



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: MAY 18, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: May 11, 2017
Case No.: **2015-016132DRP**
Project Address: **71 Bronte Street**
Permit Application: 2016.0701.1414
Zoning: RH-1 [Residential House, One-Family]
Bernal Heights Special Use District
40-X Height and Bulk District
Block/Lot: 5689/025
Project Sponsor: William Henderson
981 Shotwell Street
San Francisco, CA 94110
Staff Contact: Michael Christensen – (415) 575-8742
Michael.Christensen@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project includes construction of a one-story vertical addition to the residence and legalization of the existing first floor of living space at the rear of the structure. The project requires a variance from the Planning Code requirements for rear yard (P.C. 134 & 242) and mass reduction (P.C. 242).

SITE DESCRIPTION AND PRESENT USE

The project site is a 25 foot wide by 70 foot deep lot containing 1,750 square feet, located on the east side of Bronte Street between Mojave Street and Jarboe Avenue. The lot contains a one-story over half-story garage, one-family dwelling that was originally constructed circa in 1936, per City records. The lot slopes slightly upward through the lot and laterally across the lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Bernal Heights neighborhood. The subject block is within a RH-1 Zoning District and residential in character. The subject block face contains residences that are primarily one to two stories in height, although there are a few three-story buildings. The adjacent lot to the south (75 Bronte Street) contains a two-story, single-family residence, and the adjacent lot to the north (67 Bronte Street) contains a two-story, single-family residence.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	November 30, 2016 – December 30, 2016	December 27, 2016	May 18, 2017	142 days
311 Notice	15 days	May 2, 2017 – May 17, 2017	n/a	n/a	n/a

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	April 28, 2017	April 28, 2017	20 days
Mailed Notice	10 days	May 8, 2017	May 8, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	1	1
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

DR REQUESTOR

The request for Discretionary Review was received from Robert Bozzini, who resides at 75 Bronte Street, directly adjacent to the south of the project site.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated December 27, 2016.

See attached *Supplemental Discretionary Review Application*, dated May 10, 2017.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated May 2, 2017.

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 Residential Design Team reviewed the project on April 25th, 2017 and found that the vertical addition is appropriately placed within the footprint of the existing building, that the setback of the addition from the front is appropriate and consistent with the Residential Design Guidelines, and that no exceptional or extraordinary circumstance exists with the project or subject property.

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.

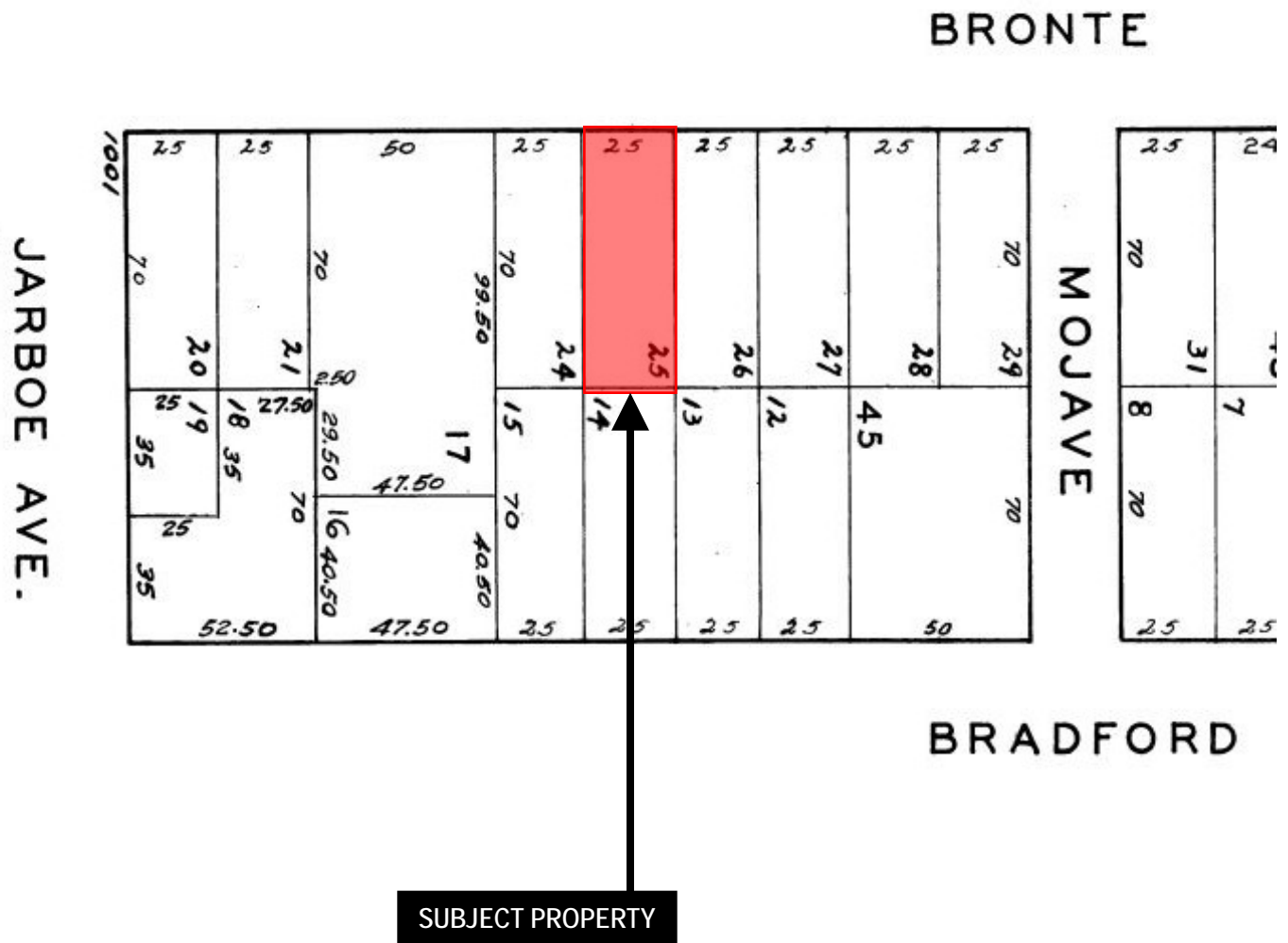
RECOMMENDATION:	Do not take DR and approve project as proposed
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Attachments:

Parcel Map
Sanborn Map
Zoning Map
Height and Bulk District Map
Aerial Photograph
Site Photograph
Section 311 Notice – Initial 30 Day
Section 311 Notice – Additional 15 Day
DR Application
Supplemental DR Application
Response to DR Application
Reduced Plans

MC: I:\Cases\2015\2015-016132 - 71 Bronte Street\71 Bronte.docx

Parcel Map



Discretionary Review Hearing
Case Number 2015-016132DRP
 71 Bronte Street

Sanborn Map*

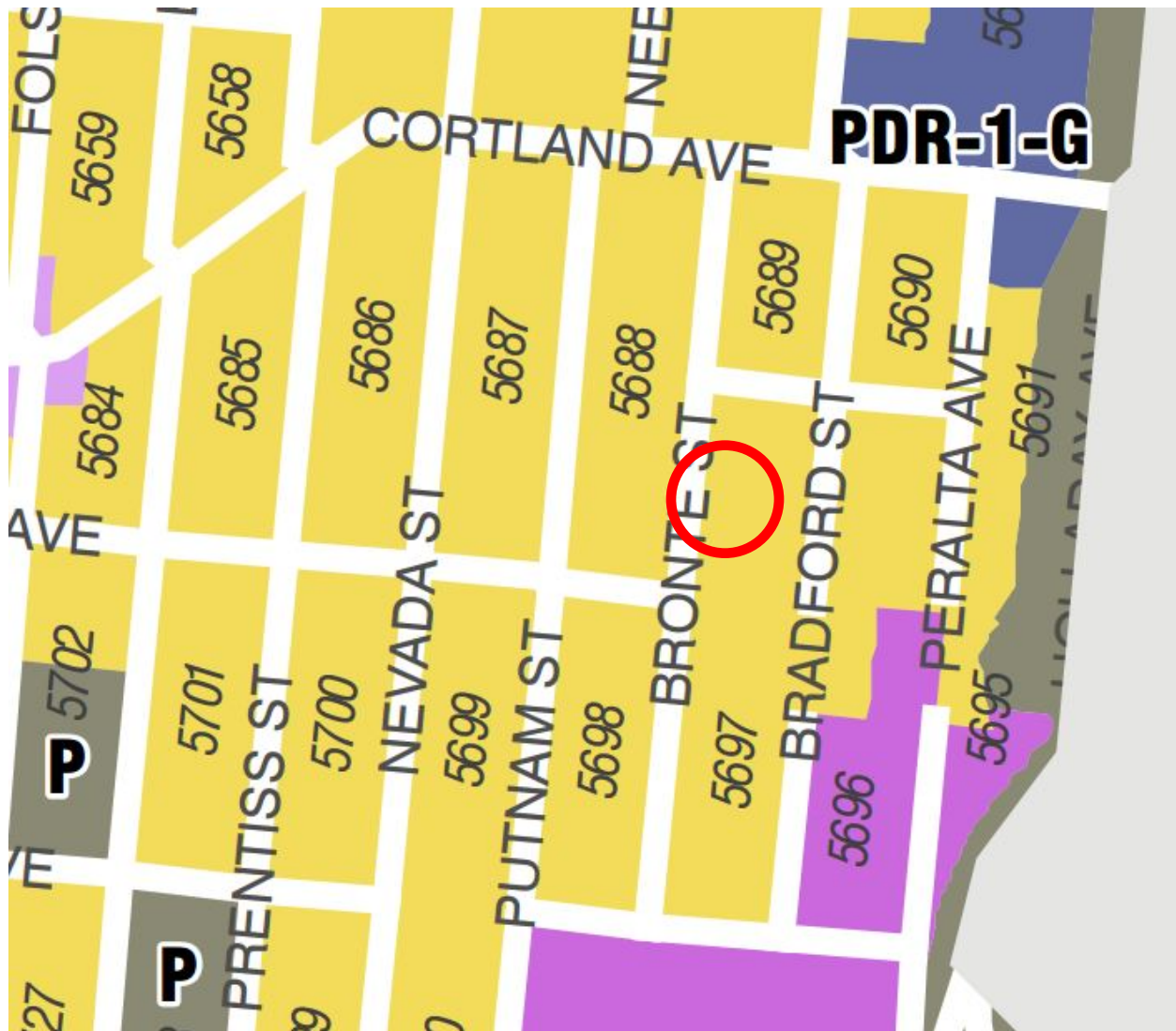
SUBJECT PROPERTY



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



Zoning Map



Discretionary Review Hearing
Case Number 2015-016132DRP
71 Bronte Street

Height and Bulk District Map



Discretionary Review Hearing
Case Number 2015-016132DRP
71 Bronte Street

Aerial Photo



SUBJECT PROPERTY



Site Photo



Google Maps November 2016

Discretionary Review Hearing
Case Number 2015-016132DRP
71 Bronte Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 1, 2016**, the Applicant named below filed Building Permit Application No. **2016.07.01.1414** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	71 Bronte Street	Applicant:	William Henderson
Cross Street(s):	Mojave Street/Jarobe Avenue	Address:	981 Shotwell Street
Block/Lot No.:	5689/025	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-1/40-X/Bernal Heights SUD	Telephone:	415-420-0131

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Home	No Change
Front Setback	11'-2"	No Change
Side Setbacks	None	No Change
Building Depth	38'-2"	No Change
Rear Yard	20'-6"	No Change
Building Height	17'-9"	24'-2"
Number of Stories	1-½	2-½
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The proposal would add a second floor of living space to the existing single-family home, which currently has one floor of living space above a single-car garage. The proposed additional floor would be set back 14'-7" from the existing front wall and would have a depth of 23'-7".		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Michael Christensen
Telephone: (415) 575-8742
E-mail: michael.christensen@sfgov.org

Notice Date: 11/30/16
Expiration Date: 12/30/16



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 1, 2016**, the Applicant named below filed Building Permit Application No. **2016.07.01.1414** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	71 Bronte Street	Applicant:	William Henderson
Cross Street(s):	Mojave Street/Jarboe Avenue	Address:	981 Shotwell Street
Block/Lot No.:	5689/025	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-1/40-X/Bernal Heights SUD	Telephone:	415-420-0131

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Home	No Change
Front Setback	7'10"	No Change
Side Setbacks	None	No Change
Building Depth	43'	No Change
Rear Yard	19' 2"	No Change
Building Height	18' 7 1/4"	25' 11 1/2"
Number of Stories	1-1/2	2-1/2
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
Building Use	Single-Family Home	No Change
PROJECT DESCRIPTION		
<p>15-DAY NOTICE: The proposal includes construction of an one-story vertical addition to the residence, which was previously noticed. The project also includes legalizing the existing first floor of living space at the rear of the structure. This revised notice clarifies and corrects some features of the project, including the existing and proposed heights of the structure, the existing front setback, and the existing rear yard. The project requires a variance from the Planning Code requirements for rear yard (P.C. 134 & 242) and mass reduction (P.C. 242). Separate notice of the variance will occur, which is tentatively scheduled for hearing on May 18th. The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Michael Christensen
Telephone: (415) 575-8742
E-mail: michael.christensen@sfgov.org

Notice Date: 5/2/17
Expiration Date: 5/17/17

Discretionary Review

Information

Email: bozzini@me.com

ADDRESS: 75 L. Street, San Francisco, CA 94110	ZIP CODE: 94110	TELEPHONE: (415) 595-8838
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PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Blake Simmons & Carrie Ann Plank		
ADDRESS: 71 Bronte Street	ZIP CODE: 94110	TELEPHONE: (415) 425 1419

CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> please also cc: Vincent Labiano Abello, Architect		
ADDRESS: 1117 Neilson Street, Albany, CA	ZIP CODE: 94706	TELEPHONE: (415) 819-3990
E-MAIL ADDRESS: vpla@hotmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 71 Bronte Street, San Francisco CA	ZIP CODE: 94110
CROSS STREETS: Mojave Street/Jarobe Avenue	

ASSESSORS BLOCK/LOT: 5689 / 025	LOT DIMENSIONS: 70' x25'	LOT AREA (SQ FT): 1875	ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT: 40-XBernal Heights SUD
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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 ☐

Present or Previous Use: Single Family House

Proposed Use: Same

Building Permit Application No. 2016.07.01.1414

Date Filed: 07.01.2016

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.

I have met with my new neighbors three times.

I asked them to slightly modify their addition to minimize the loss of light our rear window. I hoped they would push the last 6 1/2 feet of their addition (the part that projects beyond our house) away from the property line 3 or so feet.

This would make their proposed 10' x 9.5' Dressing Room 19.5 square feet smaller, but would really help reduce the loss of light in our home.

They said they would look into it, but the last time we met, they said they could not modify their design at all.

My architect then spoke to the project planner; he reported back to me that the project planner said he could not mediate between neighbors.

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.

The project as design is in conflict with the following:

Residential Design Guidelines

pg. 16 "articulate the building to minimize impacts on light and privacy to adjacent properties"

pg. 25 "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space." including "Notch the building at the rear or provide setbacks from side property lines"

Bernal Heights East Slope Building Guidelines

pdf pg 20 & 35 of 38 "...no point of the last 10' of depth of the building may exceed 2/3 the height of the of the highest point of the structure." and pdf page 23 & 32 of 38 describing specific "Side Setback Requirements"

San Francisco Planning Code 242.e.3 Mass Reduction Requirement

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:

The proposed addition causes an unreasonable loss of light and air to our adjacent house, while a very reasonable modification can ameliorate it's impact.

Sec 242.e.3 states "a total of 650 square feet of usable floor area must be deleted from the exterior of the building"

The submitted drawings show the mass reductions on 5/S002

A 14'2" x 25' area is clearly shown in the front of the proposed second story addition, for a 355 SF reduction.

A 2'1" x 25' area is shown on the rear of the building on two stories, for a 104 SF reduction.

A total reduction of only 459 square feet is shown.

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?

To minimize the loss of our light and air to our home, the applicant could provide a setback from the side property lines where the proposed addition projects past our house (the last 6.5' of their addition).

This would make their proposed 10'x 9.5' Dressing Room 19.5 square feet smaller, but would really help reduce the loss of light in our home.

They could also just clip the corner 45 degrees from where their proposed addition projects past our house (again only losing 21 square feet, shown in red on the attached drawings).

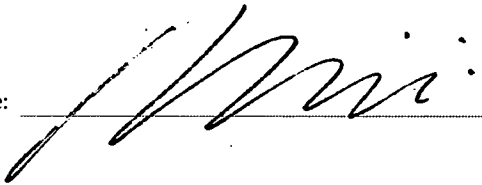
This reduction of the exterior of the building could be counted towards the required reduction as "...such reduction along the side of the property line will be allowed under this section so that adjacent properties will benefit from the provision of greater light and air or the reduction of shadows."

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: _____

DECEMBER 27, 2016

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

Robert Bozzini

☒ Owner / Authorized Agent (circle one)

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 type="checkbox"/>
Covenant or Deed Restrictions	<input 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 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.

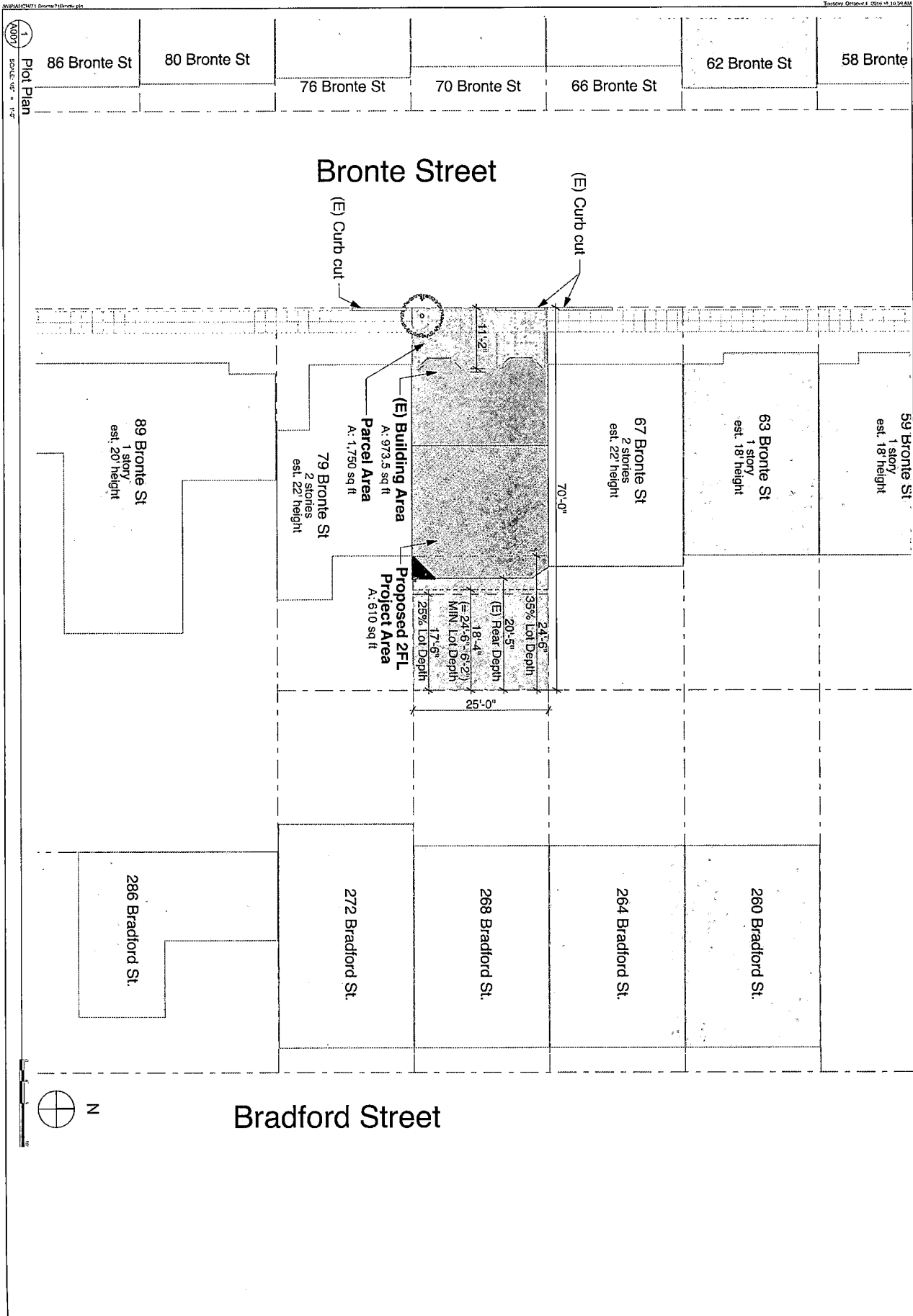
For Department Use Only

Application received by Planning Department:

