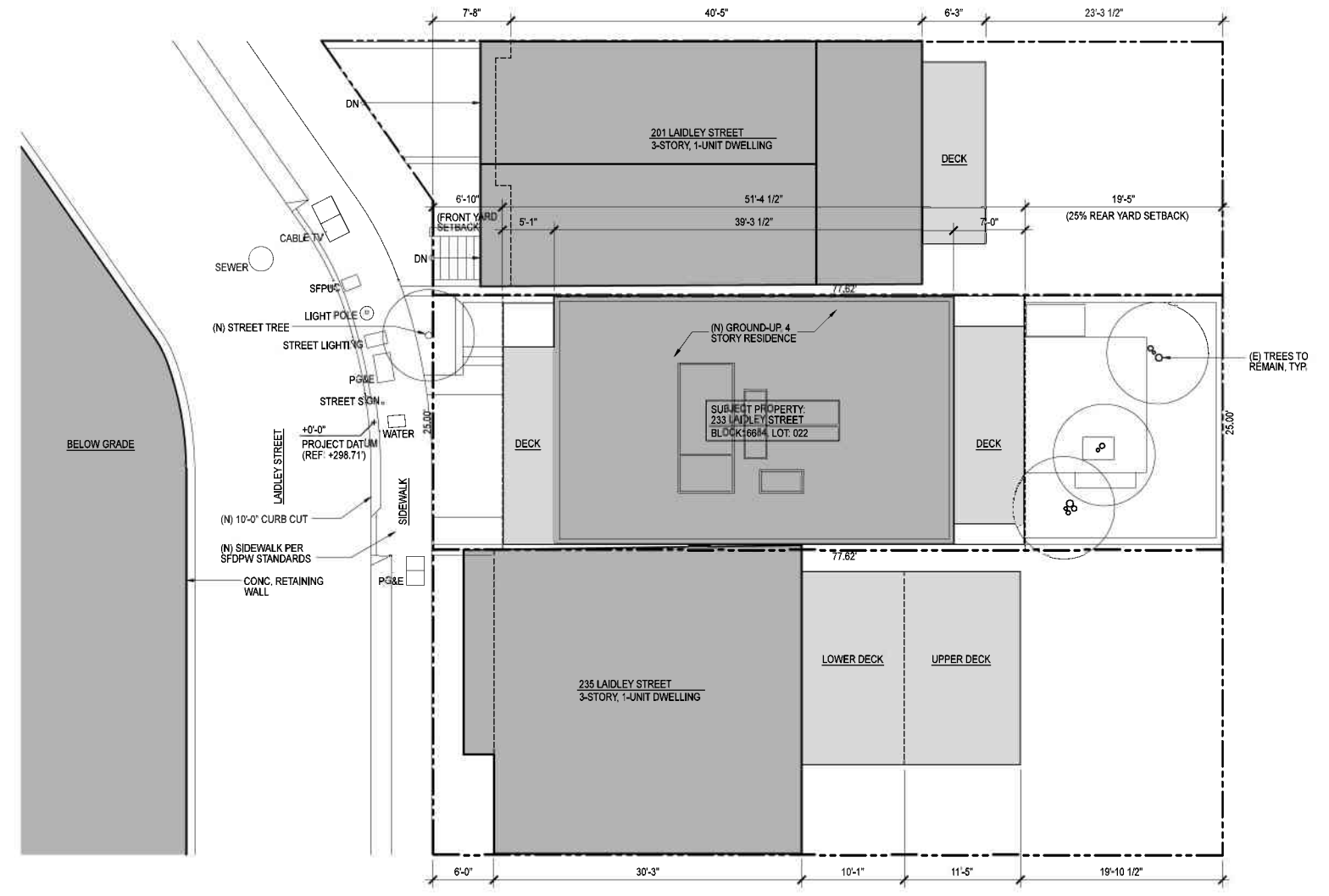
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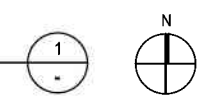
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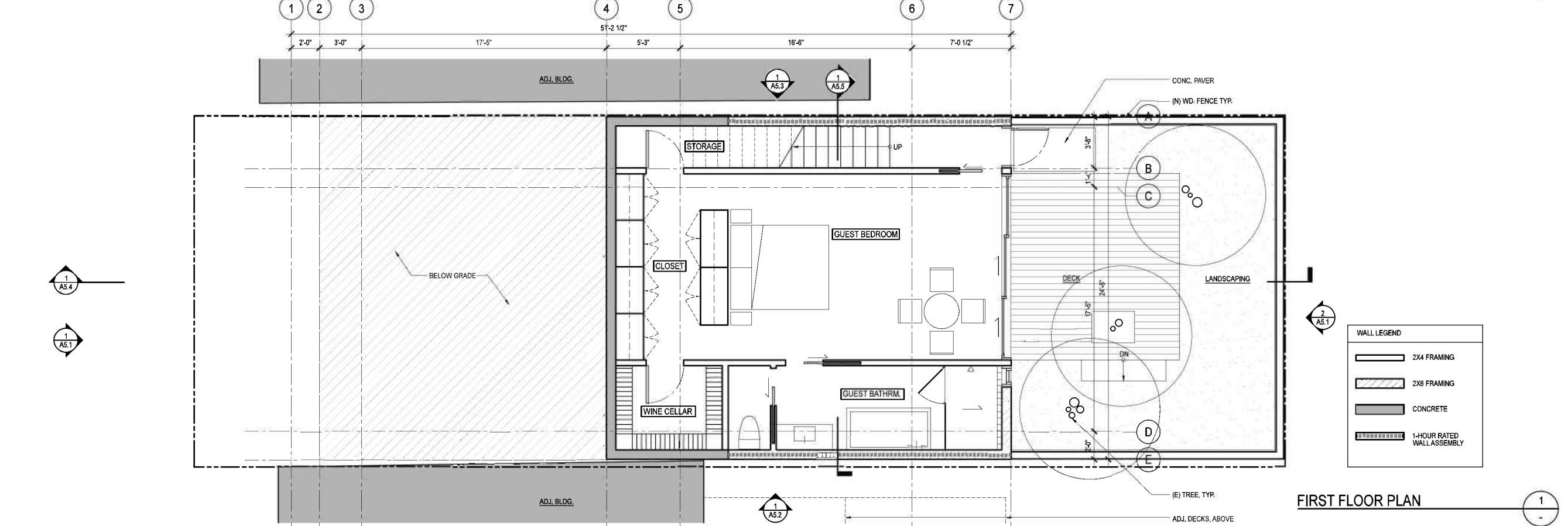
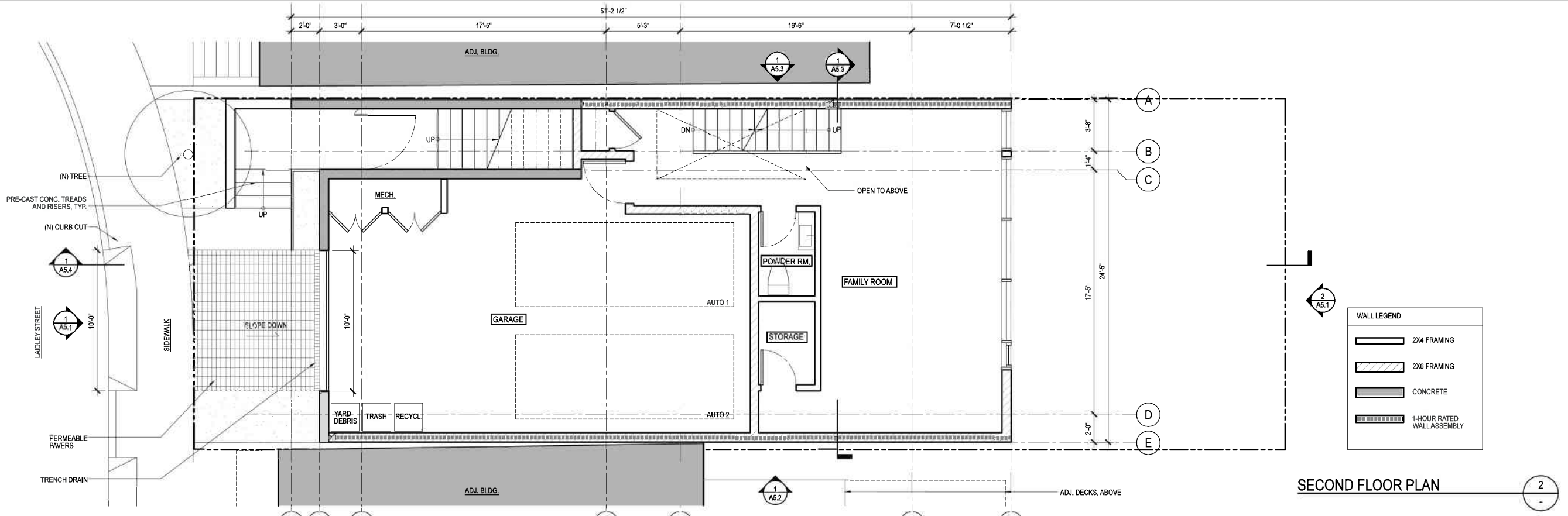
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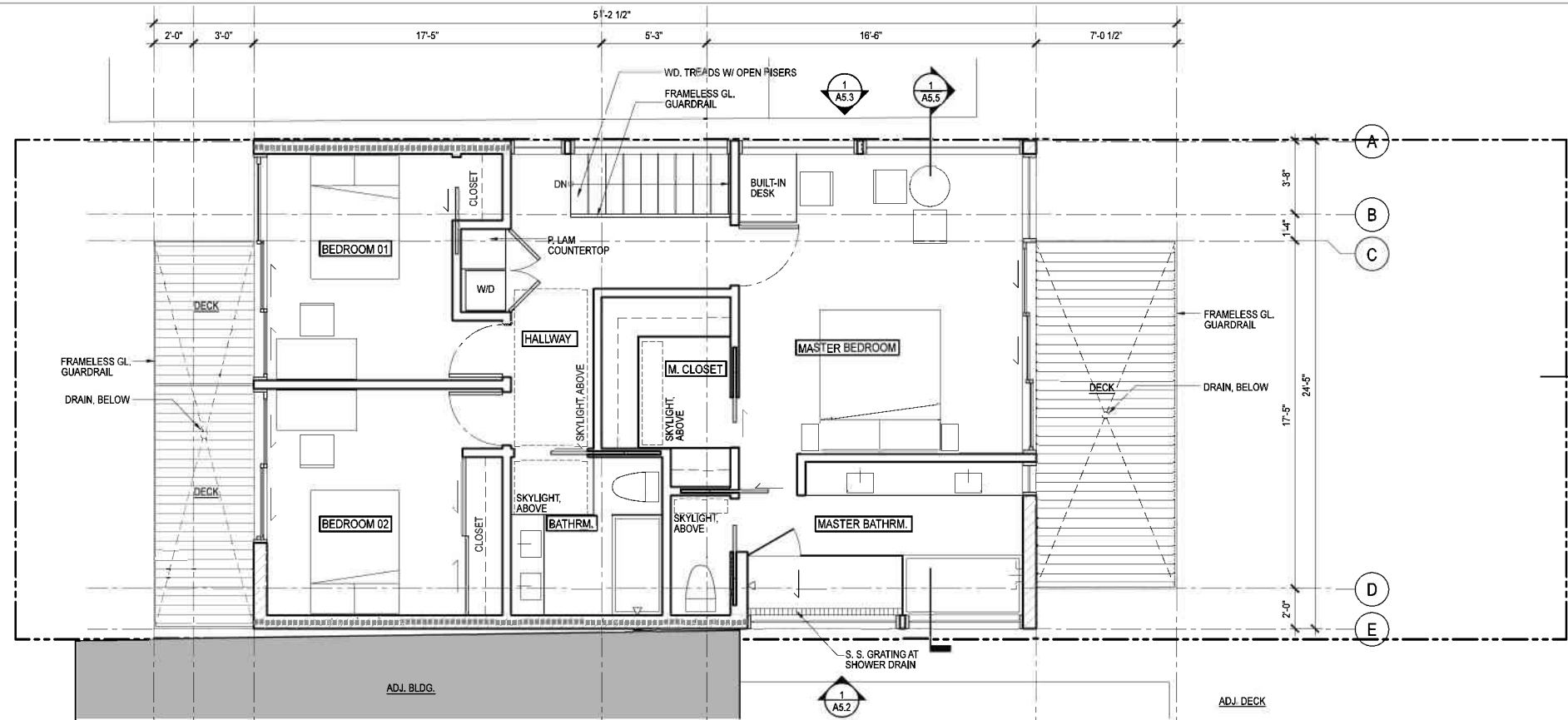
PROPOSED SITE PLAN



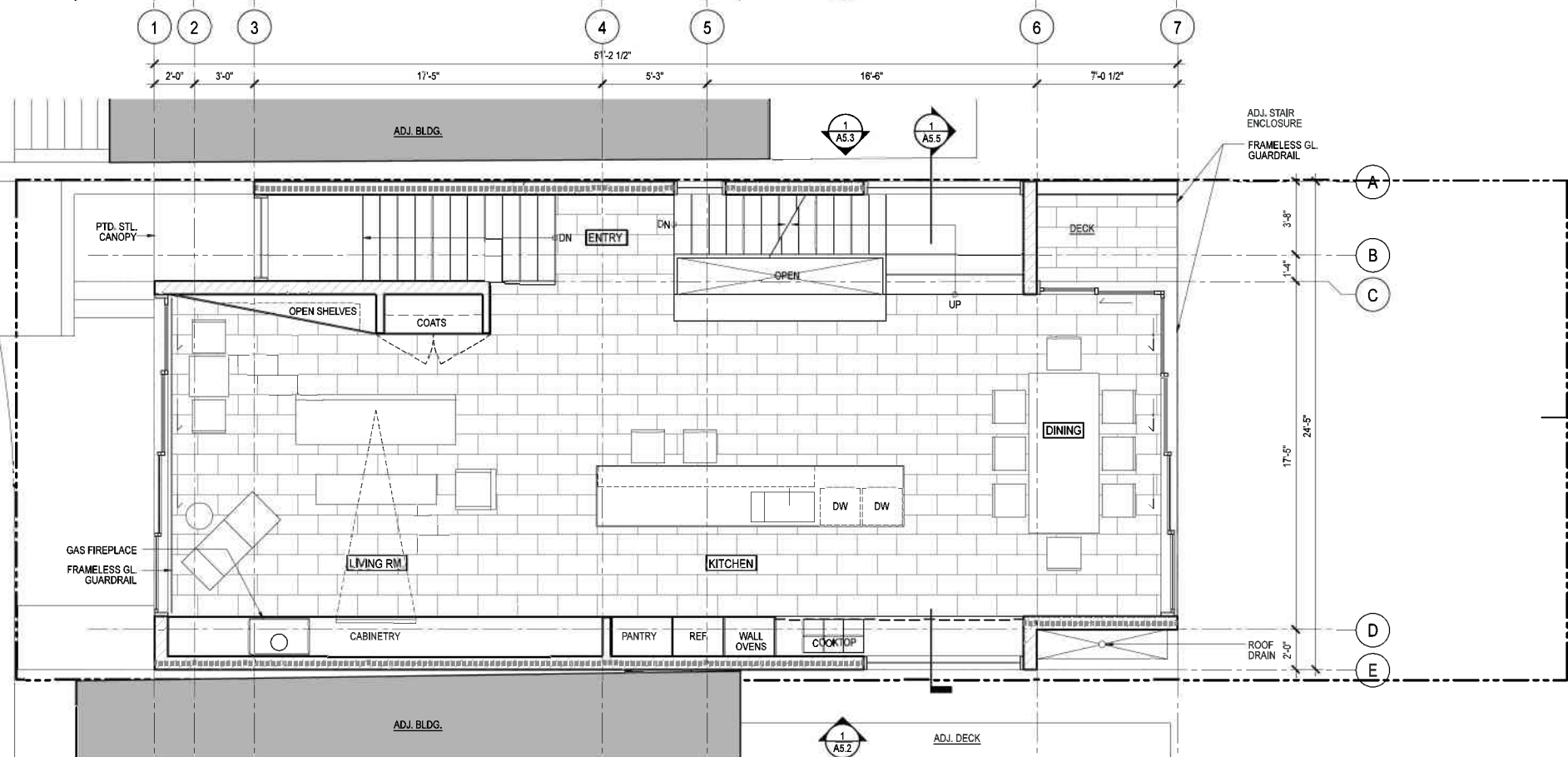
<b>MICHAEL HENNESSEY ARCHITECTURE</b> <small>161 NATOMA STREET SAN FRANCISCO CA 94105  T 415.512.1559 WWW.HENNESSEYARCHITECT.COM</small>	<small>PROJECT TITLE:</small> <b>LAIDLEY STREET RESIDENCE</b>	<small>CONSULTANT:</small>	<small>STAMP:</small>	<small>ISSUE:</small> <b>SITE PERMIT SUBMITTAL</b>	<small>DATE:</small> <b>08.10.12</b>	<small>REVISIONS:</small> <small>▲ SITE PERMIT REVS. 09.28.12</small> <small>▲ SITE PERMIT REVS. 11.19.12</small> <small>▲ SITE PERMIT REVS. 02.18.13</small>	<small>SCALE:</small> <b>1/8" = 1'-0"</b>	<small>SHEET TITLE:</small> <b>PROPOSED SITE PLAN</b>	<small>SHEET NUMBER:</small> <b>A1.2</b>
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	233 LIDLAY STREET SAN FRANCISCO, CA								



FOURTH FLOOR PLAN 2



THIRD FLOOR PLAN 1

MICHAEL HENNESSEY ARCHITECTURE

PROJECT TITLE  
LAIDLEY STREET RESIDENCE

CONSULTANT:

STAMP:

ISSUE:  
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DATE:  
08.10.12

JOB:  
1202

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- ▲ SITE PERMIT REVS. 11.19.12
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1/4" = 1'-0"

