



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JULY 21, 2011

Date: July 14, 2011
Case No.: **2008.1342D**
Project Address: **197 Laidley Street**
Permit Application: 2008.12.11.8300
Variance Application: 2008.1342V
Zoning: RH-1[Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 6664/012
Project Sponsor: Tony Pantaleoni
70 Zoe Street, #200
San Francisco, CA 94107
Staff Contact: Sharon Lai – (415) 575-9087
sharon.w.lai@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to create a three-story, single-family house on the subject corner lot by raising the overall height. The existing two and a half-story building height will be increased by approximately 4 feet, 6 inches to a total of 30 feet as measured from Fairmount Street. The Project will eliminate the off-street parking and associated curb-cut accessed from Laidley Street and maintain the remaining parking space accessed from Fairmount Street. The proposal also includes interior and exterior modifications, and a new roof deck at the rear. The proposed third-story relocation towards Fairmount Street and the new rear roof deck results in the reduction of massing 11 feet deep. The Project will add approximately 689 square feet of habitable space and will decrease the gross square footage by 44 square feet to 2,430 gross square feet. The height increase towards the front of the building requires variances for the front setback encroachment and the modification of an existing non-complying structure. The variances were heard on March 23, 2011, where no decision was rendered and the hearing was continued due to the filing of this DR. The variance decision will be made after the Commission's hearing at a future Variance hearing, tentatively scheduled on August 24, 2011.

SITE DESCRIPTION AND PRESENT USE

The Subject Property is a sub-standard lot at the northeast corner of Laidley and Fairmount Streets. The lot is relatively level along Laidley Street and slopes laterally from west to east along Fairmount Street. The lot also slopes downward from Fairmount Street to the rear property line and measures 25 feet in width and 43 feet deep. The subject two-story over basement single-family dwelling was constructed circa 1951, with unpermitted modifications made to the building including roofline changes sometime after 1968 according to historical aerial photos. The overall height measured from Fairmount Street is approximately 25 feet, 6 inches. The existing building contains 2,474 gross square feet of which 1,385 are habitable, with two off-street parking spaces. The subject lot and its immediate neighbor to the north are much shallower than the average lot depth for the rest of the block within the same zoning. The existing

basement level is developed with storage, crawl space, and two separate parking spaces accessed from Fairmount Street and Laidley Street. The existing rear building wall is 4 feet away from the rear property line.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Subject Property at 197 Laidley Street is located at the northeast corner of Laidley and Fairmount streets in the Glen Park neighborhood. The subject block is characterized by a predominantly two-story pattern with some three-story buildings and is architecturally mixed. The west side of the subject block is zoned RH-1 and the east side of the subject block is zoned RH-2. There is a relatively well preserved narrow mid-block open space towards the northern end of the block, however the southern end of the block does not provide a clear mid-block pattern. The immediate southern neighbor to the Subject Property across Fairmount Street (the DR requestor) is a three-story corner property, zoned RH-1. The adjacent properties across from Laidley Street are characterized by three- and four-story single-family homes also zoned RH-1.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	March 9, 2011 – April 8, 2011	March 22, 2011	July 21, 2011	121 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 11, 2011	July 11, 2011	10 days
Mailed Notice	10 days	July 11, 2011	July 11, 2011	10 days

PUBLIC COMMENT

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

Concerns relating to design, overall height of the building, views, and massing on a substandard lot have been raised by neighbors.

DR REQUESTOR

The DR Requestor, Karen Powell, resides at 237 Fairmount Street. The DR Requestor's property is at the southeast corner of Laidley and Fairmount Streets, which is located across Fairmount Street from the Subject Property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated March 22, 2011 and supplemental submittal, dated July 6th, 2011.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated July 29, 2011.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The DR Application does not demonstrate that the project contains or creates any "Exceptional or Extraordinary Circumstances", and as such, warrants an abbreviated staff analysis. The RDT does recommend that the project sponsor continue to work with staff on the Laidley Street fenestration pattern to create a stronger fenestration pattern and hierarchy of windows. Since the RDT's last review the Sponsor has made window modifications to unify the fenestration pattern on Laidley Street, which are reflected in the Commission's packets. The RDT finds the building's corner features to be appropriate due to the building's corner location on the block, as it provides a greater visual emphasis to the corner building and accentuates the laterally sloping topography and stepping pattern down the block. The feature does not add significant height above the new roof line and it helps to articulate both street-facing facades. There is no set or predominant building height pattern established in the neighborhood. The proposed 1/2 story vertical addition is compatible with many corner buildings in the neighborhood, including the DR Requestor's property across Fairmont street, which is three-stories tall. Although the lot is shallow in depth, the project includes a reduction in massing at the rear to off-set the addition at the front and to improve the stepping pattern along Laidley Street. The development of the front of the lot and its relationship to the DR Requestor's property is not affected by the amount of development at the rear of the lot.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take DR and approve project as proposed

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Reduced Plans

Section 311 Notice

DR Application dated March 22, 2011

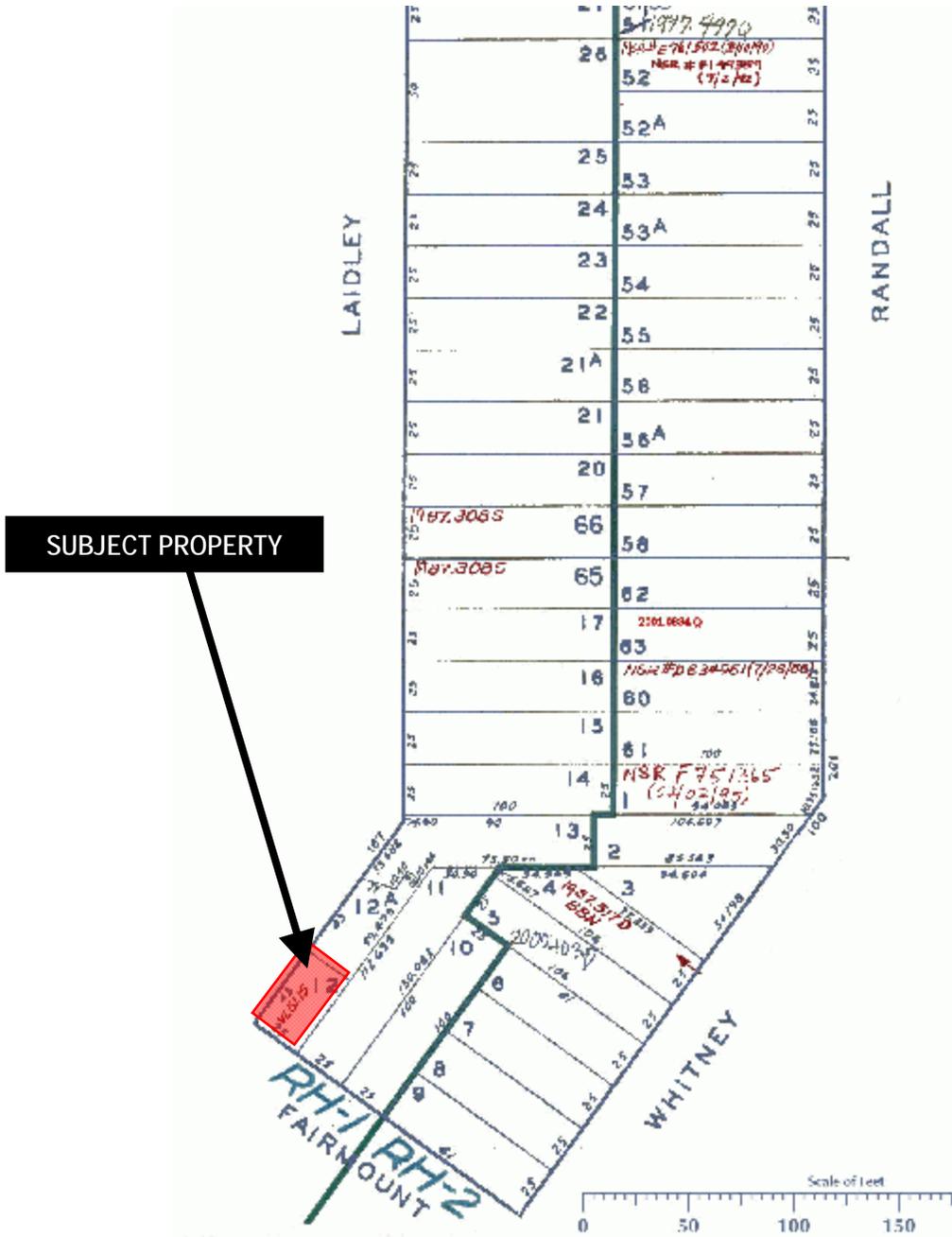
Response to DR Application dated July 29, 2011

Supplemental Information from DR Requestor dated July 6, 2011

SL: G:\DOCUMENTS\DRs\197 Laidley St\2008.1342D\197 Laidley St - Abbreviated DR Analysis.doc

197 Laidley Street

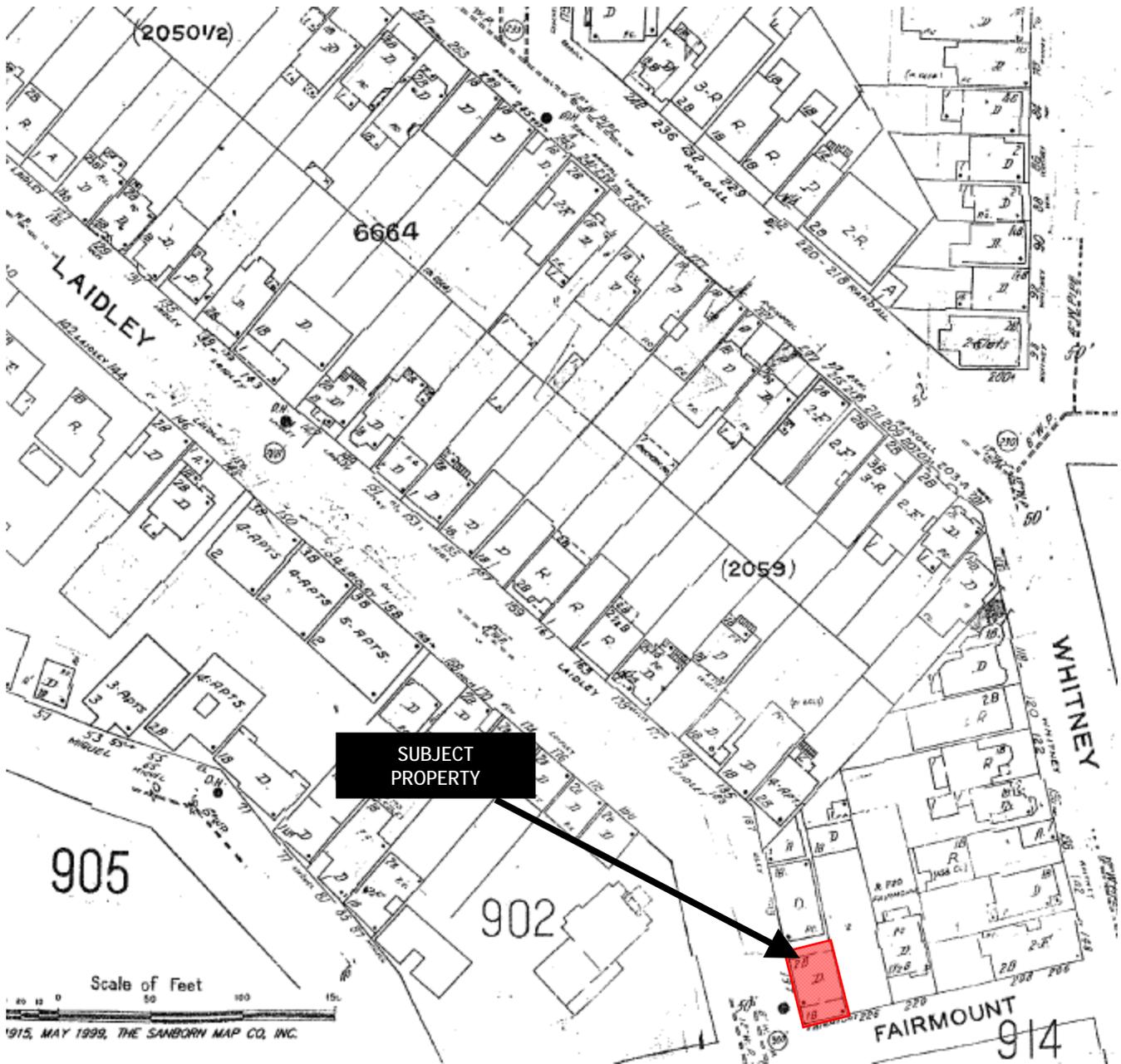
Parcel Map



Conditional Use Hearing
Case Number 2008.1342D
197 Laidley Street



Sanborn Map*

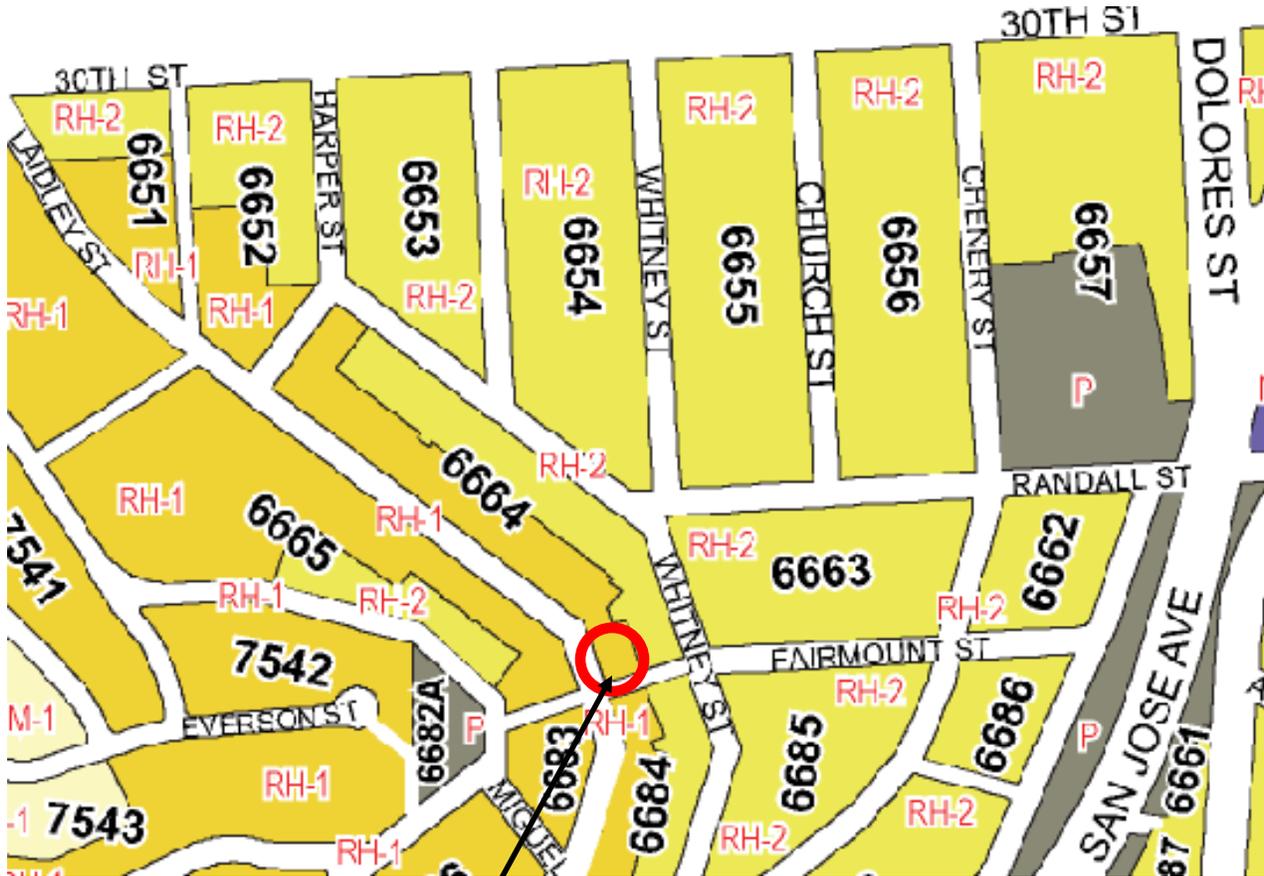


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 20008.1342D
197 Laidley Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 20008.1342D
197 Laidley Street

Aerial Photo

View from South



**SUBJECT
PROPERTY**

Conditional Use Hearing
Case Number 20008.1342D
197 Laidley Street

Aerial Photo

View from North

DR Requestor

SUBJECT
PROPERTY



Conditional Use Hearing
Case Number 2008.1342D
197 Laidley Street

Site Photo

SUBJECT
PROPERTY



Conditional Use Hearing
Case Number 20008.1342D
197 Laidley Street

Site Photo

SUBJECT
PROPERTY



Conditional Use Hearing
Case Number 20008.1342D
197 Laidley Street

Site Photo

SUBJECT
PROPERTY



Conditional Use Hearing
Case Number 20008.1342D
197 Laidley Street

DEMOLITION CALC.