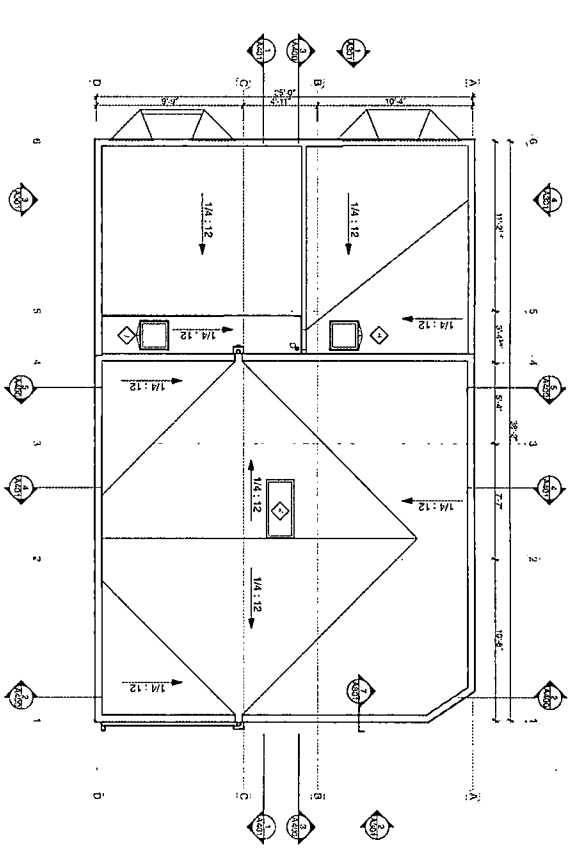
By: _____

Date: _____

12/22/16



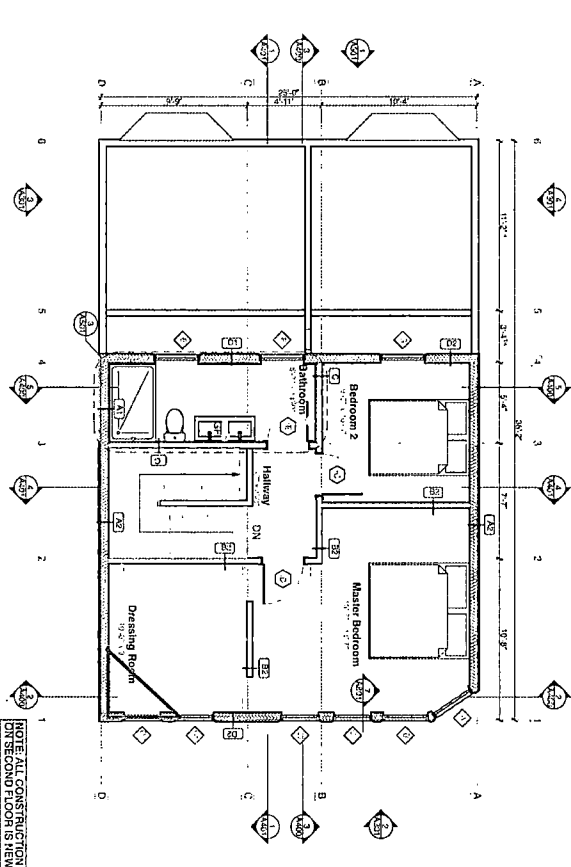
WDHenderson Professional Architect 851 Broadway Street San Francisco, CA 94110 415.420.0131 wdhenderson@gmail.com		Bronte Residence 71 Bronte Street San Francisco, CA 94110		Project Information Project #: 1504
Bronte Residence 71 Bronte Street San Francisco, CA 94110 5280 1025 Zoning: RM-4.5 Site Area: 1,750 SF (E) Building Footprint: 974 SF (E) Building Area: 974 SF (N) Project Area: 610 SF		Permit Information Permit #: 2016-06-22 Issued: 2016-10-04		Plot Plan A001



2
A201

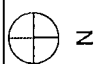
Proposed Roof Plan

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



1	Proposed Second Floor Plan
A201	

SCALE 1/4" = 1'-0"



LEGEND

WALL MOUNTED DIMMER
ELECTRICAL RECEPTACLE
WALL MOUNTED GFI OUTLET
ELECTRICAL RECEPTACLE
DOWNPOUT

WALLOUX LIGHT SWITCH
3-WAY WALLOUX LIGHT
SWITCH
3-WAY WALLOUX LT. SWITCH
FOR FUTURE UPSTAIRS
WALLOUX SWITCH WITH
ROCKER PLATE
WALLOUX SWITCH WITH
DEACTIVATION TIMER

ROOF DRAIN
PLUMBING STACK VENT

ELECTRICAL NOTES

1. INSTALL NON-GF ELECTRICAL OUTLETS IF
APPLICABLE IN THE CORNER
PLATE U.O.N.

2. INSTALL GFI ELECTRICAL OUTLETS AT
PORTAL U.O.N.

3. INSTALL SWITCHES AND DIMMERS
AT ALL TO CENTRINE OF FLAME
U.O.N.

4. INSTALL JOINTSET GFI OUTLETS, DIMMERS,
AND SWITCHES ON SINGLE PANE AT 4"
AFI TO CENTERLINE OF COVER PLATE
U.O.N.

5. INT WALLS ARE 2x4 STUD WALLS
U.O.N.

6. EXT WALLS ARE 2x6 STUD
WALLS U.O.N.

7. FOR STRUCTURAL INFORMATION,
SEE STRUCTURAL DRAWINGS.

8. EXT WALLS ARE 2x6 STUD
WALLS U.O.N.

9. INT WALLS ARE 2x4 STUD WALLS
U.O.N.

10. EXT 2x6 WALL SEE [A1]
[B1] EXT 2x6 WALL SEE [A2]
[B2] INT 2x4 WALL SEE [C1]
[D1] INT 2x4 WALL SEE [C2]
EXT 2x6 WALL SEE [D2]

11. SEE SITE PLAN FOR BUILDING
LOCATION ON SITE.

12. CUT LINE IS LOCATED AT 3'-0" A.F.F.
FROM ALL FOUND. U.O.N.

13. APPLIANCES TO BE SELECTED BY
OWNER

SHEET NOTES

WDHenderson
Registered Architect C-35055
San Francisco, CA 94110
415.420.0131
w@henderson@gmail.com

Bronte Residence
71 Bronte Street
San Francisco, CA 94110

Project Owner:
Chris Ann Thoma & Blake Simmons
San Francisco, CA 94110
415.425.1419
camthoma@gmail.com

AFCN: 5689 / 025
Zone: RH-1, 10-X
Site Area: 1,730 SF
(E) Building Footprint: 974 SF
(E) Building Area: 974 SF
(N) Building Footprint: 0 SF
(N) Project Area: 610 SF

C-35055
JAN 22 2016
RECEIVED
SAN FRANCISCO
BUILDING DEPARTMENT

Date: Issued:
Permit Submittal: 2016-06-22
Planning Add: 2016-06-04

Proposed Plans

Second Floor and
Roof

A201

Project #: 1504

Names and addresses of all concerned parties which we are aware, including:
Building Permit applicant
Discretionary Review applicant
and all abutting property owners and occupants

PROJECT SITE:

Carie Ann Plank & Blake Simmons

71 Bronte St. San Francisco, CA 94110
(Building Permit Applicant)

ADJACENT:

Robert Bozzini

75 Bronte St. San Francisco, CA 94110
(Discretionary Review Applicant)

Maya Leigh C Morishita

67 Bronte St. San Francisco, CA 94110

REAR

ALEJANDRO CORAZON R TRS

272 Bradford St, San Francisco, CA 94110

MARIA HERNANDEZ TRS

268 Bradford St, San Francisco, CA 94110

WONG FAMILY TRS

264 Bradford St, San Francisco, CA 94110

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CITY & COUNTY ASSESSOR 1986

5689

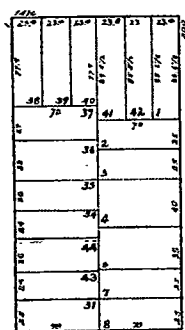
GIFT MAP 2 LOTS 1186 1227

REVISED '57
'60

LOTS MERGED
1078 1080 LOT
150 150 150
10/70 11/70 12/70



CORTLAND AVE



MOJAVE

BRONTE

BRADFORD

JARBOE AVE.

Robert Bozzini
75 Bronte Street
San Francisco, CA 94110

5/10/2017

San Francisco Planning Commission
Zoning Administrator
1650 Mission St #400
San Francisco, CA 94103

RE: Request Discretionary review for project at 71 Bronte

Dear Planning Commission Members (and Zoning Administrator)

We are asking that you to take Discretionary Review on the proposed story addition at 71 Bronte. You will read many arguments for taking Discretionary Review in the following pages, but the simple reason is: it is the right thing to do.

There is no reason why the applicant cannot push their addition forward 4'2".

Since we first heard of the project at the Bernal Height East Slope Design Committee meeting, our attempts to explore design alternatives with the applicants were rejected. Our neighbors did offer to remove an otherwise non-offending tree, and did, last week, change the name of one of their proposed rooms from "Dressing Room" to "Office."

The change of label came after we filed our request that the Commission take Discretionary Review. On our request, we suggested that the applicants could clip the corner of that same Dressing Room (now Office).

Frustrating the whole process were grossly inaccurate drawings that erroneously minimized the impact of the proposal and made the proposal impossible understand and assess. Last year, BHESDC reviewed a project that was to be much shorter (it is now taller than our existing building) and projected much less into the rear yard. This changed and higher impact project now proceeds without having been reviewed by the BHESDC.

The Project Planner did prevail on obtaining an independent survey and more accurate drawings. It was at this point that the applicant was made to conform to the Rear Yard Setback,

*Request for Discretionary Review on Permit App.2016.07.01.1414, Revised Supplemental Material
Response to Variance Request*

pushing forward their addition 2.5' (**another 4'2" and we would be happy**). These were the drawings were sent out last week as part of the Sec. 311 re-notification.

It was also through the survey and corrected drawings that, on April 28th 2017, the Project Planner determined the project required a Mass Reduction Variance along with a Rear Yard Setback Variance. The Planner informed us that they had accepted a Variance Application that same day. Presumably, no attempt (beyond that day) was made to adjust the design to be code-complying.

The drawings are still incorrect and misleading. We have corrected some of them and attach them here to help you assess the project accurately.

Because the applicant's Request for Variance hearing is scheduled concurrent with our hearing requesting that the commission take Discretionary Review, we have set out reasoning in a letter addressed to the Zoning Administrator. We kindly ask that you consider those very same issues and respectfully ask the Commission to take Discretionary Review and ask the applicant to modify their design (and move it forward 4'2").

Respectfully yours,

A handwritten signature in black ink, appearing to read 'R. Bozzini', with a stylized, cursive script.

Robert Bozzini
75 Bronte Street
San Francisco, CA 94110



Privacy impact on **Existing and Proposed Windows & Skylights** at 71 Bronte:

Discretionary Review requester is concerned about "direct line of sight into our existing and new windows and skylights located in our bathrooms and bedrooms" from the proposed property line windows.

The following diagrams demonstrate that there will be no direct line of sight from the proposed property line window into any interior space. One may see the skylight itself, and may even see inches of the skylight well, but there is no direct line of sight into any room. The windows (existing and proposed) will not be visible at all.

We first heard of the requester's concern when a copy of their DR request came in the mail. We heard from the Project Planner that they had not raised that concern with him either.

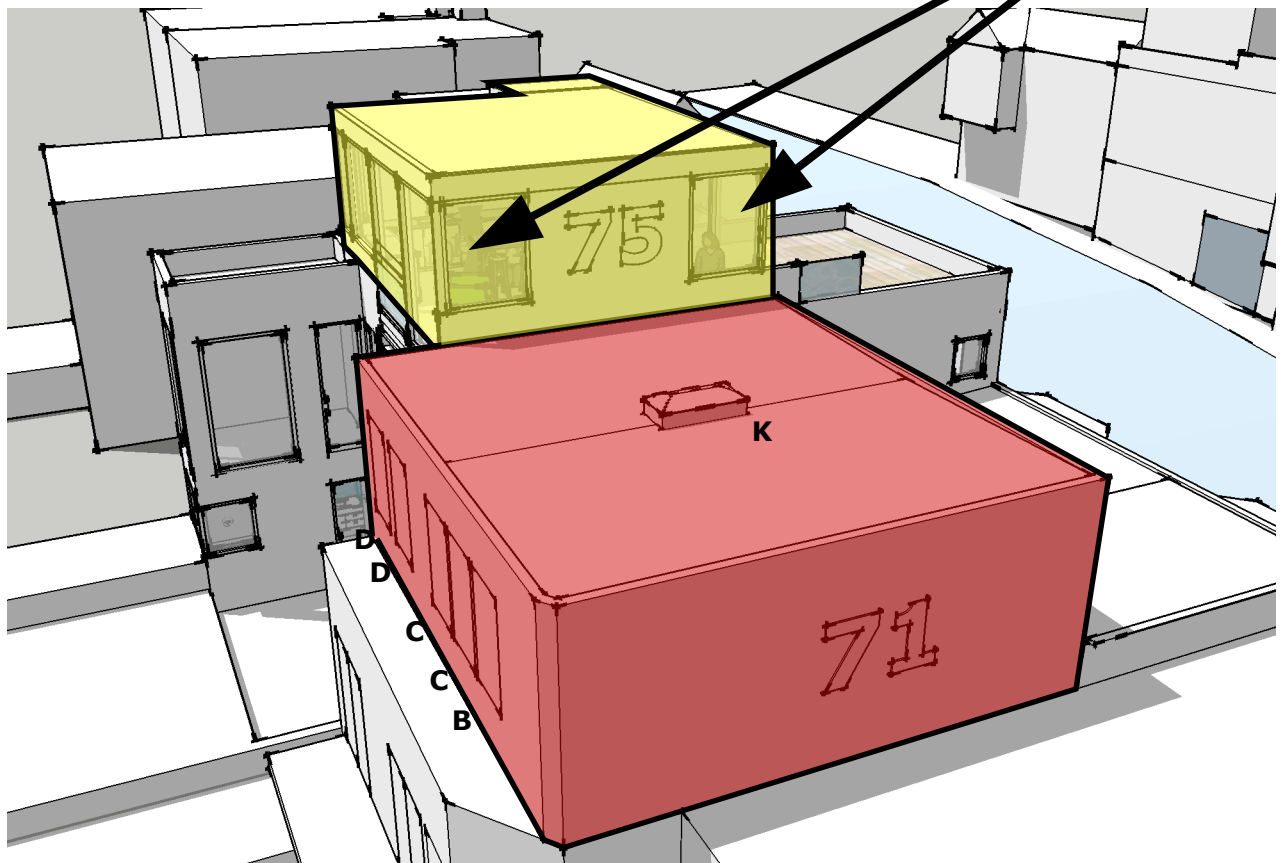
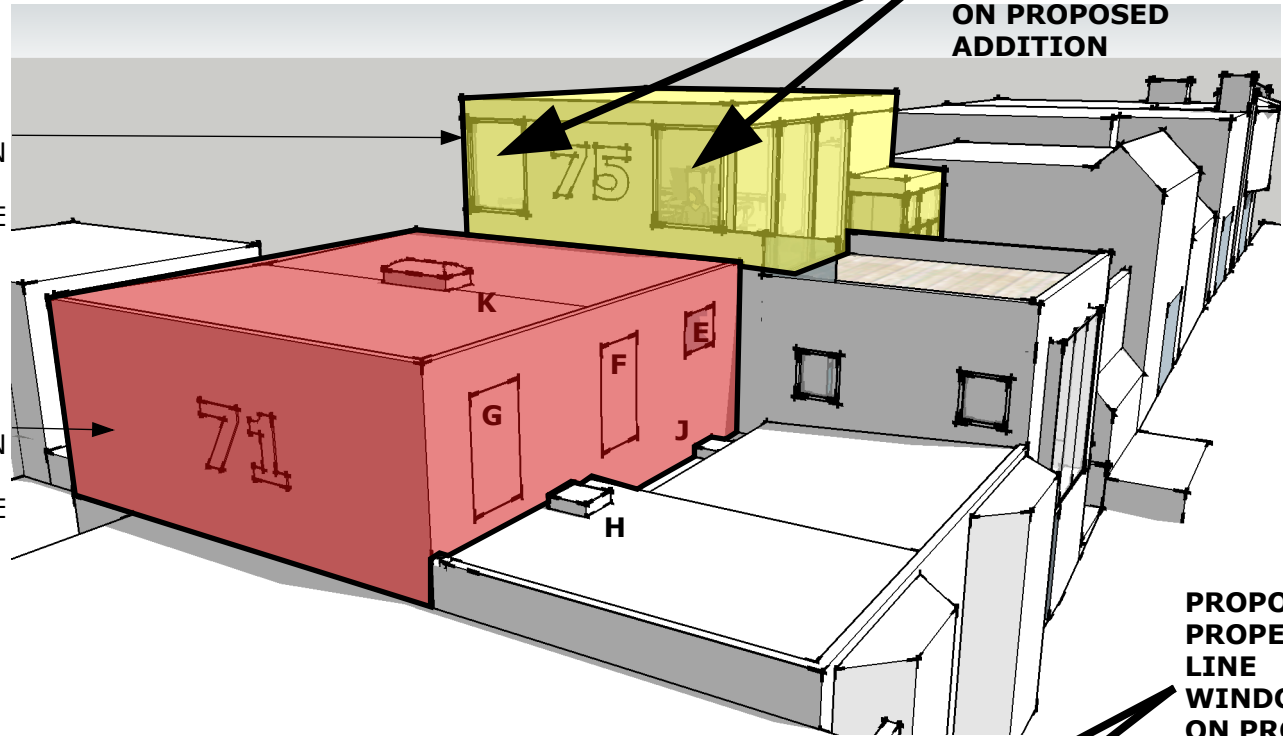
75 BRONTE STREET, SAN FRANCISCO, CA 94110
RESPONSE TO REQUEST FOR DISCRETIONARY REVIEW
05.07.2017 SUPPLEMENTAL MATERIAL

PROPOSED
384 SF
STORY
ADDITION
AT
75 BRONTE

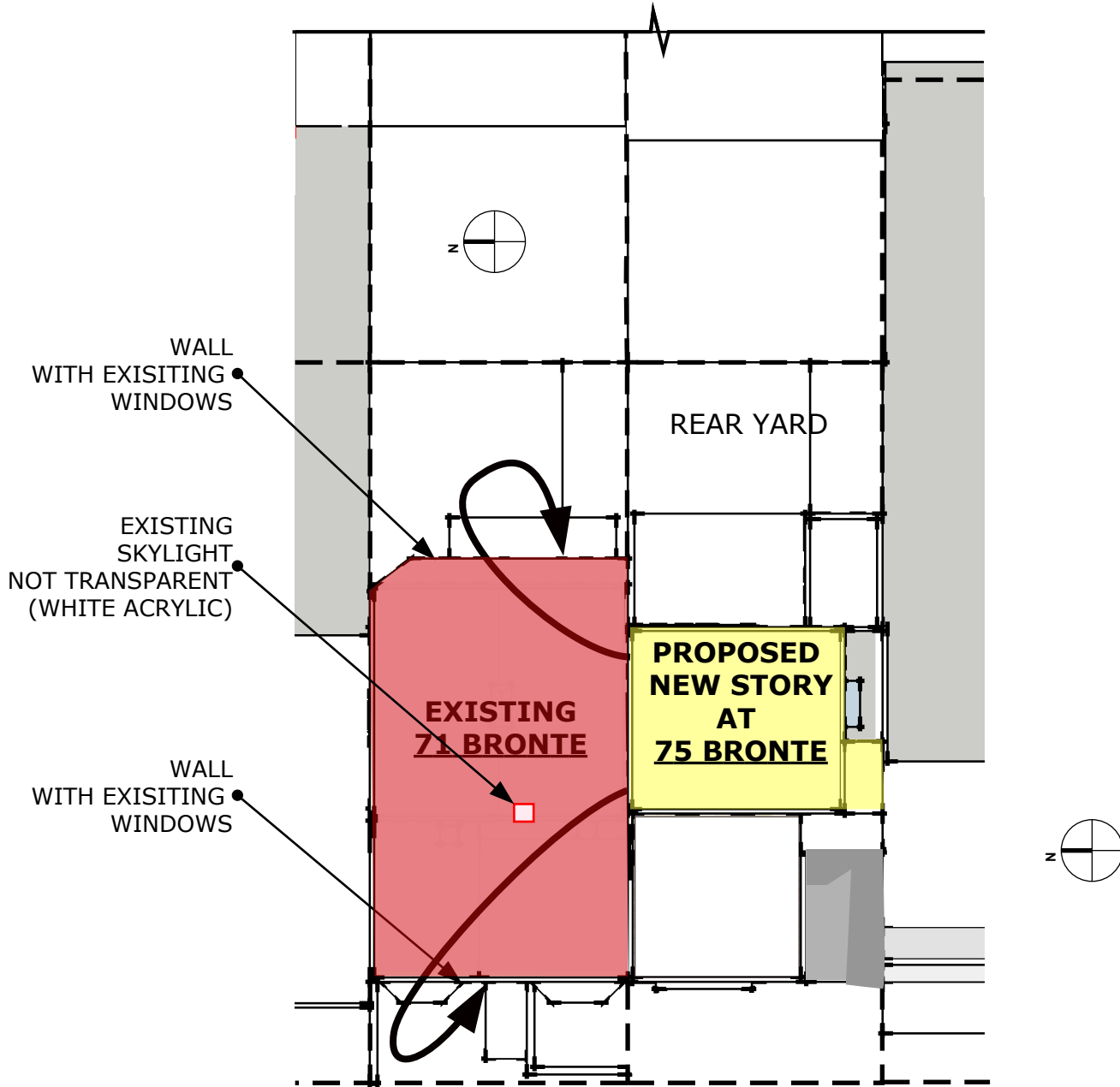
PROPOSED
PROPERTY LINE
WINDOWS
ON PROPOSED
ADDITION

PROPOSED
572 SF
STORY
ADDITION
AT
71 BRONTE

PROPOSED
PROPERTY LINE
WINDOWS
ON PROPOSED
ADDITION



LOCATION OF PROPERTY LINE WINDOWS OF CONCERN
TO DISCRETIONARY REVIEW REQUESTER

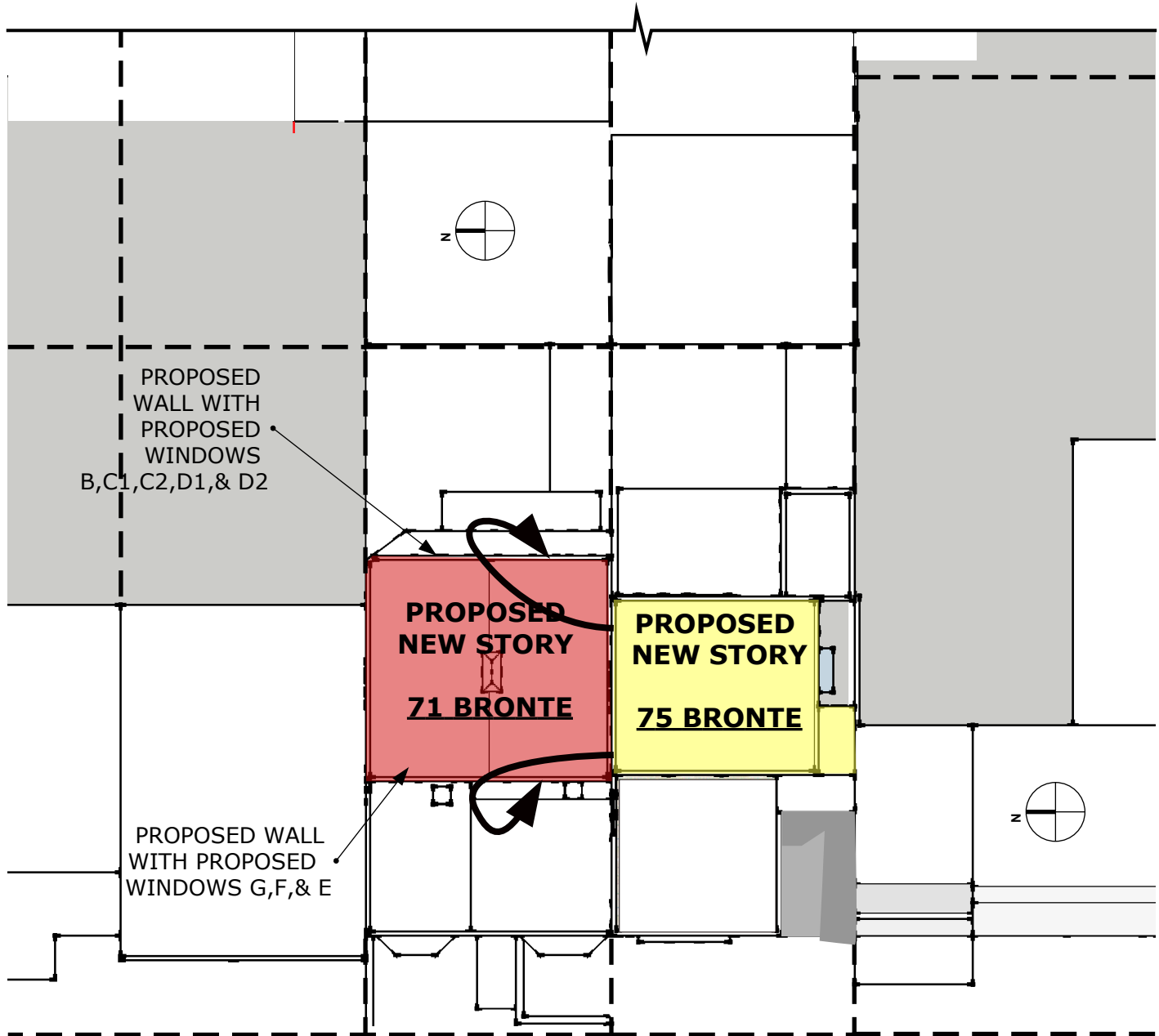


Privacy impact on Existing Windows & Skylight at 71 Bronte:

From the two property line windows proposed at 75 Bronte, one will not be able to see any of the existing windows on 71 Bronte. The windows are on planes 6'8 and 17' beyond the edge of our proposed addition.