SHEET TITLE:  
FLOOR PLANS

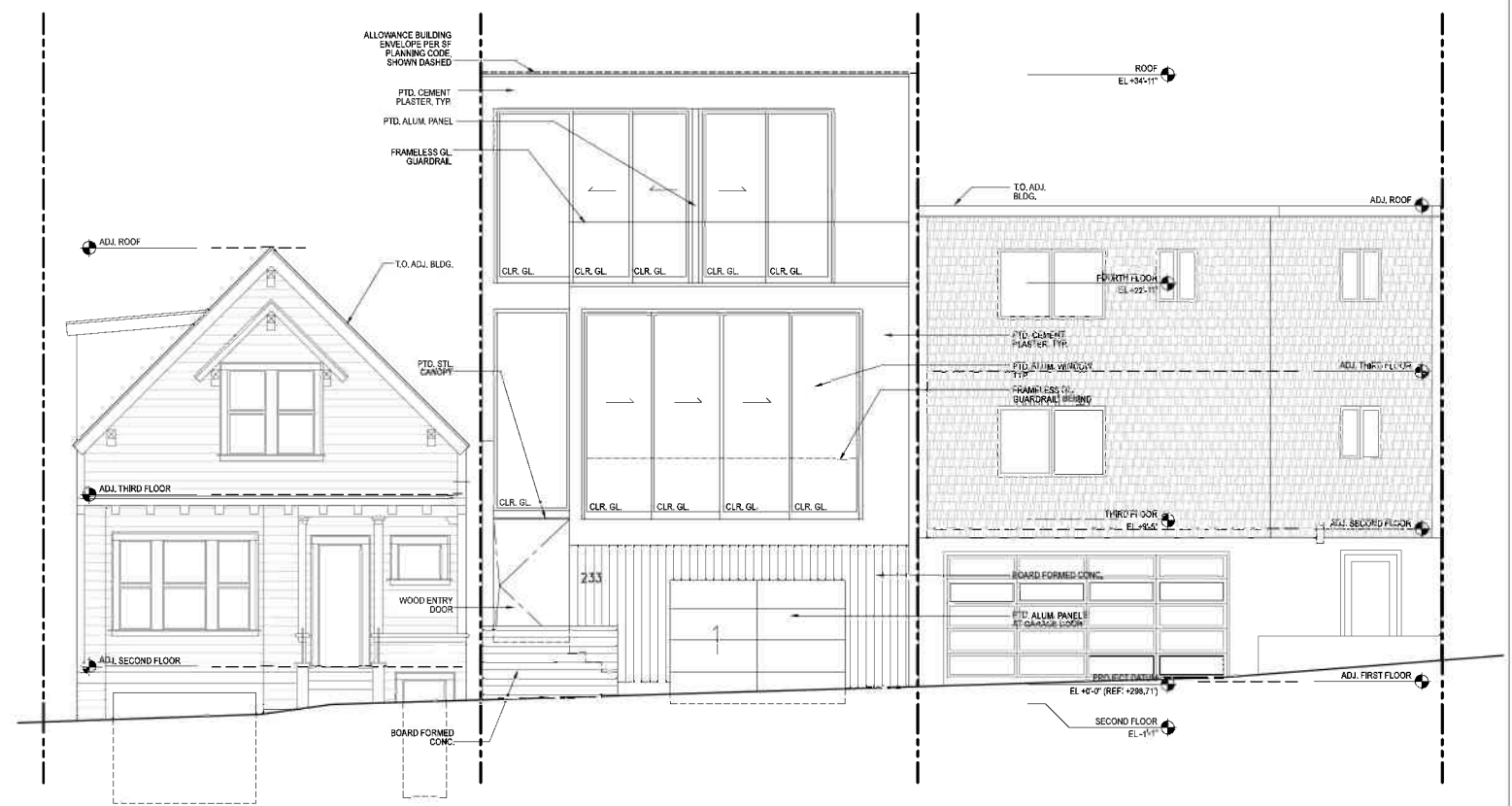
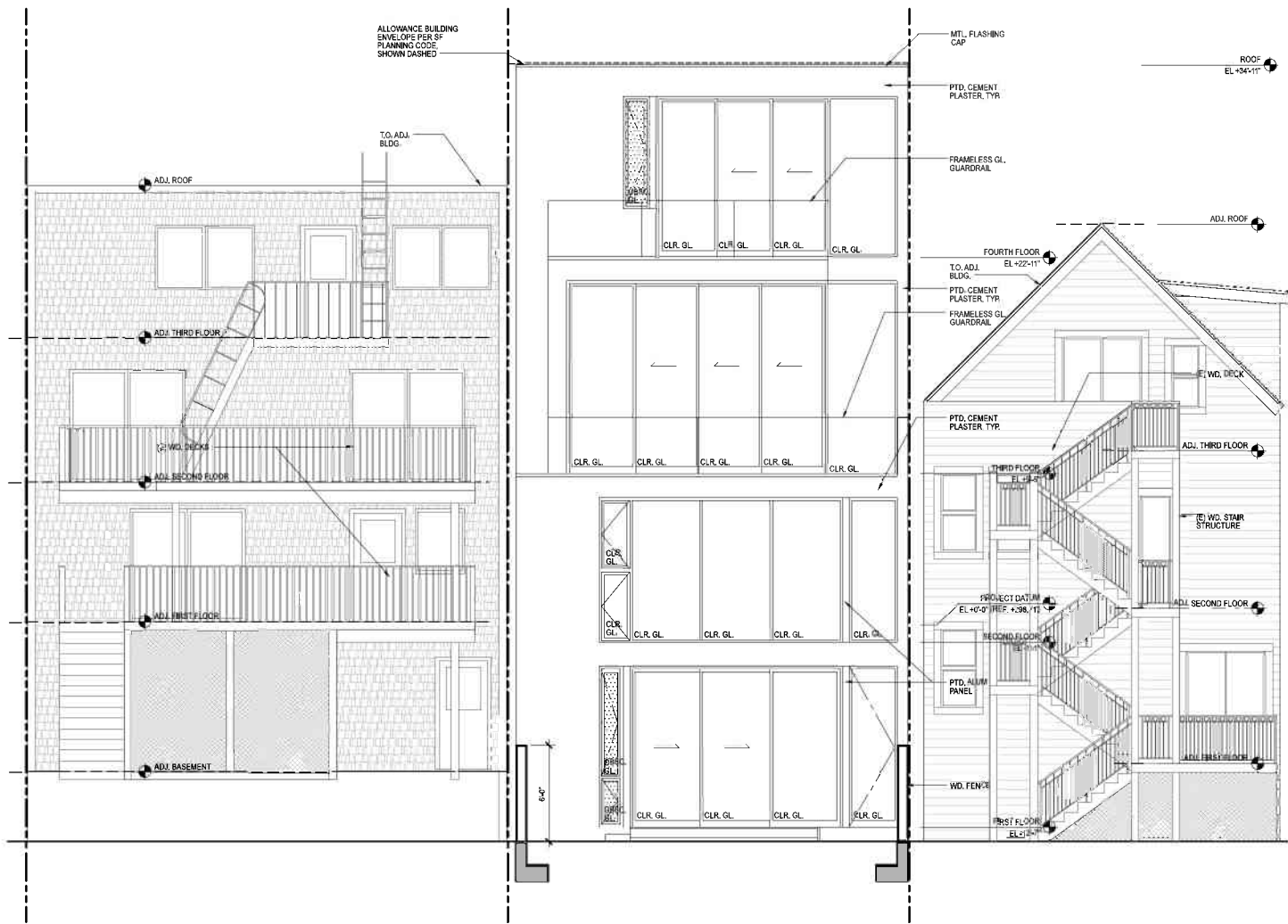
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A2.2

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233 LAIDLEY STREET SAN FRANCISCO, CA





EAST ELEVATION

2

WEST ELEVATION

1

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PROJECT TITLE  
**LAIDLEY STREET RESIDENCE**

233 LAIDLEY STREET SAN FRANCISCO, CA

CONSULTANT:

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DATE:  
08.10.12

JOB:  
1202

REVISIONS:

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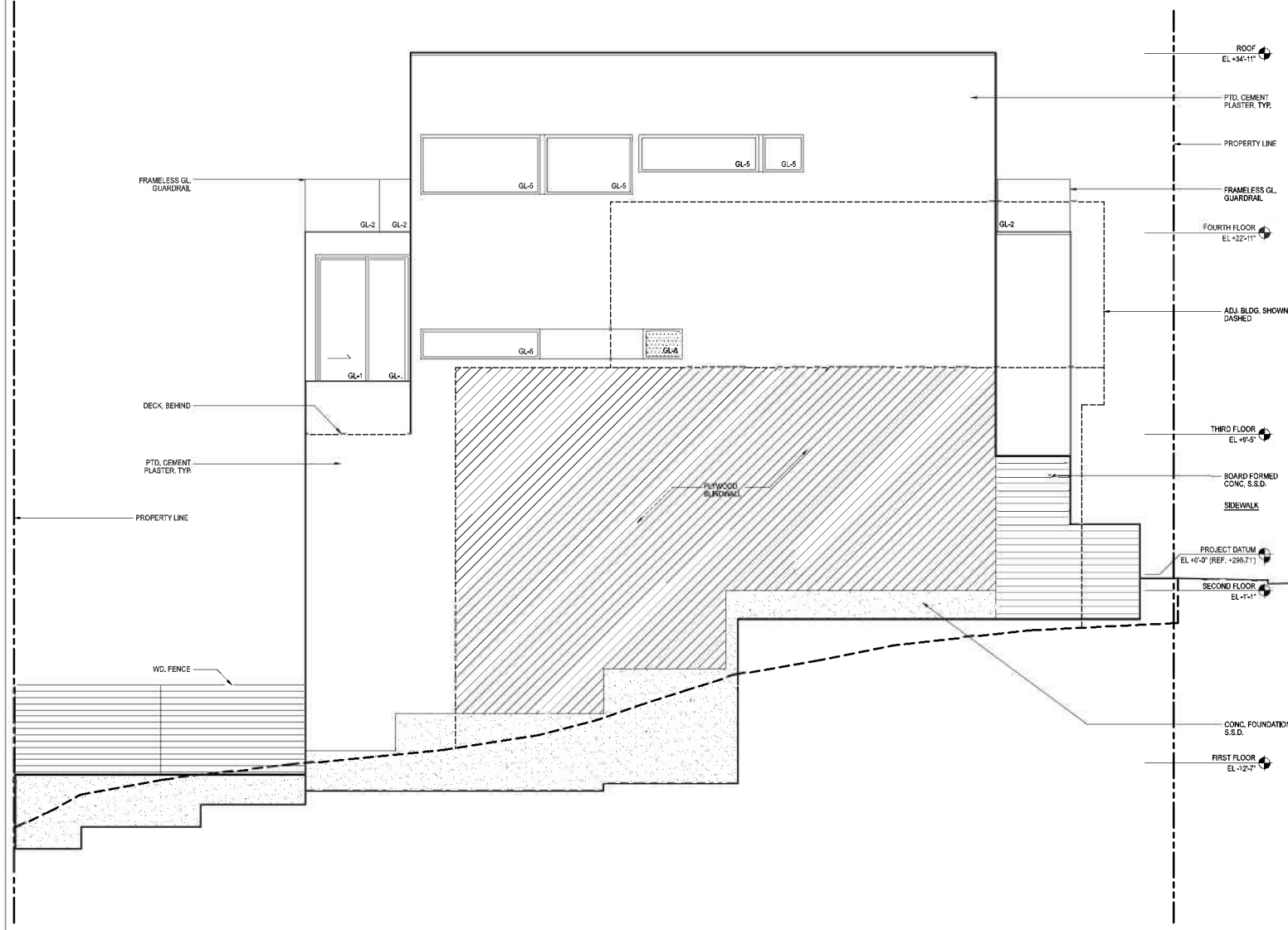
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**BUILDING ELEVATIONS**

SHEET NUMBER

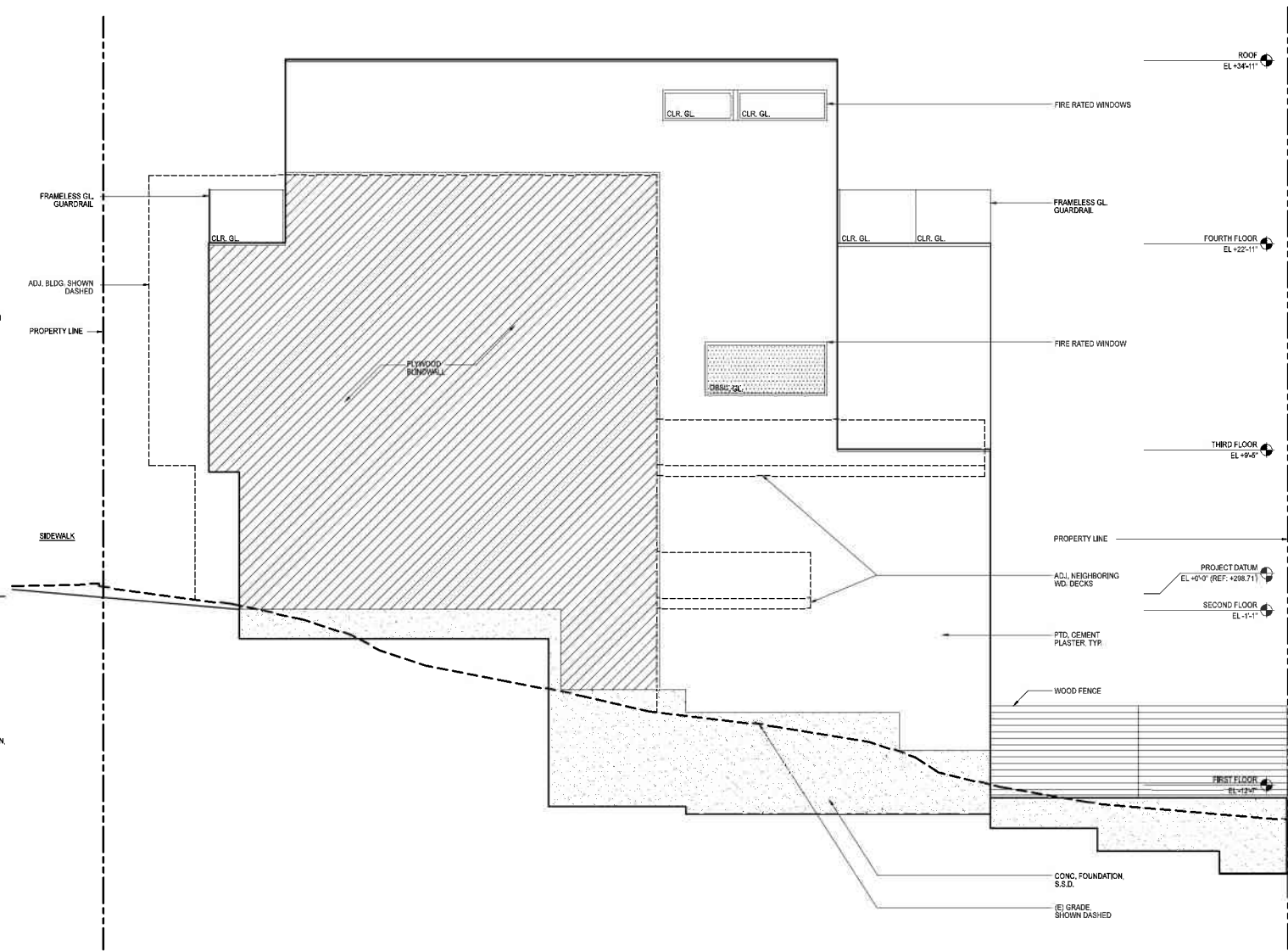
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NORTH ELEVATION