EXISTING WALL AREA CALCULATIONS

TOTAL EXISTING WALLS:

	EXTERIOR WALLS			INTERIOR WALLS		
	WALL LENGTH (FT.)	WALL HEIGHT (FT.)	WALL AREA (S.F.)	WALL LENGTH (FT.)	WALL HEIGHT (FT.)	WALL AREA (S.F.)
2ND FLOOR	116	9	1044	98.954	8	799.63
1ST FLOOR	128	9	1152	113.57	8	908.56
BASEMENT	128	9	1152	113.25	8	918.25
TOTAL:	372		3348.00	225.77		1827.44

EXISTING WALLS TO BE REMOVED:

	EXTERIOR WALLS			INTERIOR WALLS		
	WALL LENGTH (FT.)	WALL HEIGHT (FT.)	WALL AREA (S.F.)	WALL LENGTH (FT.)	WALL HEIGHT (FT.)	WALL AREA (S.F.)
2ND FLOOR	68.58	9	626.22	99.954	8	799.63
1ST FLOOR	44	9	396	108.32	8	866.56
BASEMENT	0	9	0	2.46	8	22.14
TOTAL:	113.58		1022.22	210.73		1688.33

EXISTING WALLS TO BE REMAIN:

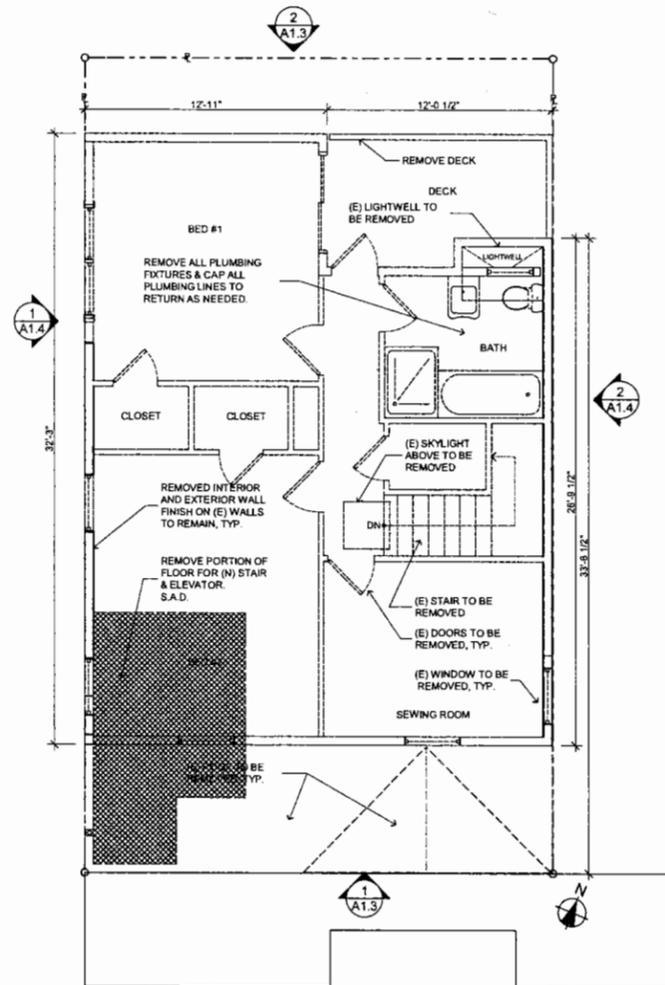
	EXTERIOR WALLS			INTERIOR WALLS		
	WALL LENGTH (FT.)	WALL HEIGHT (FT.)	WALL AREA (S.F.)	WALL LENGTH (FT.)	WALL HEIGHT (FT.)	WALL AREA (S.F.)
2ND FLOOR	48.42	9	417.78	0	8	0.00
1ST FLOOR	84	9	756	5.25	8	42.00
BASEMENT	128	9	1152	10.79	8	87.11
TOTAL:	258.42		2325.78	16.04		138.11

PRINCIPAL PORTION CALCULATION PER S.F.B.C. SEC. 103.3

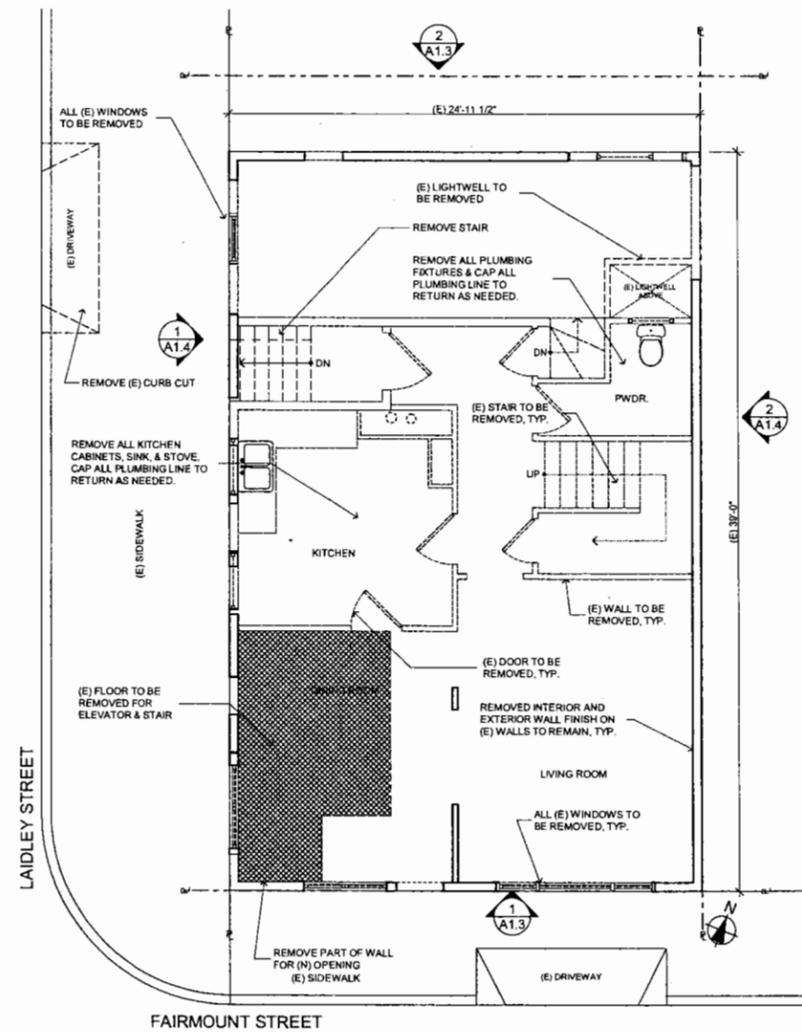
	TOTAL (E) ELEMENTS (S.F.)			(E) ELEMENTS TO BE REMOVED (S.F.)		
	BUILDING ENVELOPE	INTERIOR ELEMENTS	INTERIOR ELEMENTS	BUILDING ENVELOPE	INTERIOR ELEMENTS	INTERIOR ELEMENTS
2ND FLOOR	1044	728.15	670	626.22	99.954	90
1ST FLOOR	1152	168.47	815	396	189	90
BASEMENT	1152	0	815	0	0	22.14
TOTAL:	3348.00	896.62	2500.00	1022.22	282.39	1688.33

BUILDING ENVELOPE (EXTERIOR WALLS, ROOF AND INTERIOR BEARING ELEMENTS):
 TOTAL AREA = 4244.62 S.F.
 REMOVED AREA = 1304.81 S.F.
 30.74% < 50%

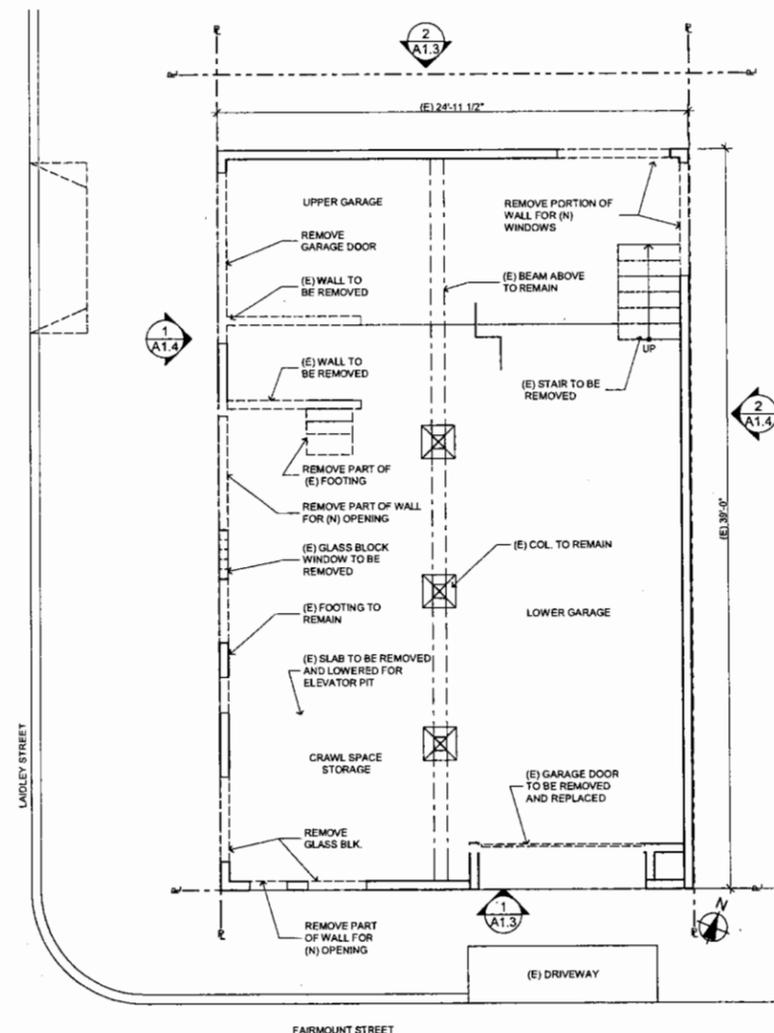
INTERIOR ELEMENTS (INTERIOR WALLS AND FLOOR):
 TOTAL AREA = 4327.44 S.F.
 REMOVED AREA = 1868.33 S.F.
 43.17% < 50%



5 (E) 2nd Floor Plan
 A1.2 1/4" = 1'-0"



4 (E) 1st Floor Plan
 A1.2 1/4" = 1'-0"



3 (E) Basement Plan
 A1.2 1/4" = 1'-0"

Kotas/
 Pantaleoni
 Architects

Anthony A. Pantaleoni
 70 New Street Suite 200
 San Francisco, California 94107
 415 495 4851
 415 495 8885

Revisions	By
Planning Revisions 02.11.09	MKG
Planning Revisions 11.23.10	CC
Planning Revisions 2.4.11	CC
Planning Revisions 2.18.11	CC

RENOVATION / ADDITION
 197 LAIDLEY STREET
 SAN FRANCISCO, CA

Sheet Title:
 Site & City info:
 (E) Demo. Plans & Calcs.
 Basement and 1st Floor

Scale:
 As Noted

Date:
 12.11.08

Drawn By:
 MKG

Job Number:
 4-808

Sheet:

A1.2

Kotas/
Pantaleoni
Architects

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Revisions	By
Planning Revisions 02.11.09	MKG
Planning Revisions 11.23.10	CC
Planning Revisions 2.4.11	CC
Planning Revisions 2.18.11	CC