The existing skylight is non-transparent white acrylic, so it is fully private.

There will be no "direct line of sight into our existing and new windows and skylights located in our bathrooms and bedrooms" from the proposed property line windows.

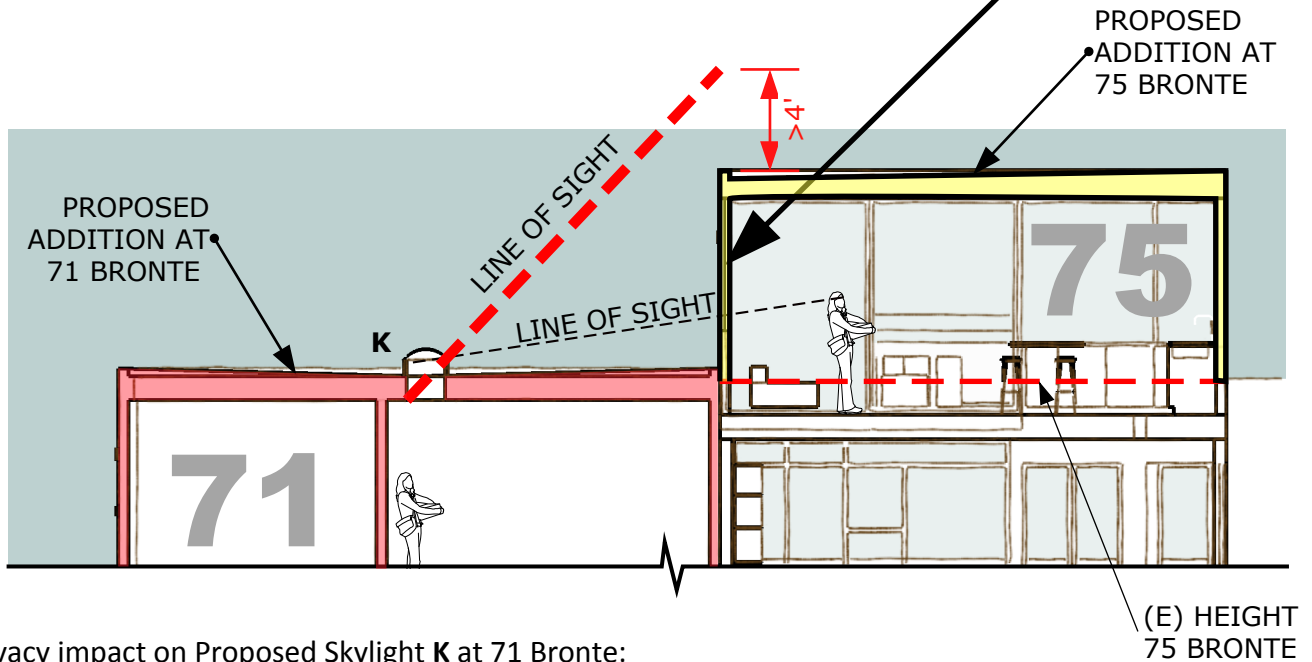
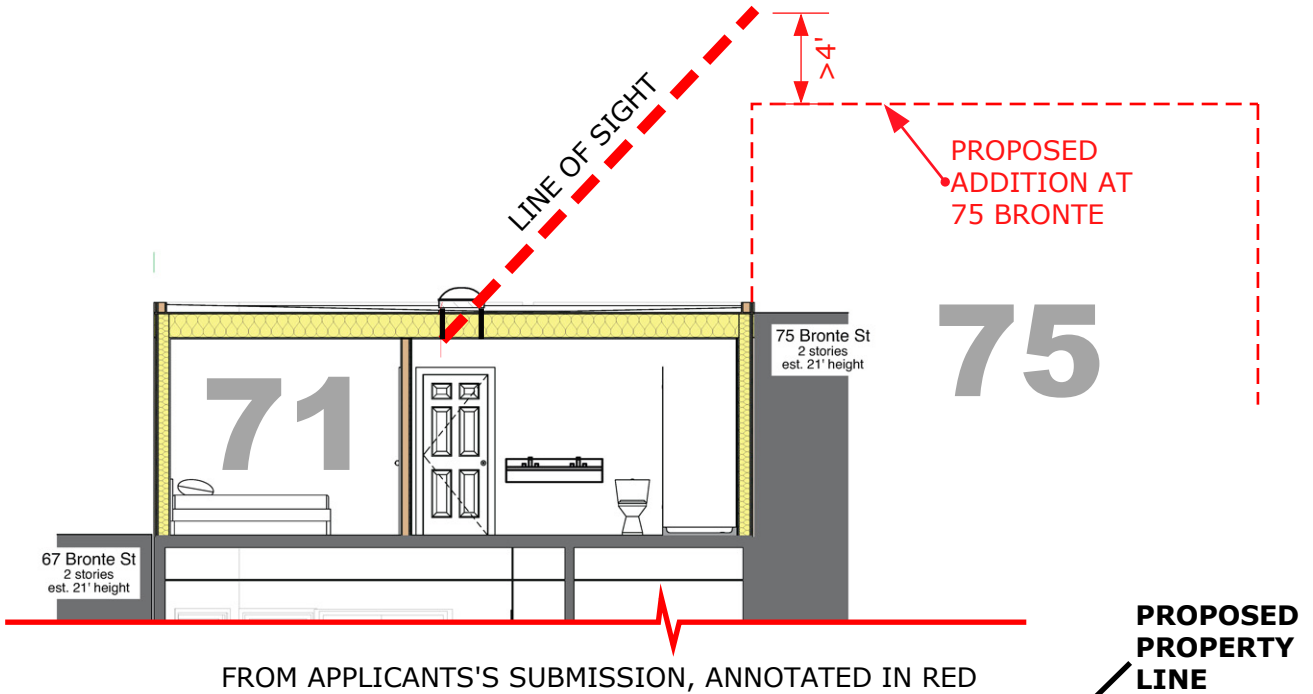


Privacy impact on **Proposed Windows** at 71 Bronte:

From the two property line windows proposed at 75 Bronte, one will not be able to see any of the proposed windows on 71 Bronte. The windows are on planes 4'2" and 1' beyond the edge of our proposed addition.

There will be **no** "direct line of sight into our existing and new windows and skylights located in our bathrooms and bedrooms" from the proposed property line windows.

75 BRONTE STREET, SAN FRANCISCO, CA 94110
RESPONSE TO REQUEST FOR DISCRETIONARY REVIEW
05.07.2017 SUPPLIMENTAL MATERIAL

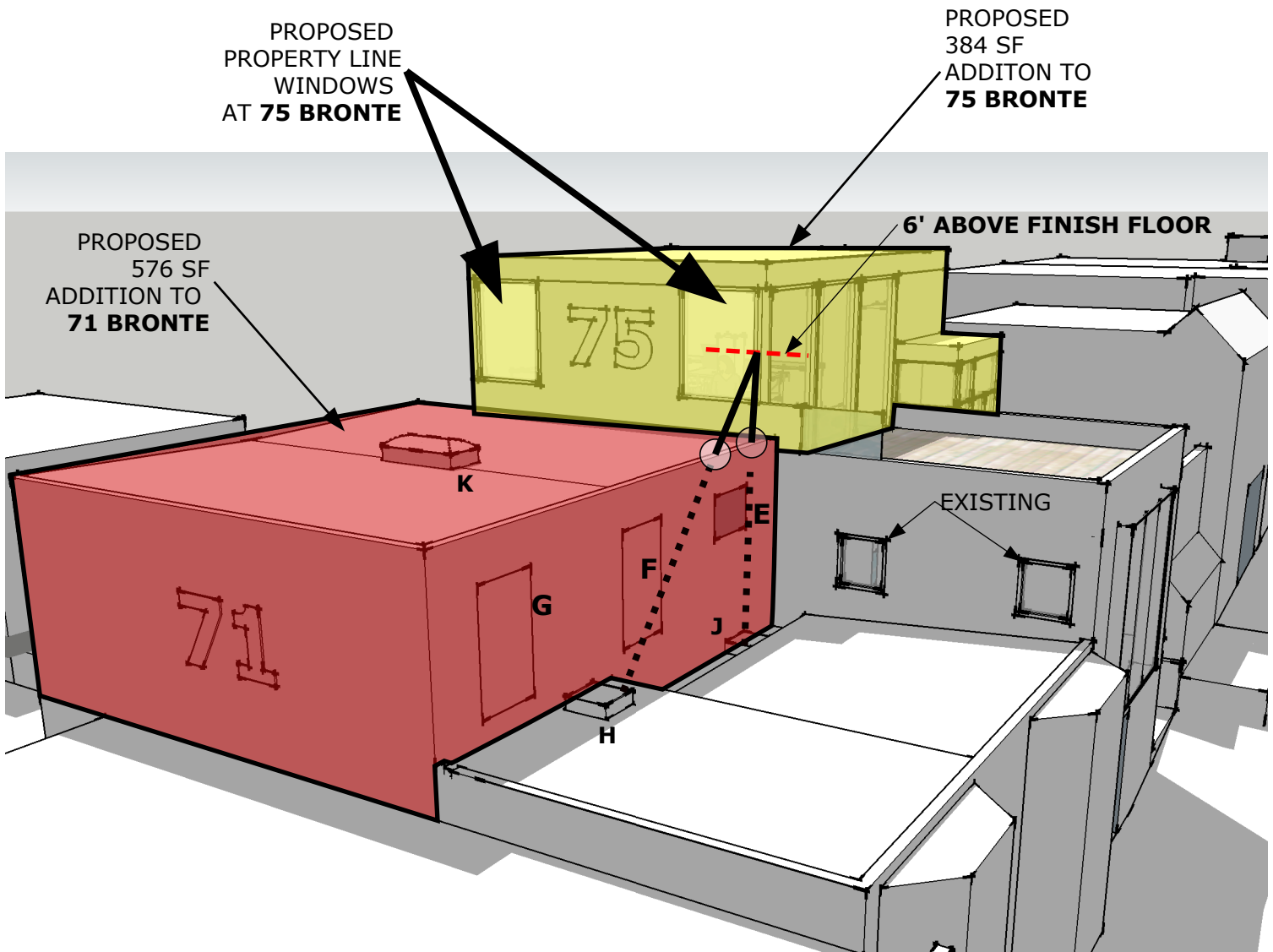


Privacy impact on Proposed Skylight K at 71 Bronte:

Proposed Skylight **K** at 71 Bronte will be visible from the two proposed property line windows. Because they are over 11' away, one would only see the top of the skylight and a small part of the inside of the curb with no direct line of sight into the proposed hall way.

There will be no "direct line of sight into our existing and new windows and skylights in our bathrooms and bedrooms" from the two proposed property line windows.

75 BRONTE STREET, SAN FRANCISCO, CA 94110
RESPONSE TO REQUEST FOR DISCRETIONARY REVIEW
05.07.2017 SUPPLEMENTAL MATERIAL



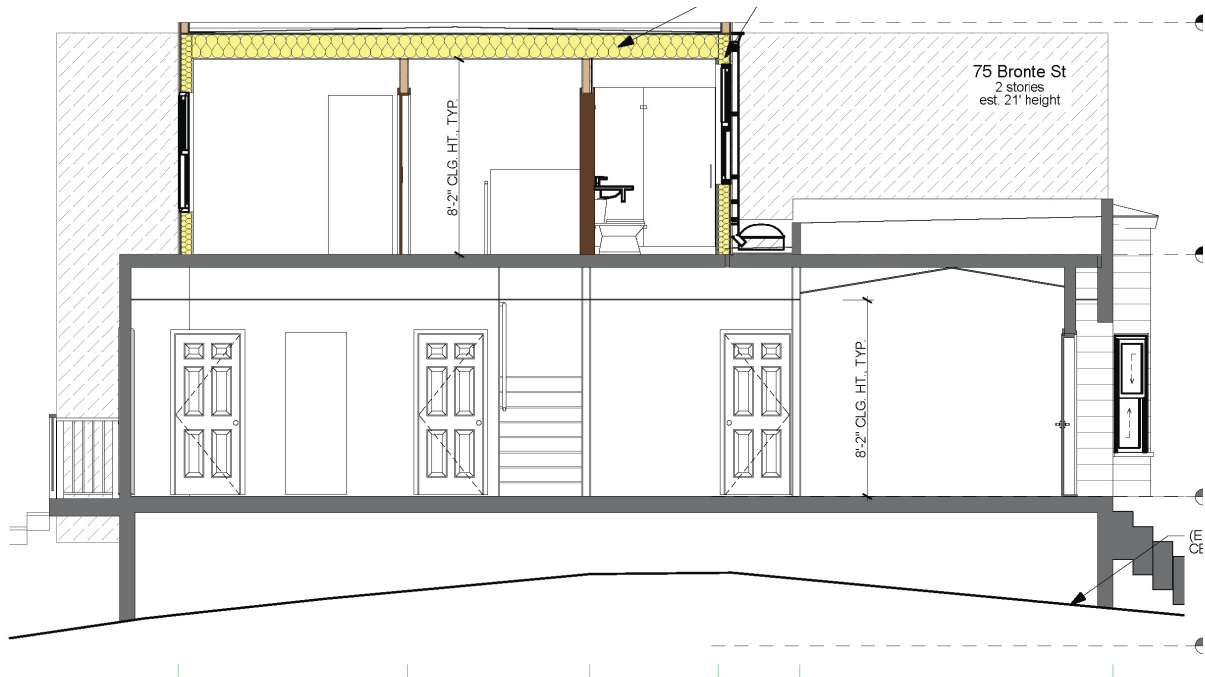
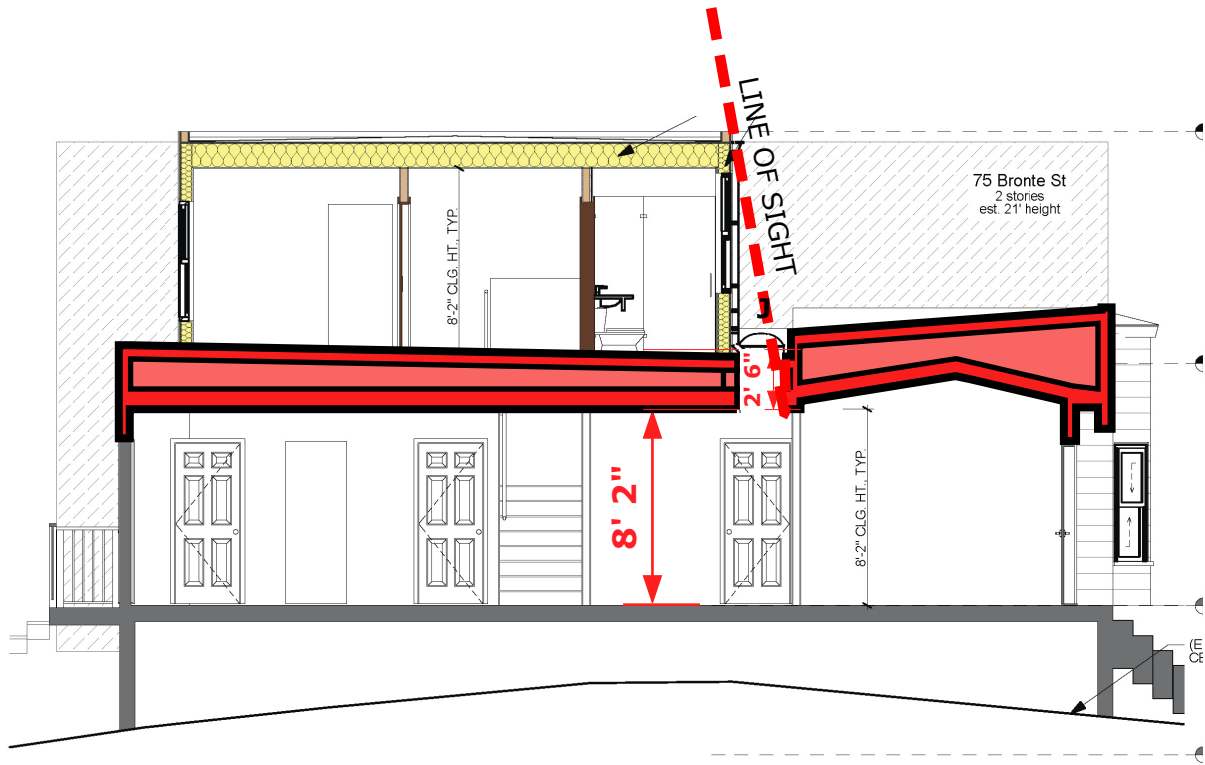
○ Break in line of sight

Privacy impact on Proposed Skylight H & J at 71 Bronte:

From the two proposed property line windows proposed at 75 Bronte, one will not be able to see into the proposed skylights H & J they will be blocked by their own building.

There will be no "direct line of sight into our existing and new windows and skylights located in our bathrooms and bedrooms" from the proposed property line windows.

75 BRONTE STREET, SAN FRANCISCO, CA 94110
RESPONSE TO REQUEST FOR DISCRETIONARY REVIEW
05.07.2017 SUPPLEMENTAL MATERIAL



Robert Bozzini
75 Bronte Street
San Francisco, CA 94110

5/8/2017

Scott Sanchez, Zoning Administrator
San Francisco Planning Department
1650 Mission St #400
San Francisco, CA 94103

RE: Variance request for 71 Bronte

Dear Mr. Sanchez,

Our neighbor's at 71 Bronte have requested variances from the Rear Yard Setback and the Mass Reduction requirements of the Planning Code.

We have one area of concern (last 4'2" of the proposed addition) and request three modifications. If these modifications cannot be accommodated, we cannot support the request for a variance.

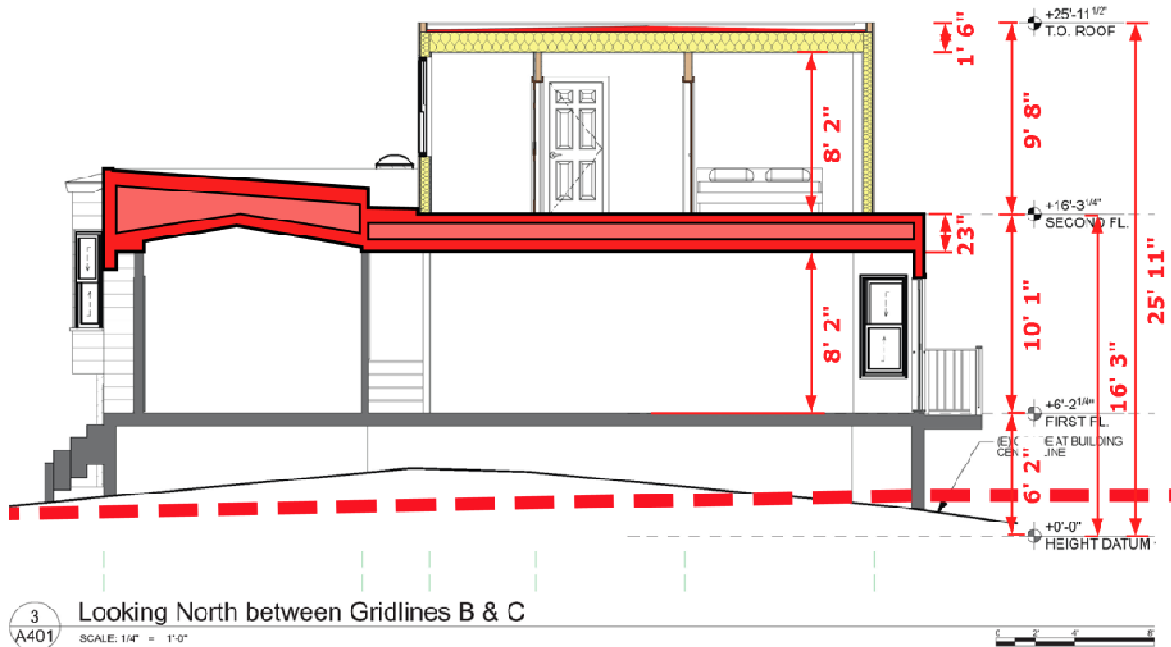
Our main area of concern is the additional massing at the last 4'2" of the proposed new story, on the last 6'8" of the existing building.