2

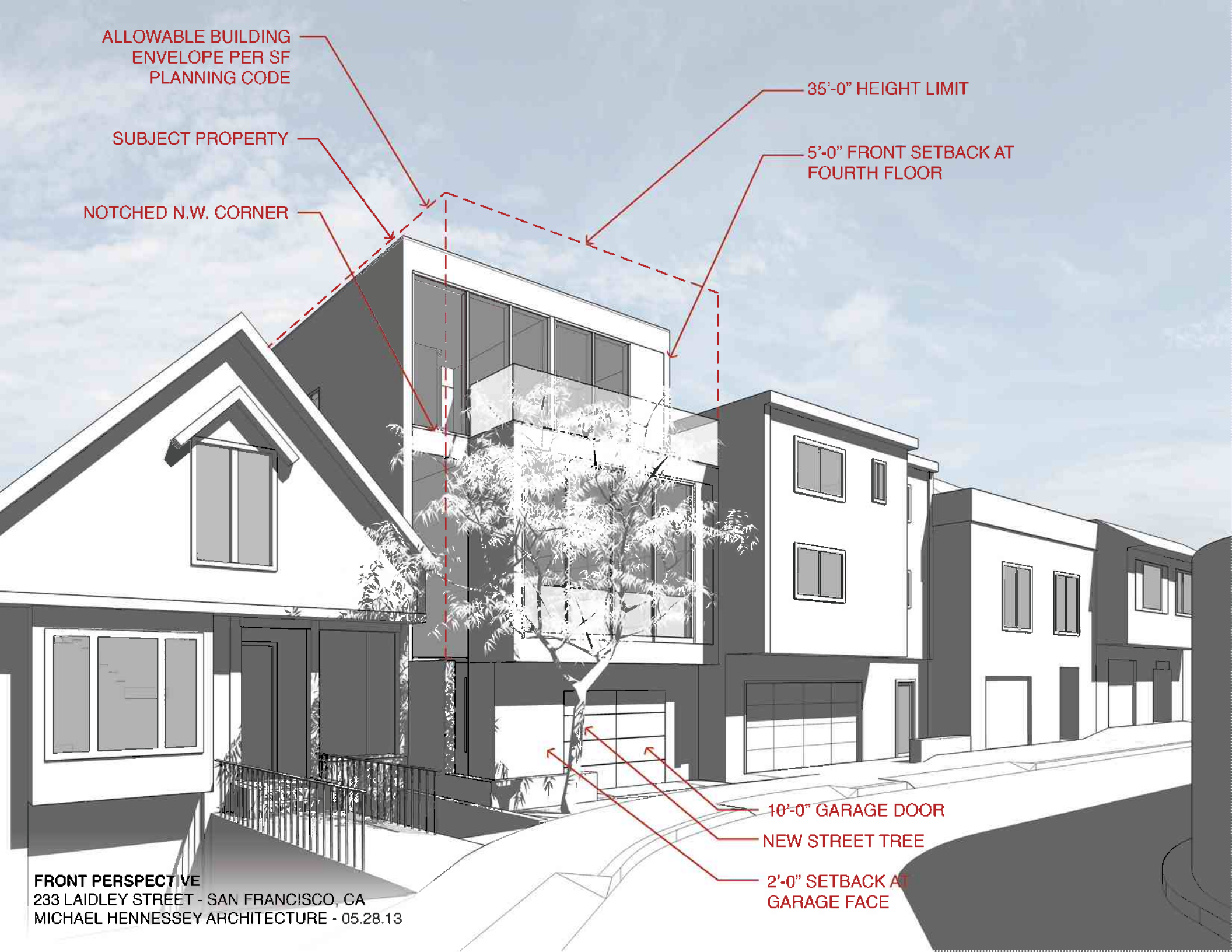


SOUTH ELEVATION

1

<b>MICHAEL HENNESSEY ARCHITECTURE</b> 161 NATOMA STREET SAN FRANCISCO CA 94105 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE <b>LAIDLEY STREET RESIDENCE</b> 233 LAIDLEY STREET SAN FRANCISCO, CA	CONSULTANT:	STAMP:	ISSUE: <b>SITE PERMIT SUBMITTAL</b>	DATE: 08.10.12	REVISIONS: ▲ SITE PERMIT REVS. 09.28.12 ▲ SITE PERMIT REVS. 11.19.12 ▲ SITE PERMIT REVS. 02.18.13	SCALE: 3/16" = 1'-0"	SHEET TITLE: <b>BUILDING ELEVATIONS</b>	SHEET NUMBER: <b>A5.2</b>
					JOB: 1202				

# EXHIBIT B



ALLOWABLE BUILDING  
ENVELOPE PER SF  
PLANNING CODE

SUBJECT PROPERTY

NOTCHED N.W. CORNER

35'-0" HEIGHT LIMIT

5'-0" FRONT SETBACK AT  
FOURTH FLOOR

10'-0" GARAGE DOOR

NEW STREET TREE

2'-0" SETBACK AT  
GARAGE FACE

**FRONT PERSPECTIVE**

233 LAIDLEY STREET - SAN FRANCISCO, CA  
MICHAEL HENNESSEY ARCHITECTURE - 05.28.13

ALLOWABLE BUILDING ENVELOPE PER SF PLANNING CODE

35'-0" HEIGHT LIMIT

SUBJECT PROPERTY

5'-0" FRONT SETBACK AT FOURTH FLOOR

FRONT YARD SETBACK LINE

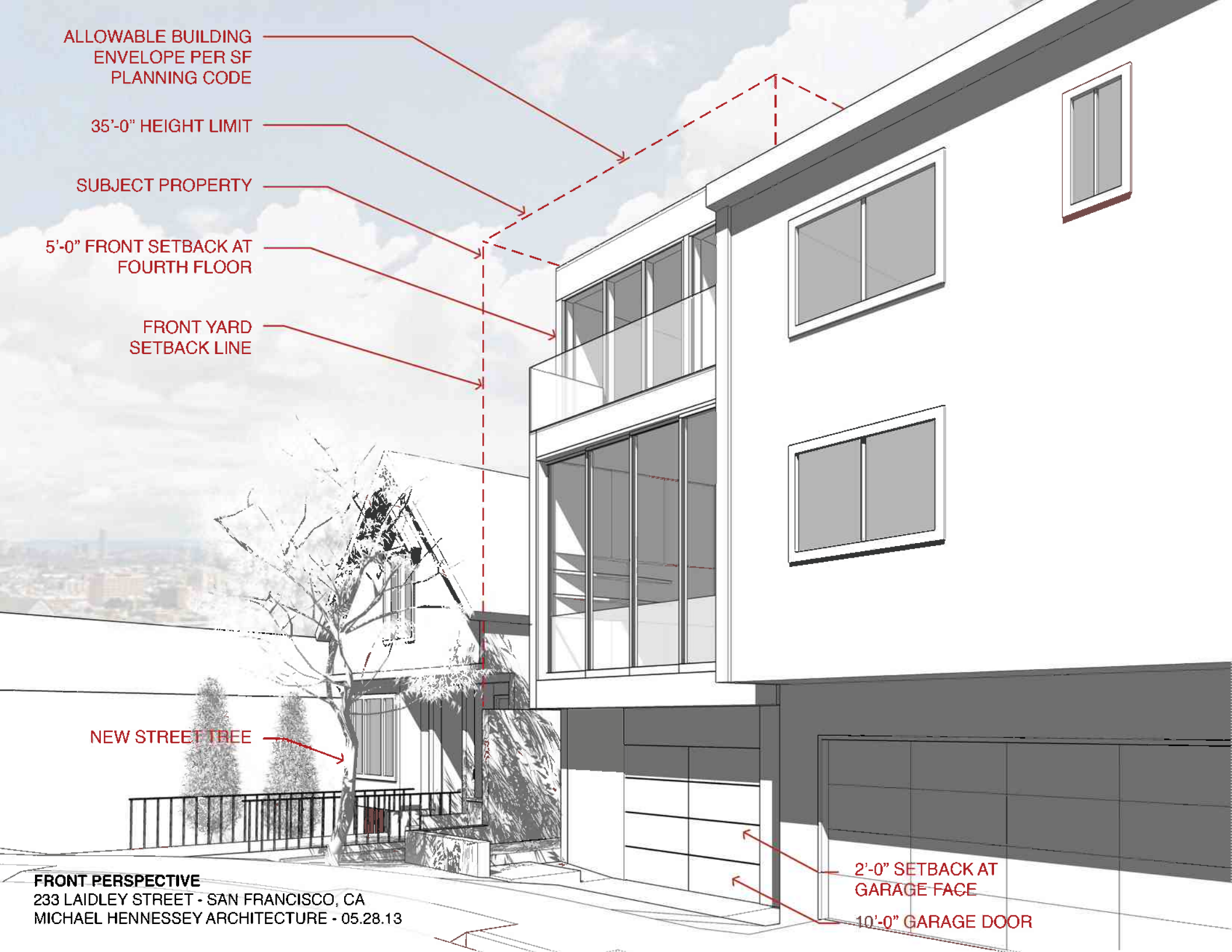
NEW STREET TREE

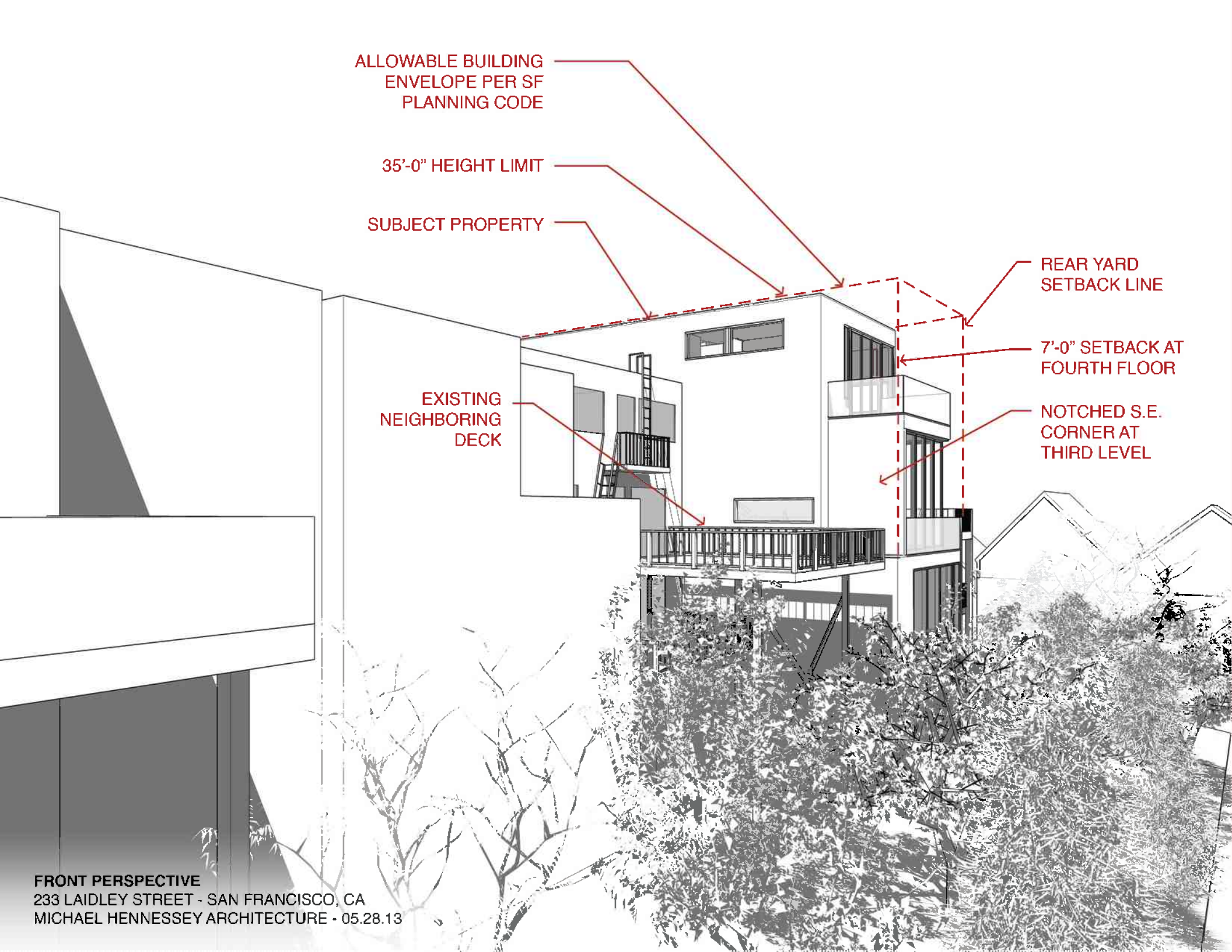
**FRONT PERSPECTIVE**

233 LAIDLEY STREET - SAN FRANCISCO, CA  
MICHAEL HENNESSEY ARCHITECTURE - 05.28.13

2'-0" SETBACK AT GARAGE FACE

10'-0" GARAGE DOOR





ALLOWABLE BUILDING  
ENVELOPE PER SF  
PLANNING CODE

35'-0" HEIGHT LIMIT

SUBJECT PROPERTY

EXISTING  
NEIGHBORING  
DECK

REAR YARD  
SETBACK LINE

7'-0" SETBACK AT  
FOURTH FLOOR

NOTCHED S.E.  
CORNER AT  
THIRD LEVEL

FRONT PERSPECTIVE

233 LAIDLEY STREET - SAN FRANCISCO, CA  
MICHAEL HENNESSEY ARCHITECTURE - 05.28.13

ALLOWABLE BUILDING  
ENVELOPE PER SF  
PLANNING CODE

35'-0" HEIGHT LIMIT

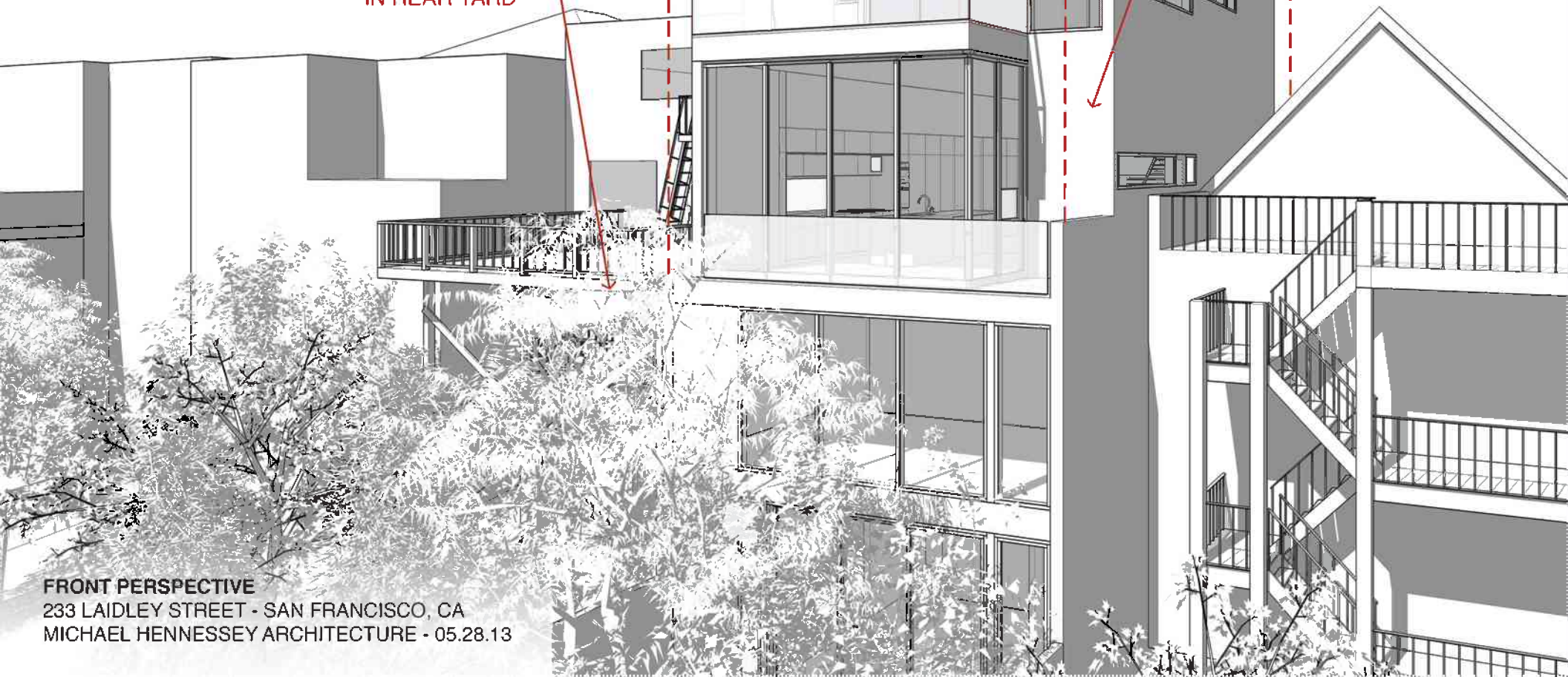
SUBJECT PROPERTY

REAR YARD  
SETBACK LINE

NOTCHED N.E. CORNER  
AT THIRD LEVEL

7'-0" SETBACK AT  
FOURTH FLOOR

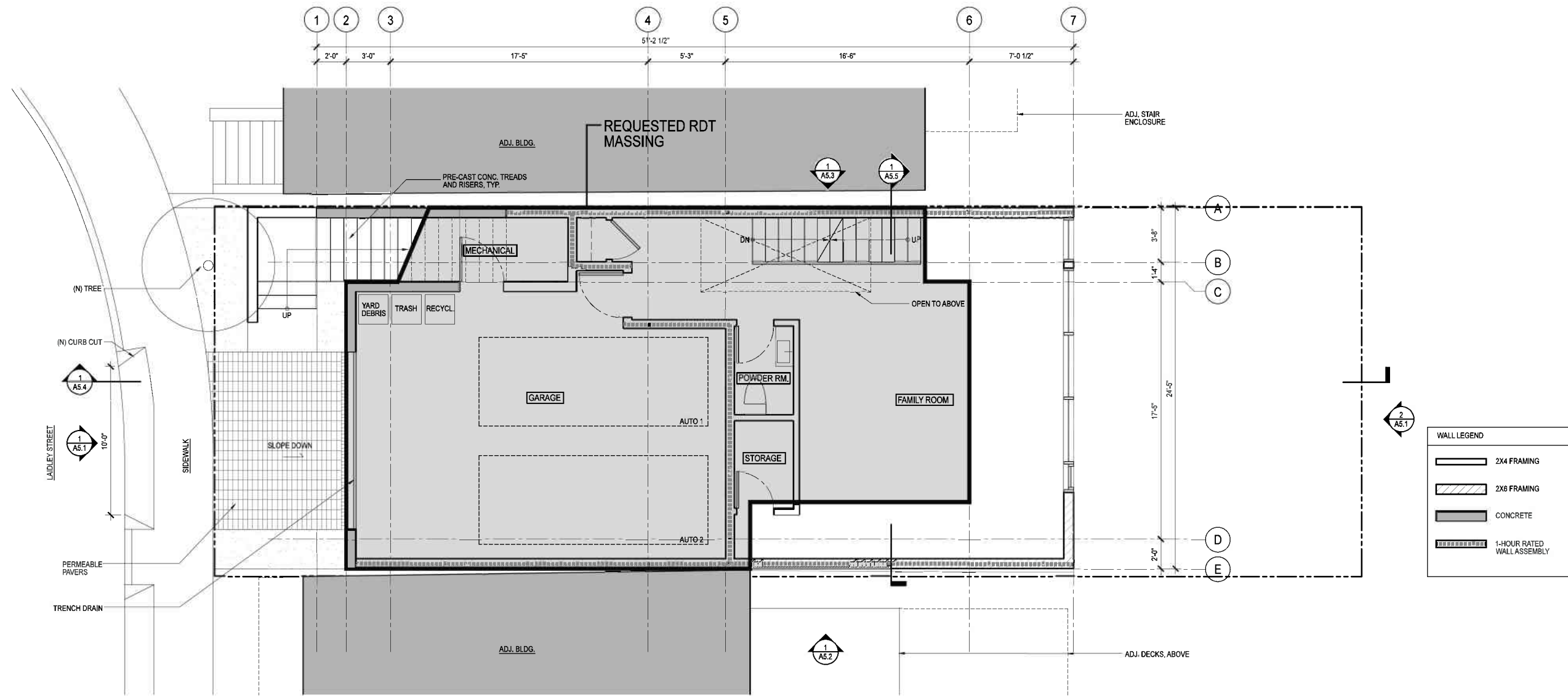
KEEP EXISTING TREES  
IN REAR YARD



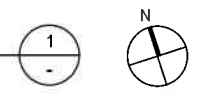
FRONT PERSPECTIVE

233 LAIDLEY STREET - SAN FRANCISCO, CA  
MICHAEL HENNESSEY ARCHITECTURE - 05.28.13

# EXHIBIT C



SECOND FLOOR PLAN



**MICHAEL HENNESSEY ARCHITECTURE**

PROJECT TITLE:  
**LAIDLEY STREET RESIDENCE**

CONSULTANT:

STAMP:

ISSUE:  
**SITE PERMIT SUBMITTAL**

DATE:  
**08.10.12**

REVISIONS:

SCALE:  
**1/4" = 1'-0"**

SHEET TITLE:  
**SECOND FLOOR PLAN**

SHEET NUMBER:

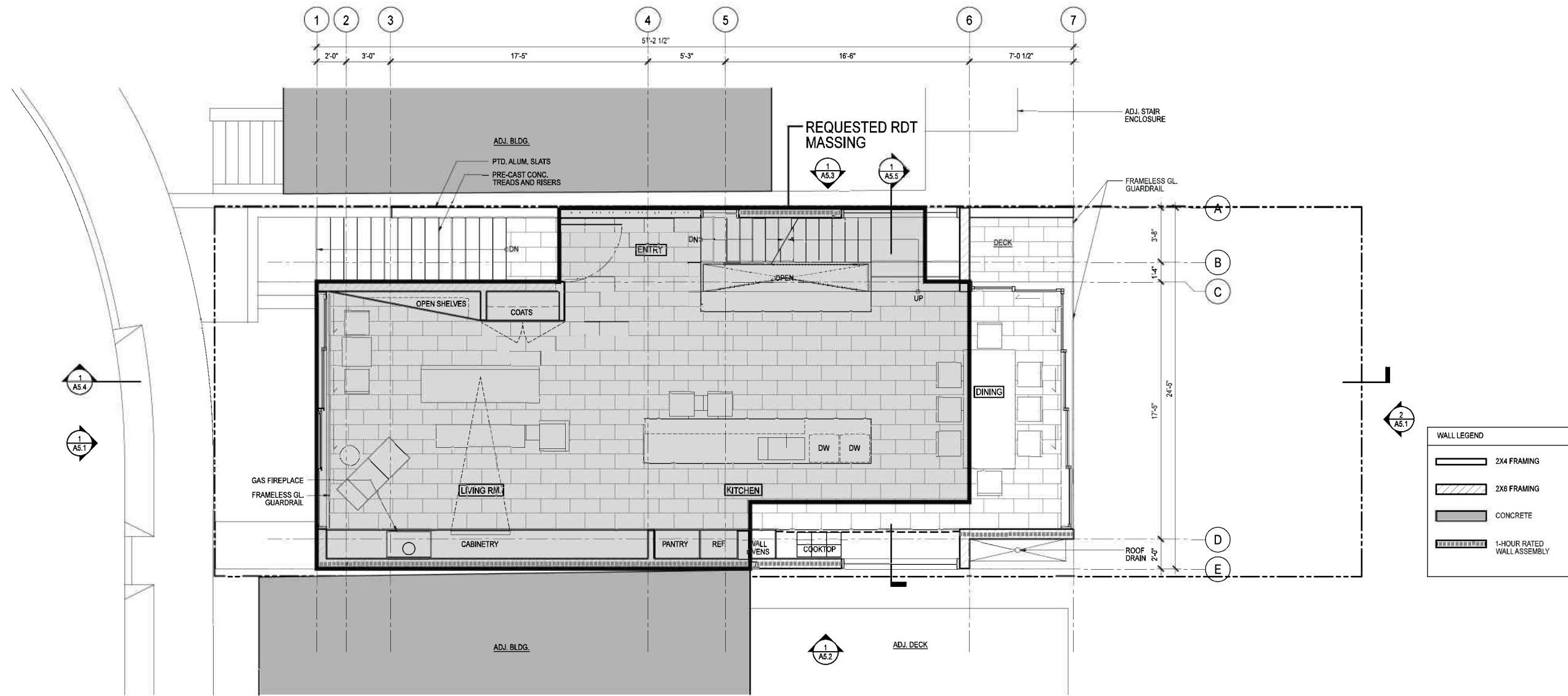
**A2.2**

161 NATOMA STREET SAN FRANCISCO CA 94105  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

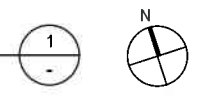
233 LAIDLEY STREET SAN FRANCISCO, CA

JOB:  
**1202**





THIRD FLOOR PLAN



**MICHAEL HENNESSEY ARCHITECTURE**

161 NATOMA STREET SAN FRANCISCO CA 94105  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**LAIDLEY STREET RESIDENCE**

233 LAIDLEY STREET SAN FRANCISCO, CA

CONSULTANT:

STAMP:

ISSUE:  
**SITE PERMIT  
SUBMITTAL**

DATE:  
08.10.12

JOB:  
1202

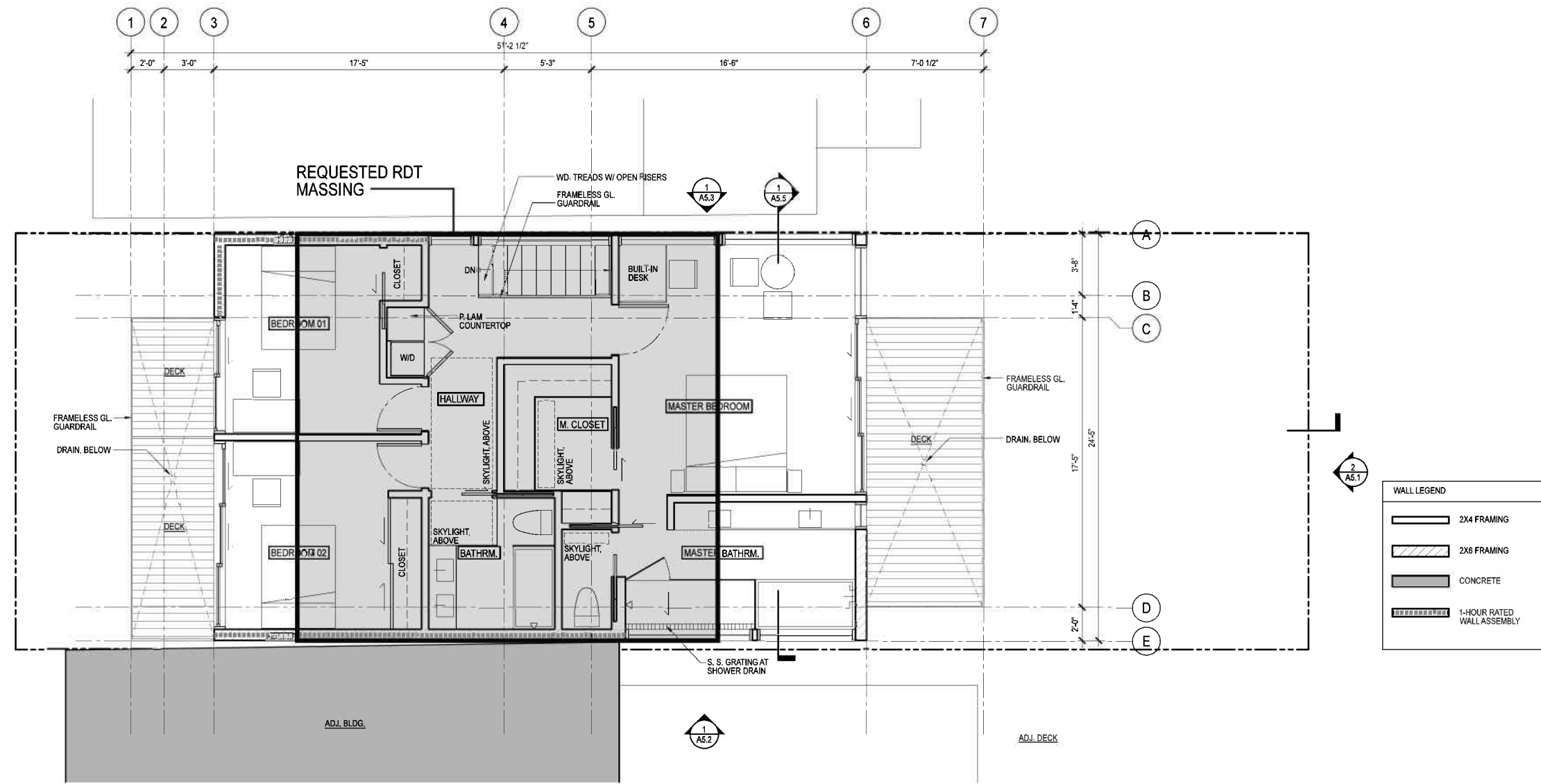
REVISIONS:

SCALE:  
1/4" = 1'-0"

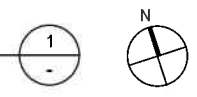
SHEET TITLE:  
THIRD FLOOR PLAN

SHEET NUMBER:

**A2.3**



FOURTH FLOOR PLAN



**MICHAEL HENNESSEY ARCHITECTURE**

161 NATOMA STREET SAN FRANCISCO CA 94105  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**LIDLAY STREET RESIDENCE**

233 LIDLAY STREET SAN FRANCISCO, CA

CONSULTANT:

STAMP:

ISSUE:  
**SITE PERMIT  
SUBMITTAL**

DATE:  
**08.10.12**

JOB:  
**1202**

REVISIONS:

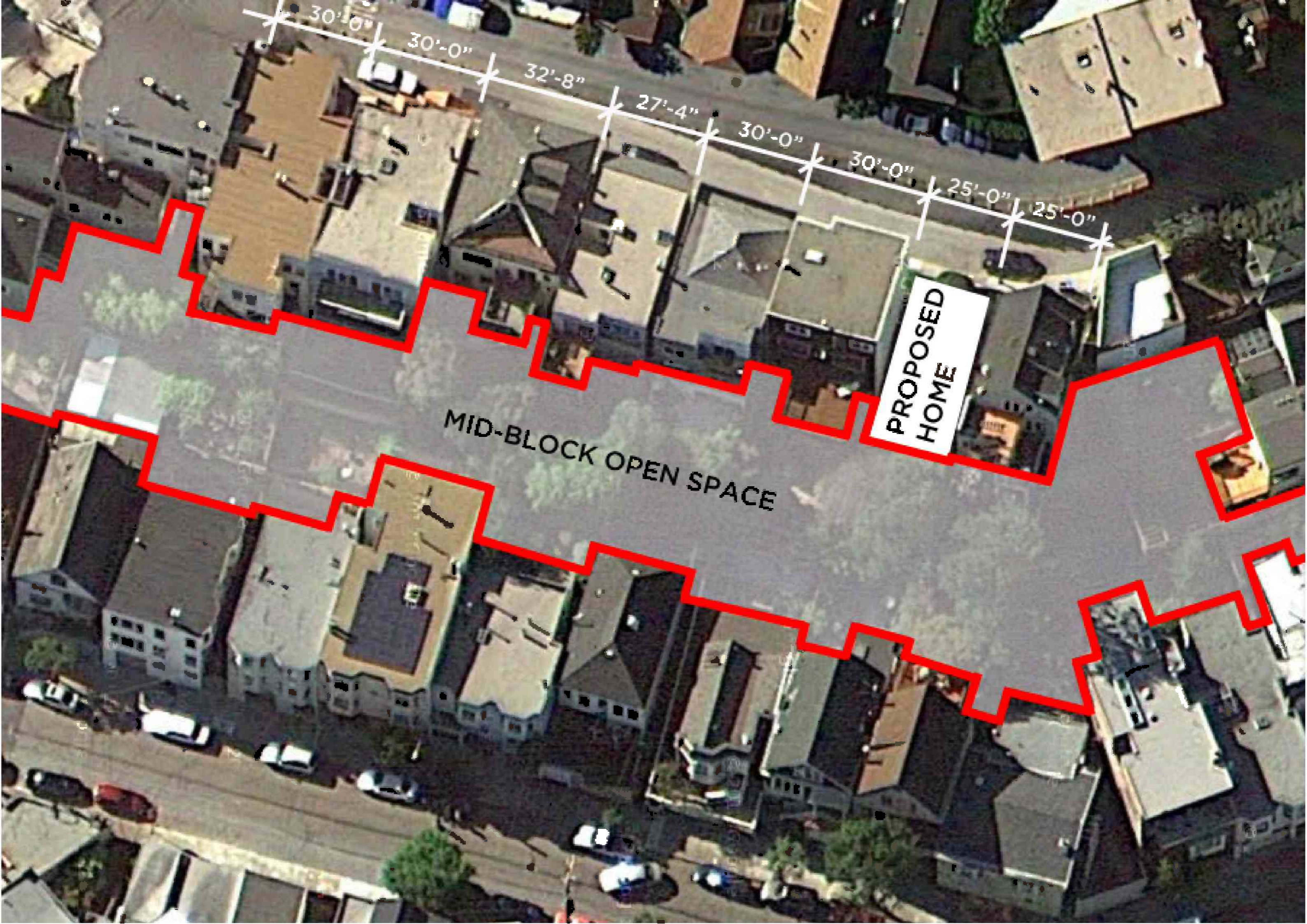
SCALE:  
**1/4" = 1'-0"**

SHEET TITLE:  
**FOURTH FLOOR PLAN**

SHEET NUMBER:

**A2.4**

# EXHIBIT D



MID-BLOCK OPEN SPACE

PROPOSED HOME

30'-0"

30'-0"

32'-8"

27'-4"

30'-0"

30'-0"

25'-0"

25'-0"

# EXHIBIT E

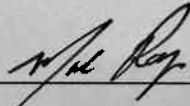
Mr. Delvin Washington  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Mr. Washington -

I am a neighbor of the proposed ground-up, single-family house located at 233 Laidley Street (Block 6684, Lot 022). I have reviewed the drawings for the proposed project that are dated 08.10.12 and are labeled as "Site Permit Submittal."

I would like the SF Planning Department to know that i fully support the project as shown. The proposed building will be a welcome addition to the neighborhood.

Best Regards -

  
Signature

*Jan 23<sup>rd</sup> 2013*  
Date

*WAL ROGERS*  
Printed Name

*201 Laidley ST SF Ca. 94131*  
Address

# EXHIBIT F

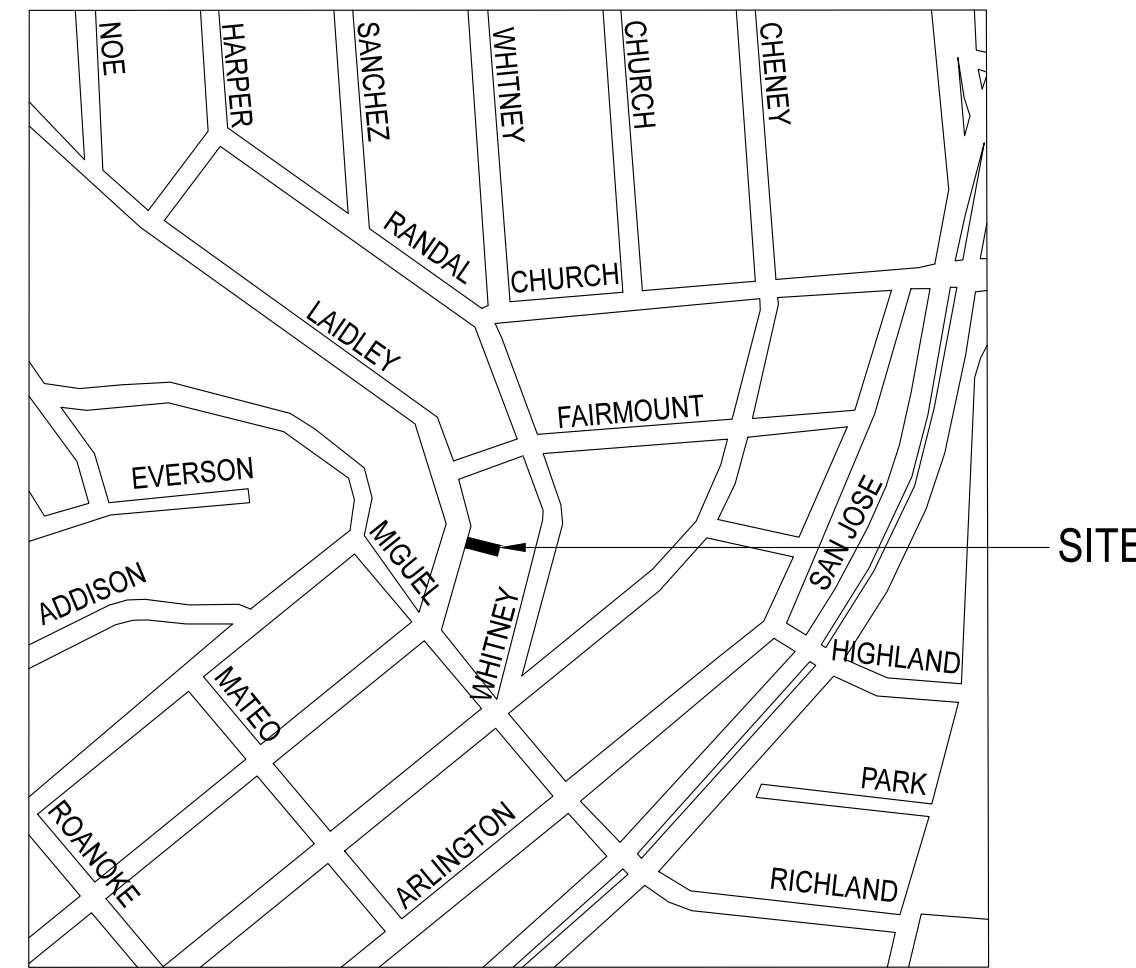
South Neighbor

Property





VICINITY MAP



SYMBOLS

	WINDOW SYMBOL / TYPE
	DOOR SYMBOL / TYPE
	REVISION TAG
	DETAIL NUMBER SHEET NUMBER
	ELEVATION / SECTION NUMBER SHEET NUMBER
	DRAWING NUMBER SHEET NUMBER
	PARTITION TYPE
	ALIGN
	FIRE SPRINKLER
	RETURN AIR
	SUPPLY AIR
	AIRBAR
	HOSE BIB