RENOVATION / ADDITION
197 LAIDLEY STREET
SAN FRANCISCO, CA

Sheet Title:
Site & City info:
(E) ELEVATIONS

Scale:
As Noted

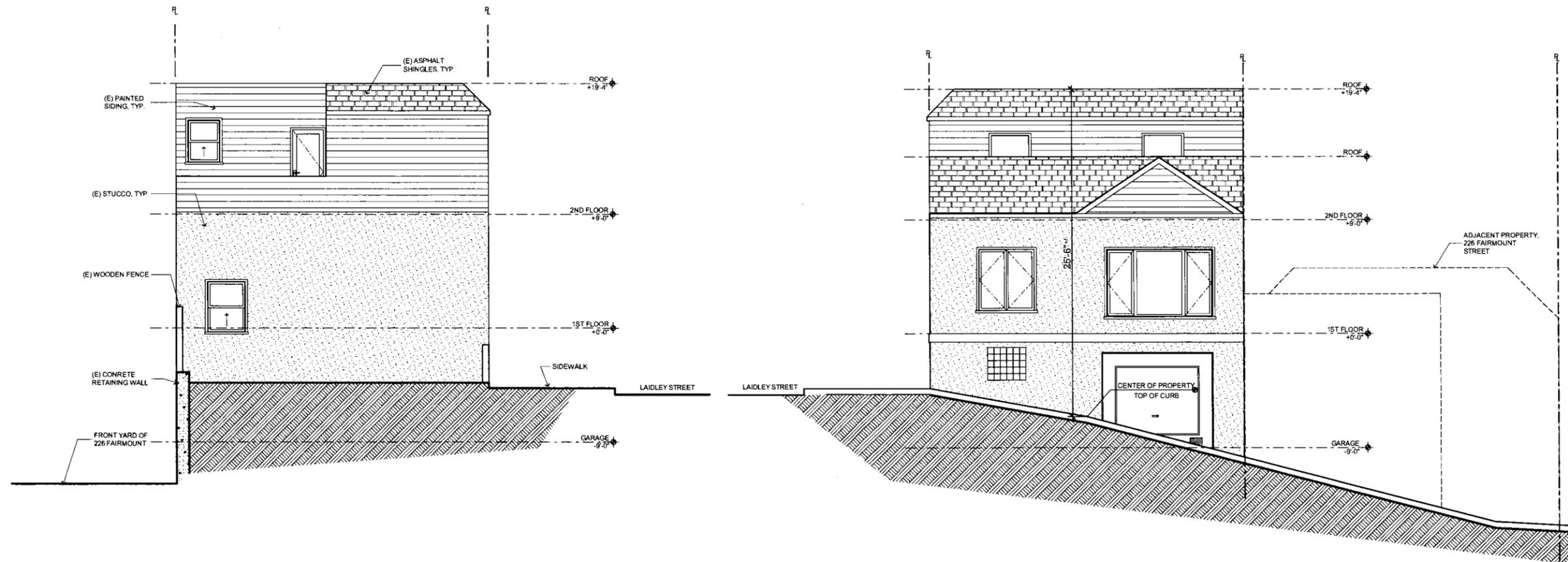
Date:
12.11.08

Drawn By:
MKG

Job Number:
4-808

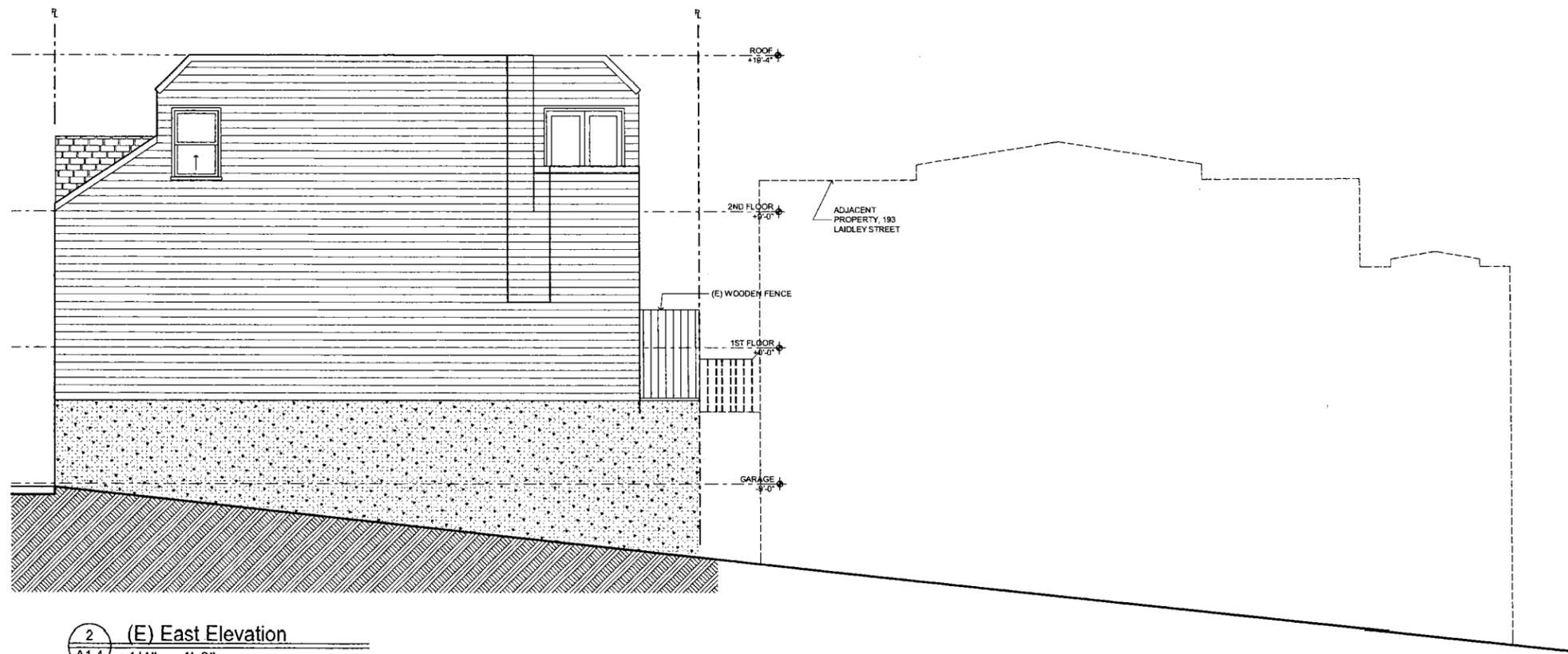
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A1.3

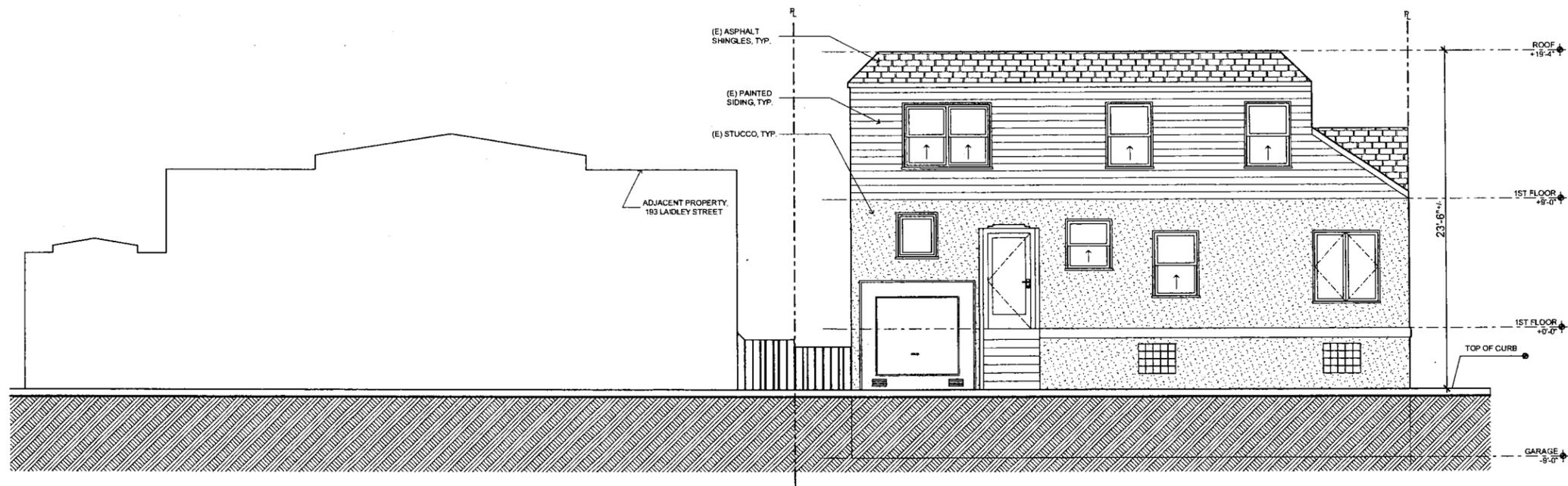


2 (E) North Elevation
A1.3 1/4" = 1'-0"

1 (E) South Elevation - Fairmount
A1.3 1/4" = 1'-0"



2 (E) East Elevation
A1.4 1/4" = 1'-0"



1 (E) West Elevation - Laidley St
A1.4 1/4" = 1'-0"

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1 415 495 4051
1 415 495 6862

Revisions	By
Planning Revisions 02.11.09	MKG
Planning Revisions 11.23.10	CC
Planning Revisions 2.4.11	CC
Planning Revisions 2.18.11	CC

RENOVATION / ADDITION
197 LAIDLEY STREET
SAN FRANCISCO, CA

Sheet Title:
Site & City info:
(E) ELEVATIONS

Scale:
As Noted

Date:
12.11.08

Drawn By:
MKG

Job Number:
4-808

Sheet:

A1.4

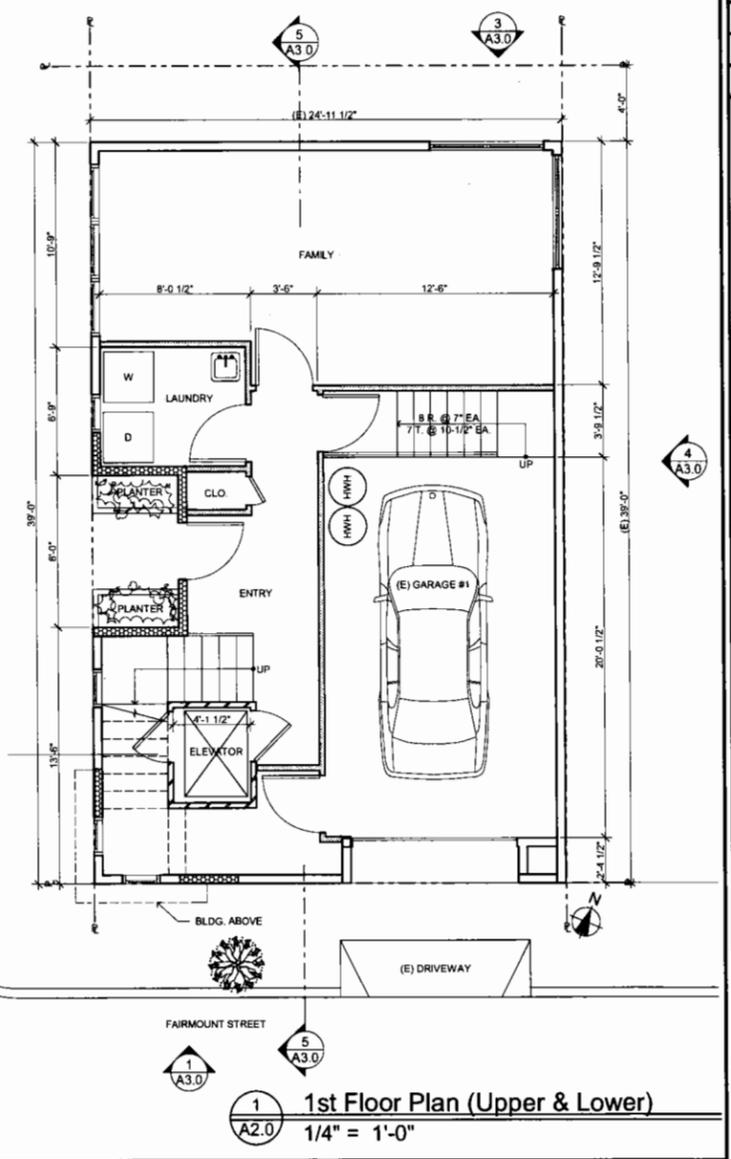
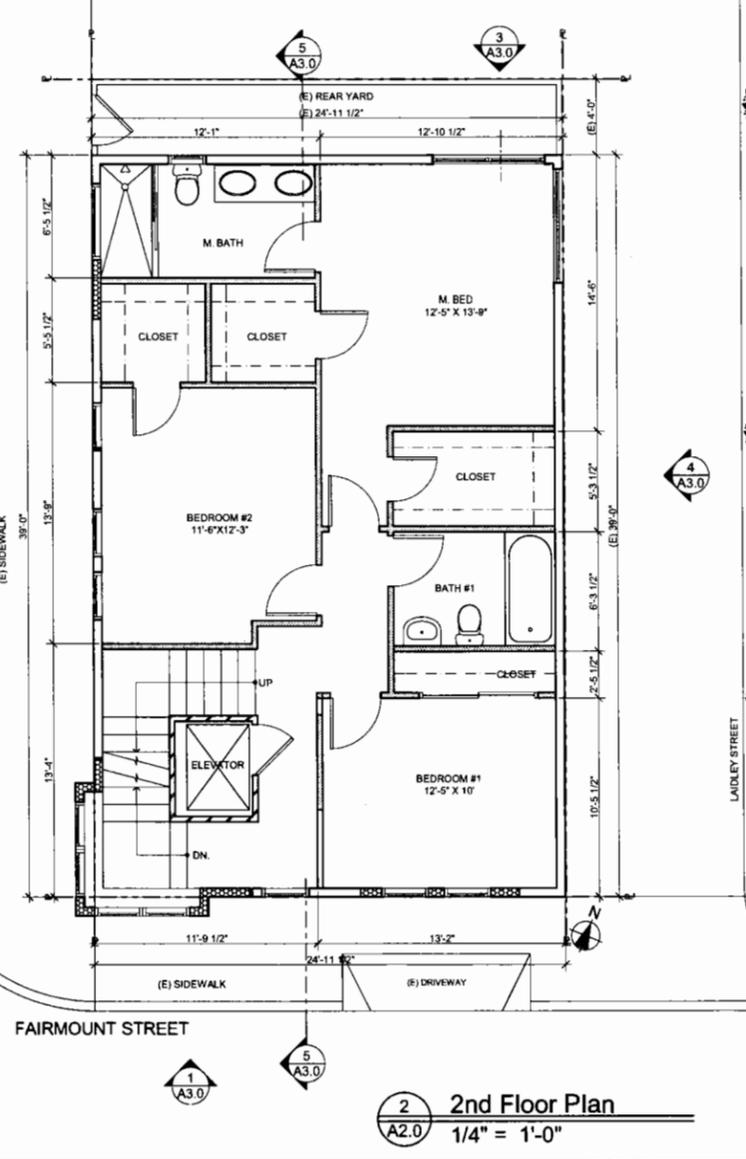
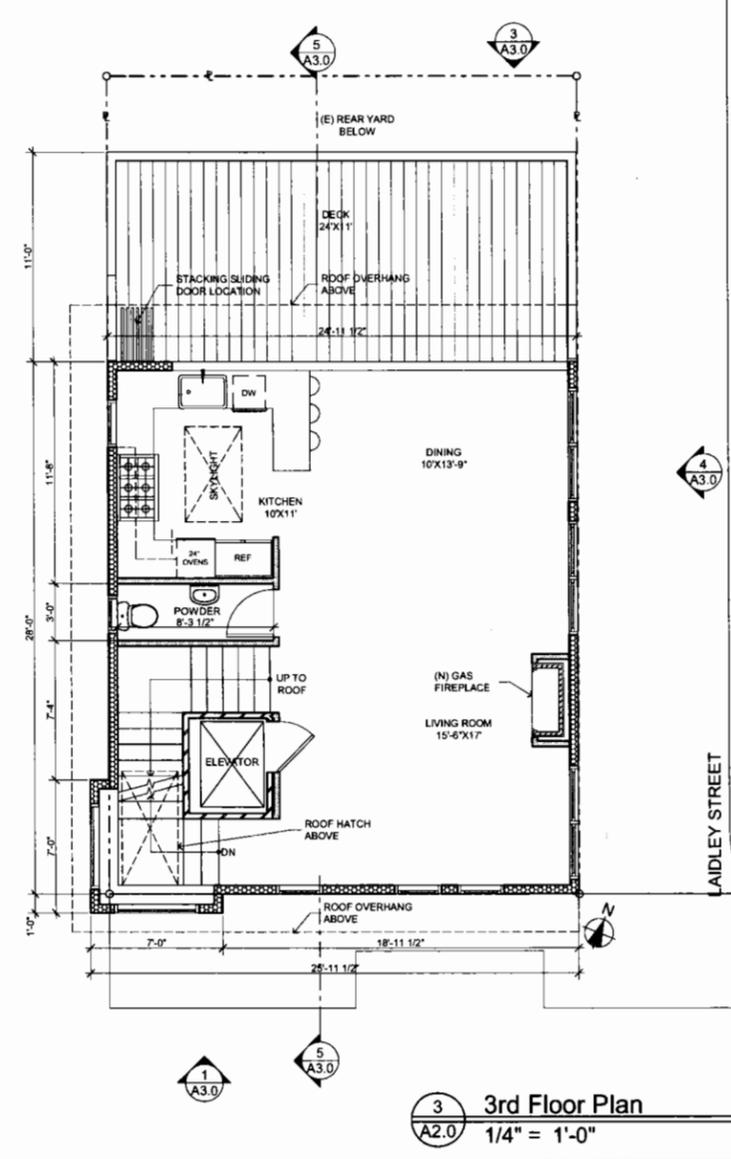
Kotas/
Pantaleoni
Architects