If the department does grant the requested variances, we ask that it does so with the following conditions:

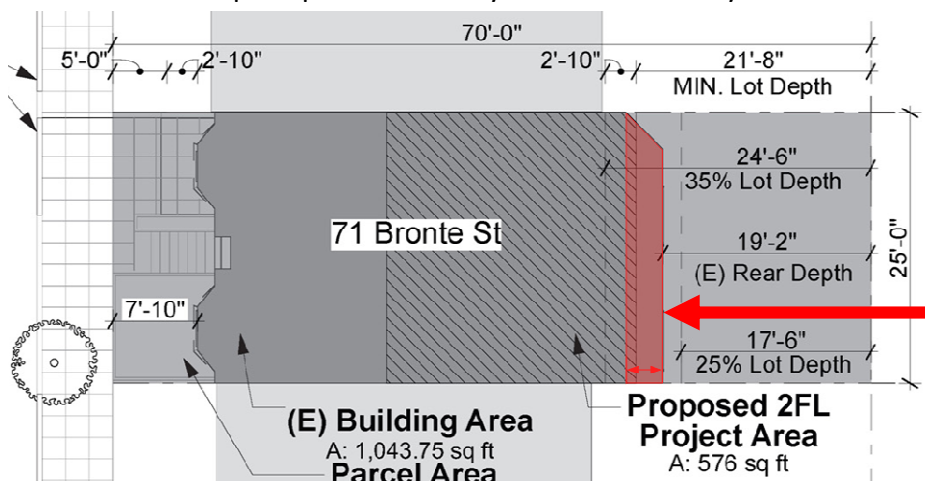
Variance from Mass Reduction Requirement

1. The addition, even with a variance, should be designed to minimize the mass & volume. The drawings show the addition one foot taller than it needs to be. The current proposed addition is proposed on top of a no longer required, existing attic space. The space between main floor ceiling and the proposed story is shown as 23", when only 12" is required.



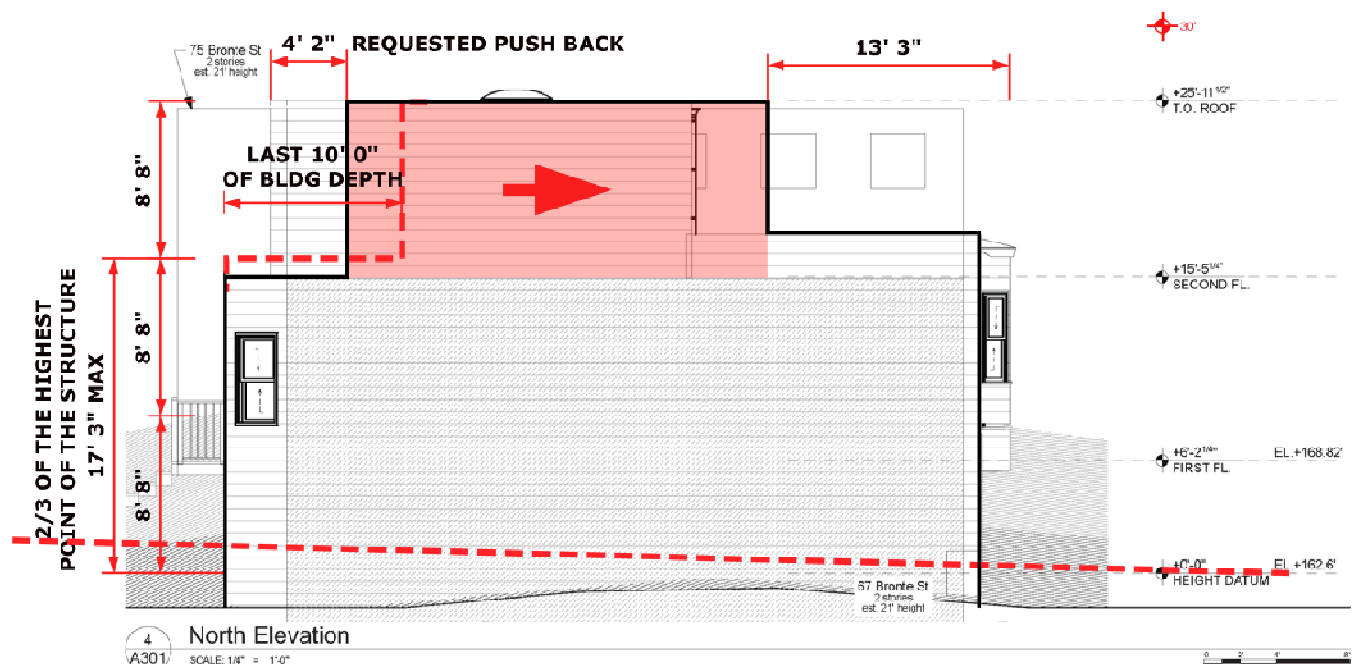
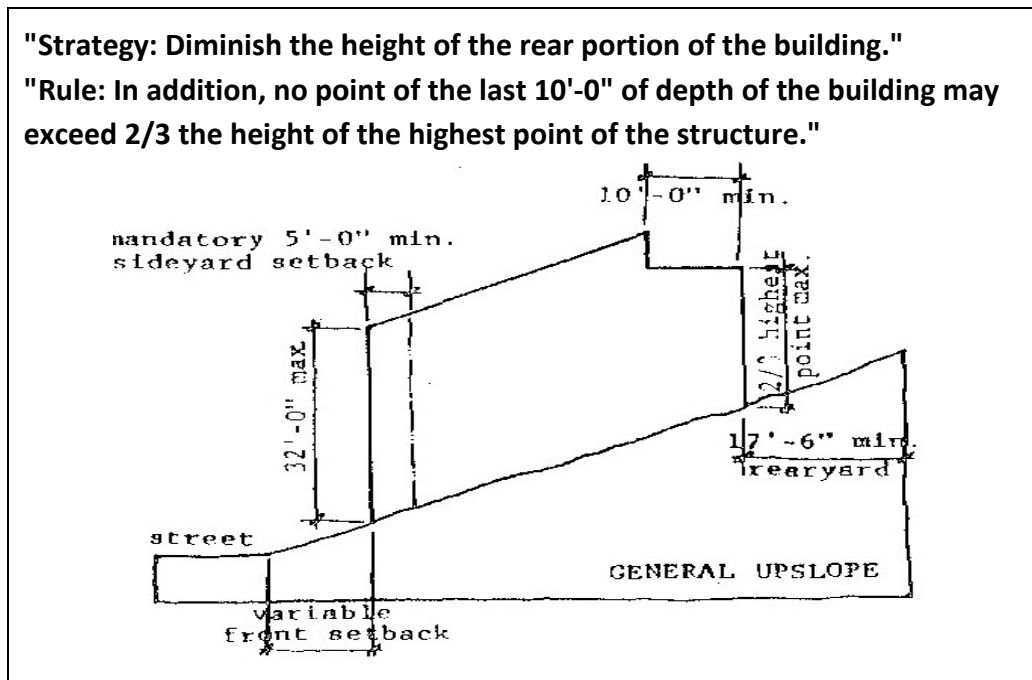
Variance from Rear Yard Setback and building without a permit

2. We request that the building addition built beyond what was permitted (the last 3'4" of the existing structure of which 2'6" is within the required rear yard setback, marked red) should be precluded from having a deck or a parapet added on in the future, to limit even greater impact to the midblock open space and rear yard setback of any additional mass or volume.



Variance from Bulk and Mass Reduction

3. Any addition should be pushed forward 4' 2" to respect the midblock space and (at least partially) comply with the following rules and guidelines set out in the Bernal Heights East Slope Building Guidelines:



and also satisfy BHESBG Required Side Setbacks, particularly Zones 4 & 5:

RULE: A four foot wide sideyard is required on one side of each 25' lot. The first five feet back from the street facade shall be left completely open. Beyond that, two of the four additional sideyard zones must be left open (Zone explanation follows.)

SIDEYARD ZONES

The required 4-foot sideyards is divided into five zones:

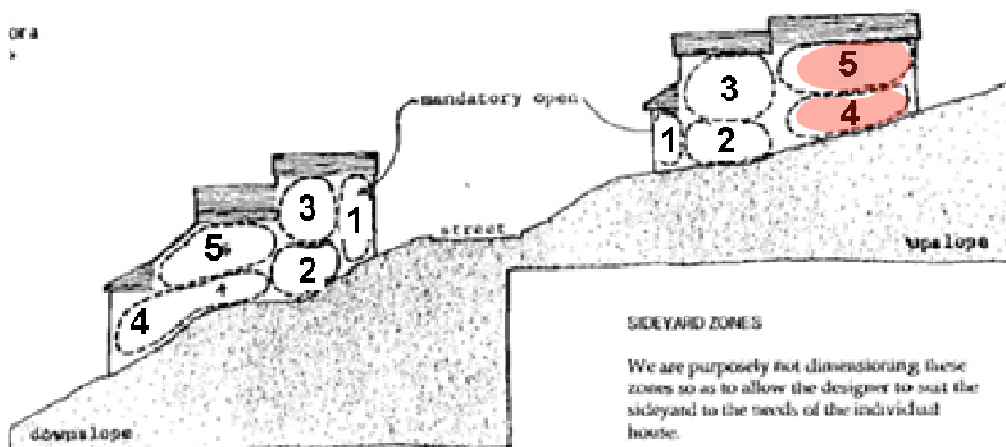
Zone 1 runs the full height of the building for a depth of five feet from the street facade. No part of the building shall project into this zone.

Zone 2 is the bottom from directly behind zone 1

Zone 3 is the top front directly behind zone 1. It must be at least 7'6" above grade for its entire depth.

Zone 4 is the bottom rear directly behind zone 2 and extending to the rear of the building.

Zone 5 is the top rear directly behind zone 3 and extending to the rear of the building. It must be at least 7'6" above grade for its entire length.



SIDEYARD ZONES

We are purposely not dimensioning these zones so as to allow the designer to suit the sideyard to the needs of the individual house.

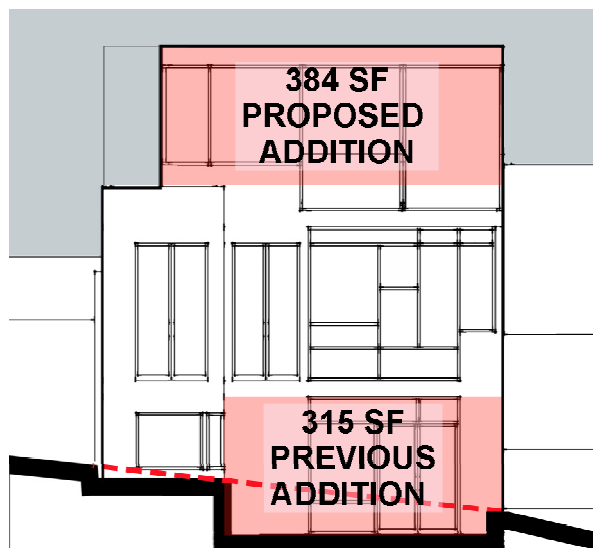
Page 19

With these three modifications, we can support the application of for a variance, and would have no objection to the proposal.

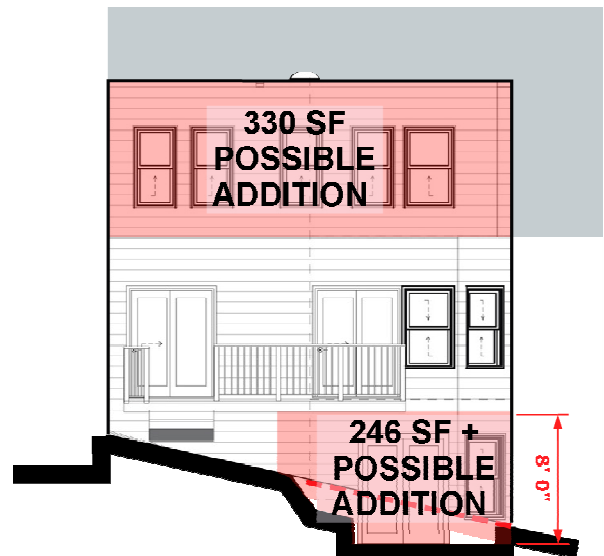
But as it is proposed, without these requested modifications, we cannot support this request for a variance, as this variance is not necessary. One can add square footage to the house without requesting a variance; we did next door.

If the applicants want to add 576 square feet to their home, they can do so by adding a 330 SF new story, and by digging out their ground story, where they can add an additional 246 SF (or more). That is what we did at 75 Bronte, and it was not hard; there was no practical difficulty, nor was it an unnecessary hardship. This feasible addition still allows all the neighbors (and the applicant) to benefit from the Code's Mass Reduction requirements.

It is very possible, we did it next door.

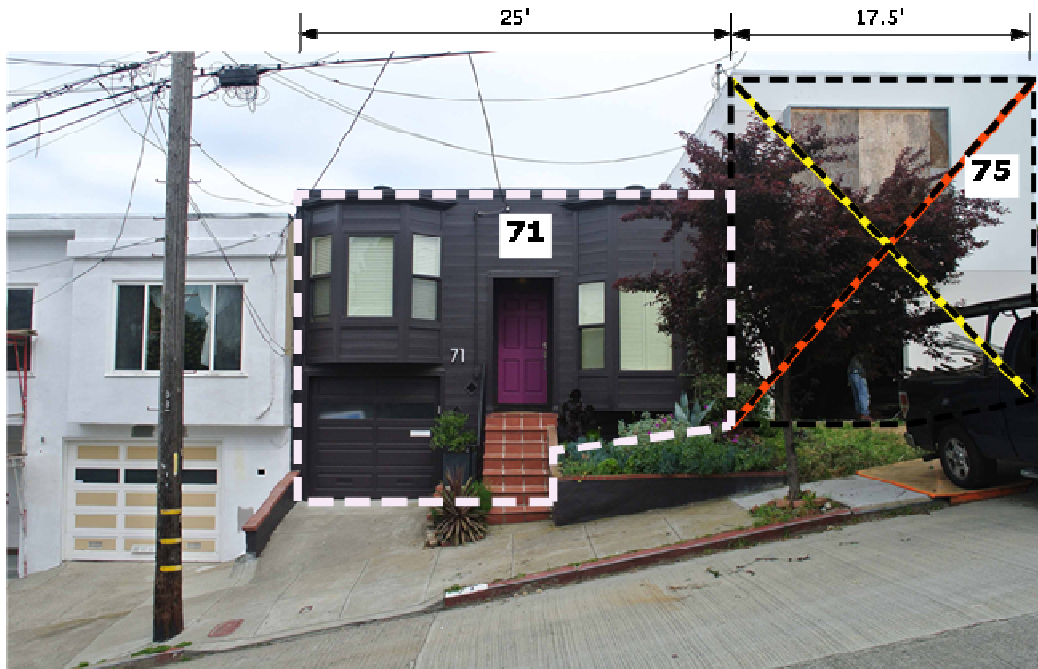


**CODE COMPLYING ADDITIONS
75 BRONTE**



**POSSIBLE CODE COMPLYING ADDITIONS
71 BRONTE**

Comparison of size & massing of front facades of 75 and 71 Bronte Street



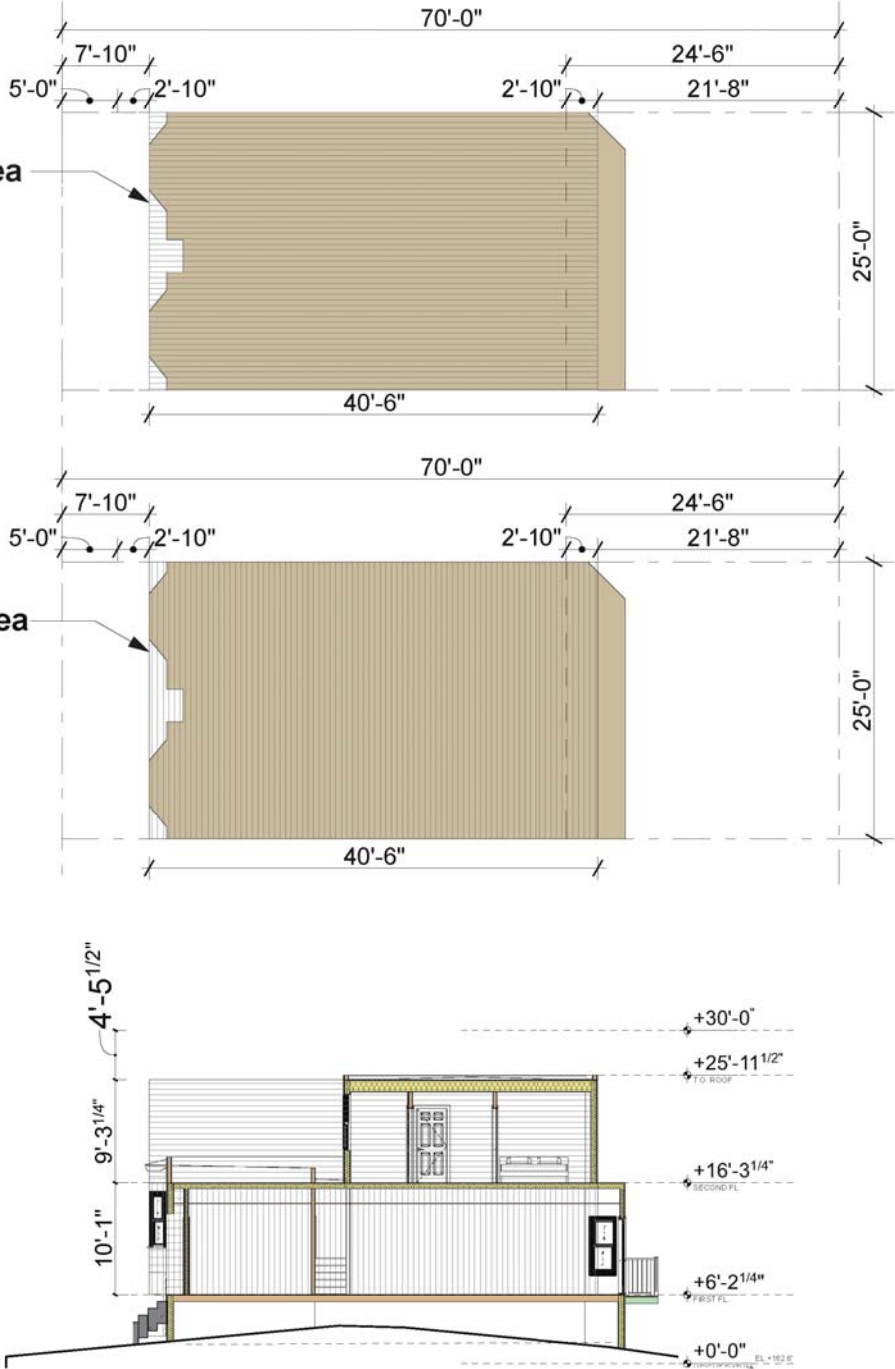
FACADES OF 71 & 75 BRONTE OUTLINED



**OUTLINES SUPER IMPOSED
FOR SIZE & MASSING COMPARISON**

Second Floor Buildable Area
A: 1,012 sq ft

First Floor Buildable Area
A: 1,012 sq ft



PLANNING NOTES

1. **HEIGHT LIMITS:**
SAN FRANCISCO PLANNING CODE
SEC. 242.e.1 :
NO PORTION OF A DWELLING SHALL EXCEED A HEIGHT OF 30'-0".
PROPOSED PROJECT MAX. HEIGHT IS 25'-11 1/2".
2. **REAR YARDS:**
SEC. 242.e.2.A :
FOR LOTS WITH A DEPTH OF 70'-0". THE MIN. REAR YARD DEPTH SHALL BE EQUAL TO 35% OF TOTAL DEPTH. 70'-0" LOT DEPTH x 0.35 = 24'-6".
SEC. 242.e.2.C.ii :
ANY PART OF THE FRONT SETBACK EXCEEDING 5'-0" SHALL BE APPLIED TO THE AMOUNT REQUIRED FOR SATISFYING THE REAR YARD REQUIREMENTS.
FRONT YARD SET BACK OF 7'-10" - 5'-0" = 2'-10", THEREFORE, MIN. REAR YARD DEPTH OF 24'-6" - 2'-10" = 21'-8".
- SEC. 242.e.2.C.iii :
NO PART OF THE BUILDING MAY BE WITHIN 25% = 17'-6" (> 15'-0") OF THE REAR PROPERTY LINE.
3. **MASS REDUCTION REQUIREMENT:**
SEC. 242.e.3 :
BUILDABLE AREA:
1FL = 1,012 SF
2FL = 1,012 SF
TOTAL = 2,024 SF
MASS REDUCTION = 650 SF
W/ REDUCTION = 1,374 SF

PROPOSED AREA:
(E) 1FL = 1,044 SF
(N) 2FL = 576 SF
TOTAL = 1,620 SF

TOTAL PROPOSED < BUILDABLEW/ MASS REDUCTION
4. **PARKING:**
SEC. 242.e.4.A.ii :
IF ALTERATIONS ADD OVER 400 SF OF USABLE FLOOR AREA BUT DO NOT CAUSE A TOTAL USABLE FLOOR AREA OF THE BUILDING TO EXCEED 1,650 SF, NO ADDITIONAL PARKING SPACE IS REQUIRED TO BE ADDED TO THE EXISTING SPACES.