ABBREVIATIONS

&	AND	(N)	NEW
@	AT	NAT.	NATURAL
ABV.	ABOVE	NOT IN CONTRACT	
A.C.	AIR CONDITIONING	N.J.C.	NUMBER
A.C.T.	ACOUSTIC CEILING TILE	NO.	#
ADJ.	ADJUSTABLE	NOM.	NOMINAL
A.F.F.	ABOVE FINISHED FLOOR	N.T.S.	NOT TO SCALE
ALT.	ALTERATE	OBSC.	OBSCURE
ALUM.	ALUMINUM	O.C.	ON CENTER
ANOD.	ANODIZED	O.D.	OUTSIDE DIAMETER
APPROX.	APPROXIMATE	O.P.	OPPOSITE HAND
ARCH.	ARCHITECTURAL	OPER.	OPERABLE
AXON.	AXONOMETRIC	OPEN.	OPENING
		OPPG.	OPPOSITE
BD.	BOARD	PART.	PARTITION
B.J.	BUTT-JOINT	PERF.	PERFORATED
BLDG.	BUILDING	PL.	PLATE
BLKG.	BLOCKING	PL.	PROPERTY LINE
B.O.	BOTTOM OF	PLAM.	PLASTIC LAMINATE
B.P.	BUILDING PAPER	PLAS.	PLYWOOD
BRZ.	BRONZE	PNL.	PANEL
B.U.R.	BUILT-UP ROOF	PNT.	PAINT
		PROP.	PROPERTY
		PTD.	PAINTED
		P.V.	PHOTOVOLTAIC
		R.	RADIUS
		R.	RISER
		R.B.	RESILIENT BASE
		R.C.P.	REFLECTED CEILING PLAN
		REF.	REFERENCE
		REF.	REFRIGERATOR
		REFIN.	REFINISH
		REIN.	REINFORCED
		REQD.	REQUIRED
		REV.	REVISION/REVISED
		RM.	ROOM
		R.O.	ROUGH OPENING
		RTD.	RATED
		R.W.L.	RAIN WATER LEADER
		S.C.	SOLID CORE
		SCHED.	SCHEDULE
		S.D.	SOAP DISPENSER
		SECT.	SECTION
		S.E.D.	SEE ELECTRICAL DRAWINGS
		SHT.	SHEET
		SHTG.	SHEATHING
		SM	SIMILAR
		S.L.D.	SEE LANDSCAPE DRAWINGS
		S.M.D.	SEE MECHANICAL DRAWINGS
		S.P.D.	SEE PLUMBING DRAWINGS
		SPEC.	SPECIFICATION
		S.S.	STAINLESS STEEL
		S.S.D.	SEE STRUCTURAL DRAWINGS
		STD.	STANDARD
		STL.	STEEL
		STN.	STONE
		STOR.	STORAGE
		STRUC.T.	STRUCTURAL
		SUSP.	SUSPENDED
		SYM.	SYMMETRICAL
		T.	TREAD
		T.B.D.	TO BE DETERMINED
		TEL.	TELEPHONE
		TEMP.	TEMPERED
		TEMP.	TEMPORARY
		T.F.	TRANSPARENT FINISH
		T.F.W.D.	TRANSPARENT FINISHED WOOD
		T&G	TONGUE AND GROOVE
		T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE
		T.O.W.	TOP OF WALL
		TRANS.	TRANSLUCENT
		TV.	TELEVISION
		TYR.	TYPICAL
		U.B.C.	UNIFORM BUILDING CODE
		U.C.	UNDER COUNTER
		U.O.N.	UNLESS OTHERWISE NOTED
		UTIL.	UTILITY
		VAR.	VARIES
		V.C.T.	VINYL COMPOSITION TILE
		VEN.	VENEER
		VERT.	VERTICAL
		VEST.	VESTIBULE
		V.F.	VERIFY IN FIELD
		V.P.	VENEER PLASTER
		W.	WITH
		W.C.	WATER CLOSET
		WD.	WOOD
		WID.	WASHER/DRYER
		WIN.	WINDOW
		W.H.	WATER HEATER
		W/O	WITHOUT
		W.O.	WHERE OCCURS
		W.P.	WATERPROOFING
		WT.	WEIGHT

DIRECTORY

**OWNER**  
JEFF NUSSBAUM  
2570 VALLEJO STREET  
SAN FRANCISCO, CA 94123  
T 415.777.2220

**GENERAL CONTRACTOR**  
DESIGN LINE CONSTRUCTION  
ANDREW MICHAEL  
442 GROVE STREET  
SAN FRANCISCO, CA 94102  
T 415.647.1373

**ARCHITECT**  
MICHAEL HENNESSEY ARCHITECTURE  
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SAN FRANCISCO, CA 94105  
T 415.512.1559

**STRUCTURAL ENGINEER**  
DOUBLE-O ENGINEERING  
MARK LONNING  
72 OTIS STREET  
SAN FRANCISCO, CA 94103  
T 415.551.5150

**GEOTECHNICAL ENGINEER**  
EARTH MECHANICS CONSULTING ENGINEERS  
H. ALLEN GRUEN  
300 GRAND AVENUE, SUITE 262  
OAKLAND, CA 94610  
T 510.839.0765

GENERAL NOTES

- AIA DOCUMENT A201-GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT, IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK.
- THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND FIELD CONDITIONS.
- THE WORK INCLUDED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE.
- PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE UNIFORM BUILDING CODE, HANDICAP ACCESS CODE AND ALL APPLICABLE ORDINANCES, INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
- THESE PLANS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR IN THE NOTES. DO NOT DEMOLISH ANY ITEMS THAT APPEAR STRUCTURAL, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT, WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE ARCHITECT.
- ANY ERRORS, OMISSIONS, AND CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED.
- THE CONTRACTOR SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE DELAYS AFFECTING OCCUPANCY.
- THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S PHASING REQUIREMENTS AND ULTIMATE COMPLETION DATE.
- THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING AND FIRE SPRINKLER WORK (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OF DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE. IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION, DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSIDERED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUBCONTRACTORS.
- THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP AND SUBMIT WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT.
- BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATE THERETO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES, UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT THREE (3) PRINTS, TYPICALLY, OF EACH SHOP DRAWING SUBMITTAL PLUS THREE (3) COPIES OF EITHER PRODUCT DATA OR SAMPLES.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEWED SUBMITTALS.
- SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE COMPLETE PRODUCT DATA AND RELATED INFORMATION APPROPRIATE FOR THE OWNER'S MAINTENANCE AND OPERATION OF PRODUCTS FURNISHED UNDER THE CONTRACT.
- WORK UNDER THIS CONTRACT SHALL BE WARRANTED BY THE CONTRACTOR AGAINST ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK OR DESIGNATED PORTIONS THEREOF FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER OF DESIGNATED EQUIPMENT. IN THE CASE OF ITEMS REMAINING UNCOMPLETED AFTER THE DATE OF SUBSTANTIAL COMPLETION, THE ONE-YEAR WARRANTY PERIOD SHALL BE FROM DATE OF ACCEPTANCE OF SUCH ITEMS.
- EACH TRADE SHALL EXAMINE THE PREMISES TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WORK TO COMMENCE. PRIOR TO COMMENCING HIS WORK, AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.
- THE GENERAL CONTRACTOR SHALL ASSIST IN THE COORDINATION AND BE RESPONSIBLE FOR THE INSTALLATION OF N.I.C. ITEMS, INCLUDING BUT NOT LIMITED TO FURNITURE, EQUIPMENT, APPLIANCES, PLUMBING FIXTURES, VOICE/DATA CABLING, TELEPHONE WORK, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION AS REQUIRED FOR ACCESSORY ITEMS INCLUDING SINK, DISHWASHER, REFRIGERATOR, LAUNDRY EQUIPMENT, ETC.
- ALL DRAWINGS AND NOTES ARE CONSIDERED COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
- VERIFY ALL ARCHITECTURAL DETAILS AND COORDINATED DRAWINGS WITH STRUCTURAL AND MEP DRAWINGS BEFORE INITIATION OF ANY RELATED WORK.
- ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, INDUSTRY AND BUILDING STANDARDS, AND CODE REQUIREMENTS. SEALANT, WEATHERSTRIPPING, AND FLASHING LOCATIONS IN DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE.
- LARGER SCALE DETAILED DRAWINGS SUPERCEDES SMALLER SCALED ELEVATION AND PLAN DRAWINGS.
- ALL WORK PERTAINING TO OR EFFECTED BY THIS CONTRACT SHALL CONFORM TO 2010 CALIFORNIA BUILDING CODE (C.B.C.), CALIFORNIA PLUMBING, MECHANICAL AND ELECTRICAL CODES (C.P.C., C.M.C. AND C.E.C.) AND ALL LOCAL CODES AND ORDINANCES.

SHEET INDEX

- ARCHITECTURAL**  
A0.1 - COVER SHEET / PROJECT DATA  
A1.1 - SITE SURVEY & EXISTING SITE PLAN  
A1.2 - PROPOSED SITE PLAN  
A2.1 - FIRST FLOOR PLAN  
A2.2 - SECOND FLOOR PLAN  
A2.3 - THIRD FLOOR PLAN  
A2.4 - FOURTH FLOOR PLAN  
A2.5 - ROOF PLAN  
A5.1 - EXTERIOR ELEVATIONS  
A5.2 - EXTERIOR ELEVATIONS  
A5.3 - EXTERIOR ELEVATIONS  
A5.4 - BUILDING SECTIONS  
A5.5 - BUILDING SECTIONS

PROJECT DATA

**ADDRESS**  
233 LAIDLEY STREET  
SAN FRANCISCO, CA

**BLOCK/LOT #**  
6884 / 022

**ZONING DISTRICT**  
RH-1

**OCCUPANCY GROUP:**  
R-3

**TYPE OF CONSTRUCTION**  
V-B

**HEIGHT LIMIT**  
40'-0"

**OFF-STREET PARKING**  
2 SPACES PROVIDED

**SCOPE OF WORK**  
CONSTRUCTION OF NEW 4-STORY, SINGLE-FAMILY RESIDENCE ON AN UNIMPROVED PARCEL. PROVIDE FIRE SPRINKLER SYSTEM PER FIRE DISTRICT REQUIREMENTS.  
M.E.P. SYSTEMS TO BE DESIGN/BUILD.  
FIRE SPRINKLER SYSTEM TO BE DESIGN/BUILD.

**GROSS BUILDING AREA**  
FLOOR 1: 703 S.F.  
FLOOR 2: 541 S.F.  
FLOOR 3: 1,176 S.F.  
FLOOR 4: 958 S.F.  
TOTAL: 3,378 S.F.

**APPLICABLE BUILDING CODES**  
2010 CALIFORNIA BUILDING CODE (C.B.C.)  
2010 CALIFORNIA PLUMBING CODE (C.P.C.)  
2010 CALIFORNIA MECHANICAL CODE (C.M.C.)  
2010 CALIFORNIA ELECTRICAL CODE (C.E.C.)  
2010 CAL. GREEN BUILDING CODE (CALGREEN)  
2010 SAN FRANCISCO AMENDMENTS TO C.B.C., C.P.C., C.M.C., C.E.C., AND CALGREEN

MICHAEL HENNESSEY ARCHITECTURE  161 NATOMA STREET SAN FRANCISCO CA 94105 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>LAIDLEY STREET RESIDENCE</b>	CONSULTANT:	STAMP:	ISSUE: <b>SITE PERMIT SUBMITTAL</b>	DATE: <b>08.10.12</b>	REVISIONS: SITE PERMIT REVS. 09.28.12 SITE PERMIT REVS. 11.19.12 SITE PERMIT REVS. 02.18.13	SCALE: <b>N/A</b>	SHEET TITLE: <b>COVER SHEET / PROJECT DATA</b>	SHEET NUMBER: <b>A0.1</b>
	233 LAIDLEY STREET SAN FRANCISCO, CA								

# Green Building: Site Permit Checklist

## BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name <b>LAIDLEY STREET RESIDENCE</b>	Block/Lot <b>6684 / 022</b>	Address <b>233 LAIDLEY STREET</b>
Gross Building Area <b>3,933 SQFT</b>	Primary Occupancy <b>R-3</b>	Design Professional/Applicant: Sign & Date
# of Dwelling Units <b>1</b>	Height to highest occupied floor <b>34'-11"</b>	Number of occupied floors <b>4</b>

## Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines.	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance.	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	X
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	0
Final number of required points (base number +/- adjustment)	75
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

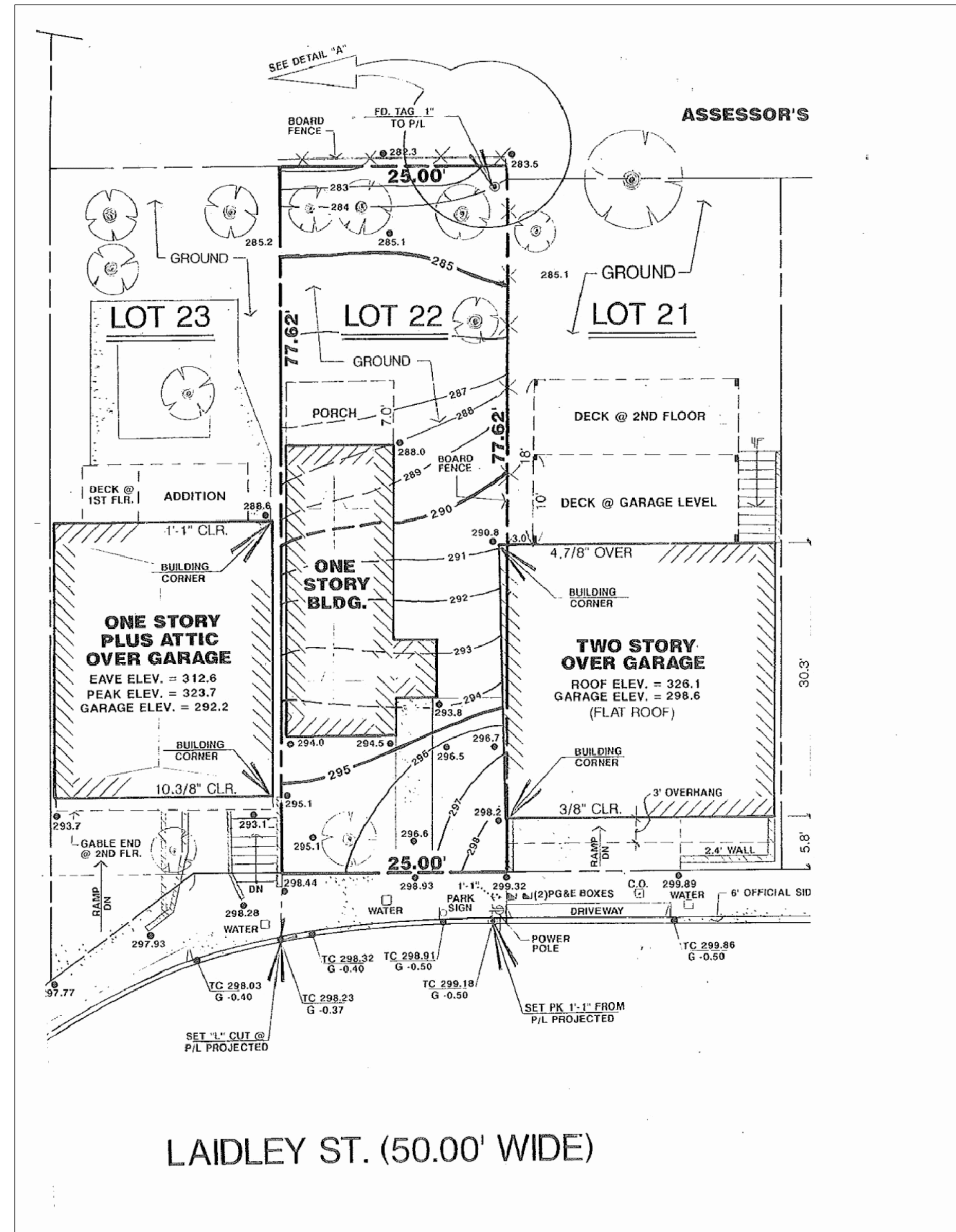
## Notes

- New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- Requirements for additions or alterations apply to applications received on or after July 1, 2012.