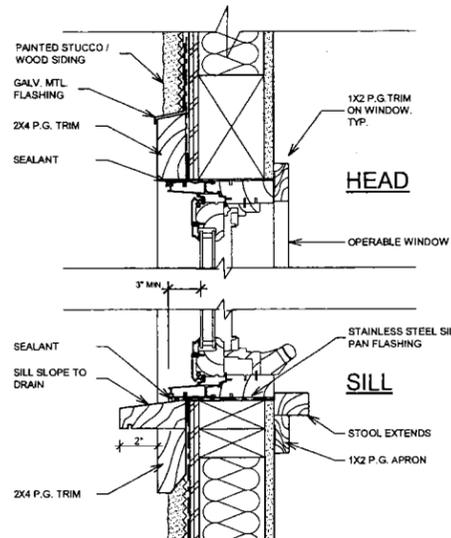
Anthony A. Pantaleoni
70 Zoe Street, Suite 200
San Francisco, California 94107
415 485 4051
415 485 6885

Revisions	By
Planning Revisions 02.11.09	MKG
Planning Revisions 11.23.10	CC
Planning Revisions 2.4.11	CC
Planning Revisions 2.18.11	CC

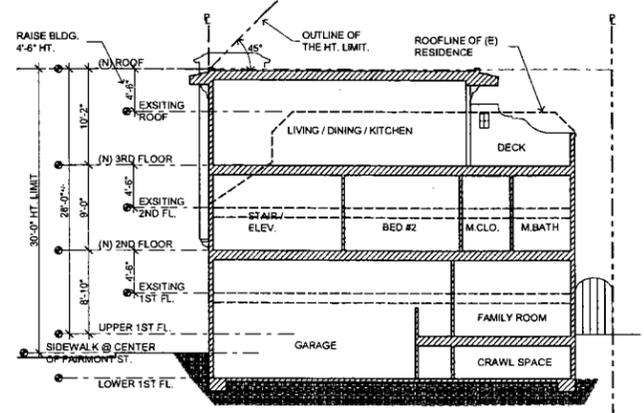
RENOVATION / ADDITION
197 LAIDLEY STREET
SAN FRANCISCO, CA

Sheet Title: Floor Plans: FLOOR PLANS
Scale: As Noted
Date: 12.11.08
Drawn By: MKG
Job Number: 4-808
Sheet: A2.0

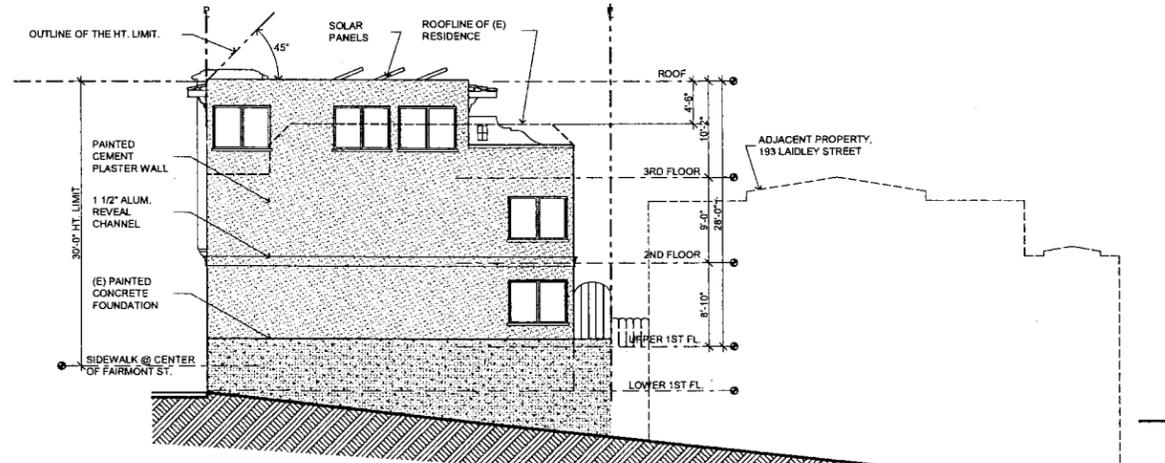




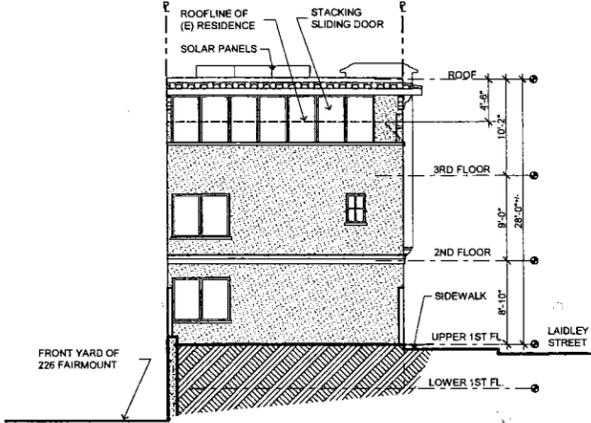
6 WINDOW DETAIL
A3.0 N.T.S.



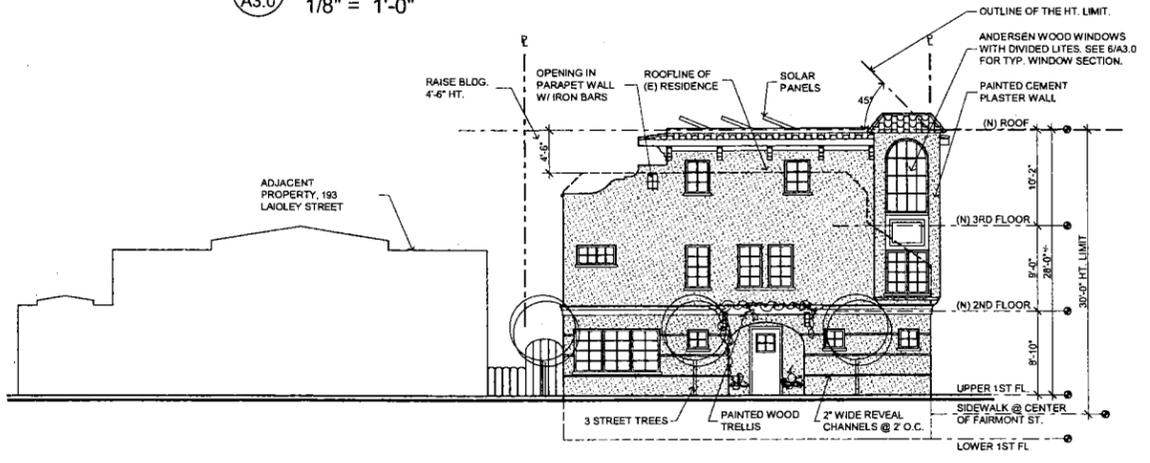
5 Building Section
A3.0 1/8" = 1'-0"



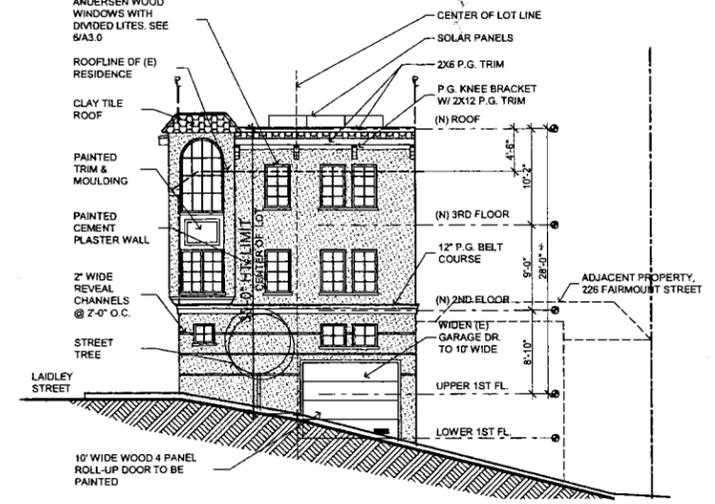
4 East Elevation
A3.0 1/8" = 1'-0"



3 North Elevation
A3.0 1/8" = 1'-0"



2 West Elevation - Laidley Street
A3.0 1/8" = 1'-0"



1 South Elevation - Fairmount Street
A3.0 1/8" = 1'-0"

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Pantaleoni
Architects

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Revisions	By
Planning Revisions 02.11.08	MKG
Planning Revisions 11.23.10	CC
Planning Revisions 2.4.11	CC
Planning Revisions 2.18.11	CC

RENOVATION / ADDITION
197 LAIDLAY STREET
SAN FRANCISCO, CA

Sheet Title:
Elevations/ Sects.
ELEVATIONS

Scale:
As Noted

Date:
12.11.08

Drawn By:
MKG

Job Number:
4-808

Sheet:
A3.0



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 11, 2008, the Applicant named below filed Building Permit Application No. 2008.12.11.8300 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Tony Pantaleoni	Project Address:	197 Laidley Street
Address:	70 Zoe Street #200	Cross Streets:	Fairmount/Harper
City, State:	San Francisco, CA 94107	Assessor's Block /Lot No.:	6664/012
Telephone:	(415) 495-4051 ext. 211	Zoning Districts:	RH-1/40-X

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 type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	None.....	No Change
SIDE SETBACKS	None.....	No Change
BUILDING DEPTH	39 feet	No Change
REAR YARD.....	4 feet	No Change
HEIGHT OF BUILDING (mid. of bldg. along Fairmount) ..	25 feet, 6 inches.....	30 feet
NUMBER OF STORIES	2 over basement.....	3
NUMBER OF DWELLING UNITS	1	1
NUMBER OF OFF-STREET PARKING SPACES	2	1
PROJECT DESCRIPTION		

The proposal is to create a three-story, single-family house on the subject corner lot by raising the overall height of the existing two and a half-story building by approximately 4 feet, 6 inches. The proposal also includes major interior and exterior modifications, the elimination of one off-street parking space and a new roof deck at the rear. The expansion will add approximately 689 square feet of habitable space. This project will require a variance for the front setback encroachment, under case no. 2008.1342V, scheduled to be heard on March 23rd, 2011. See attached plans.

PLANNER'S NAME: Sharon Lai
 PHONE NUMBER: (415) 575-9087
 EMAIL: sharon.w.lai@sfgov.org

DATE OF THIS NOTICE: 3-9-11
 EXPIRATION DATE: 4-8-11

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

DR APPLICANT'S NAME: <i>KAREN POWELL</i>		
DR APPLICANT'S ADDRESS: <i>237 FAIRMOUNT ST S.F.</i>	ZIP CODE: <i>94131</i>	TELEPHONE: <i>(415) 550-2310</i>
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <i>BEN & LIGIA COLEMAN</i>		
ADDRESS: <i>197 LAIDLEY ST S-F</i>	ZIP CODE: <i>94131</i>	TELEPHONE: <i>(415) 206 9038</i>
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: <i>K1POWELL@aol.com</i>		

2. Location and Classification

STREET ADDRESS OF PROJECT: <i>197 LAIDLEY ST.</i>		ZIP CODE: <i>94131</i>
CROSS STREETS: <i>FAIRMOUNT</i>		
ASSESSORS BLOCK/LOT: <i>66641012</i>	LOT DIMENSIONS: <i>25'x40'</i>	LOT AREA (SQ FT): <i>1075</i>
ZONING DISTRICT: <i>RH-1/40X</i>		HEIGHT/BULK DISTRICT:

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 Present or Previous Use: *RESIDENCE*Proposed Use: *RESIDENCE*Building Permit Application No. *2008.12.11.8300*Date Filed: *3/9/11*

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.

THERE HAS BEEN VERY LITTLE HEIGHT ADJUSTMENT
 BUT AN INCREASE IN MASSING. THIS IS STILL
 A THREE FLOOR BUILDING WITH NO SETBACKS.

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 site specific sections of the Residential Design Guidelines.

SEE ATTACHED

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:

SEE ATTACHED

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?

WE SUGGEST A REDUCTION IN THE MASSIVE LOOK OF THE BUILDING WITH A DIFFERENT TYPE OF ARCHITECTURAL INTEREST. ALSO SUGGEST OBTAIN LIVING SPACE REQUESTED BY THE PROJECT SPONSOR THRU BETTER USE OF SPACE WITHIN THE CURRENT ENVELOPE.

1. Reasons for requesting Discretionary Review.

Actually, the project by definition does not meet the minimum standards of the Panning Code otherwise it would not require a variance.

The exceptional circumstances for which we request Discretionary Review are the following:

a. by definition, the granting of a variance is an exception to at least one Planning Code standard. It must be shown that the literal interpretation of the Code would result in practical difficulties, unnecessary hardships or where the results would be inconsistent with the general purpose of the Code. Planning Code Section 305c outlines the five criteria that must be met to grant a variance. This project does not truly meet four of those criteria but especially Numbers 2 and 3.

b. the project is requesting a variance for the front set-back to eliminate any set back at all, even the one already in place on the current top floor. Section 305c 2 says that enforcement of the code would result in “practical difficulty or unnecessary hardship”. In reviewing the current plans, it is not proven that maintaining the current set-back, which would rise to the third floor as the house is raised, would cause “difficulty or unnecessary hardship”. The main items that would require some minor re-design are an elevator and the stairs, and maintaining of the current set-back could be done with a minimum loss of living space. In fact, 197 Laidley has always been a non-compliant structure and was such when purchased by the Colemans. In his due diligence, he would know the existing building already exceeds the City planning codes. It is not proven why this would be considered a “hardship” situation.

c. using the current set-back will still maintain a level of preservation and property right possessed by other property in the same class of district, certainly around our neighborhood with minimal impact to living space. Therefore, the variance is not needed for 305c 3 to be met.

d. with respect to the Residential Design Guidelines (RDG), we believe the building scale and form need to be compatible with surrounding buildings. Page 23 of the RDG shows a building exactly like this one with the comment that it is “out of scale”.

e. the plan calls for a bay window on the corner that extends further out over the sidewalk an estimated one foot and extends to either side of the corner eight feet. We recognize the RDG corner buildings guidance on page 19 and understand the importance of the role of the corner building in defining the character of the neighborhood. One of the measures to do this is “where appropriate, use a greater building height to add emphasis”. However, this narrow corner of Fairmount and Laidley is not the “appropriate” place to put more mass that rises even higher than allowed height and out over the already narrow sidewalks.

f. The top parapet of the bay window adds a minimum of another two feet of height. An architectural feature could be used that doesn't add more height. We would also like to review the interior ceiling heights to see if there is some accommodation that could be made to the overall height of the building, while realizing that the allowed height is 30 feet.