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Bronte Residence
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San Francisco, CA 94110

Property Owners:
Carrie Ann Plank & Blake Simmons
71 Bronte Street
San Francisco, CA 94110
(415) 425-1419
carrieannplank@gmail.com

APN: 5689 / 025
Zoning: RH-1, 40-X
Site Area: 1,750 SF

(E) Building Footprint: 1,044 SF
(E) Building Area: 1,044 SF

(N) Building Footprint: 0 SF
(N) Project Area: 576 SF



Date: Issued:
Permit Submittal 2016-06-22
Planning Resub. 2016-10-04
Planning Resub. 2017-05-04

Project Information

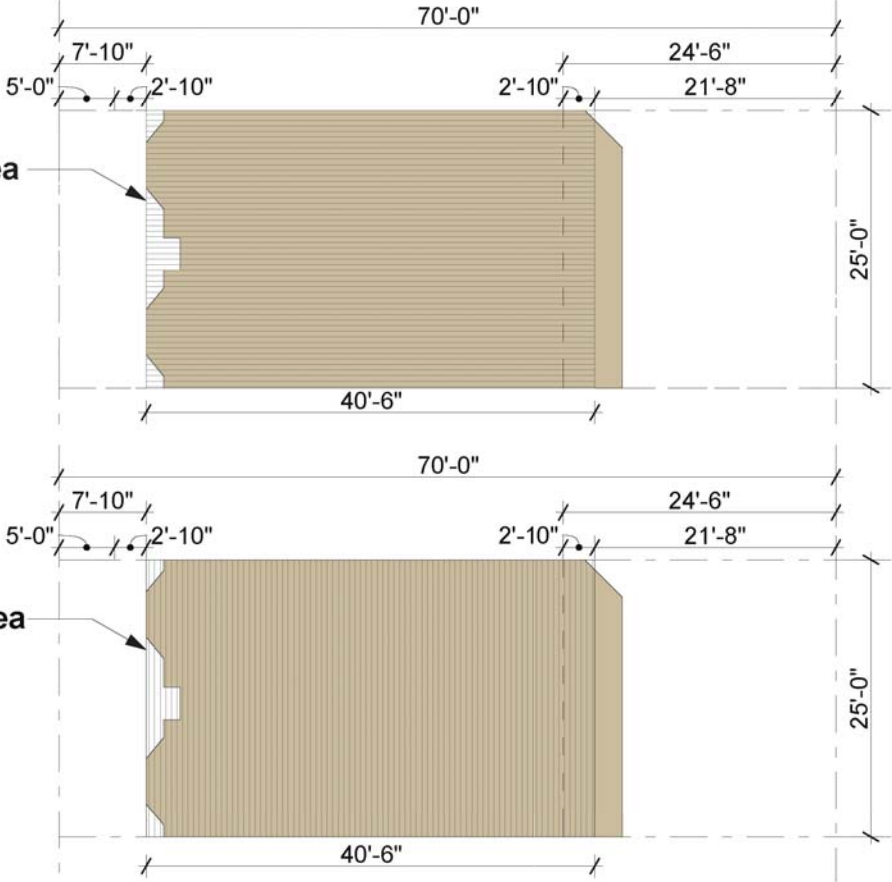
Planning Code
Information

A002

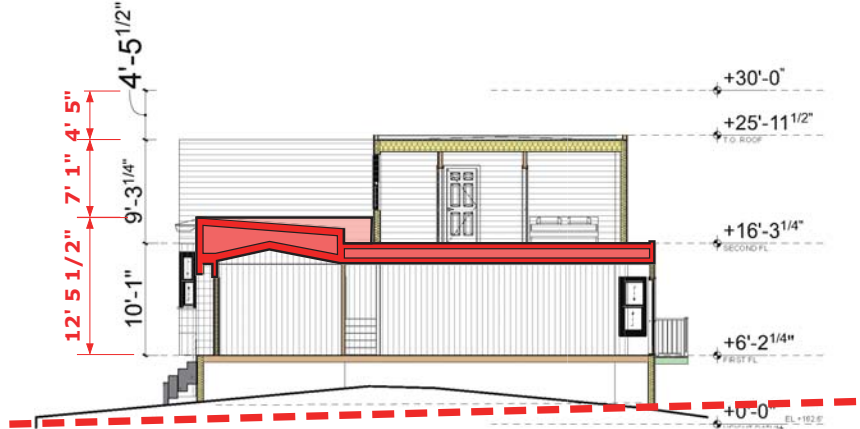
Project #: 1504

Thursday, May 4, 2017 @ 2:21 PM
AMPA/ARCH/71 Bronte/71 Bronte updated plan

Second Floor Buildable Area
A: 1,012 sq ft



First Floor Buildable Area
A: 1,012 sq ft



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carrieannplank@gmail.com

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Zoning: RH-1, 40-X
Site Area: 1,750 SF

(E) Building Footprint: 1,044 SF
(E) Building Area: 1,044 SF

(N) Building Footprint: 0 SF
(N) Project Area: 576 SF



Date: Issued:
Permit Submittal 2016-06-22
Planning Resub. 2016-10-04
Planning Resub. 2017-05-04

Project Information

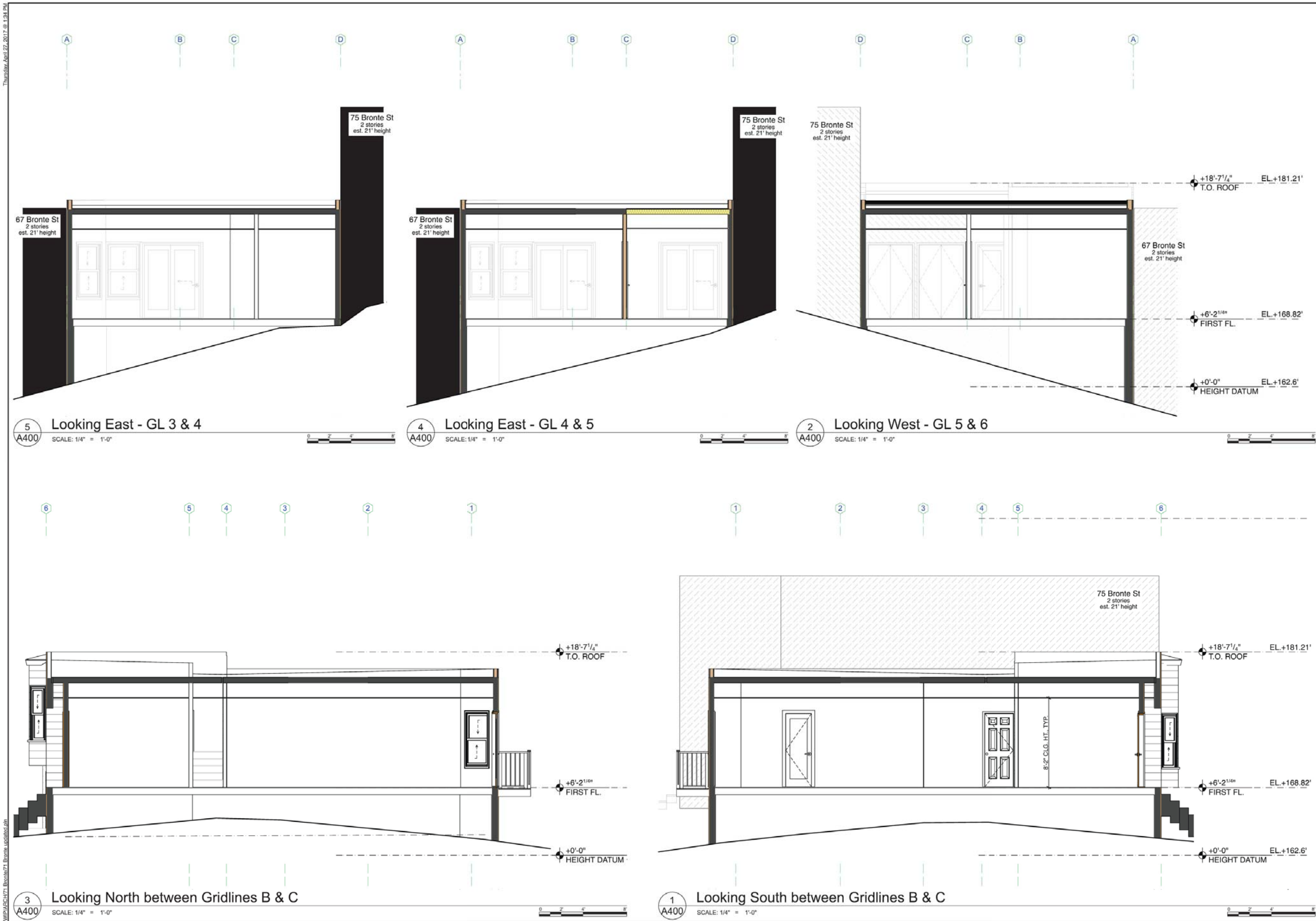
Planning Code
Information

A002

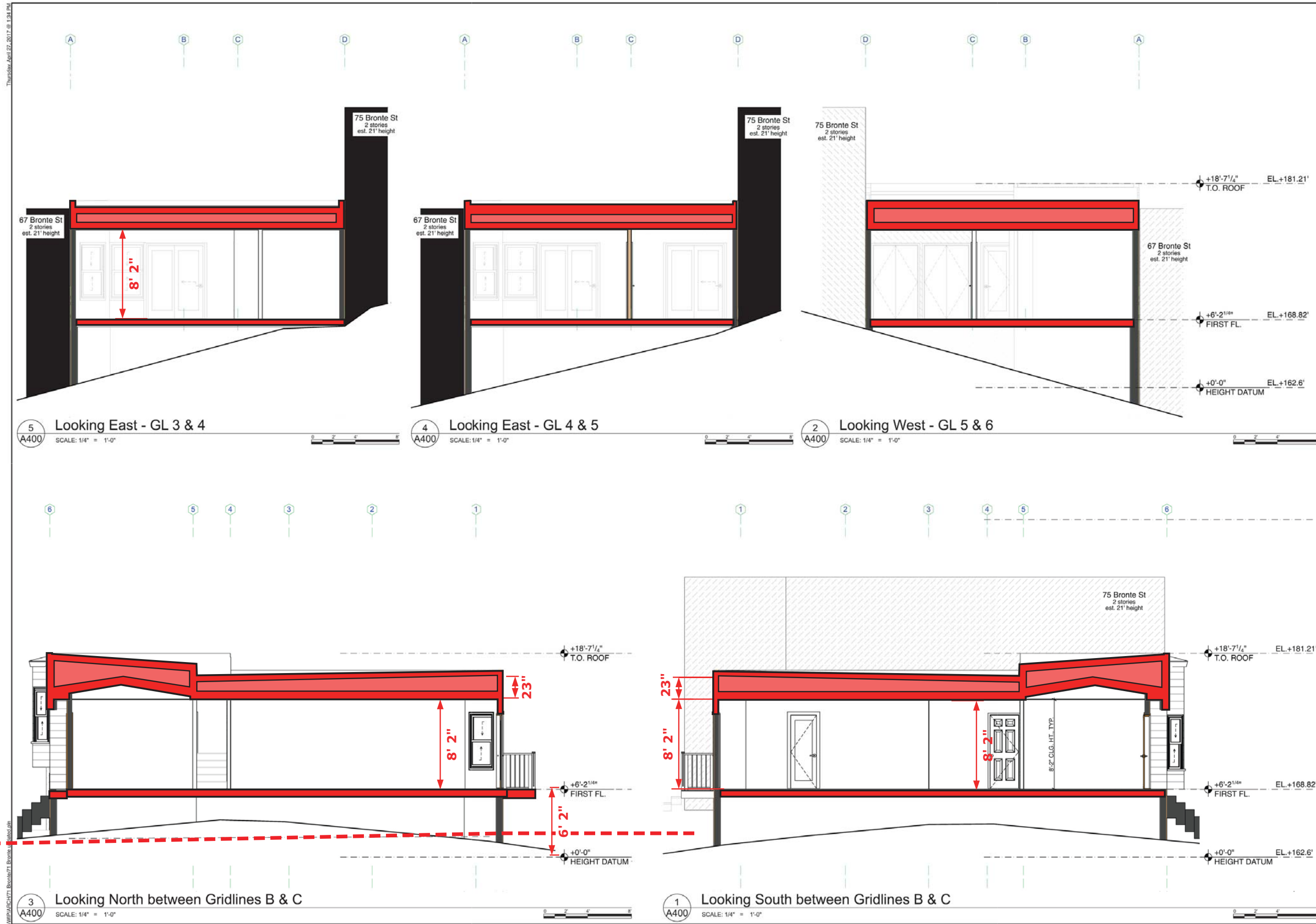
Project #: 1504

CORRECTED IN RED

Thursday, April 27, 2017 10:13:24 PM



Thursday, April 27, 2017 10:13:24 PM



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(N) Building Footprint: 0 SF
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LICENSED ARCHITECT
WILLIAM HENDERSON
C-33505
2-28-2019
RENEWING DATE
STATE OF CALIFORNIA

Date: Issued:
Permit Submittal 2016-06-22
Planning Resub. 2016-10-04
Planning Resub. 2017-04-27

Sections

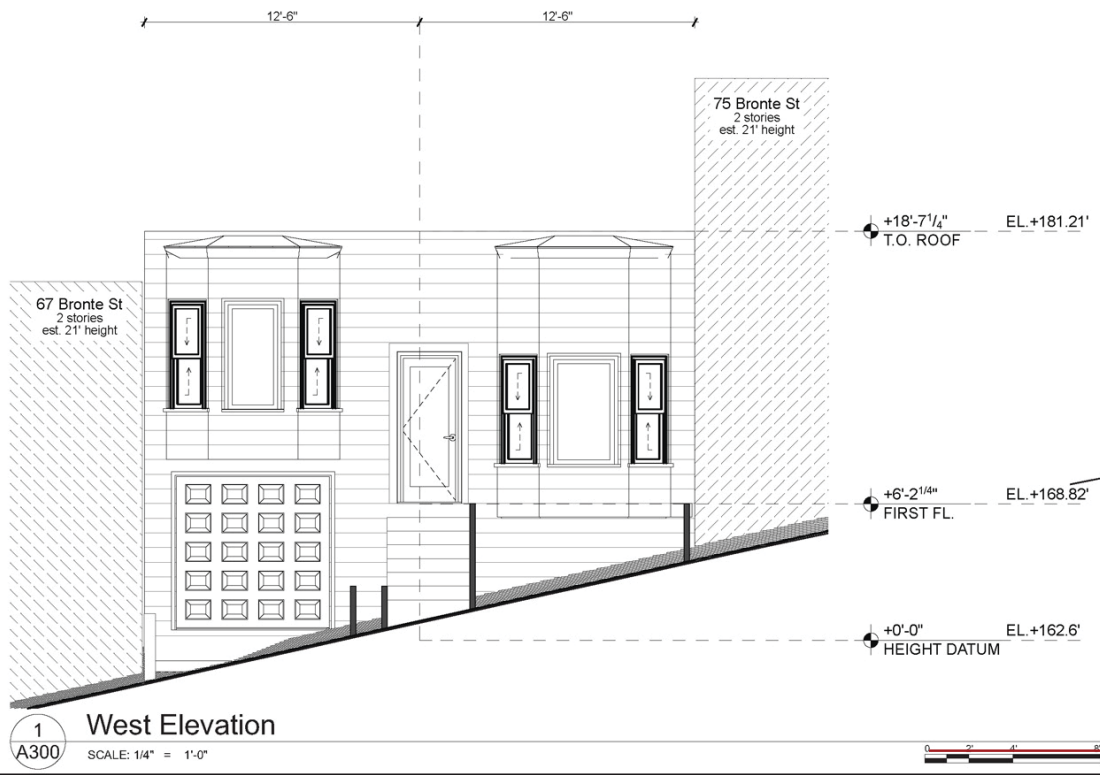
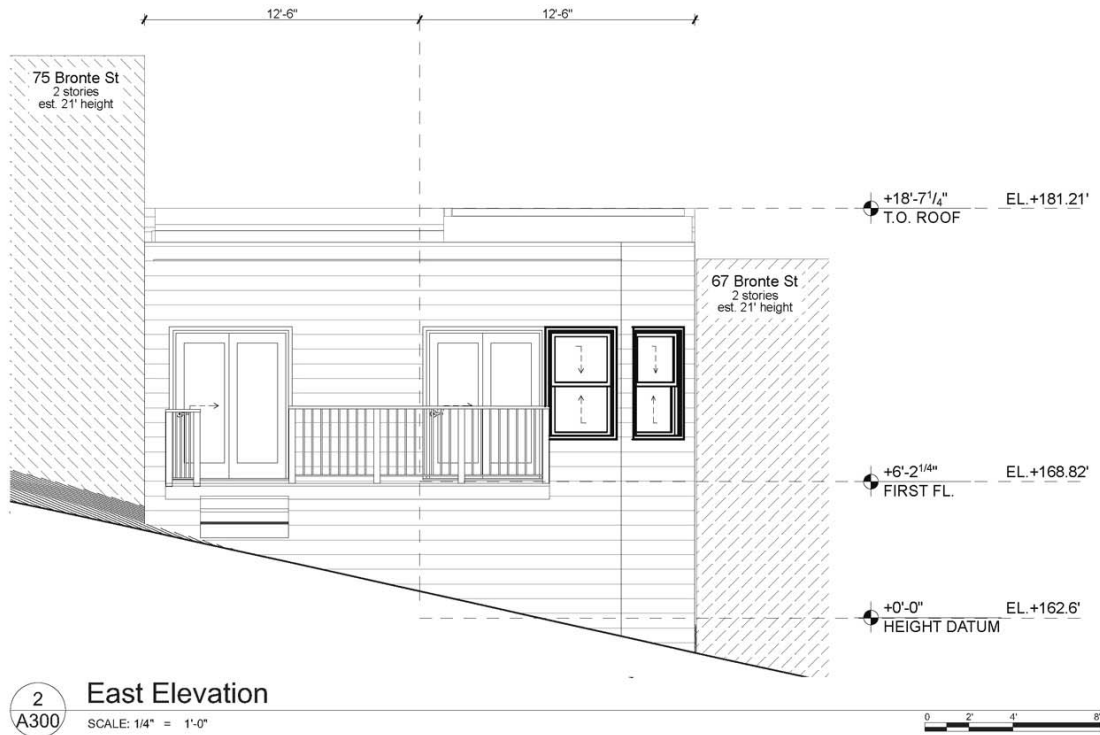
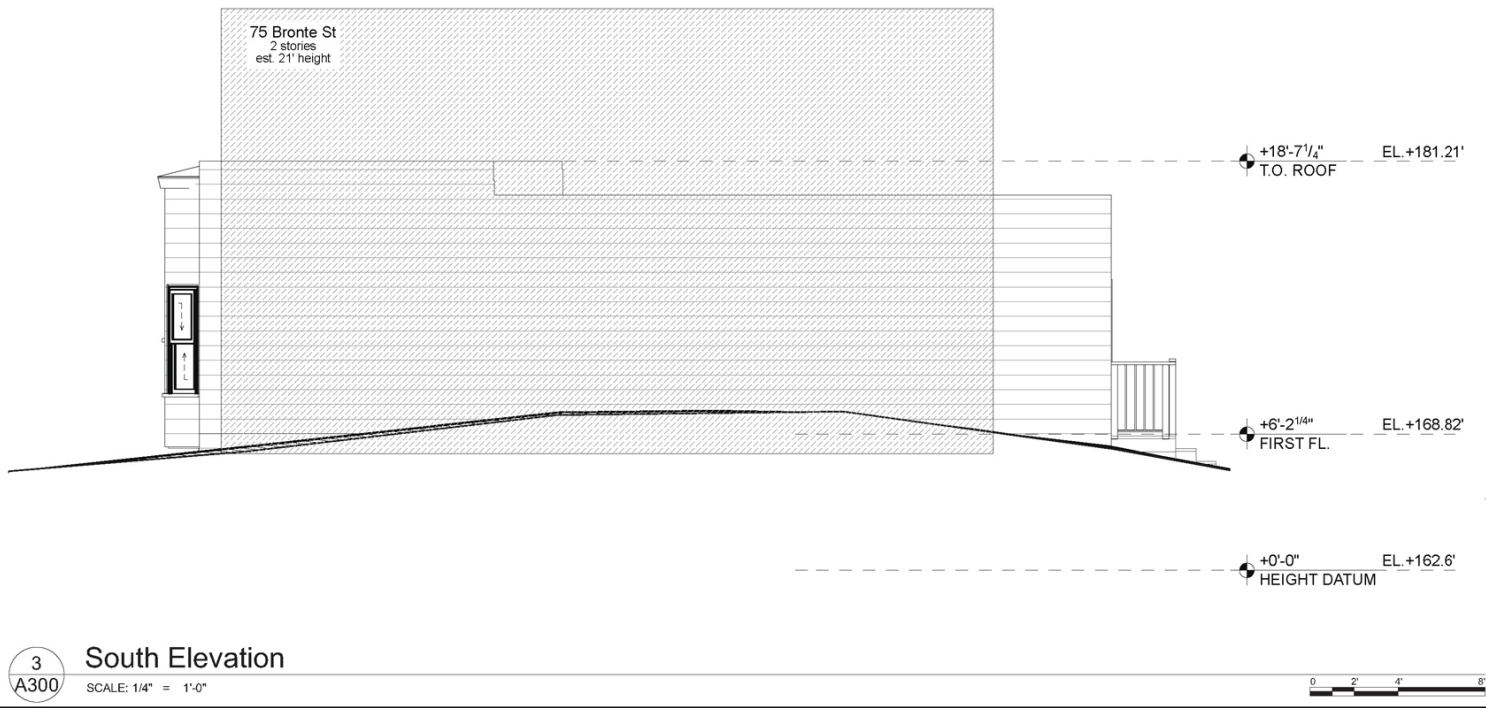
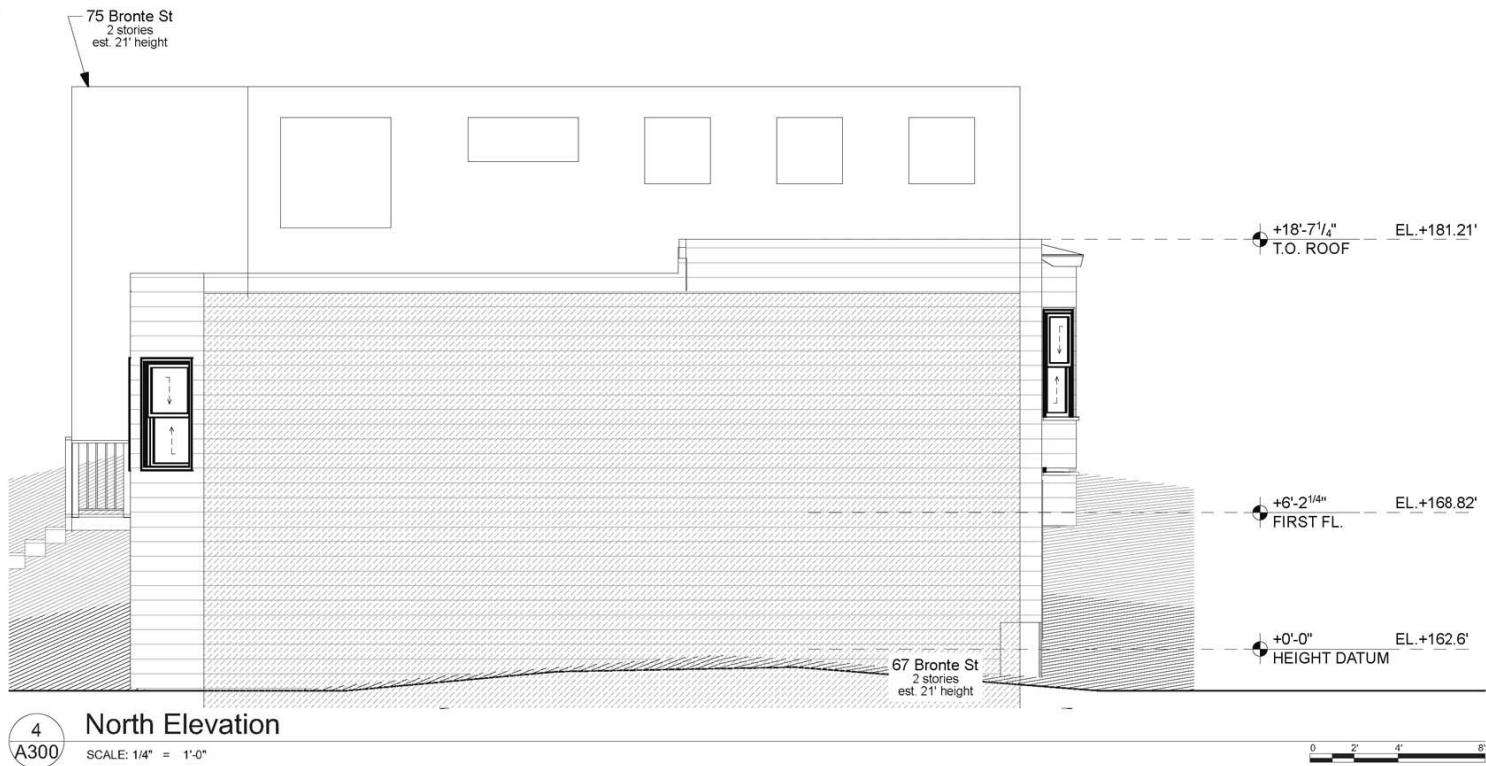
Existing Sections