LEED PROJECTS						
Type of Project Proposed (Indicate at right)	New Large Commercial	New Residential Mid-Rise	New Residential High-Rise	Commercial Interior	Commercial Alteration	Residential Alteration
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	50	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	●
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6)	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ.5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ.5). (SF Health Code Article 38 and SF Building Code 2603.5)	n/r	●	●	n/r	n/r	n/r
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Type of Project Proposed (Check box if applicable)	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2). (13C.5.106.4)	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showers/baths, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1189 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.2)	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entrances, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	● See CA 124 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CAT24 Part 11 Section 6.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
Additional Requirements for New A, B, I, or M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

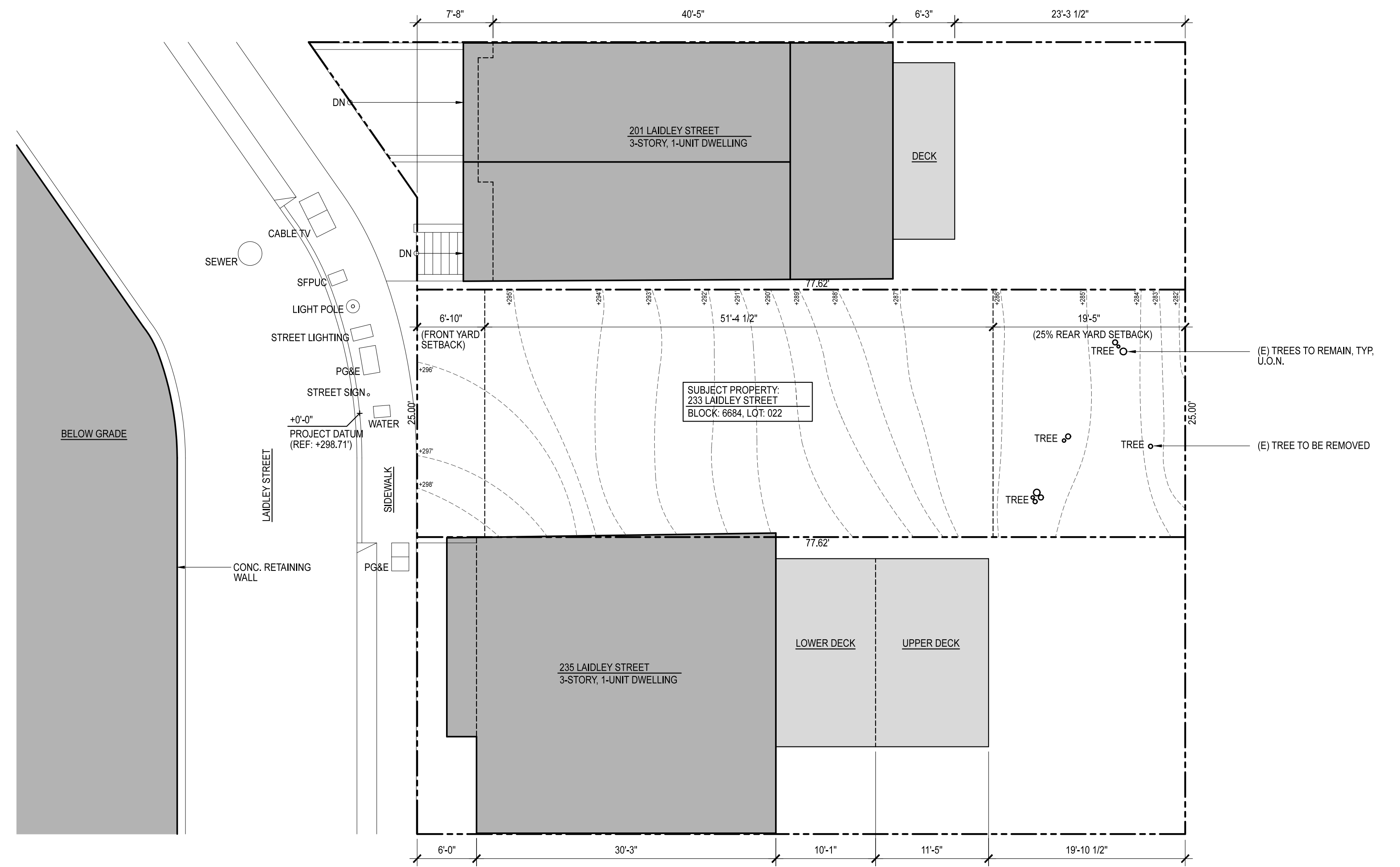
MICHAEL HENNESSEY ARCHITECTURE  161 NATOMA STREET SAN FRANCISCO CA 94105 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>LAIDLEY STREET RESIDENCE</b>	CONSULTANT:	STAMP:	ISSUE: <b>SITE PERMIT SUBMITTAL</b>	DATE: <b>08.10.12</b>	REVISIONS: ▲ SITE PERMIT REVS. 09.28.12 ▲ SITE PERMIT REVS. 11.19.12 ▲ SITE PERMIT REVS. 02.18.13	SCALE: <b>N/A</b>	SHEET TITLE: <b>ATTACHMENT C-2: GREEN BUILDING SITE PERMIT SUBMITTAL</b>	SHEET NUMBER: <b>A0.2</b>
	233 LAIDLEY STREET SAN FRANCISCO, CA				JOB: <b>1202</b>				



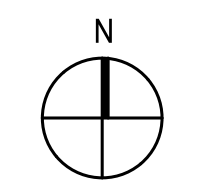
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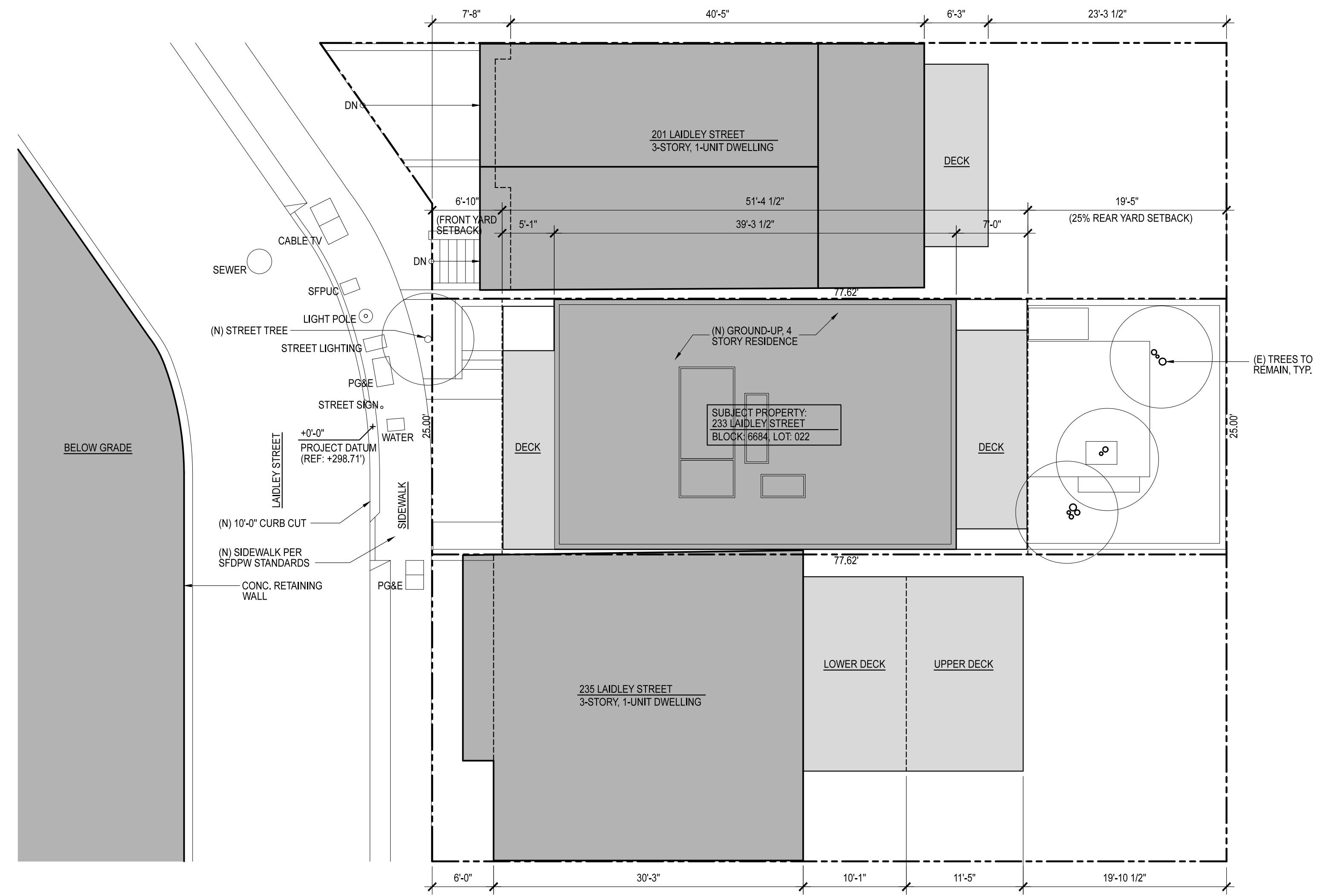
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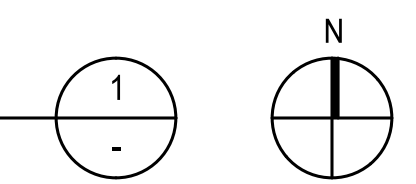
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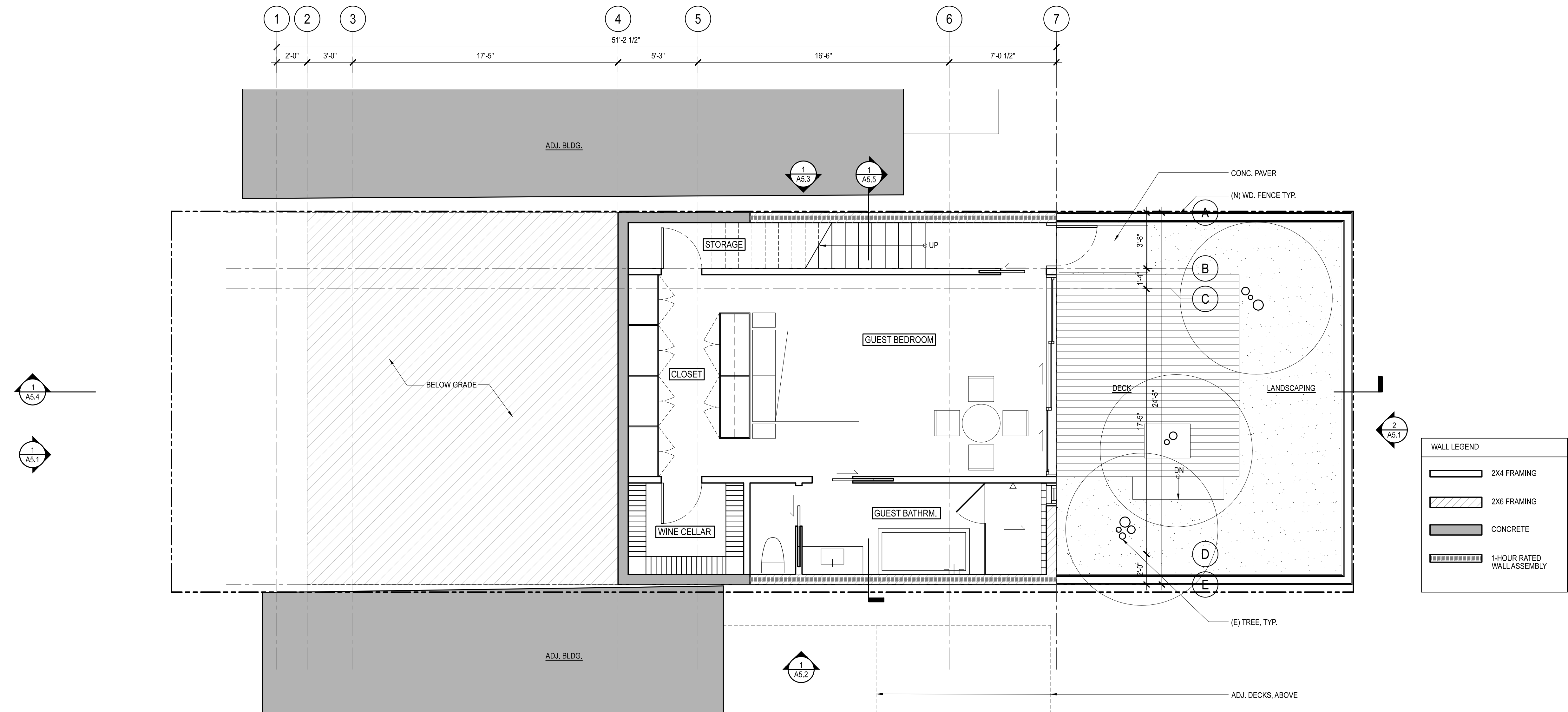
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					JOB: <b>1202</b>				



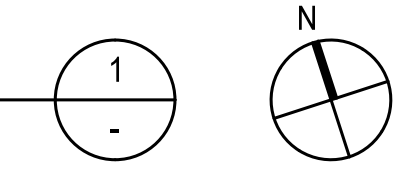
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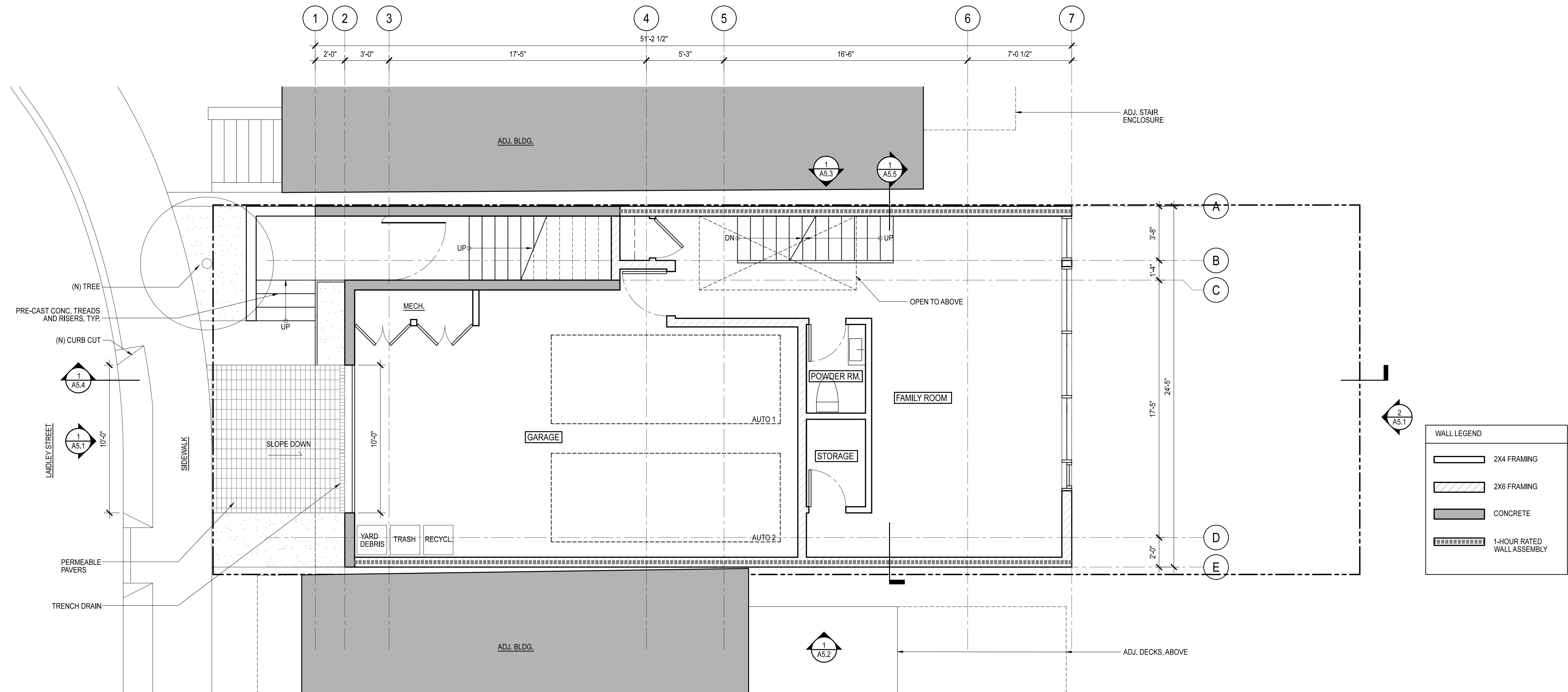
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	233 LAIDLEY STREET SAN FRANCISCO, CA	JOB: <b>1202</b>							



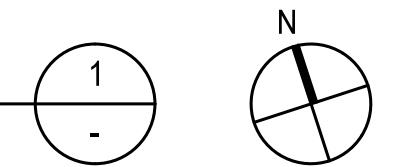
FIRST FLOOR PLAN



<b>MICHAEL HENNESSEY ARCHITECTURE</b> 161 NATOMA STREET SAN FRANCISCO CA 94105 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>LAIDLEY STREET RESIDENCE</b> 233 LAIDLEY STREET SAN FRANCISCO, CA	CONSULTANT:	STAMP:	ISSUE: <b>SITE PERMIT SUBMITTAL</b>	DATE: <b>08.10.12</b>	REVISIONS: ▲ SITE PERMIT REVS. 09.28.12 ▲ SITE PERMIT REVS. 11.19.12 ▲ SITE PERMIT REVS. 02.18.13	SCALE: <b>1/4" = 1'-0"</b>	SHEET TITLE: <b>FIRST FLOOR PLAN</b>	SHEET NUMBER: <b>A2.1</b>
					JOB: <b>1202</b>				