08.13420

g. The proposed new construction is inconsistent with the City's residential guidelines regarding compatibility with the scale and massing of neighboring buildings. The new construction disregards prevailing neighborhood character. The proposed new construction exceeds the existing volume and will be out of scale with all houses on that side of Laidley street. Every house is either 1-story or 2-story (with the exception of one large roof and attic dormer). When Jeremy Kotas (Ben's architects are Kotas/Pantaleoni) built his home, it was 2 stories on Laidley street. The new house by Zack/DeVito is also 2 stories on Laidley street. The code is very specific about maintaining the neighborhood character and describes how a new structure should be the average height between adjacent structures. The existing house is already too tall compared to the adjacent one story house to the north and is the tallest on that end of that block. The Coleman's proposed 3 stories is clearly out of scale with the prevailing character of the downhill side of the Laidley Street.

h. Again, the volume of the house allows a substantial increase in square footage and does not optimize the existing space. The drawings also call for a 10'-2" 3rd floor, which in a height sensitive situation could be reduced by at least 1'-2", if not more. The solar panels projecting above the roof are not governed by the planning department but would also contribute to the visual height of the structure.

08.1342D

2. Unreasonable impacts. This project will create a massive structure on this corner that is not compatible with surrounding buildings and does not make any attempt to provide setbacks to mediate that issue. Although there is another massive structure on the other end of Fairmount, we don't believe the Planning Department's intent is to allow for repeated occurrences of such an impact just because one was built years ago. In fact, we look to the Planning Department to keep that from happening.

08.1342D

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: Karen Powell

Date: 3/22/11

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

KAREN POWELL
Owner / Authorized Agent (circle one)

08.13420

CASE NUMBER:
For Staff Use only

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 type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input 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 checked="" 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.

RECEIVED

MAR 22 2011

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P I C

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

08.13420

June 29, 2011

Ms. Christina Olague, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 197 Laidley Street – Response to DR Application

Dear President Olague and Commissioners:

I am the owner of the home at 197 Laidley Street (the “Property”), which I purchased in August of 2008. The home is located in the neighborhood that I grew up in, and I am thrilled to have moved my family back to this place I love so much. I am currently pursuing a building permit to renovate and remodel the existing structure to better serve the needs of my growing family.

Upon purchasing the home, I immediately completed significant interior work to repair the existing poor conditions at the Property, including the repair of damaged and moldy wood and sheetrock, the repair of two damaged windows, and the refinishing of some of the interior floors. I next filed a building permit in December of 2008 to renovate and remodel the existing structure. Despite working diligently with the Planning Department and extensively reaching out to my neighbors to achieve a design that worked for my family, was compatible with the neighborhood, and was supported by the Department, we have been unable to satisfy three of our neighbors, one of which, the owner of 237 Fairmount Street, requested a discretionary review hearing before the Planning Commission (the “DR Requestor”).

As I will detail in this letter, we have worked hard and in good faith to consult our neighbors to shape a project that the neighborhood is comfortable with. This has resulted in a project that proposes a modest expansion of the home, increases the building area by 689 square feet, increases the height by 4 feet, 6 inches and removes one off-street parking space. The project will allow all three bedrooms to be provided at the first floor, with the kitchen, dining room, and living room all located at the second floor. The project will provide my family a comfortable home and is either supported or not opposed by all but two of our neighbors. I respectfully request that you deny the request for discretionary review and approve our home expansion as proposed.

A. The Current Project is a Result of Extensive Outreach to the Neighborhood

Being a good neighbor was at the forefront of my mind when considering an expansion to our home. Before I even filed my building permit application with the Department of Building

Inspection, I sent a letter out to my immediate neighbors on December 3, 2008 inviting them to our home to discuss the project. (See letter attached as **Exhibit A.**) Our original project proposed the addition of a third story to the existing structure. We began working through the Planning Department's design review process in January of 2009. On May 3, 2009, we mailed a letter to our neighbors within 300 feet notifying them of the project, requesting an opportunity to discuss the project with each neighbor individually, and soliciting feedback on the proposed design. (See letter attached as **Exhibit B.**) This was not required by the Planning Department – we chose to reach out to our neighbors at that point to demonstrate our desire to be a good neighbor and to design a project that was acceptable to the neighborhood.

Over the next few months, we met with a number of neighbors to discuss the project. As a result of those conversations, we decided to modify the project. The modified project would eliminate the third story and instead lift the existing structure 7 feet. We mailed another letter to our neighbors on November 18, 2009 informing them of this decision and asking them to contact us if they would like to discuss the project further or see the updated plans. (See letter attached as **Exhibit C.**) We followed up shortly thereafter with a meeting at our home to present the project to interested neighbors (we have lost our copy of this letter). At that meeting, held on January 21, 2010, we presented the updated project consisting of a 7 foot lift. A majority of those in attendance voted in favor of the modified project. Planning Department staffer Gil Chavis (a local resident) was also present at the meeting.

In response to input from neighbors at the January meeting, we subsequently reduced the height of the building lift to 6 feet and changed the architectural style of the home's façade from modern to Mediterranean. We scheduled another meeting at our home on May 4, 2010 with our neighbors to present the most current design, and mailed a letter to them on April 22, 2010. (See letter attached as **Exhibit D.**)

For the rest of 2010, we worked with the Planning Department, and specifically the Residential Design Team, to achieve a project that was consistent with the city's Residential Design Guidelines ("RDG"). During this process, we agreed to further reduce the building lift to 4 feet, 6 inches. We appeared before the Zoning Administrator on March 23, 2011 for a hearing on the front yard setback variance that is required for the project. At that hearing, only three people spoke in opposition to the project – the DR requestor, the owner of 198 Laidley Street, and my neighbor at 226 Fairmount Street.

On March 31, 2011, we met with our neighbor at 226 Fairmount Street in an attempt to resolve their opposition to the project. We had a productive conversation, and the owner agreed to rescind his opposition so long as we did not conduct construction on weekends and that we consult him regarding the finish on the side of our home contiguous to his property.

On April 26, 2011, we met individually with the DR requestor and our architect in an attempt to resolve their opposition to the project. At that meeting, they informed us that they would only support a project that does not expand the existing envelope of our home. As we strongly believe that such a project could not meet the needs of our family, we were unable to agree to the request.

I have spent close to two and a half years working with my community to ensure that our home remodel and expansion would be something the neighborhood would be happy with. During this time, we have met many of our new neighbors and we are proud to have designed a project that has incorporated input from them. It is unfortunate that we were unable to agree on a project that satisfied the DR requestor and the owners of 198 Laidley Street and 210 Laidley Street, but we feel that agreeing to their requests simply would not allow us to meet the needs of our family. We believe that we have shown ourselves to be good neighbors and have worked in good faith throughout this process.

B. The Project Complies with Residential Design Guidelines

The DR Requestor's main concerns are that (1) a variance should not be granted for the project since no practical difficulty or unnecessary hardship would result from the strict enforcement of the Planning Code and (2) the proposed addition is out of scale with the surrounding properties and the neighborhood in general.

Variance

While not within the scope of a discretionary review hearing, I feel the DR Requestor's assertion that the strict enforcement of the Planning Code would not result in a practical difficulty or unnecessary hardship must be responded to. Meeting the strict front setback requirement would reduce the size of the second and third floor to a degree where the kitchen, dining room and living room could not be provided on a single floor. Separating these rooms between floors would both be a practical difficulty and an unnecessary hardship, as it is convenient and appropriate to locate these functionally connected rooms on a single floor. The project further allows us to outlay the bedrooms and family space in a coherent manner, with three bedrooms located on the first floor and a family room in the basement.

Scale and Neighborhood Character

The RDG are intended to ensure that new development contributes to the architectural and visual qualities of residential areas in the City. The RDG make very clear that corner buildings are to be given special consideration, and recommend that "greater visual emphasis" be

provided to corner buildings. (RDG, Page 19.) The proposed project does just that, in several ways.

The proposed project would create a prominent corner at Laidley and Fairmount Streets by providing a stairwell at the corner of the structure that projects slightly (less than three feet) beyond the rest of the street façade. A roughly two foot parapet extends above the home at the corner stairwell. Large, visually-stimulating windows are provided along the stairwells to emphasize the prominence of this feature. These features are expressly encouraged by the RDG, and many were provided at the request of the Planning Department's Residential Design Team. (RDG, Page 19.)

These features will greatly improve the visual character of the existing home and create a more prominent corner. The front entrance is located along Laidley Street, but an upper-story setback is currently provided along Fairmount Street, suggesting a front entrance along that street frontage. This creates a confusing visual character that makes both street frontages appear to have front entrances. By incorporating the previously-described features, the home will be transformed into a coherent corner building, distinguishable from homes with just one street frontage.

Another important RDG recommendation for corner buildings is that they provide greater building height to add emphasis. (RDG, Page 19.) The project does propose a height that is taller than the buildings immediately contiguous, per the guidelines. Beyond this RDG recommendation, the height is still consistent with the existing character of the neighborhood. Two-story-over-basement homes are not uncommon in this area. The entire stretch of homes on the east side of Laidley Street are elevated above the west side of Laidley Street and generally provide three or more stories. One block east, 206 Fairmount Street, 204 Whitney Street and 218 Whitney Street all consist of two stories above a basement. In addition, the DR Requestor's home, located across Fairmount Street from my home, provides a similar two story over basement design that I am proposing. The project minimizes any impact of its height by providing a flat roof, creating a natural and consistent "step down" approach along Fairmount Street to Whitney Street. (RDG, Page 11.)

Further demonstrating the proposed project's compatibility with the existing neighborhood is that 25 neighbors either support or do not oppose it. This includes the occupants of the next three buildings to the north of the Property – 181, 185 and 193 Laidley Street – the owners of the next two buildings to the east of the Property – 220 and 226 Fairmount Street – the owners of the two buildings across Fairmount Street and east of the DR Requestor's property – 203 and 205 Fairmount Street – and the owners of several of the buildings across Laidley Street from my home – 192, 194 & 196 Laidley Street. The DR Requestor, the owner of 198 Laidley Street, and the owner of 210 Laidley Street are the only three neighbors who have

expressed their opposition to the project. (See neighborhood map and support letters attached as **Exhibit E.**)

Architectural Features

The proposed project is also consistent with the RDG with respect to its architectural features. The RDG recommends that building entrances should enhance the connection between the public realm of the street and the private realm of the building. (RDG, Page 31.) The existing entrance consists of a narrow passageway along the Laidley Street façade that is barely wider than the door itself, which is set back several feet from the street, creating a narrow, dark corridor adjacent to the sidewalk. The proposed project would provide an entrance much closer to the street, inset and framed within an arch with a trellis above. This will be a much more pleasant feature at the sidewalk. Further, a parking space is being removed and the garage entrance along Laidley Street will be removed with it, creating a much more safe and enjoyable pedestrian experience along the sidewalk.

Healthy amounts of windows are provided along both street frontages of the proposed project. This creates a more visually stimulating appearance at the street, and reduces the appearance of blank walls, as recommended by the RDG. (RDG, Page 44.)

C. Conclusion

My family and I are thrilled to live in this neighborhood and have been respectful of the existing character and the opinions of the neighbors from the start of this process. The project has been significantly modified four times in response to neighborhood and Planning Department requests. The project transforms a confused, dilapidated building that had been abandoned for 25 years into a coherent, visually-stunning corner building that maintains the existing character of the neighborhood. Only three neighbors have expressed their opposition to the project in its current form, and the DR Requestor has stated that they will not support a project that expands the existing envelope of the home. The proposed alterations to the home are modest in size, and will allow our family to reside in a comfortable residence for years to come. I respectfully request the Planning Commission to deny the discretionary review request and to allow the project to move forward. Thank you for your time.

Very truly yours,



Ben Coleman

6-29-2011

Exhibit A

December 3, 2008

Dear Neighbor,

Hi, my name is Ben Coleman and I have purchased and moved into the property at 197 Laidley Street. We would like to invite you to our new home and show you what we have done to date. We have taking the ugliest house on the block and cleaned up the inside so the exterior will be next.

We will have an open house from 6 pm 9 pm with adult beverages and appetizers so please join us and introduce yourself.

For the past few months I have been working with an architect, Tony Pantaleoni of Kotas / Pantaleoni Architects, to remodel and enlarge the house for our family needs. Prior to submitting these plans, I would like to give you the opportunity to look them over and ask any questions you may have. The plans will be available for viewing at the house on Saturday afternoon, December 6th, between 6pm and 7pm. The open house will continue from 7 to 9 pm. If you are unable to make the event, just give me a call at 415-213-8222 and we will try to make other arrangements.

Please feel free to come by; I look forward to meeting with you.

Sincerely, your NEW Neighbor,

Ben and Ligia Coleman

Exhibit B

May 3, 2009

Dear Sally Vedros

I am so happy to be back in the neighborhood that my family and I grew up in since the 1950's. My old Chronicle paper route was in this area. I can call this home again for my family. We have transformer the inside of the house and there is still so much more to do as well as painting the exterior this spring.

We are planning to add on to the house and are finalizing our design. We want to approach this in a very personal manor and have an opportunity to meet with everyone on a one on one basis to share our plans and ideas.

We welcome and encourage your comments and will only move forward with these plans provided we have 100% support from all of our new neighbors and new friends.

I hope you can make yourself available so we can have an opportunity to sit down at your convenience. We would greatly appreciate this accommodation.

Your new and lifelong neighbors,

Ben & Ligia Coleman

197 Laidley St

Please call us at home

415-206-9038

Exhibit C

Nov 18, 2009

Dear Neighbors,

Last May 3, 2009 I mailed you a letter regarding our desire to add another story on top of our home. We also stated that we would only proceed with 100% support from our neighbors which unfortunately we did not achieve. We are abandoning the additional story as per the proposed plans dated May 3, 2009.

We believe we have an alternative plan that would significantly reduce the overall impact of our home to our neighbors. I still seek the collective support of the neighborhood and look for a happy median to maintain a harmonious balance in your community and improve the look and feel of the corner of Laidley and Fairmount.

Those of you that called us and or mailed us letters showing your support and approval, we thank you all ever so much and look forward to your continued support. Those of you that would like to see or discuss the new project, please feel free to call me at 415-206-9038 or mail us at:

197 Laidley St., San Francisco Ca 94131

Look forward to hearing from you all soon.

Sincerely yours,

Ben & Ligia Coleman

Exhibit D

April 22, 2010

Dear Neighbors,

Please join us on May 4th at 7pm, to see recent plan changes made to meet the requests and feedback we have received.

We thank you for your participation and input in our process to improve our homes curb appeal and meet the needs of our family.