A400

Project #: 1504

CORRECTED IN RED

Thursday, May 4, 2017 @ 9:21 PM
A:\WP\ARCH\71 Bronte\71 Bronte updated.dwg



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(N) Building Footprint: 0 SF
(N) Project Area: 576 SF



Date: Issued:
Permit Submittal 2016-06-22
Planning Resub. 2016-10-04
Planning Resub. 2017-05-04

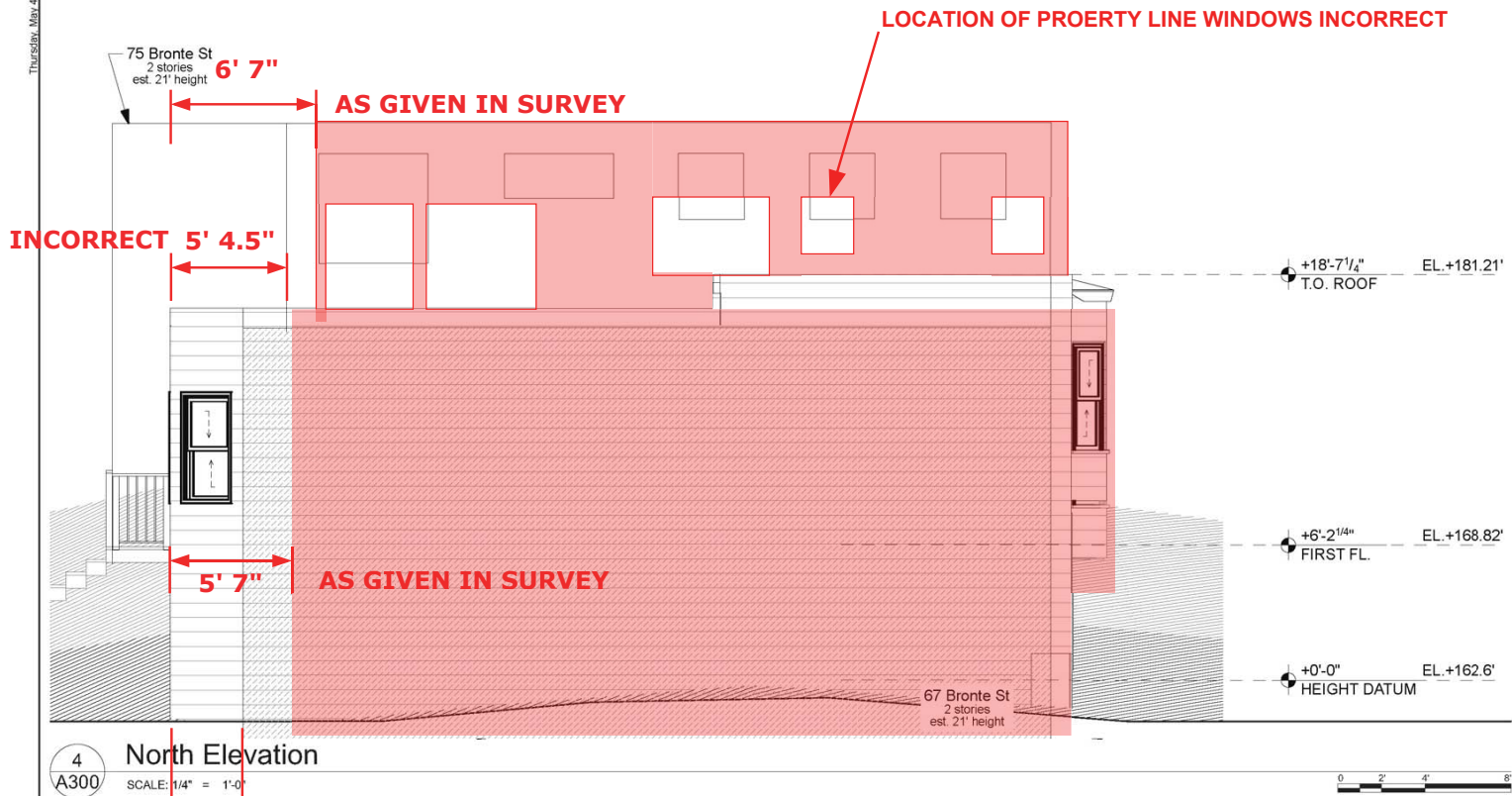
Elevations

Existing Elevations

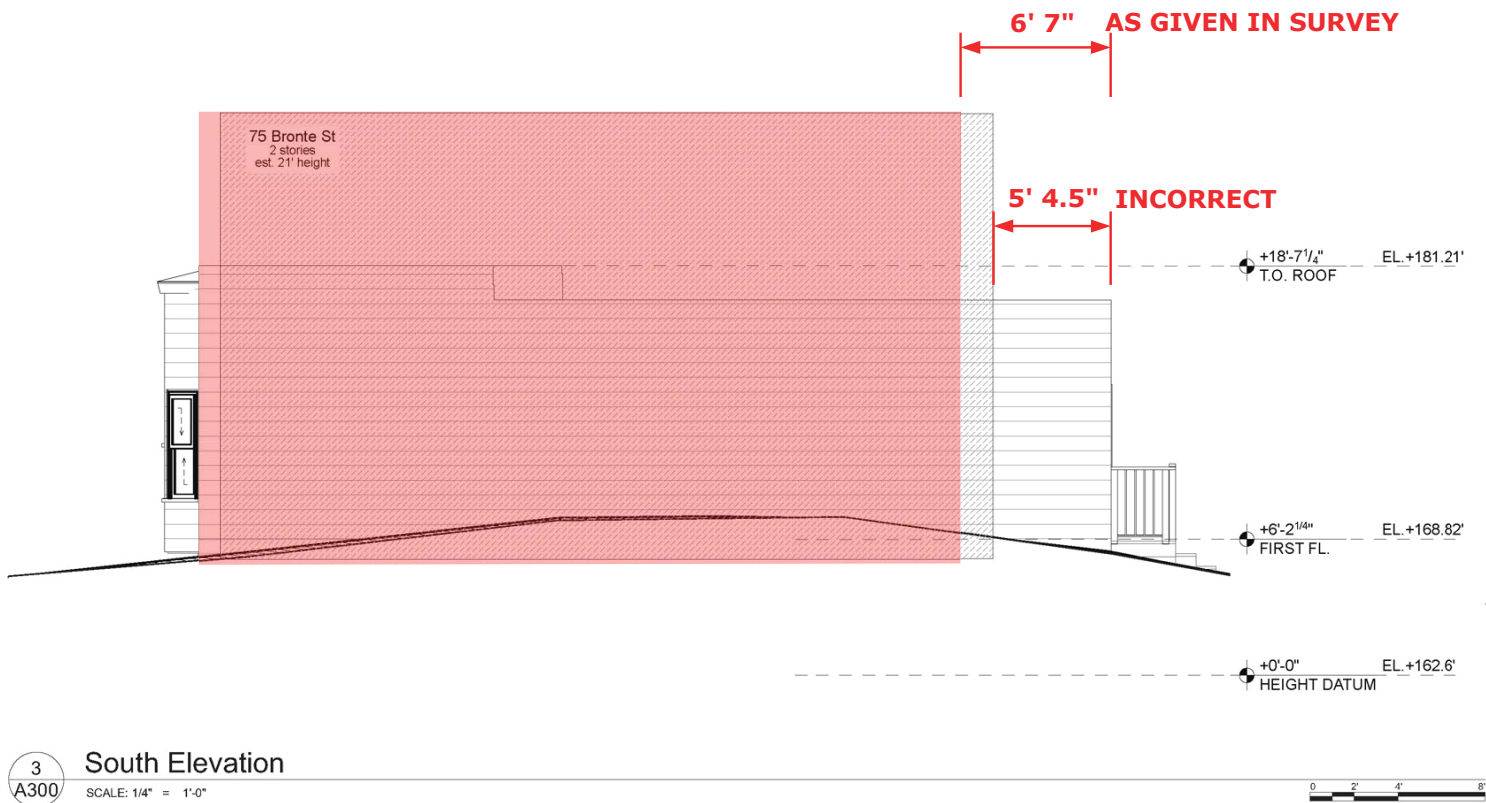
A300

Project #: 1504

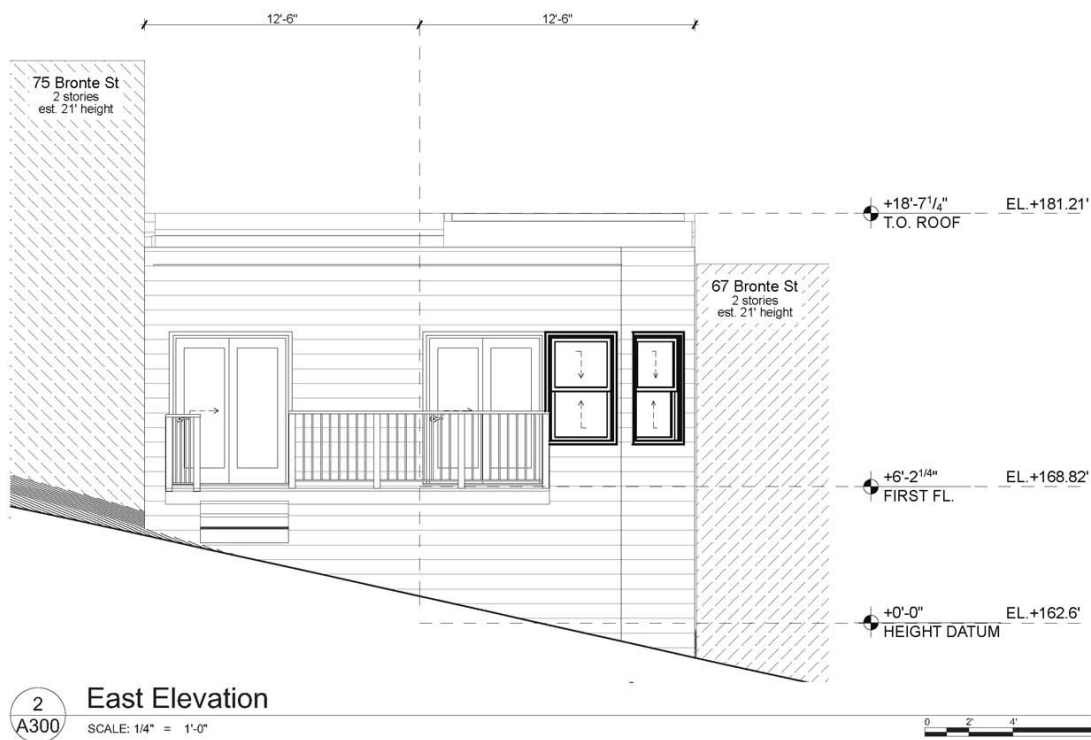
Thursday, May 4, 2017 @ 9:21 PM
A:\P\ARCHT\71 Bronte\71 Bronte updated.dwg



4 North Elevation
A300 SCALE: 1/4" = 1'-0"



3 South Elevation
A300 SCALE: 1/4" = 1'-0"



2 East Elevation
A300 SCALE: 1/4" = 1'-0"



1 West Elevation
A300 SCALE: 1/4" = 1'-0"

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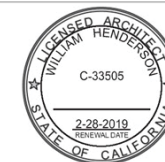
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Site Area: 1,750 SF

(E) Building Footprint: 1,044 SF
(E) Building Area: 1,044 SF

(N) Building Footprint: 0 SF
(N) Project Area: 576 SF



Date: Issued:

Permit Submittal	2016-06-22
Planning Resub.	2016-10-04
Planning Resub.	2017-05-04

Elevations

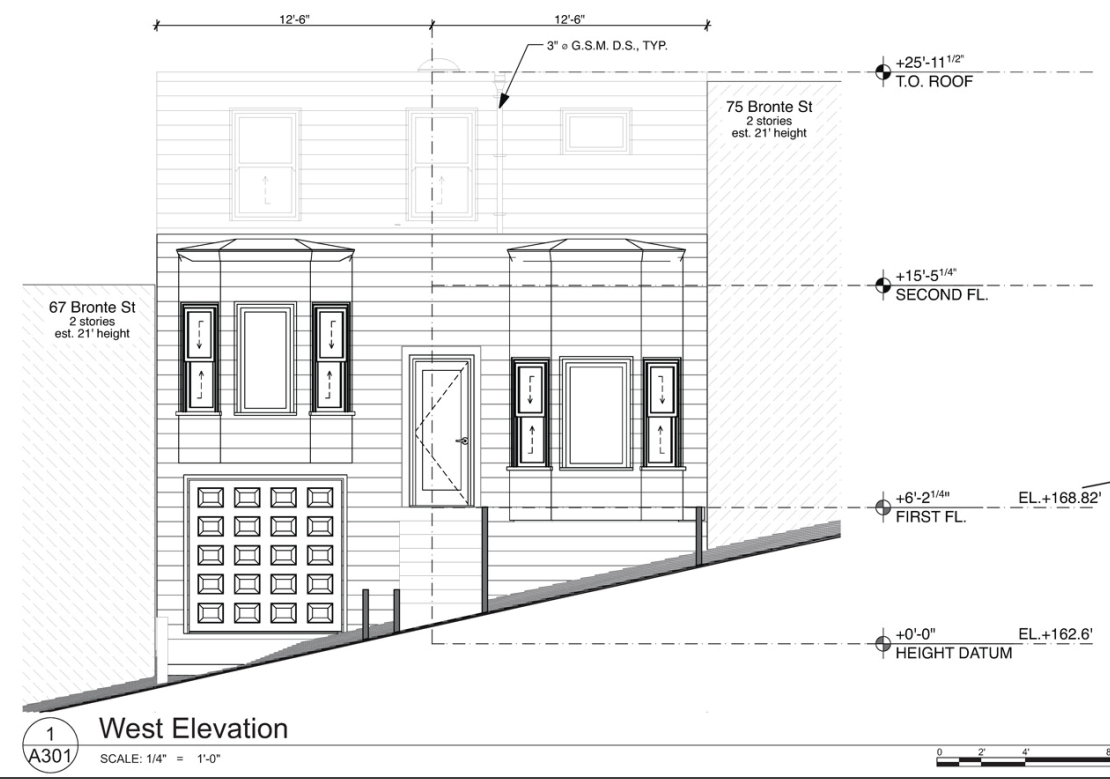
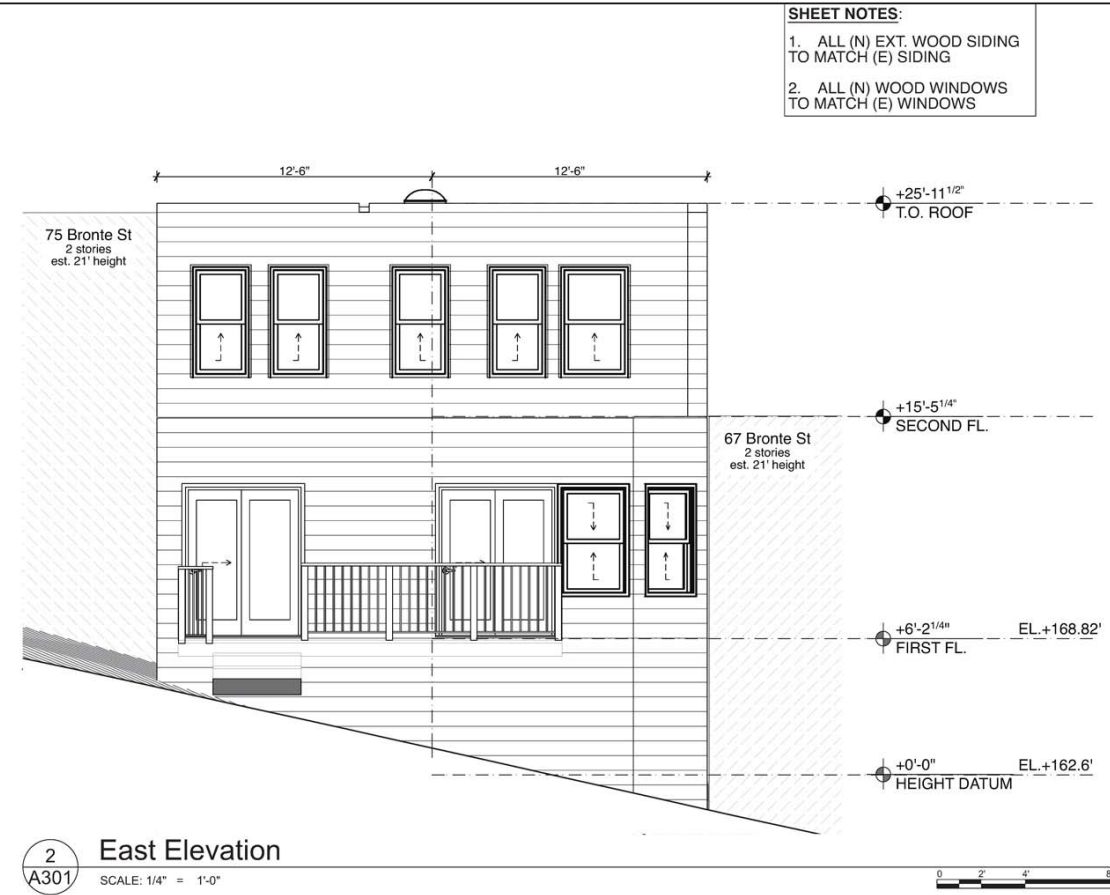
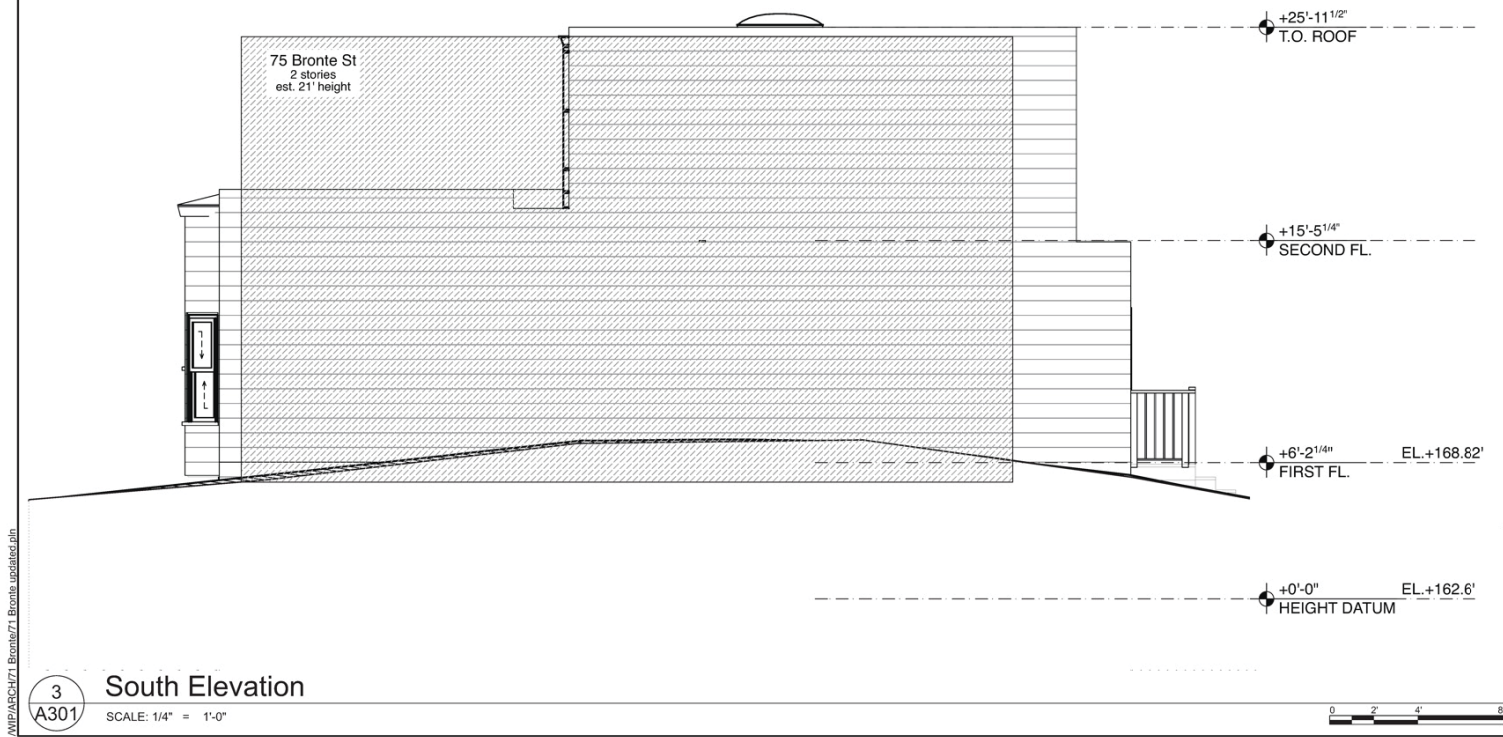
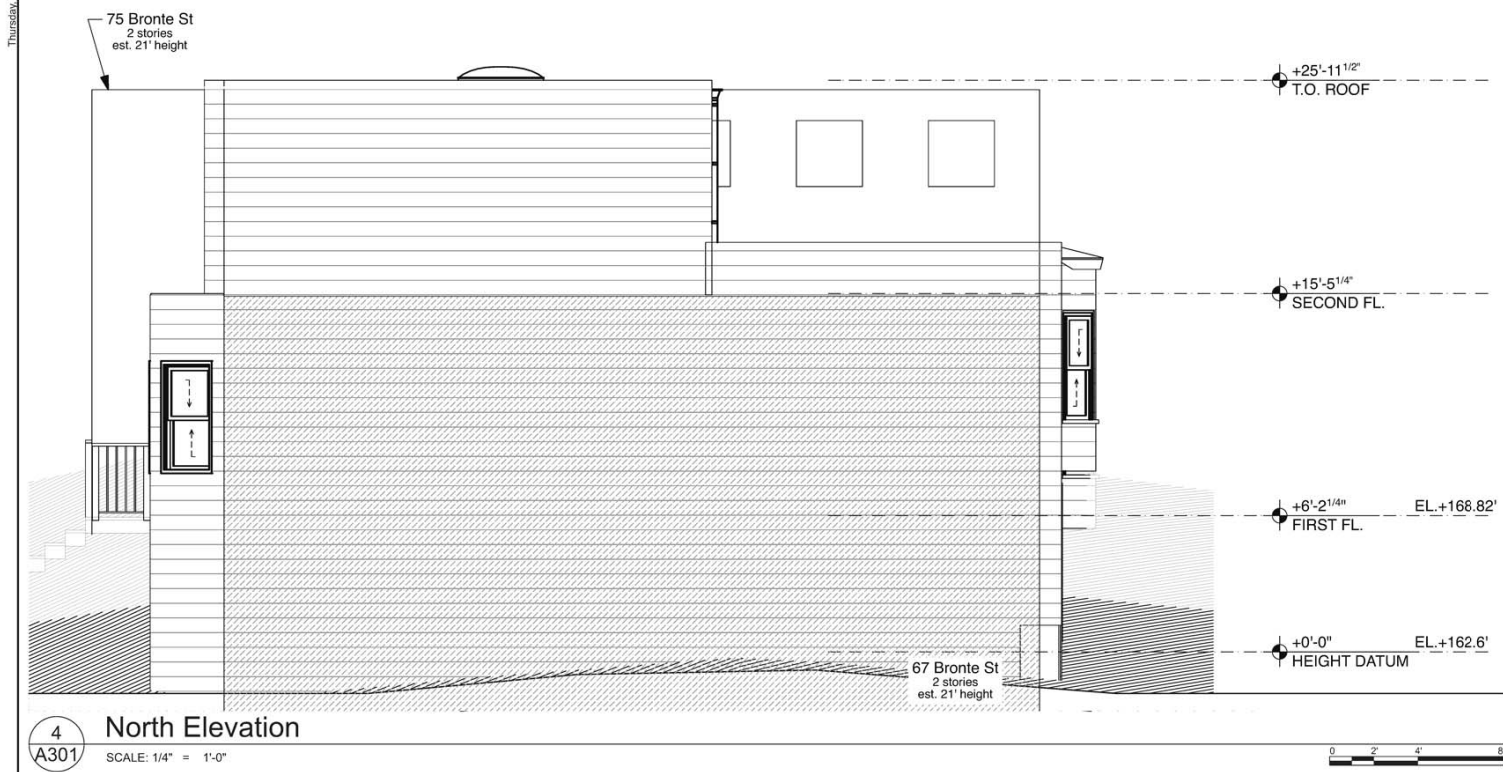
Existing Elevations