SECOND FLOOR PLAN



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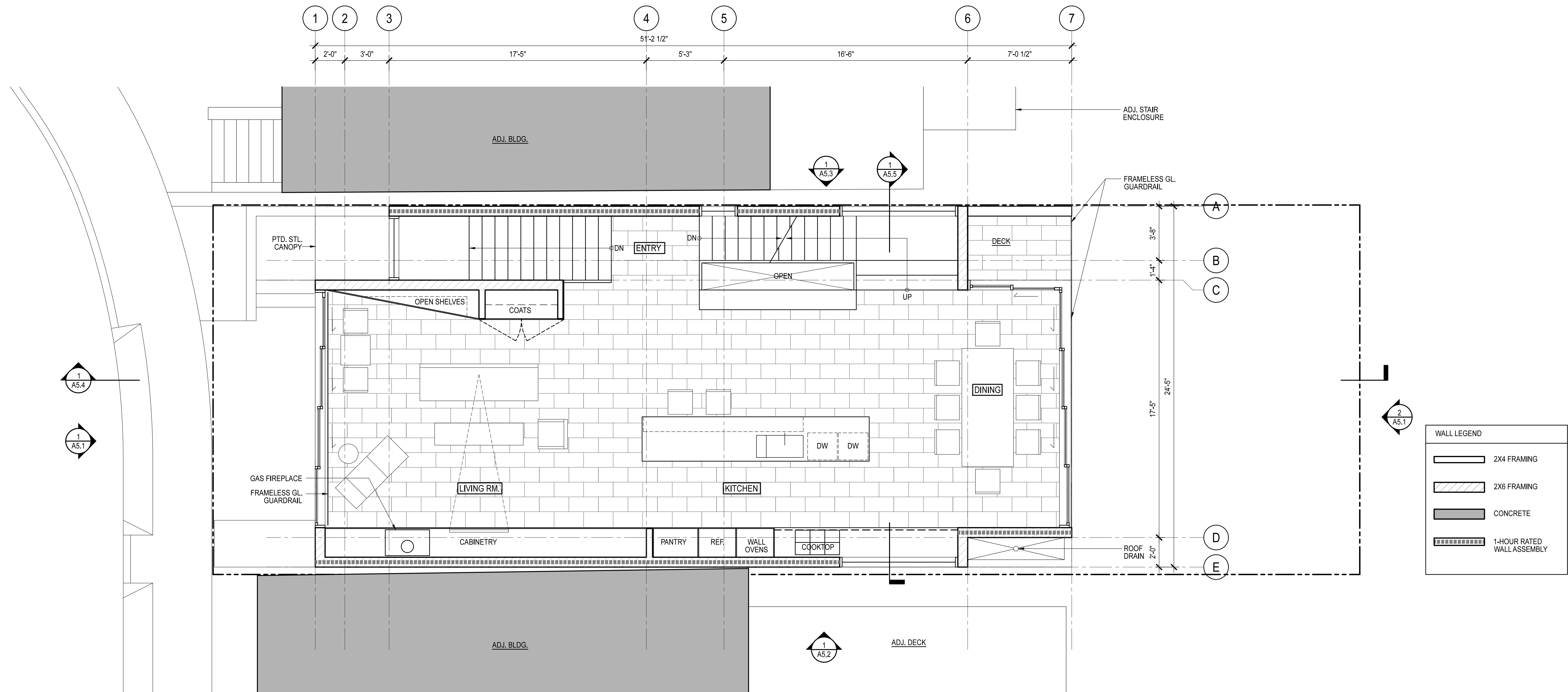
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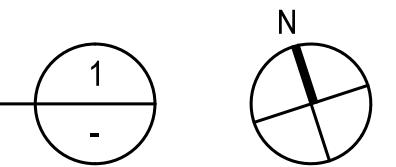
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SHEET NUMBER:

**A2.2**



THIRD FLOOR PLAN



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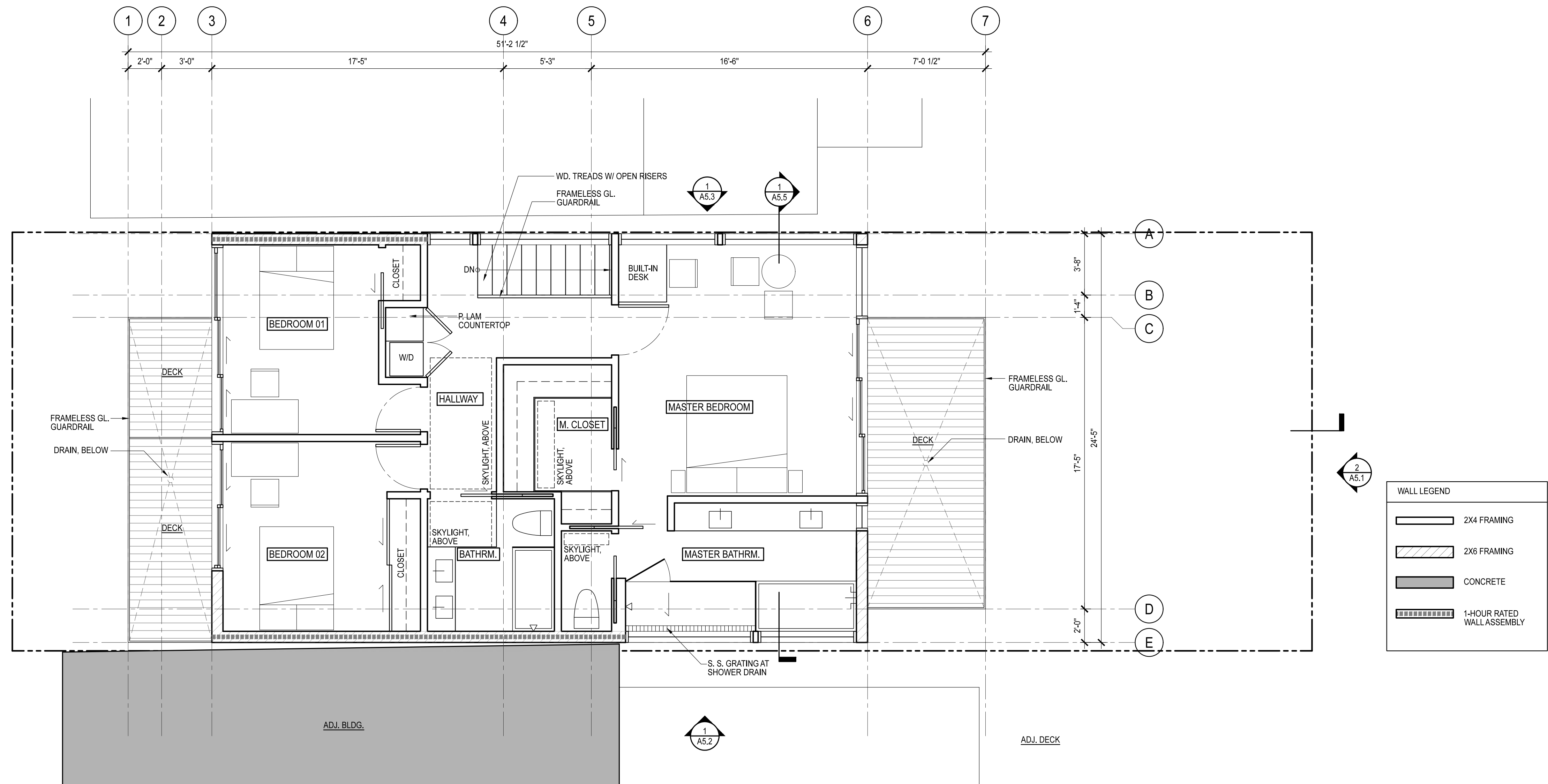
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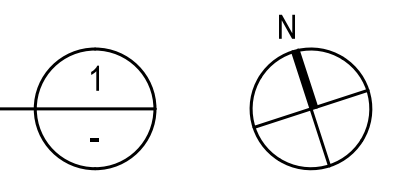
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THIRD FLOOR PLAN

SHEET NUMBER:

**A2.3**



FOURTH FLOOR PLAN



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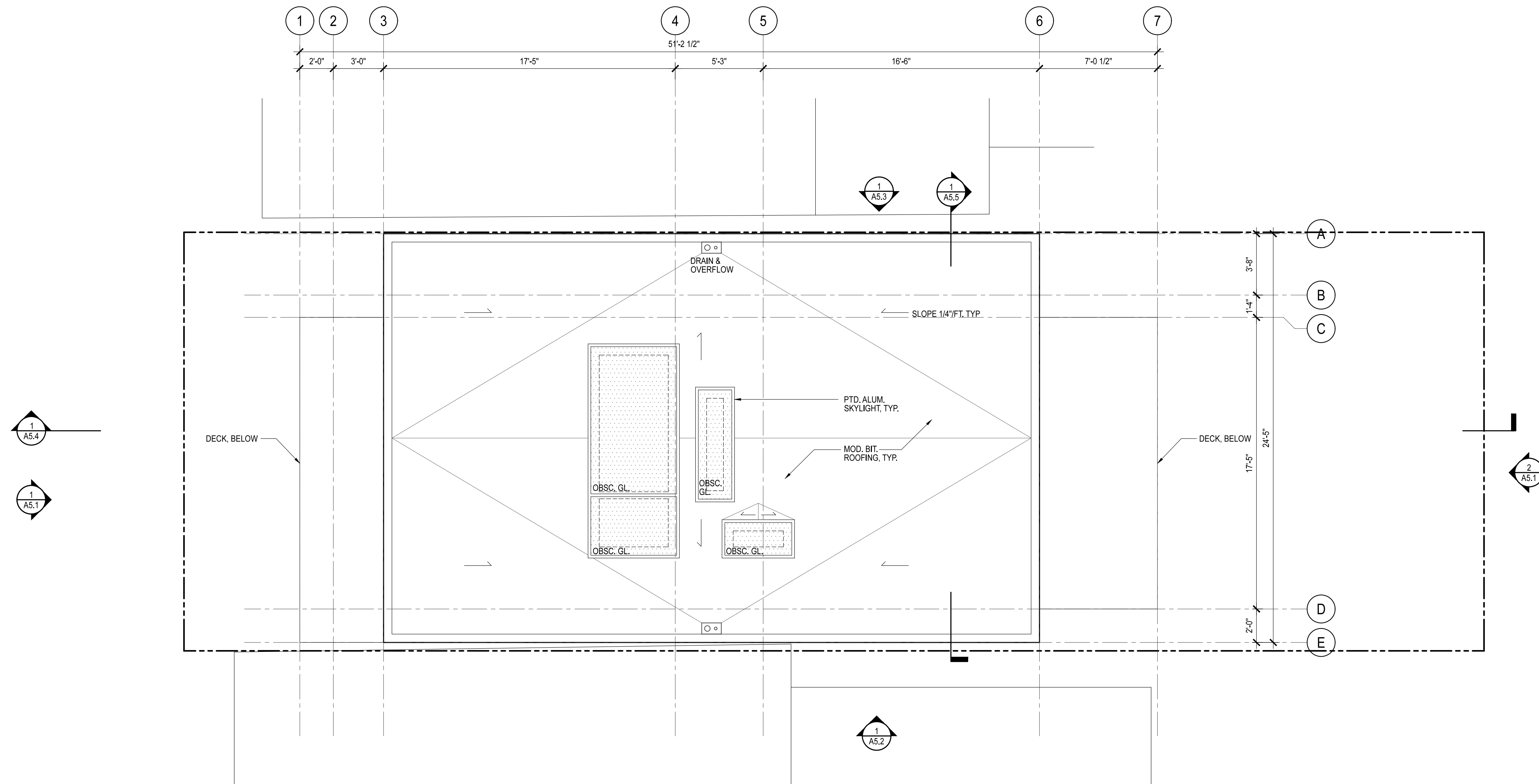
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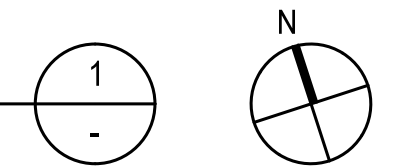
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ROOF PLAN



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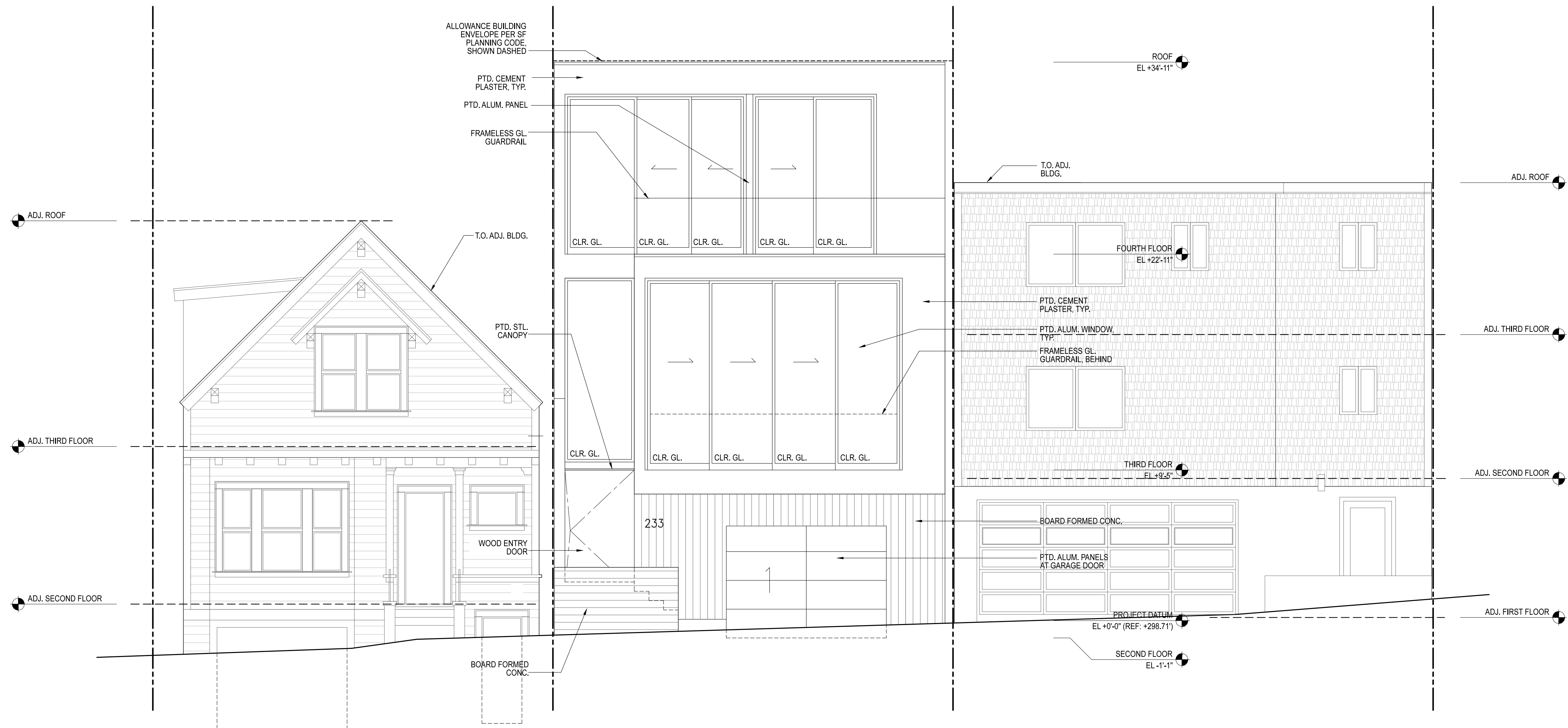
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**1/4" = 1'-0"**

SHEET TITLE:  
**ROOF PLAN**

SHEET NUMBER:

**A2.5**



WEST ELEVATION

1  
-

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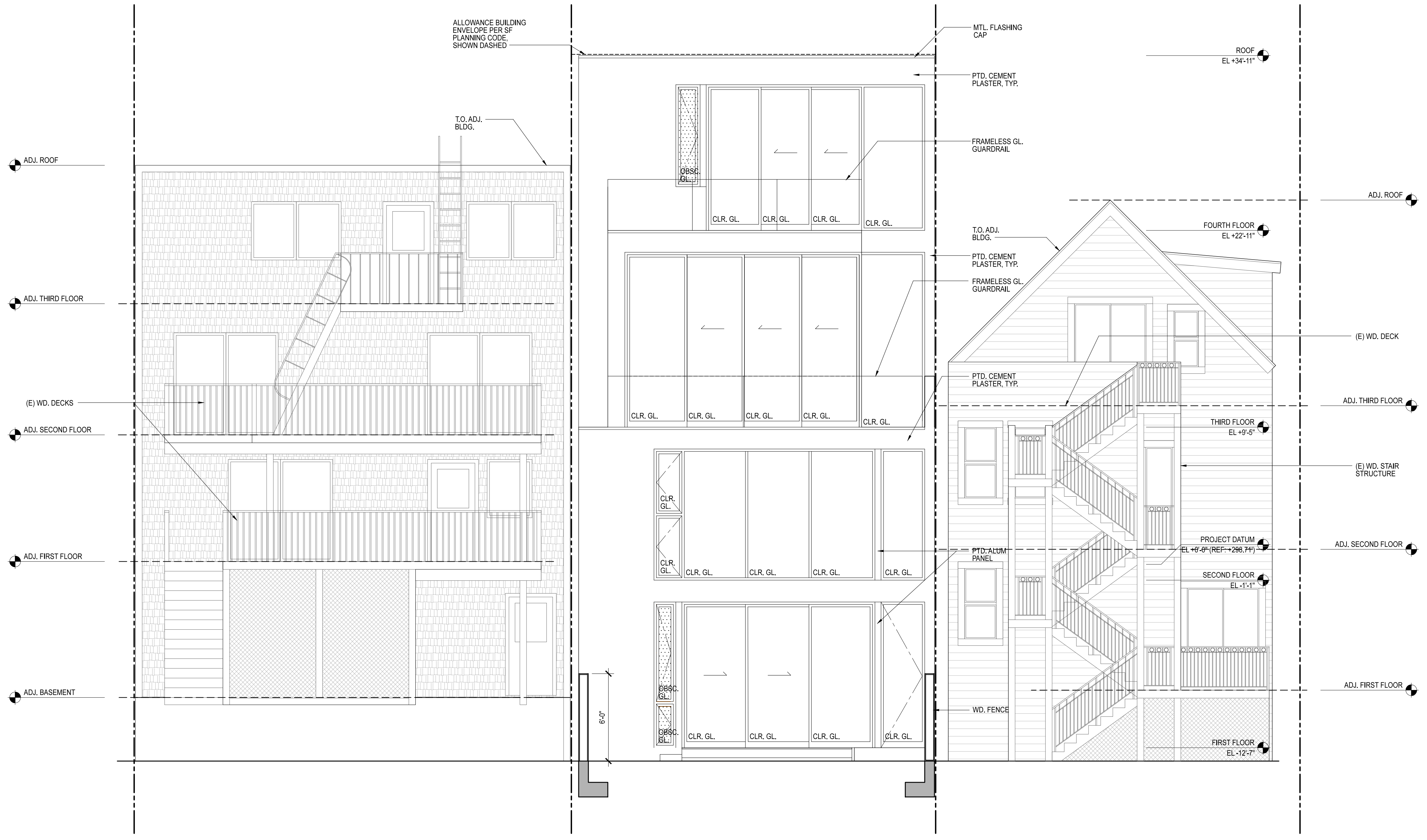
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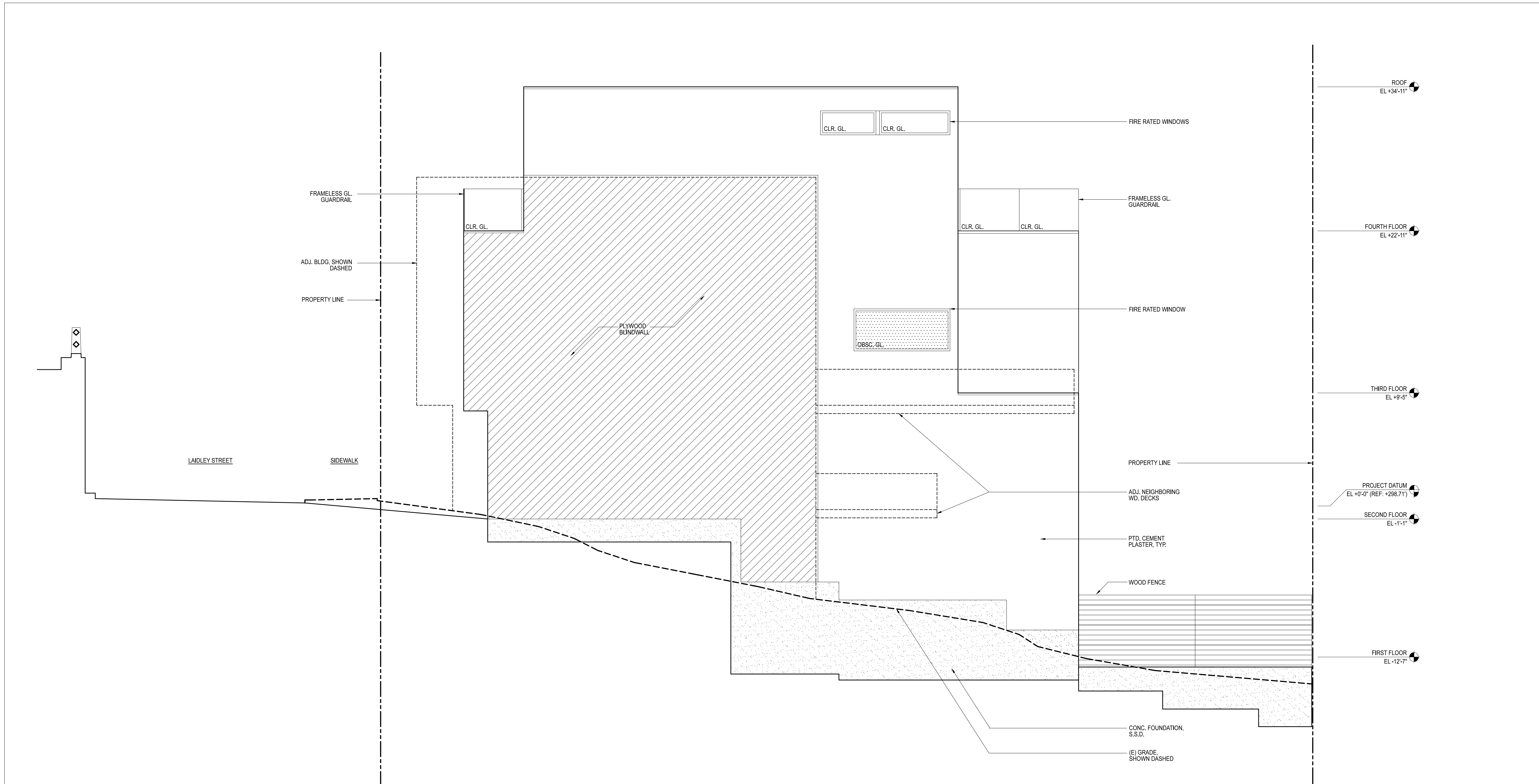
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EAST ELEVATION

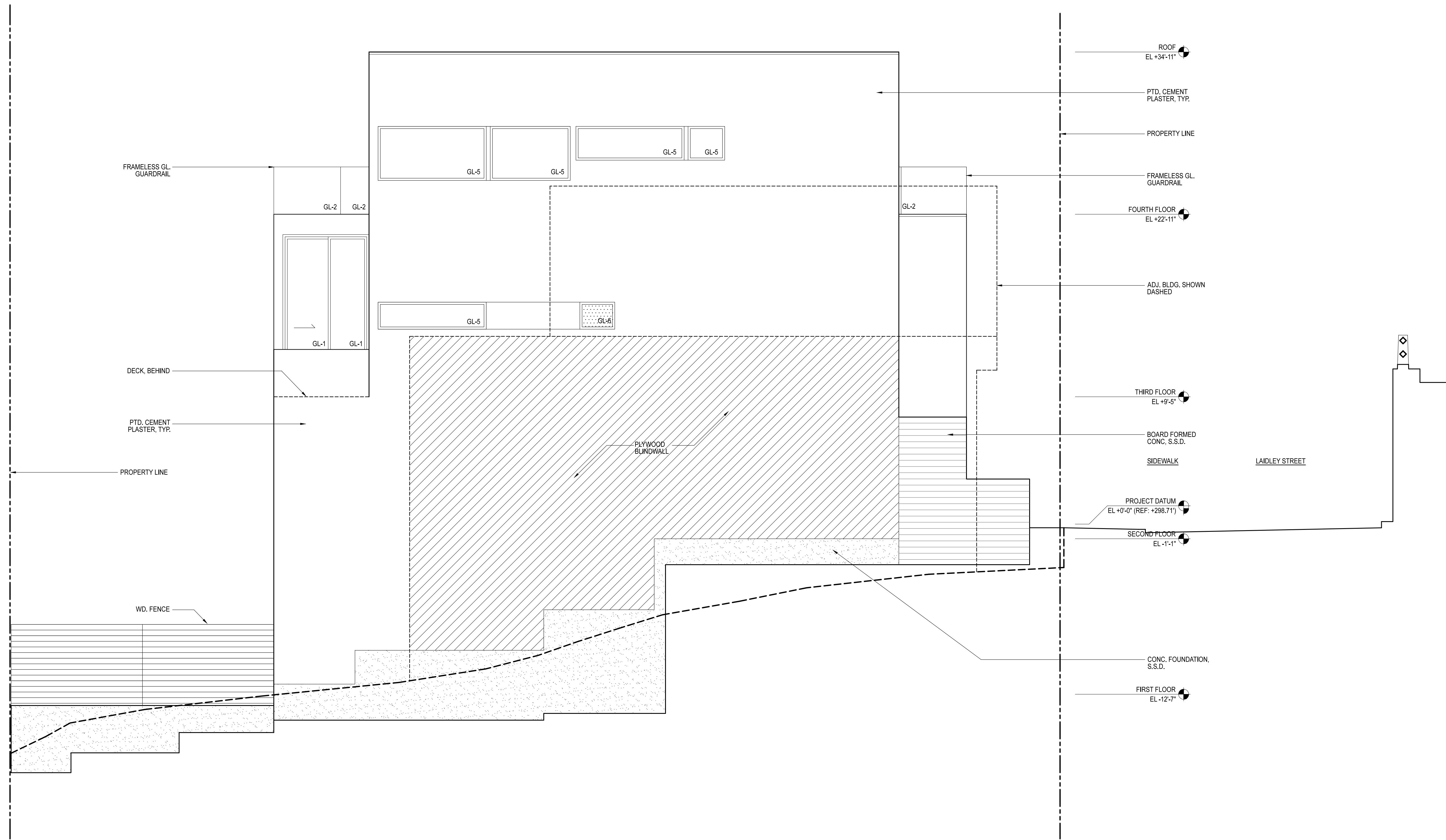
<b>MICHAEL HENNESSEY ARCHITECTURE</b> 161 NATOMA STREET SAN FRANCISCO CA 94105 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>LAIDLEY STREET RESIDENCE</b>	CONSULTANT:	STAMP:	ISSUE: <b>SITE PERMIT SUBMITTAL</b>	DATE: <b>08.10.12</b>	REVISIONS: ▲ SITE PERMIT REVS. 09.28.12 ▲ SITE PERMIT REVS. 11.19.12 ▲ SITE PERMIT REVS. 02.18.13	SCALE: <b>1/4" = 1'-0"</b>	SHEET TITLE: <b>BUILDING ELEVATIONS</b>	SHEET NUMBER: <b>A5.1.2</b>
	233 LAIDLEY STREET SAN FRANCISCO, CA	JOB: <b>1202</b>							



SOUTH ELEVATION

1  
-

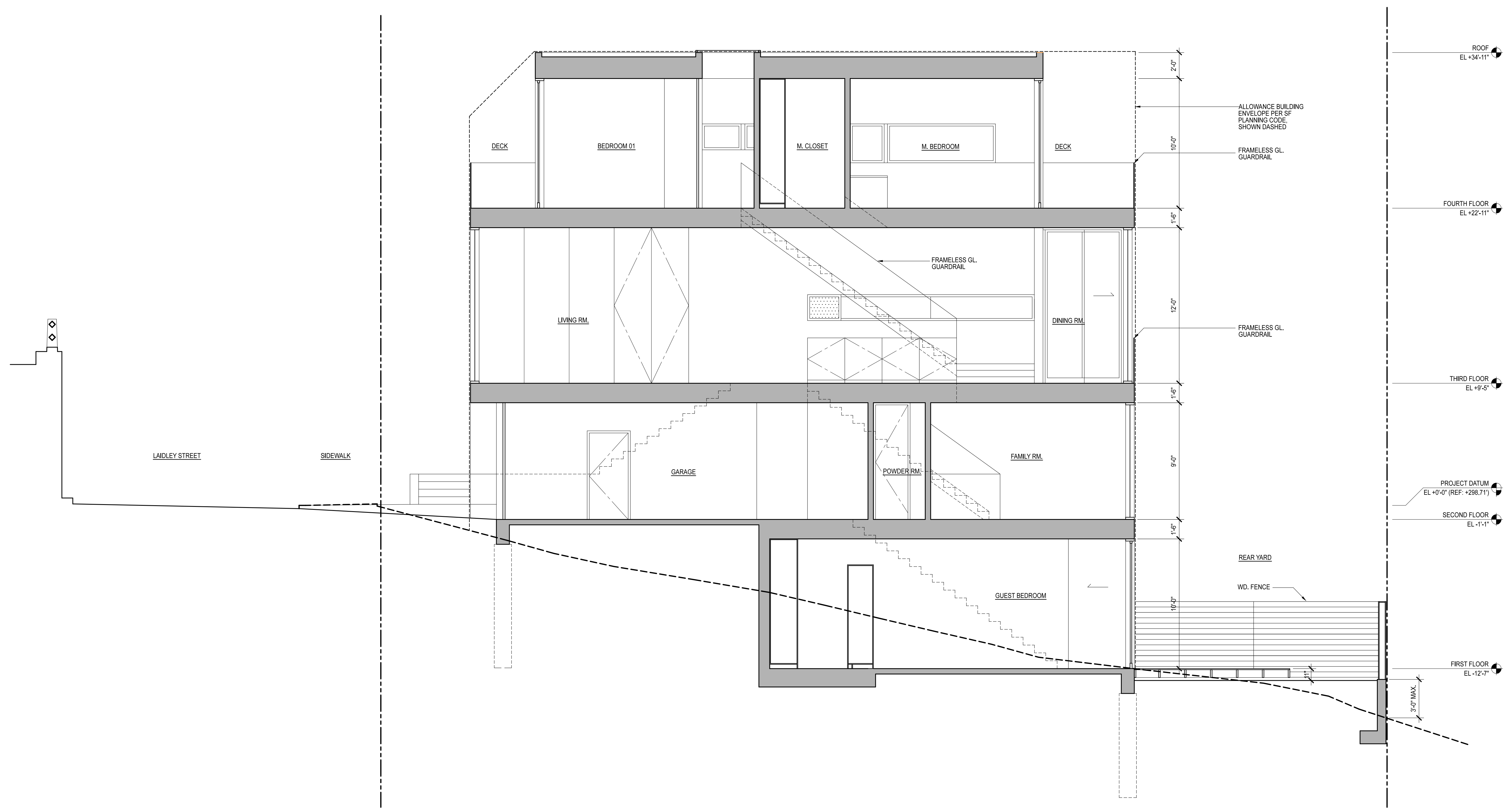
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	233 LAIDLEY STREET SAN FRANCISCO, CA	JOB: <b>1202</b>							



NORTH ELEVATION

1  
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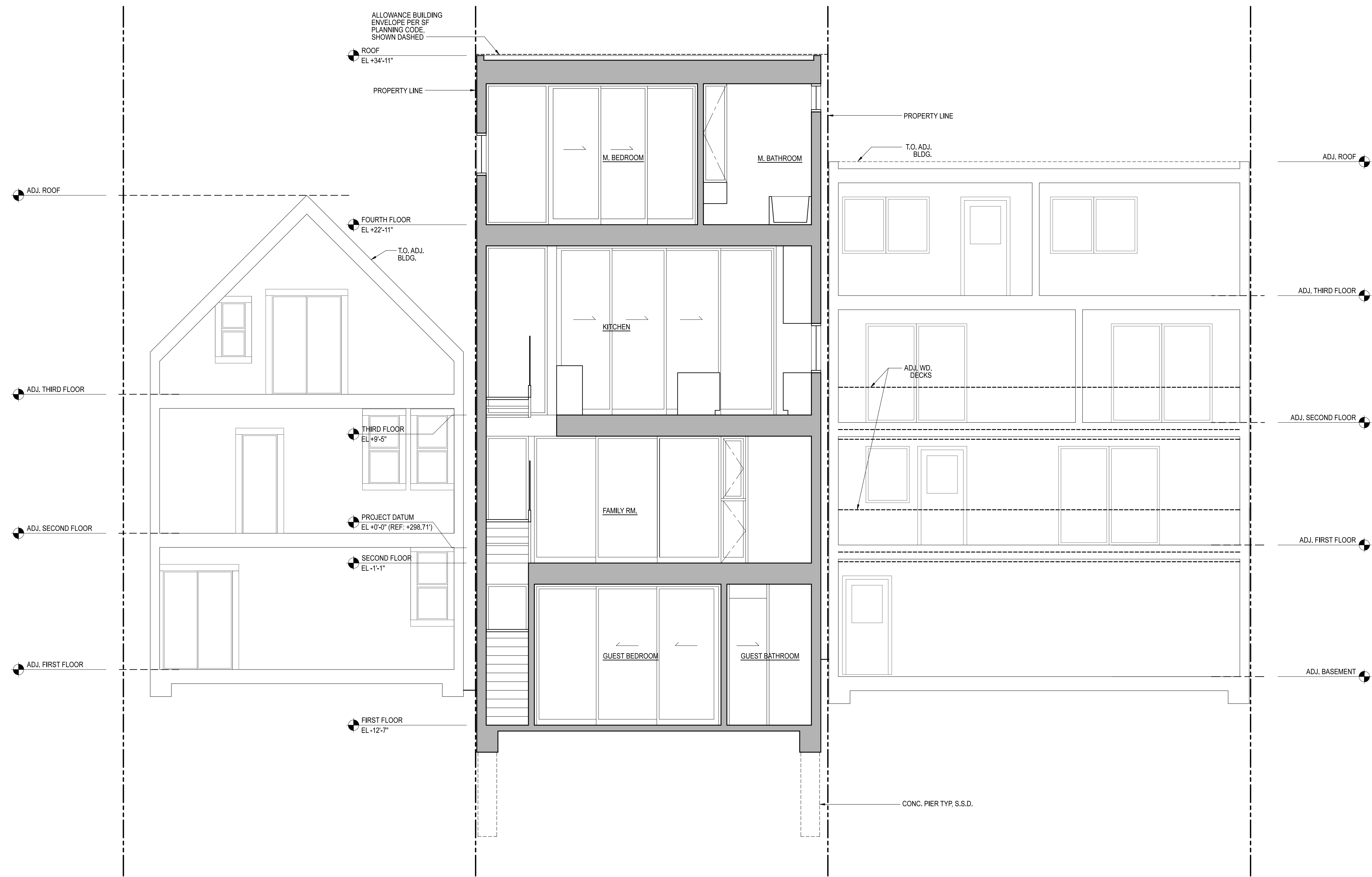
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	233 LAIDLEY STREET SAN FRANCISCO, CA	JOB: <b>1202</b>							



LONGITUDINAL BUILDING SECTION

1  
-

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	233 LAIDLEY STREET SAN FRANCISCO, CA	JOB: <b>1202</b>							



TRANSVERSE BUILDING SECTION

1  
-

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02.18.13

SCALE:  
**1/4" = 1'-0"**

SHEET TITLE:  
**BUILDING SECTIONS**

SHEET NUMBER:

**A5.5**