In a continued effort to be responsive to comments and concerns, we have made major reductions as requested. Our home improvement plan has changed greatly but your support and input has meant so much throughout this process. Some of these changes include:

- Original approx 13 ft vertical additions reduced to raising our home 7 ft.
- Original 855 sq ft addition reduced 380 sq ft of additional sq. footage.
- Changes in façade from modern to Mediterranean

Also based on our last meeting we have requested our architect lower the overall height even more which will place us well below the 35 ft height limitation and therefore abandon the need for a variance in the front. Our architect is in the process of preparing drawings of what the finish produce would look like.

We have made many changes to recognize the input of all our neighbors and continued to request your support and feedback. This has allowed us to work harmoniously in an effort to achieve the common goal of having a great looking neighborhood and a corner home that represents the same. We believe these changes will meet the needs of all our neighbors while addressing our growing family.

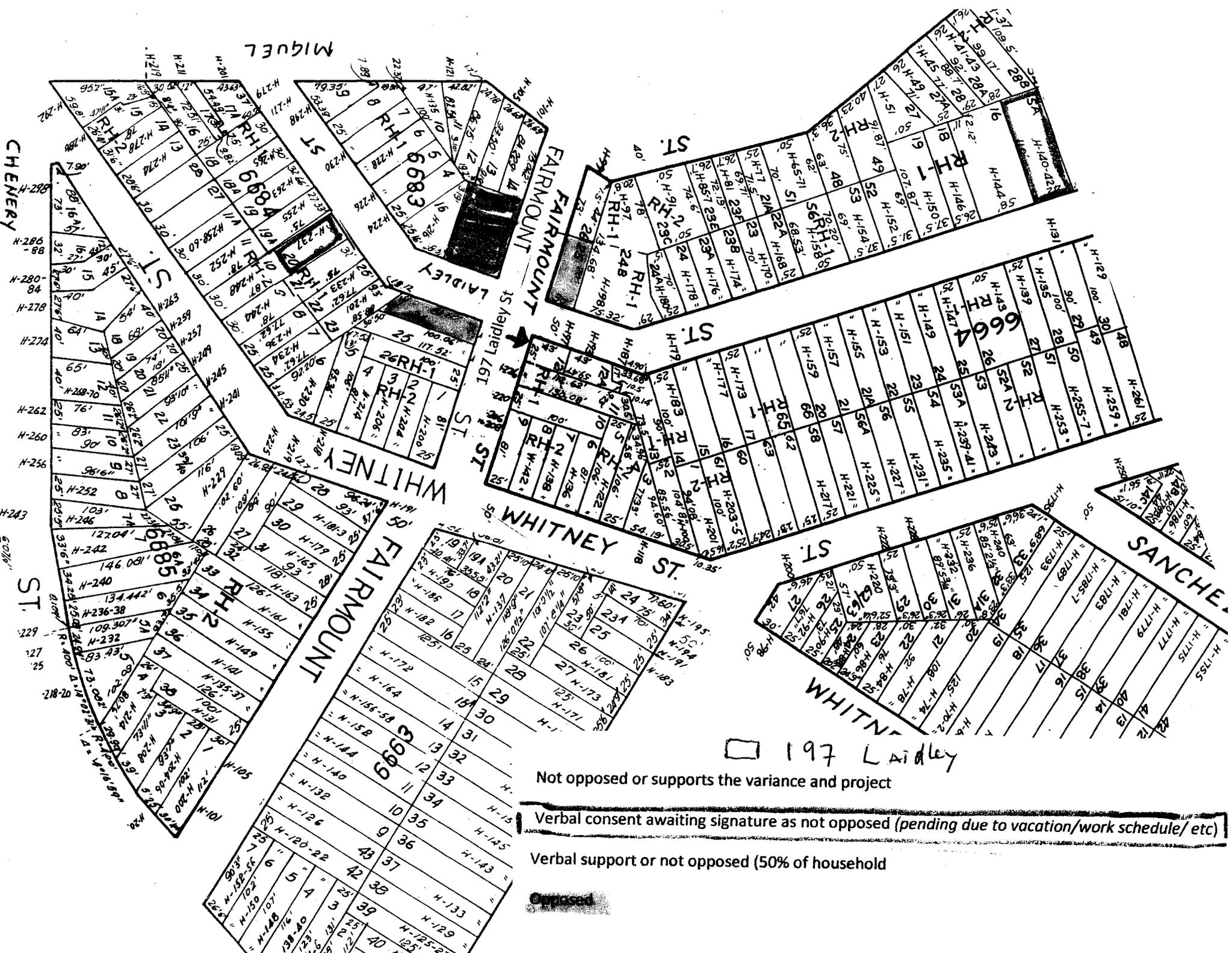
I invite you to our home to see the final revised plans and show you what we hope will continue to achieve your overwhelming support.

Please join us on May 4th at 7 pm to see our revision for our home at 197 Laidley.

Sincerely yours,

Ben & Ligia Coleman
197 Laidley St.
San Francisco, CA 94131
415-206-9038

Exhibit E



197 Laidley

Not opposed or supports the variance and project

Verbal consent awaiting signature as not opposed (pending due to vacation/work schedule/ etc)

Verbal support or not opposed (50% of household)

Opposed

May 3, 2009

Dear Sally Vedros

I am so happy to be back in the neighborhood that my family and I grew up in since the 1950's. My old Chronicle paper route was in this area. I can call this home again for my family. We have transformer the inside of the house and there is still so much more to do as well as painting the exterior this spring.

We are planning to add on to the house and are finalizing our design. We want to approach this in a very personal manor and have an opportunity to meet with everyone on a one on one basis to share our plans and ideas.

We welcome and encourage your comments and will only move forward with these plans provided we have 100% support from all of our new neighbors and new friends.

I hope you can make yourself available so we can have an opportunity to sit down at your convenience. We would greatly appreciate this accommodation.

Your new and lifelong neighbors,

Ben & Ligia Coleman

197 Laidley St

Please call us at home

415-206-9038

Dear neighbors,
Thank you for your invitation to meet. However I do not think your plans will impact our building at all. Your building is directly behind the big yellow victorian, so we don't even see it.
Best regards
Sally Vedros
85-87 Miguel St.

Date 10/25/2011

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that we would like to see the variance granted and the project approved at 197 Laidley St.

Sincerely yours,



Name Jon Maples

Address 185 Laidley St.

Date: July 20th 2011

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that am not opposed to the variance or the project at 197 Laidley St.

Sincerely yours,

x [Signature]

Address: 197 Laidley St.
SF Ca 94111

Date JUNE 27TH 2011

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that am not opposed to the variance or the project at 197 Laidley St.

Sincerely yours,

x Josephine De Kort
Signature

x Address 255 Laidley St.

x Name Josephine De Kort



Uncle Ben Coleman <unclebens Coleman@gmail.com>

Variance Public Hearing, Wed. March 23, 2011, 197 Laidley Street, San Francisco CA

3 messages

Charles E Newman <charlesnewman@sbcglobal.net>

Tue, Mar 22, 2011 at 1:43 PM

To: Uncle Ben Coleman <unclebens Coleman@gmail.com>

March 22, 2011

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

Att: Sharon Lai

Subject: Variance Public Hearing,
Wed. March 23, 2011
197 Laidley Street, San Francisco CA
Case No.: 2008.1342V
Building Permit: 2008.12.11.8300

I received the Notice of Public Hearing, for Wed. March 23, 2011, on the subject Variance and Building Permit. I can not attend the Public Hearing, and this letter is my input to the process.

I have reviewed the architectural drawings of the proposed renovations/additions for 197 Laidley Street, and I conclude what is proposed will be a positive, substantial improvement over what is now existing, and I see no negative impact to the property or neighborhood. The need for a variance I consider an item of no concern to me as a neighbor. If the proposed renovation/additions are approved and built, from my view, the neighborhood will benefit from the private investment by the property owner.

I purchased my current residence at 206 Whitney St., and lived in it in 1969, when the Glen Park, Fairmount Heights, Noe Valley neighborhoods were badly neglected, with many properties near the end of their economic and physical life;

and, I have seen slow but steady improvements to individual properties, and the neighborhoods in general. My feeling is property owners who are willing to invest in their property, and the neighborhood, and make changes of good design and quality, with their funds, should be encouraged.

What is proposed for 197 Laidley St. meets my tests; and, I recommend the variance be granted, and the Building Permit for what is proposed, be approved and issued.

Respectively,

Charles E. Newman
206 Whitney St.
San Francisco CA 94131-2727
Residence phone: 415-643-6268

Charles E Newman <charlesenewman@sbcglobal.net>
To: Uncle Ben Coleman <unclebencoleman@gmail.com>

Tue, Mar 22, 2011 at 1:56 PM

----- Forwarded Message -----

From: Charles E Newman <charlesenewman@sbcglobal.net>
To: sharon.w.lai@sfbov.org
Sent: Tue, March 22, 2011 1:55:18 PM
Subject: Variance Public Hearing, Wed. March 23, 2011, 197 Laidley Street, San Francisco CA

March 22, 2011

San Francisco Planning Department Att: Sharon Lai
1650 Mission Street, Suite 400
San Francisco CA 94103

Subject: Variance Public Hearing,

[mailto:sharon.lai@sfbov.org]

Charles E Newman <charlesenewman@sbcglobal.net>
To: Uncle Ben Coleman <unclebencoleman@gmail.com>

Tue, Mar 22, 2011 at 4:03 PM

Date 6/21/11

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that am not opposed to the variance or the project at 197 Laidley St.

Sincerely yours,

Anna Bakardjiev

Name Anna Bakardjiev

Address 203 Fairmount St

Date 6-23-11

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that am not opposed to the variance or the project at 197 Laidley St.

Sincerely yours,

Name Ronald Hagg
Address 135 Miguel St, SF CA 94131

Ronald Hagg

Date 06/23/2011

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that am not opposed to the variance or the project at 197 Laidley St.

Sincerely yours,

Name TERRY L. STUMER

Address 205 LAIDLEY ST.

Date 10/29/11

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that am not opposed to the variance or the project at 197 Laidley St.

Sincerely yours,



Name Michael Jackson
Address 218 Laidley St

Date 23 June 2011

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that am not opposed to the variance or the project at 197 Laidley St.

Sincerely yours,

Name FRANK H. SWAN

Address 240 Laidley Street



Date 03/17/2011

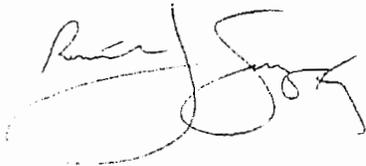
To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that we would like to see the variance granted and the project approved at 197 Laidley St.

Sincerely yours,

Name CARLA JULIA GONZALEZ

Address 155 WHIMLEY STREET



Date 3-18-2011

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that we would like to see the variance granted and the project approved at 197 Laidley St.

Sincerely yours,

Name Eugene A. Carles

Address 193 LAIDLEY ST.



Mr. Eugene Carles
193 Laidley Street
San Francisco,
California 94131-2767

Date 3/15/2011

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that we would like to see the variance granted and the project approved at 197 Laidley St.

Sincerely yours,

name RICAR ASCARRUNZ
address 91 MIAMI ST. SF. CA 94131

Date 3-18-11

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that we would like to see the variance granted and the project approved at 197 Laidley St.

Sincerely yours,

Name Manny Lopez
Address 99 Miguel St

Date 7.18.2011

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that we would like to see the variance granted and the project approved at 197 Laidley St.

Sincerely yours,

Name ROBERT MCCAFFREY
Address 230 LAIDLEY ST
SF. CA 94131

Date 3-18-2011

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that we would like to see the variance granted and the project approved at 197 Laidley St.

FANTASTIC IMPROVEMENT TO THE NEIGHBORHOOD.
Sincerely yours,

Name Marc DeLury
MARC DELURU
Address 230 LAIDLEY ST
SF, CA 94131

Date 3/22/11

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that am not opposed to the variance or the project at 197 Laidley St.

Sincerely yours,



Name Aaron Peterkin

Address 181 Laidley St.

Date March 22, 2011

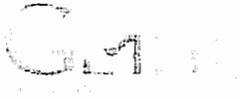
To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that am not opposed to the variance or the project at 197 Laidley St.

Sincerely yours,

NAME L Van B Lisa Van Buskirk

Address 181 Laidley St.
SF, CA 94131



Uncle Ben Coleman <unclebens Coleman@gmail.com>

197 Laidley renovation

5 messages

Trupin, Laura <Laura.Trupin@ucsf.edu>

Mon, Mar 21, 2011 at 9:03 PM

To: "Sharon.W.Lai@sfgov.org" <Sharon.W.Lai@sfgov.org>

Cc: "bross@leonardcarder.com" <bross@leonardcarder.com>, moher downing <mormag@sbcglobal.net>, "unclebens Coleman@gmail.com" <unclebens Coleman@gmail.com>

March 21, 2011

Dear Ms. Lai –

We are writing as neighbors of the Coleman's at 197 Laidley St. to let you know that we have reviewed their plans for the renovation of their home and have no objections to them.

Thank you,

Laura Trupin

Beth Ross

Moher Downing

196 Laidley St./97 Miguel St.

Uncle Ben Coleman <unclebens Coleman@gmail.com>

Tue, Mar 22, 2011 at 2:19 AM

To: "Trupin, Laura" <Laura.Trupin@ucsf.edu>, Moher Downing <mormag@sbcglobal.net>

thank you very very much

[Quoted text hidden]

Uncle Ben Coleman <unclebens Coleman@gmail.com>

Tue, Mar 22, 2011 at 6:45 AM

To: "Gitelman, Stephen" <sgitelma@peds.ucsf.edu>

Hi Steve and Anna

This is a very simple positive statement I received yesterday evening.

I Thank you for anything positive you might share if you can.

Ben and Ligia

[Quoted text hidden]

Date 6/23/2011

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that am not opposed to the variance or the project at 197 Laidley St.

Sincerely yours,

NAME Julie R. Tunis
Address 220 Fairmount St
SF. Ca 94131

Date 6/21/11

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that am not opposed to the variance or the project at 197 Laidley St.

Sincerely yours,

Name DAN GOINASSO 
Address 205 FAIRMOUNT ST

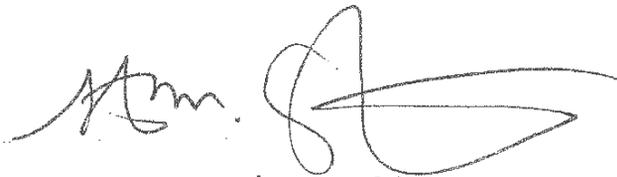
Date 7/7/11

To the Planning Dept of San Francisco regarding the variance and project at 197 Laidley St.

Please be advised that am not opposed to the variance or the project at 197 Laidley St.

Sincerely yours,

Name



Address

140 Laidley St.

July 6, 2011

Planning Department
City and County of San Francisco
1650 Mission St
San Francisco, CA 94103

RE: Case No. 2008.1342D 197 Laidley St Account No. 20110892, Application for Discretionary Review; Additional Information and Supplemental Material

The Application for Discretionary Review filed March 22, 2011 provided details concerning the project but at that time did not provide alternatives or options that would reduce the potential impacts to the surrounding properties. When presented with the latest plans, we attempted to discuss alternatives with the Project Architect and Sponsor together but were told by the Sponsor that he would not arrange such a meeting. It should be noted that all previous meetings held by the Project Sponsor proposed totally different designs that were wildly out of scale and character with the neighborhood and were rejected by both the neighbors and planning department.