A300

Project #: 1504

CORRECTED IN RED

Thursday, April 27, 2017 @ 1:34 PM
WP/ASCH/71 Bronte updated.pln



- SHEET NOTES:**
1. ALL (N) EXT. WOOD SIDING TO MATCH (E) SIDING
 2. ALL (N) WOOD WINDOWS TO MATCH (E) WINDOWS

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Site Area: 1,750 SF

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(E) Building Area: 1,044 SF

(N) Building Footprint: 0 SF
(N) Project Area: 576 SF

DATE **ISSUED**

Permit Submittal 2016-06-22
Planning Resub. 2016-10-04
Planning Resub. 2017-04-27

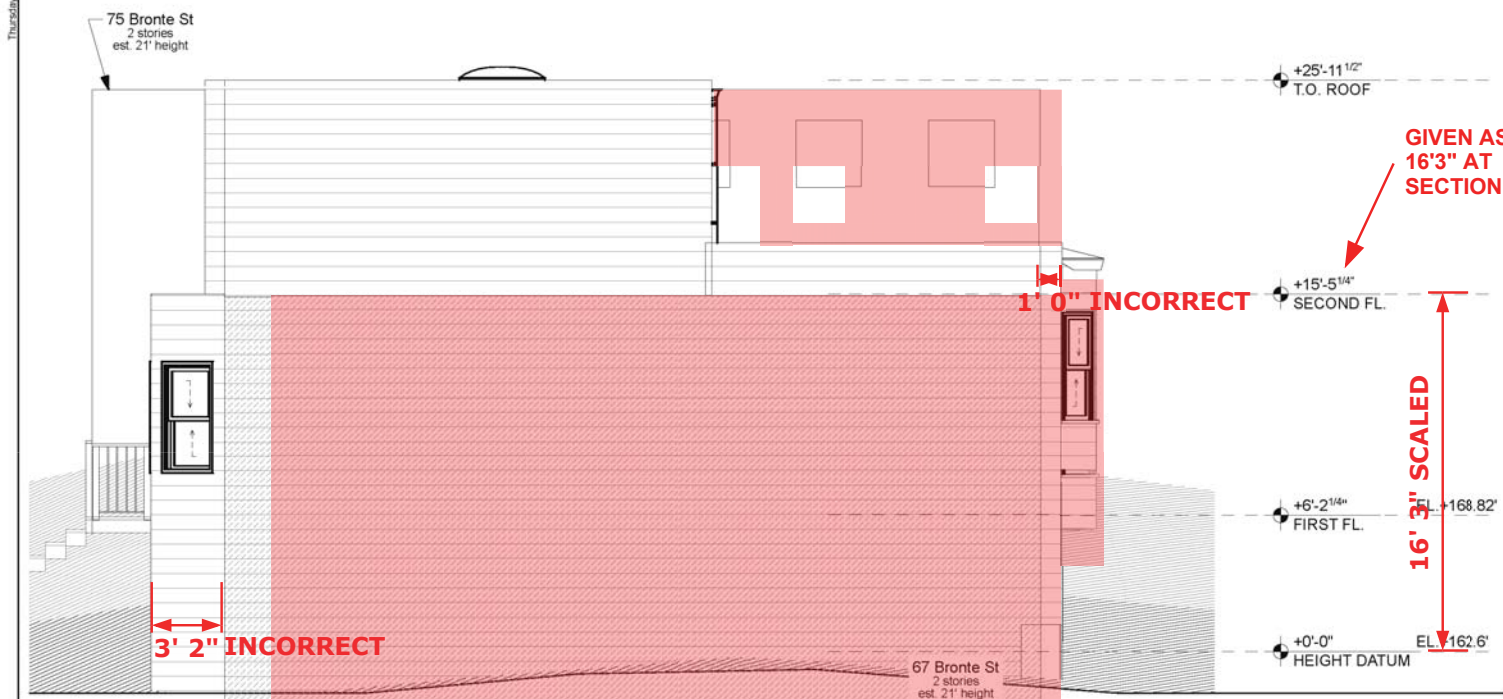
Elevations

Proposed Elevations

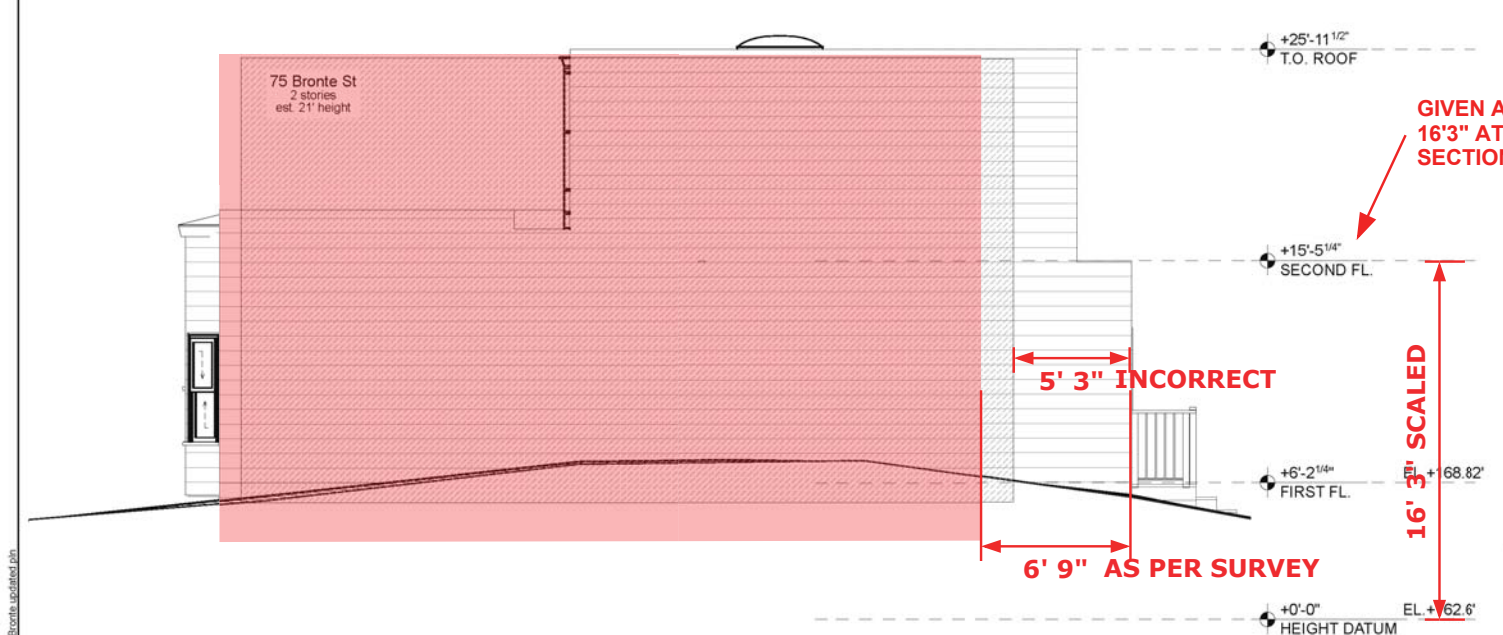
A301

Project #: 1504

Thursday, May 4, 2017 @ 2:21 PM
WP/ASCH/71 Bronte/71 Bronte updated pin



4 North Elevation
A301 SCALE: 1/4" = 1'-0"
5' 7" AS PER SURVEY



3 South Elevation
A301 SCALE: 1/4" = 1'-0"



2 East Elevation
A301 SCALE: 1/4" = 1'-0"



1 West Elevation
A301 SCALE: 1/4" = 1'-0"

- SHEET NOTES:**
1. ALL (N) EXT. WOOD SIDING TO MATCH (E) SIDING
 2. ALL (N) WOOD WINDOWS TO MATCH (E) WINDOWS

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Property Owners:
Carrie Ann Plank & Blake Simmons
71 Bronte Street
San Francisco, CA 94110
(415) 425-1419
carrieannplank@gmail.com

APN: 5689 / 025
Zoning: RH-1, 40-X
Site Area: 1,750 SF

(E) Building Footprint: 1,044 SF
(E) Building Area: 1,044 SF

(N) Building Footprint: 0 SF
(N) Project Area: 576 SF

DATE: 2-28-2019
RENEWAL DATE: 2-28-2024
C-33505
WILLIAM HENDERSON
LICENSED ARCHITECT
STATE OF CALIFORNIA

Date: Issued:
Permit Submittal 2016-06-22
Planning Resub. 2016-10-04
Planning Resub. 2017-05-04

Elevations

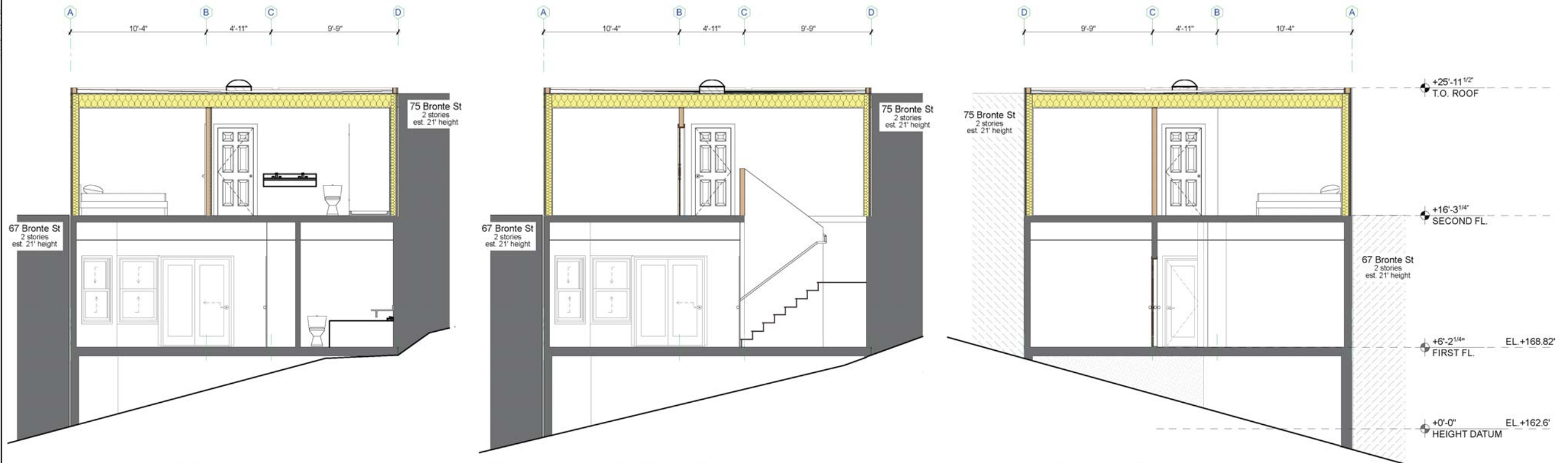
Proposed Elevations

A301

Project #: 1504

CORRECTED IN RED

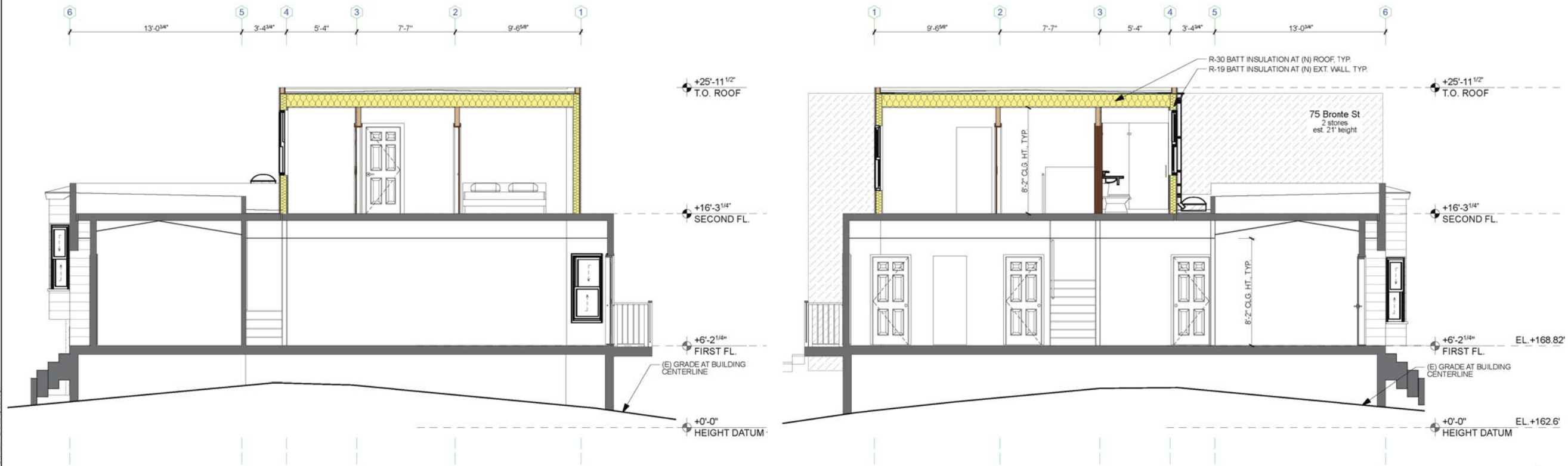
Thursday, May 4, 2017 @ 2:21 PM
MP/ASCH/71 Bronte/71 Bronte updated.pn



5 Looking East - GL 3 & 4
A401 SCALE: 1/4" = 1'-0"

4 Looking East - GL 4 & 5
A401 SCALE: 1/4" = 1'-0"

2 Looking West - GL 5 & 6
A401 SCALE: 1/4" = 1'-0"



3 Looking North between Gridlines B & C
A401 SCALE: 1/4" = 1'-0"

1 Looking South between Gridlines B & C
A401 SCALE: 1/4" = 1'-0"

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SEAL
WILLIAM HENDERSON
C-33505
2-28-2019
RENEWAL DATE
STATE OF CALIFORNIA

Date: Issued:
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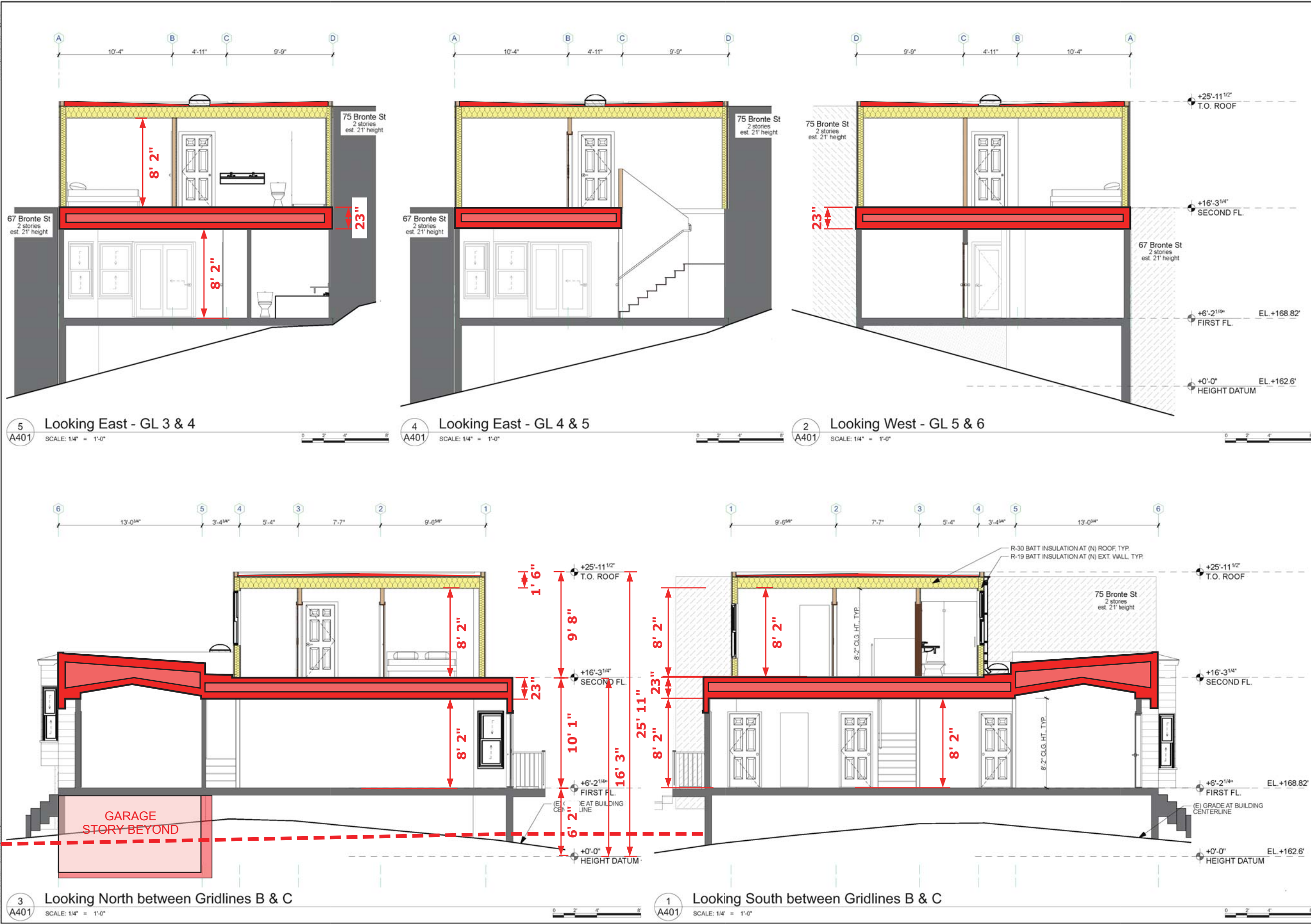
Sections

Proposed Sections

A401

Project #: 1504

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MP/ASCH/71 Bronte/71 Bronte updated.pln



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Sections

Proposed Sections

A401

Project #: 1504

CORRECTED IN RED

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 71 Bronte St

Zip Code: 94110

Building Permit Application(s): 2016.07.01.1414

Record Number:

Assigned Planner: Michael Christensen

Project Sponsor

Name: Will Henderson

Phone: 415 420 0131

Email: wdhenderson@gmail.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Our project follows the residential design guidelines by pulling the vertical addition back from the front of the existing residence, which then does not leave very much buildable area in which to expand the residence. As we have tried very hard to follow all the rules and the spirit of the Planning Code, we feel that our project should be approved.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

We have adjusted the project several times in response to issues pointed out by the DR requester, including pulling back the rear wall of the expansion 2.5' from the existing first-floor rear wall. We also reduced the height of the parapet wall at the roof, in response to a comment from the Bernal Neighborhood Design Review Board. The owner has also offered to cut a couple of trees in their rear yard to help improve the DR requester's visibility.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

We feel that any further reduction in our project's size would make it unfeasible due to the cost for such an incomplete addition. The homeowner's project is intended to add a bedroom and bathroom for an elderly parent, along with a bedroom and office for the owner, separated from the house's public spaces. With any further reduction in the expansion size, it will be difficult to achieve these goals.