The current proposal is scaled down slightly with respect to previous applications but still exceeds the prevailing height and bulk of the adjacent structures on the block and disregards the prevailing neighborhood character and scale. The neighborhood comments have always been about the overall height increase and massing of a structure built on the corner of Laidley and Fairmount that requires two setback variances on a non-compliant, sub-standard lot.

One general comment is that the elevation on Laidley St side is presented as 23'-6". This is at odds with what was presented by the Sponsor in his powerpoint dated March 11, 2010 which shows the existing building roof at 24'-10" and what was roughly measured several years ago by the neighbors as over 24'. We feel the existing building's height should be verified, whether it benefits the Sponsor or not. If the existing roof is really 1'-4" taller, then that makes all the final heights presented as misrepresenting the design within the 30' height limit.

Please consider also that the requested overall height increase of approximately 4'-6" to 30' on Fairmount St. side and 28' on Laidley St. does not include the estimated 2'+ additional height of planned parapets, elevator penthouses, or proposed built-up corner roof constructions that are suggested but not dimensioned in the drawings. Nor does the request provide a dimension for the added "mass" of the extended built-out corner over the Fairmount/Laidley sidewalk which could be another 2'. We understand these elements may not be considered with regards to "allowable" height but we believe they should nonetheless be specified and considered with regards to massing. The requested 4'-6" increase in height with these added features will actually result in a 6'-6" to 7' height addition. Combining this with the loss of the current second floor "off-set", which could have provided some mitigation for the visual impact, results in a huge structure for that corner location.

We feel there are various alternatives for reducing the overall height and mass of the structure that we would have liked to have been able to discuss with the Project Architect. These include:

a. The front entrance could be on Fairmount St which would allow the first level to be lowered approximately two feet. The plans would be virtually the same but the overall height of the building could

be lowered without changing any plans, configurations, spaces, or amenities, including the proposed elevator.

b. For the issue of reducing the overall impression of "mass" on this small site with narrow sidewalk the 2' projecting bay on at the corner of Laidley and Fairmount could be made flush with the dominant exterior wall surface. This would help the corner massing problem with minimum loss to the Project Sponsor since there is no gain in usable space inside anyway.

c. If 2x8 joists are used at a tighter spacing in the floor construction for a floor to floor of 8'-8 1/2" and a clear floor to ceiling of 8' construction, the project could be reduced to 7 1/2" above the current height of 25'-6" from the centerline on Fairmount when combined with a Fairmount St. entrance. If the Laidley St. entrance is retained and minimal clearances are used into a standard 8' clear living level, we calculate the new structure would be approximately 1'-7 1/2" over existing height. Both of these options would mitigate the current requested 4'-6"+ increase over current height.

d. The clear floor to ceiling heights could be set at a universally standard 8' clear. Currently the upper floor to floor is 10'-2" for a relatively small floor could potentially result in awkward or wasteful spaces.

e. At the rear deck on Laidley St there is a solid deck wall that adds considerable mass and effectively negates any setback of the upper floor. We believe this gesture to partially provide a rear yard setback is weak and does not mitigate the lack of the required rear yard with the added height.

These ideas have a minimal impact to the project and do not include more aggressive approaches that could have been considered by the Project Sponsor such as increasing the excavation as opposed to raising the building, or redesigning the entire plan to create a more modest renovation strictly within the existing non-compliant, grandfathered structure.

We have included scaled photographic elevations of the Laidley street block showing the existing house already as the tallest and the proposed structure as clearly out of scale with the adjacent homes. Also attached are additional photomontages that show the proposed design's significant bulky impact to the neighborhood.

Based on the information provided in our application we request that the Planning Commission exercise its discretionary powers to modify the project in order to comply with the San Francisco Planning code and neighborhood plan to ensure that the interests of the City and this neighborhood are protected with very little actual impact to the Project itself.

We have requested and continue to request a meeting with the Project Sponsor and Project Architect to discuss and hopefully resolve these issues.

Your kind consideration is very much appreciated.

Sincerely,



Karen Powell
Discretionary Review Applicant
237 Fairmount St.
San Francisco, CA 94131
415 550-2310

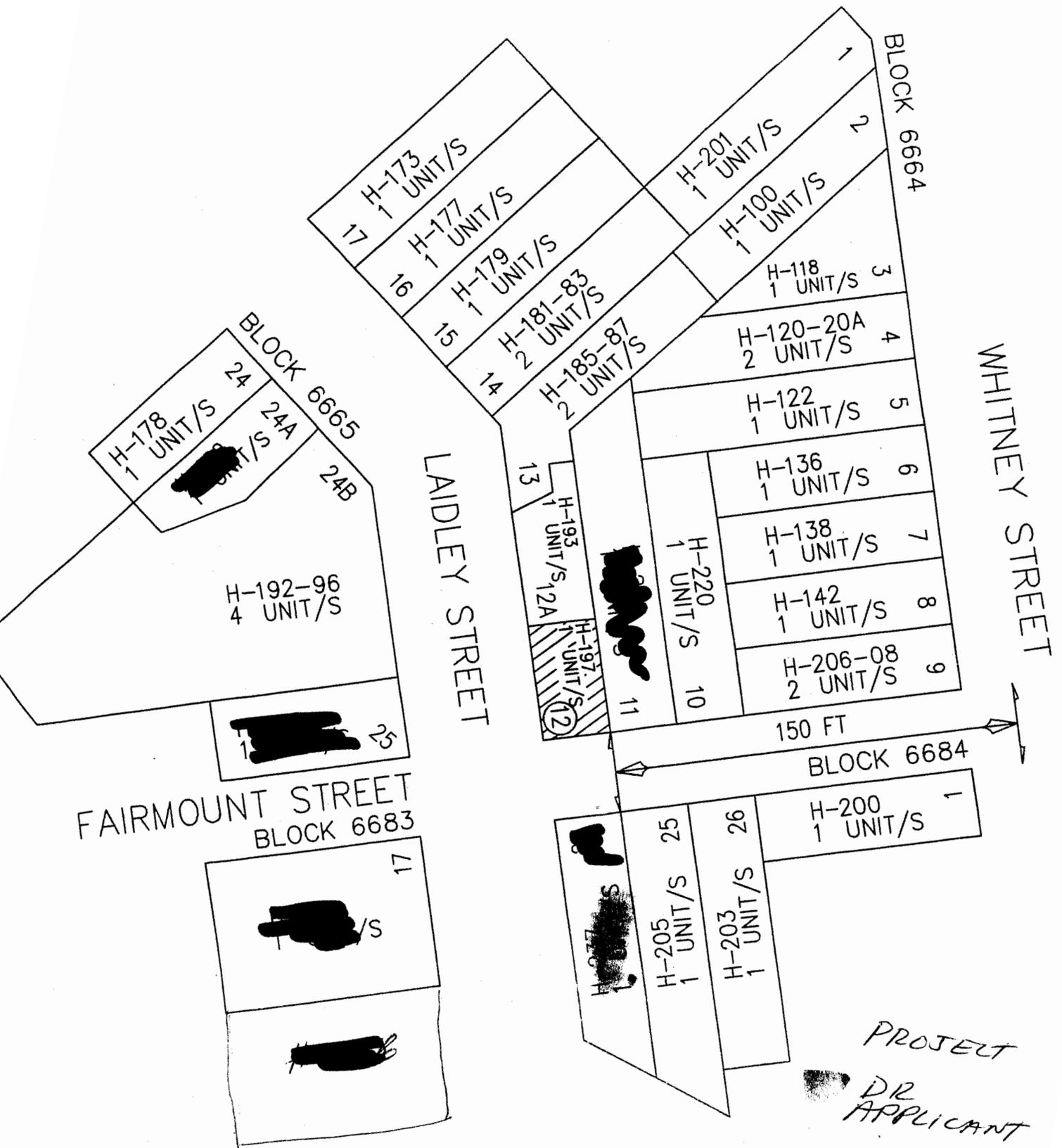
ATTACHMENTS

197 LAIDLEY STREET ACCOUNT NO. 20110892

DISCRETIONARY REVIEW APPLICATION

ADDITIONAL INFORMATION AND SUPPLEMENTAL MATERIAL

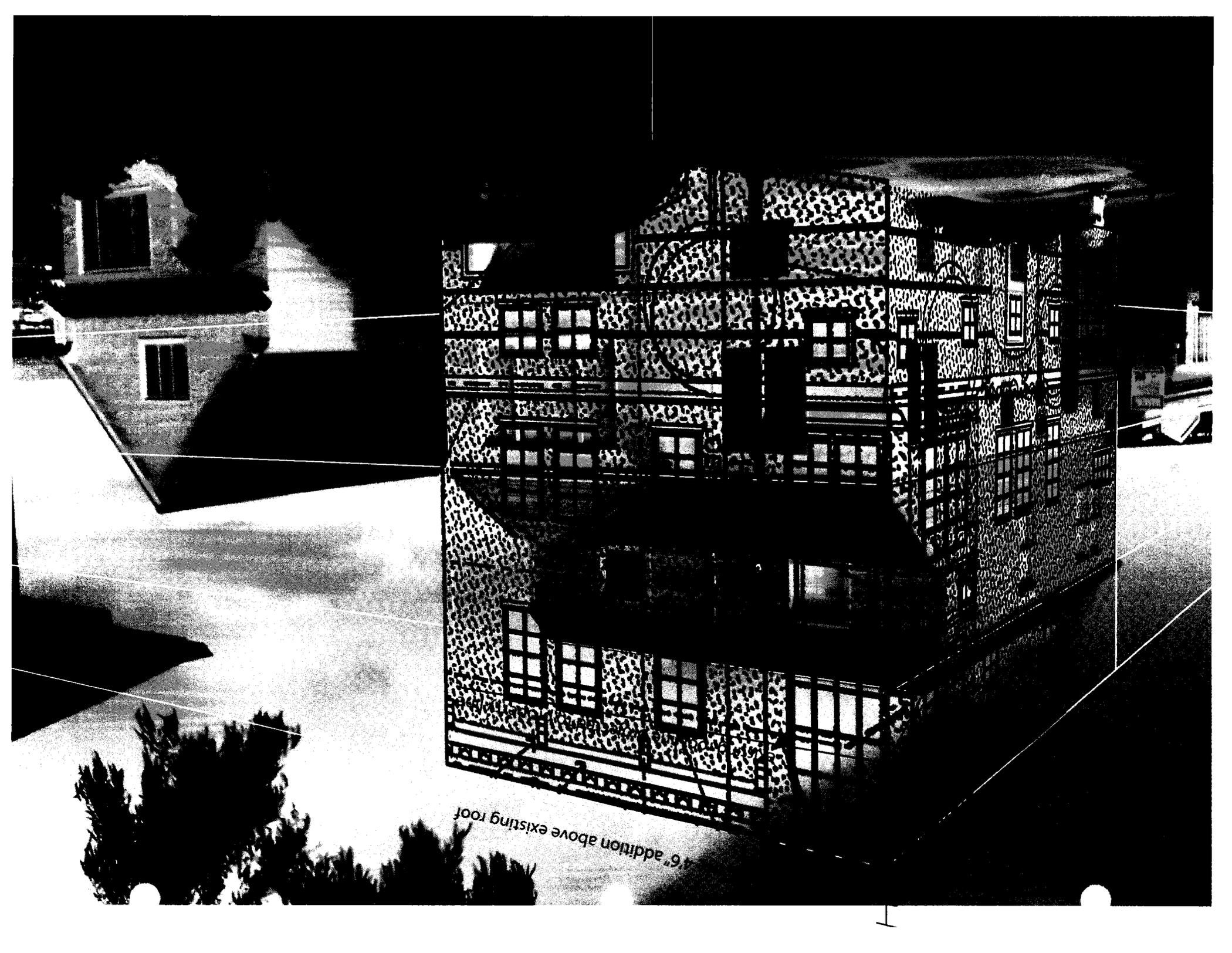
<u>TAB</u>	<u>SUBJECT</u>
A	Plot Map
B	Photo Elevations
C	Laidley St Photomontage
D	Fairmount St Photomontage
E	Miscellaneous



150 FT

PROJECT
DR
APPLICANT

OPPOSED LETTERS ON FILE

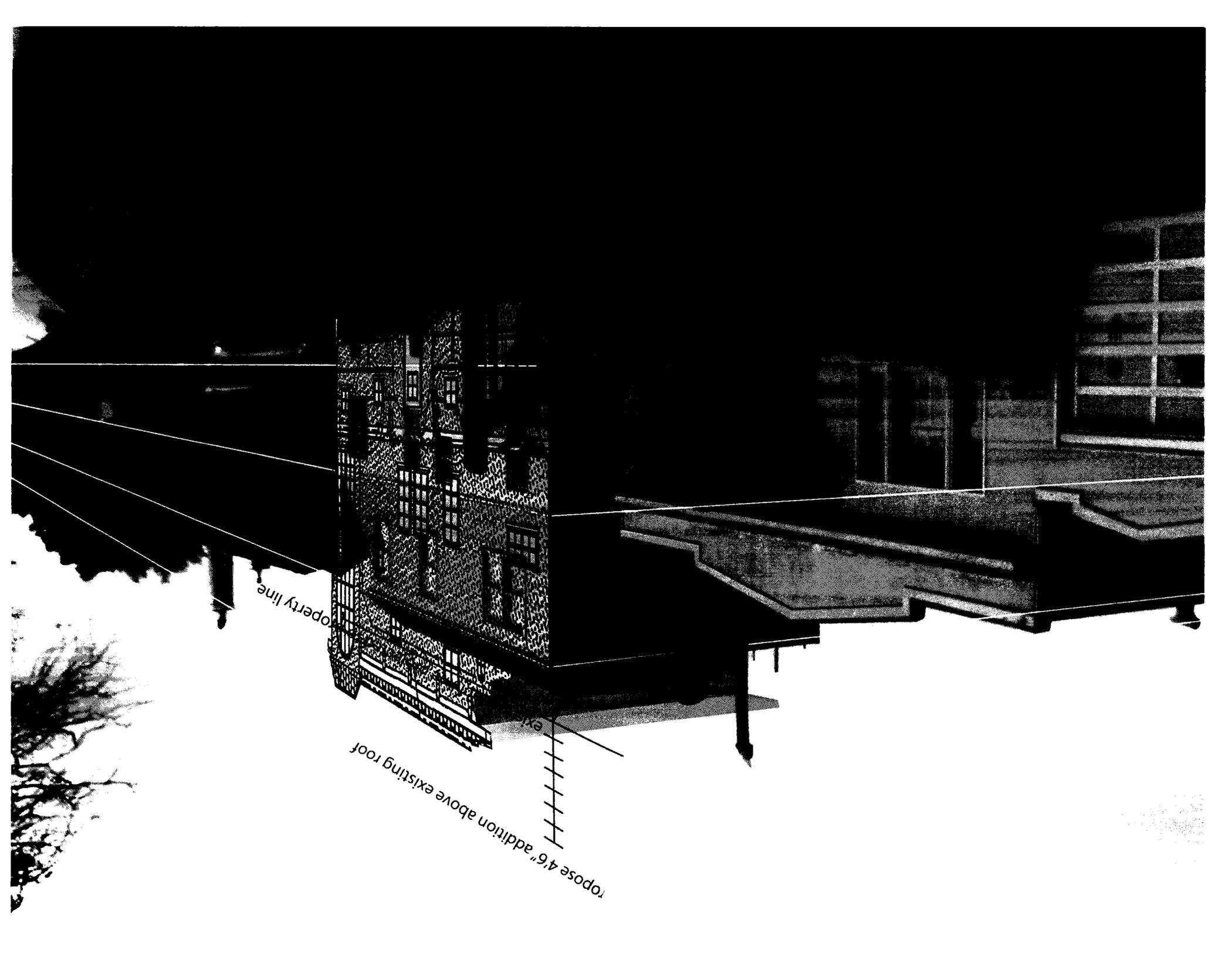


1.6" addition above existing roof

propose 4'6" addition above existing roof

existing roof line profile





Property line

Propose 4'6" addition above existing roof

ext

propose 4'6" addition above existing roof

existing roof line projected to property line



propose 4'6" addition above existing roof

existing roof line projected to property line



propose 4'6" addition above existing roof

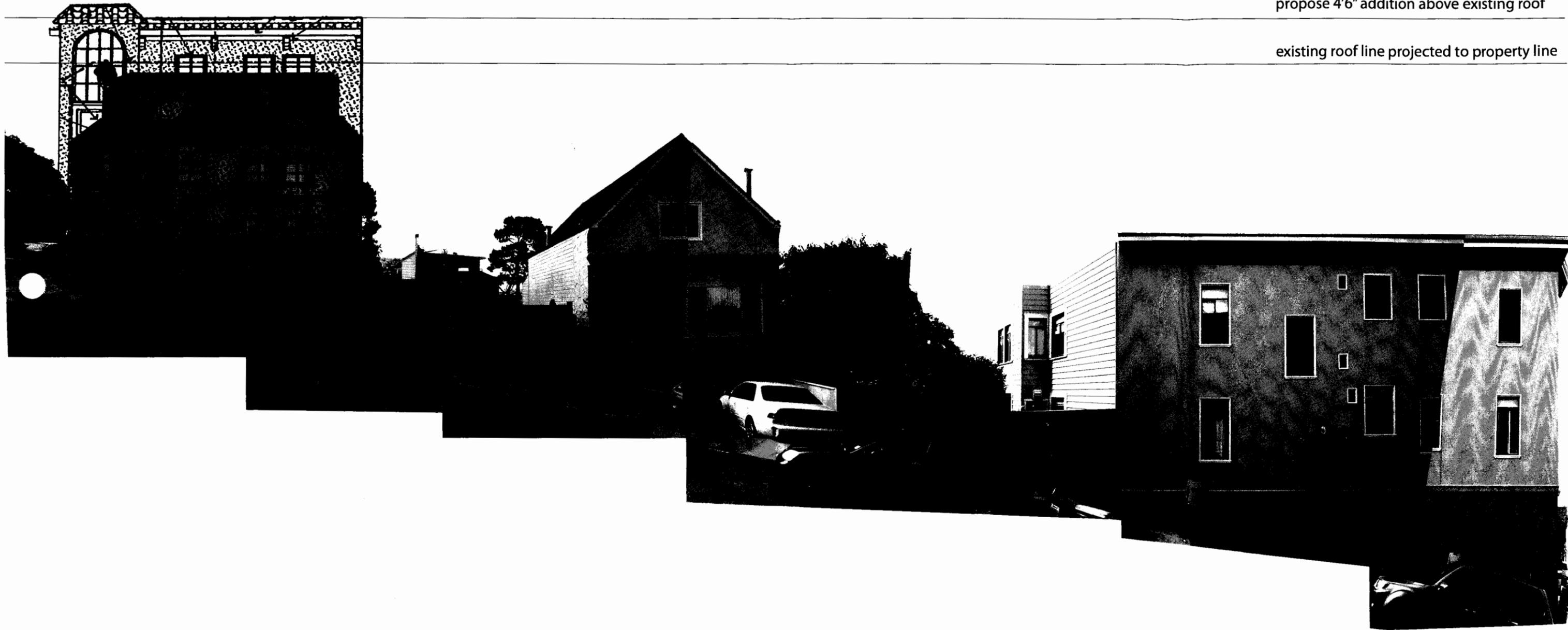
existing roof line projected to property line



Laidley St

propose 4'6" addition above existing roof

existing roof line projected to property line



March 5, 2011

To: Planning Department
1650 Mission Street #400
San Francisco, Ca 94103

Re: Case No.: 2008.1342V
Build. Perrmit 2008.12.11.8300
Applicant: Tony Pantaleoni
Telephone: 415-495-4051

Dear Sharon Lai,

Please consider this request to deny building variances(Front and Non-Complying Structure) for 197 Laidley Street.

I would like to write this letter of protest for both myself and for Veraine Frierson, who lives at 210 Laidley Street. Ms. Frierson is currently under 24/7 nursing care and will not be able to attend the July 21, 2011 meeting. Veraine will sign this letter.

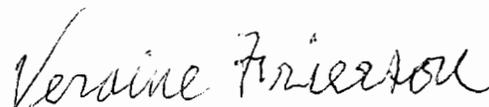
For several years Ben and Ligia Coleman have tried to pursue these variances, with neighborhood meetings and promises of changes to the original plans. At every meeting the neighbors have voiced their complaints. Both Ms. Frierson and I have been present at these meetings.

Our concerns remain the same: the massiveness of the proposed building and the looming affect it would have on the neighborhood. The Coleman's architects are certainly capable of designing a beautiful house on that property within the existing height envelope. San Francisco is a city that has prided itself on maintaining an appropriate scale for it physical form. It is also a place where there is an understanding and respect for the people and character of its neighborhoods.

Please consider our concerns.
Respectfully,



Jean Rocchio
216 Laidley Street
San Francisco, Ca
94131
415-285-7165
jrocchio@sfsu.edu



Veriane Frierson
210 Laidley Street
San Francisco, Ca.
94131

Lots H-210
and H-216

226 Fairmount Street
San Francisco, CA 94131

Lot H-226

March 22, 2011

Via electronic mail to
scott.sanchez@sfgov.org (Zoning Administrator)
Dan.Sider@sfgov.org (Assistant to the Zoning Administrator)
Sharon.W.Lai@sfgov.org (Neighborhood Planner)

Re: 2008.1342V - 197 Laidley

Dear Zoning Administrator

The requested variance should be denied with the following considerations:

1. The property is nonconforming and the proposal exacerbates nonconformance.

Our property is neighbored to the west by two substandard lots with non conforming uses: 197 Laidley (the subject property) and 193 Laidley. There is virtually no open space on either lot, each structure built without compliant setbacks.

According to Section 180 of the Planning Code.

“Such uses, structures and lots, in failing to meet applicable requirements of this Code, are incompatible with the purposes of this Code and with other uses, structures and lots in the City, and it is intended that these uses, structures and lots shall be brought into compliance with this Code as quickly as the fair interests of the parties will permit.”

Instead of bringing the property at 197 Laidley into compliance with the code, by virtue of the need for a variance the proposal exacerbates its non compliance and should be prohibited.

2. Existing building at 197 Laidley already significantly taller than neighboring building at 193 Laidley, (also 185 and 187 Laidley) – buildings on east side of Laidley are lower scale and stepped down the hillside, rather than tall at street front.

Rather than improve the neighborhood, my concern is that the oversized structure on the undersized lot would become an outscaled sore thumb that would detract from the neighborhood.

3. Yard space at 226 Fairmount provides equivalent of midblock open space for 197 Laidley and 193 Laidley, and sunlight to the yard should be protected.

Both 197 and 193 Laidley have no or non-compliant rear yard or side yard setbacks. Building at 197 Laidley has no "rear" to mitigate height (step back towards rear). Both properties use the front yard at our property, 226 Fairmount, as the equivalent of midblock open space for development relief. The proposal would exacerbate shading of the yard and should be prohibited.

4. Variance notice may be misleading; variance notice may be incomplete.

As noticed, the existing plans and the new plans are not matched for scale, favoring the new: new plans are shown significantly smaller than existing plans (1/8" = 1' for new; 1/4" = 1' for existing). This misleads about the scale of the proposed change.

The existing building has non-habitable space at northeast of building (garage at basement, lightwell at floor one, deck at floor two). Rear yard should not be less than 15 feet (Section 134), and proposal could expand rear yard at this area; instead, proposal expands habitable living space into this quadrant, exacerbating non-conformance with rear yard requirement.

5. Appeal to administrator instead of neighborhood conflict resolution.

We appreciate the suggestion of the planning department to create agreements between neighbors. The property owner is a real estate professional who purchased a troubled property (see, for example, http://articles.sfgate.com/2002-06-04/entertainment/17546832_1_foreclosures-real-estate-buyers; see also attachments 1 and 2). At a meeting in May 2010 the plans shown to neighbors were significantly different and more responsive to neighbor concerns than the plans noticed here (see attachment 4). We cannot anticipate agreements to be reliably implemented.

Sincerely,

Jennifer McDougall

ATTACHMENTS

From: Brian Lee <Brian.Lee@som.com>

To: Sharon.W.Lai <Sharon.W.Lai@sfgov.org>

Cc: K1powell <k1powell@aol.com>; jrocchio <jrocchio@sfsu.edu>; kathy.keller <kathy.keller@comcast.net>; w@szetoleedesign.com>; brian.lee.faiia <brian.lee.faiia@gmail.com>

Subject: RE: 197 Laidley

Date: Tue, Mar 22, 2011 12:45 pm

LOT H-198

Dear Sharon,

Thank you for contacting me to tell me the variance request documents for 197 Laidley were returned to the Department of City Planning. Your description of the variance and discretionary review process has also been very helpful. I understand some neighbors are trying to apply for a discretionary review. My following comments reflect some of our concerns.

197 Laidley currently is a 2 1/2 story house on a 25' x 43' lot which is classified as a substandard lot in the City of San Francisco because it does not meet the lot area requirements. In addition, the current house does not meet the front yard and rear yard setbacks as required by the planning code. While the present house non-compliance is essentially "grandfathered", it should be noted that it currently is the tallest house on the north side of Laidley Street for the virtually the entire block of 6664.

After looking at a partial set of drawings dated 2.18.11, I understand the Coleman's latest plans are proposing an approximately 4'-6" increase of height over the existing structure.

The plans fill in an existing major setback that starts approximately 15' above Fairmont Street and had previously lowered the scale of facade along that street.

The drawings also propose a bay window on the corner that I estimate extends at least another 2' higher than the new roof but its height is not indicated on the elevations. As shown on the drawings, the roof of the bay window exceeds the City allowable height envelope.

The bay window and continuous roof eaves also project over the property line approx. 2' to 3' but again they are not dimensioned on the plans.

Taken together, the added height of the building, the projecting bay window, and the decorative roof eaves contribute to a significant increased mass of the structure without complying with the required front and rear yard setbacks.

It should be noted that the new plans have a 15' rear setback at only the third floor and not the entire structure as required by code. As proposed, this third floor setback is still enclosed by a 3'-6" to 7' screen wall on Laidley Street so that there only a minimal decrease in mass at the rear.

In fact, there is almost a 25% increase in mass on both Laidley and Fairmont Streets.

The proposed new construction is too big for the property and location and significantly exceeds the existing grandfathered variances to the code.

The proposed new construction is inconsistent with the City's residential guidelines regarding compatibility with the scale and massing of neighboring buildings.

The new construction disregards prevailing neighborhood character. The proposed new construction exceeds the existing volume and will be out of scale with all houses on that side of Laidley street. Every house is either 1-story or 2-story (with the exception of one large roof and attic dormer). When Jeremy Kotas (Ben's architects are Kotas/ Pantaleoni) built his home, it was 2 stories on

Laidley street. The new house by Zack/DeVito is also 2 stories on Laidley street. The code is very specific about maintaining the neighborhood character and describes how a new structure should be the average height between adjacent structures. The existing house is already too tall compared to the adjacent one story house to the north and is the tallest on that end of that block. The Coleman's proposed 3 stories is clearly out of scale with the prevailing character of the downhill side of the Laidley Street.

I understand the planning department requested the plans follow the residential design guidelines for building scale and mass, not substantially increase square footage, "reexamine proposed layout to ensure proper use of this single family dwelling and to optimize your existing and proposed space without resulting in an out of scale project".

Because I did not receive the plans, I have not been able to study the area calculations. It should be noted that an entire floor was added to the structure and they are not counting some areas designated as crawl space when in fact the volume allows them to capture that space in a 13'+ garage/ lower level height. Again, the volume of the house allows a substantial increase in square footage and does not optimize the existing space.

The drawings also call for a 10'-2" 3rd floor, which in a height sensitive situation could be reduced by at least 1'-2", if not more. The solar panels projecting above the roof are not governed by the planning department but would also contribute to the visual height of the structure. There is a note about a elevator penthouse on the roof plan. I don't know how much it will extend above the roof surface.

I do not understand the request for variance due to hardship as 197 Laidley has always been a non-compliant structure and was such when purchased by the Colemans. In his due diligence, he would know the existing building already exceeds the City planning codes.

Therefore, I do not support the request for variance based on the plans that exceed the prevailing height, do not comply with the required setbacks, and are incompatible with neighborhood character and scale. Our suggestion to the Colemans was to keep any new construction within the existing height of the building.

If you have any questions, do not hesitate to contact me.

Brian Lee
198 Laidley Street
San Francisco
1.415,812,3294

July 7, 2011

Ms. Sharon Lai
Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco, CA 94103-2479

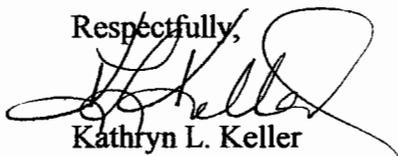
RE: Building Permit 20102008.12.11.83DD

As a 20 year resident of 180 Laidley Street, I have a clear interest in ensuring that this proposed project adheres to the Residential Design Guidelines of the San Francisco Planning Department.

I have reviewed the guidelines at length, and I submit that the proposed project fails to meet the following guidelines:

- Maintain cohesive neighborhood identity ... and enhance the unique setting and character of the City and its residential neighborhoods.
- Ensure alteration of (the) existing residential building ... is consistent with the design polices and guidelines of the General Plan and with the "Residential Design Guidelines."
- Ensure that the building's scale is compatible with: 1) the existing building scale at the street and the mid-block open space, and 2) the height and depth of surrounding buildings.
- Ensure that the building respects the mid-block open space.
- Maintain light to adjacent properties by providing adequate setbacks.
- Provide architectural features that enhance the neighborhood's character.
- Preserve the existing visual character" of the neighborhood.
- Be compatible with the patterns and architectural features of surrounding buildings.
- Help define, unify, and contribute positively to the existing visual context.
- Respond to ... its position on the block and to the placement of surrounding buildings.
- Respect the topography of the site and the surrounding area (refer to illustrations on pages 11 and 12 of the RDG).
- Provide greater visual emphasis to corner buildings.
- Articulate the building to minimize impacts on light to adjacent cottages.

Respectfully,



Kathryn L. Keller
180 Laidley Street
San Francisco, CA 94131-2735

Lot H-180