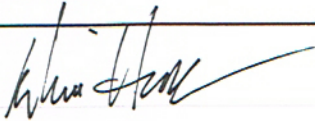
Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	1	2
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	1	1
Bedrooms	2	4
Height	18'-7 1/4"	25'-11 1/2"
Building Depth	41'-4 3/4"	41'-4 3/4"
Rental Value (monthly)	not rented	not rented
Property Value	\$1.2mil	\$1.3mil

I attest that the above information is true to the best of my knowledge.

Signature:



William Henderson

Printed Name:

Date:

- ☐ Property Owner
☒ Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

Thursday, May 4, 2017 @ 9:21 PM
W:\P\ARCH\71 Bronte\71 Bronte updated.pln

SYMBOLS

EXTERIOR ELEVATION NO.

3

A3.01

INT. ELEVATION

INT. ELEV. LAYOUT NO.

3

A3.01

AREA REFERENCE

DRAWING NUMBER

4

A4.01

SHEET NUMBER

A4.01

BUILDING SECTION NO.

3

SHEET NO.

A3.21

DETAIL NUMBER

2

A8.02

SHEET NUMBER

A8.02

GRID TAG

2

WORK POINT

+16'-0"

2ND FL. LEVEL

DOOR TAG

A

WINDOW TAG

B

REFERENCE NOTE

9

WALL TYPE

A1

AREA OF REVISION

2

GENERAL NOTES

1. THE INTENT OF THESE DRAWINGS (WHICH ARE PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. INCLUDE ANYTHING REASONABLY IMPLIED OR INTENDED.

2. THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, INCLUDES LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THIS MAY CONSTITUTE THE WHOLE OR PART OF THE PROJECT.

3. PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

4. DETAILS AND NOTES ARE TYPICAL. SIMILAR DETAILS AND NOTES APPLY IN SIMILAR CONDITIONS.

5. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

6. PLAN DIMENSIONS ARE TO FACE OF CONCRETE, EDGE OF SLAB, FACE OF STUD, CENTERLINE OF GRID, CENTER OF DOOR, CENTER OF WINDOW AND CENTER OF PLUMBING FIXTURE, UNLESS OTHERWISE NOTED.

7. DOORS AND WINDOWS ARE DIMENSIONED TO CENTER LINES, UNLESS OTHERWISE NOTED. WHERE LOCATIONS ARE NOT DIMENSIONED, CENTER DOOR AND WINDOWS IN THE WALL, OR PLACE 8 INCHES FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.

8. CHECK DIMENSIONS NOTED VIF PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.

9. INSTALL ALL WORK TRUE, PLUMB, SQUARE, LEVEL, AND IN PROPER ALIGNMENT.

10. VERIFY CLEARANCES FOR ITEMS INCLUDING BUT NOT LIMITED TO FLUES, VENTS, CHASES, SOFFITS AND FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF SUCH ITEMS OF WORK.

11. THESE STRUCTURES WILL HAVE AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 13, MODIFIED TO LOCAL STANDARDS, TO BE FILED UNDER SEPARATE PERMIT.

12. THESE STRUCTURES WILL HAVE ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS INSTALLED IN ACCORDANCE WITH THE 2013 CBC, MODIFIED TO LOCAL STANDARDS, TO BE FILED UNDER SEPARATE PERMITS.

PROJECT DIRECTORY											
OWNERS: Carrie Ann Plank & Blake Simmons 71 Bronte Street San Francisco, CA 94110 (415) 425-1419 carrieannplank@gmail.com				STRUCTURAL: Sean Condry, PE STC Design & Engineering 212 San Francisco Blvd. San Anselmo, CA 94960 415.306.6142 scondry007@gmail.com				SURVEYOR: Keith S. Bush, L.S. 8494 Bay Area Land Surveying, Inc. 3065 Richmond Pkwy, Suite 101 Richmond, CA 94806 510.223.5167			
ARCHITECT: William D. Henderson Registered Architect C-33505 981 Shotwell Street, San Francisco, CA 94110 415.420.0131 wdhenderson@gmail.com				ENERGY / TITLE 24: Jon Mitguard Aurora Building Performance 514 C Street San Rafael, CA 94901 (415) 457-9778 jon@aurorabuildingperformance.com							
ARCHITECTURAL ABBREVIATIONS											
& < @ C ø # ⊥ ℓ	AND ANGLE AT CENTERLINE DIAMETER NUMBER OR POUND PERPENDICULAR PROPERTY LINE	D DBL DD DET DF DIA DIM DISP DISPO DN DO DP DR DS DSP DW DWG DWR	DRYER DOUBLE DECK DRAIN DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DISPENSER DISPOSAL DOWN DOOR OPENING DAMP PROOFING DOOR DOWNSPOUT DRY STAND PIPE DISHWASHER DRAWING DRAWER	G GA GALV GB GL GND GSM GR GYP	GAUGE GALVANIZED GRAB BAR GLASS GROUND GALVANIZED SHEET METAL GRADE GYPSUM	H HB HC HDWD HDWE HP HT HM HWH	HOSE BIB HOLLOW CORE HARDWOOD HARDWARE HIGH POINT HEIGHT HOLLOW METAL HOT WATER HEATER	I ID INSUL INT	INSIDE DIAMETER INSULATION INTERIOR	J JAN JT	JANITOR JOINT
K BD BLDG BLK BLKG BM BO BOT BP BR BTWN BUR	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM OF BOTTOM BUILDING PAPER BEDROOM BETWEEN BUILT UP ROOFING	E E (E) EA EJT EL ELEC ELEV EMER ENCL EP EQ EQPT EXP EXPO EXT	EAST EXISTING EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATION EMERGENCY ENCLOSURE ELECTRICAL PANEL EQUAL EQUIPMENT EXPANSION EXPOSED EXTERIOR	L LIN LAM LAV LKR LT	LINEN LAMINATED LAVATORY LOCKER LIGHT	M MAX MC MECH MEMB METAL MFR MH MIN MISC MO MUL	MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MISCELLANEOUS MASONRY OPENING MULLION	N N NIC NO NOM NTS	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	O OA OBS OC OD OF OFF OPNG OPP OS	OVERALL OBSCURE ON CENTER OUTER DIAMETER OVERFLOW DRAIN OFFICE OPENING OPPOSITE OVERFLOW SCUPPER
P P PD PHBD PL P.LAM PLAS PLYWD PR PRCST P.T. PTD. PTN.	POLE PLANTER DRAIN PHONE BOARD PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR PRECAST PRESSURE TREATED PAINTED PARTITION	Q QT	QUARRY TILE	R R RA RAD RD REF REFR REG REINF REQ RES REV RM RO RWD RWL	RISER RETURN AIR RADIUS ROOF DRAIN REFERENCE REFRIGERATOR REGISTER REINFORCED REQUIRED RESILIENT REVERSED ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER	S S SA S.A.S.M. SC SCHD SCR SD SECT S.E.D. SH SHWR SHT SIM SLID S.M.D.	SOUTH SUPPLY AIR SELF ADHESIVE SHEET MEMBRANE SOLID CORE SCHEDULE SHOWER CURTAIN ROD SOAP DISPENSER SECTION SEE ELECTRICAL DRAWINGS SHELF SHOWER SHEET SIMILAR SLIDING SEE MECH. DRAWINGS	T T T&G TB TC TEL TEMP TER THK TO TP TPD TPL TRD TV TW TYP	TREAD TONGUE AND GROOVE TOWEL BAR TRASH COMPACTOR TELEPHONE TEMPERED TERRAZZO THICK TOP OF TOP OF PAVEMENT TOILET PAPER DISPENSER TOP OF PLATE TREAD TELEVISION TOP OF WALL TYPICAL	U UNF UON UR	UNFINISHED UNLESS OTHERWISE NOTED URINAL
V VB VERT VEST VIF	VAPOR BARRIER VERTICAL VESTIBULE VERIFY IN FIELD	W W W/D W/ W/O WC WH WD WP WR WSCT WT	WEST WASHER AND DRYER WITH WITHOUT WATER CLOSET WATER HEATER WOOD WATERPROOF WATER RESISTANT WAINSCOT WEIGHT	X X		Y Y		Z Z		AA AA	

SHEET INDEX

Project Information

A000

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A101

Roof

Proposed Plans

A200

Garage and First Floor

A201

Second Floor and Roof

Elevations

A300

Existing Elevations

A301

Proposed Elevations

Sections

A400

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A401

Proposed Sections

Views

A901

Aerial Views

WDHenderson

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Bronte Residence

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APN:

5689 / 025

Zoning:

RH-1, 40-X

Site Area:

1,750 SF

(E) Building Footprint:

1,044 SF

(E) Building Area:

1,044 SF

(N) Building Footprint:

0 SF

(N) Project Area:

576 SF

LICENSED ARCHITECT

WILLIAM HENDERSON

C-33505

2-28-2019

RENEWAL DATE

STATE OF CALIFORNIA

Date:

Issued:

Permit Submittal

2016-06-22

Planning Resub.

2016-10-04

Planning Resub.

2017-05-04

PROJECT DESCRIPTION

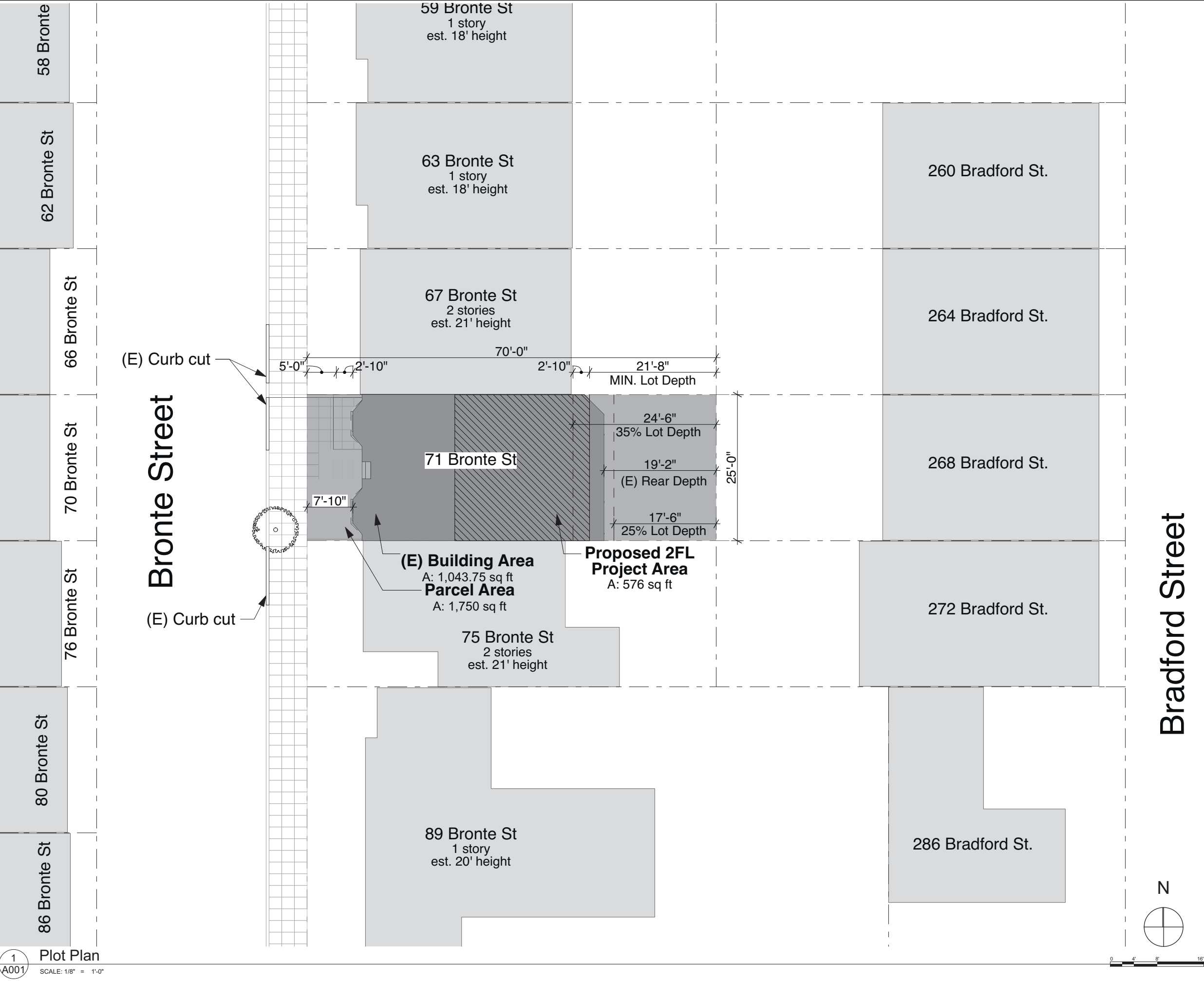
THE PROJECT CONSISTS OF LEGALIZING THE EXISTING GROUND-FLOOR CONSTRUCTION AS-IS, AND THEN ADDING A PARTIAL SECOND FLOOR (576 SF) OVER THE REAR PORTION OF THE EXISTING FIRST FLOOR FOOTPRINT (1044 SF). THE NEW SECOND FLOOR WILL BE SET BACK FROM THE FRONT FACADE BY 15'-10" AND FROM THE REAR WALL BY 2'-6". THE SECOND FLOOR WILL BE ACCESSED BY A NEW INTERIOR STAIRCASE AND WILL INCLUDE TWO BEDROOMS, AN OFFICE/STORAGE ROOM, A BATHROOM, AND A SMALL HALLWAY.

Cover Sheet

A000

Project #: 1504

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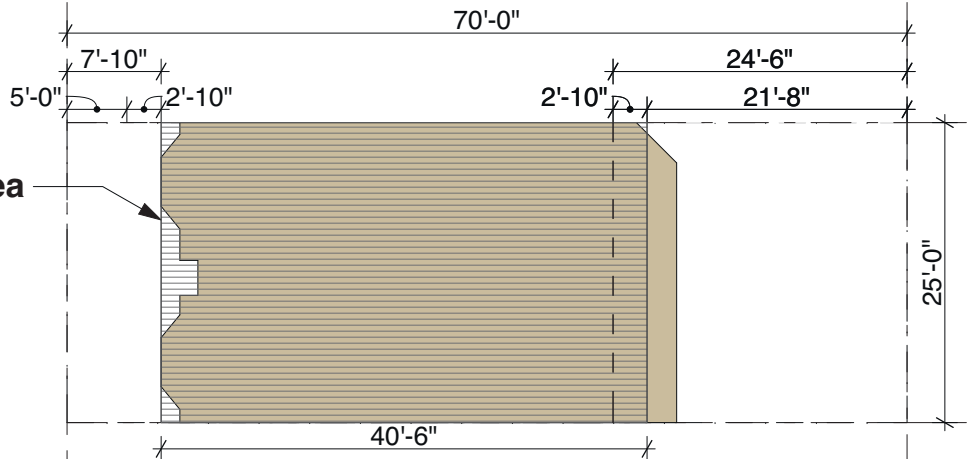
Project Information

Plot Plan

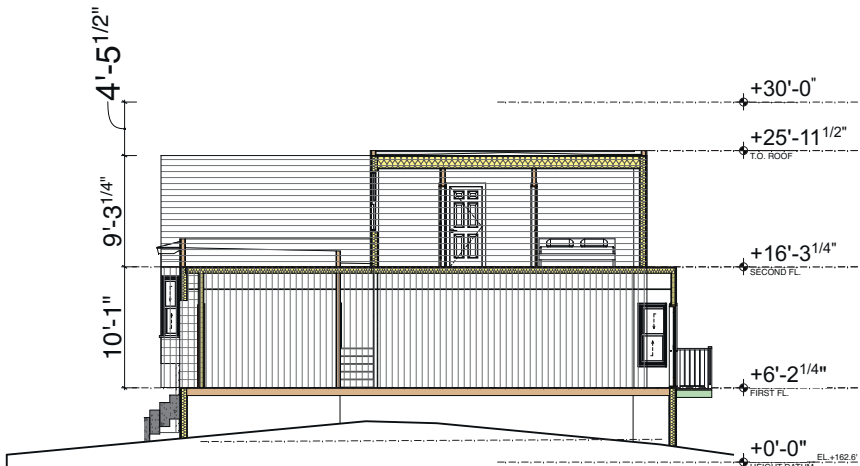
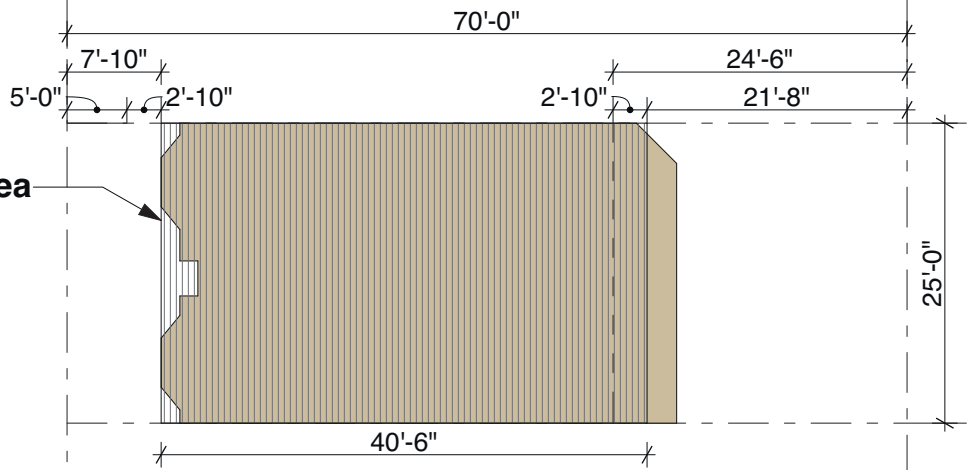
A001

Project #: 1504

Second Floor Buildable Area
A: 1,012 sq ft



First Floor Buildable Area
A: 1,012 sq ft



PLANNING NOTES

1. **HEIGHT LIMITS:**
SAN FRANCISCO PLANNING CODE
SEC. 242.e.1 :
NO PORTION OF A DWELLING SHALL
EXCEED A HEIGHT OF 30'-0".
PROPOSED PROJECT MAX. HEIGHT
IS 25'-11 1/2".

2. **REAR YARDS:**
SEC. 242.e.2.A :
FOR LOTS WITH A DEPTH OF 70'-0",
THE MIN. REAR YARD DEPTH SHALL BE
EQUAL TO 35% OF TOTAL DEPTH. 70'-0"
LOT DEPTH x 0.35 = 24'-6".

SEC. 242.e.2.C.ii :
ANY PART OF THE FRONT SETBACK
EXCEEDING 5'-0" SHALL BE APPLIED TO
THE AMOUNT REQUIRED FOR
SATISFYING THE REAR YARD
REQUIREMENTS.
FRONT YARD SET BACK OF 7'-10" - 5'-0"
= 2'-10", THEREFORE, MIN. REAR YARD
DEPTH OF 24'-6" - 2'-10" = 21'-8".

SEC. 242.e.2.C.iii :
NO PART OF THE BUILDING MAY BE
WITHIN 25% = 17'-6" (> 15'-0") OF THE
REAR PROPERTY LINE.

3. **MASS REDUCTION REQUIREMENT:**
SEC. 242.e.3 :
BUILDABLE AREA:
1FL = 1,012 SF
2FL = 1,012 SF
TOTAL = 2,024 SF
MASS REDUCTION = 650 SF
W/ REDUCTION = 1,374 SF

PROPOSED AREA:
(E) 1FL = 1,044 SF
(N) 2FL = 576 SF
TOTAL = 1,620 SF

TOTAL PROPOSED < BUILDABLE W/
MASS REDUCTION

4. **PARKING:**
SEC. 242.e.4.A.ii :
IF ALTERATIONS ADD OVER 400 SF
OF USABLE FLOOR AREA BUT DO NOT
CAUSE A TOTAL USABLE FLOOR AREA
OF THE BUILDING TO EXCEED 1,650 SF,
NO ADDITIONAL PARKING SPACE IS
REQUIRED TO BE ADDED TO THE
EXISTING SPACES.

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Project Information

Planning Code
Information

A002

Project #: 1504

Thursday, May 4, 2017 @ 9:21 PM
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10
A003 Front Facade - 71 Bronte - West Elevation



6
A003 Rear Facade - 71 Bronte - East Elevation



3
A003 Rear Facade - 71 Bronte - NE Elev.



9
A003 Front Facade - 67 Bronte - Adj. North



7
A003 Rear Facade - 67 Bronte - Adj. North



5
A003 Front Facade - 75 Bronte - Adj. South



2
A003 Rear Facade - 75 Bronte - Adj. South

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Planning Resub.	2017-05-04

Project Information

Site & Neighbor
Photos

A003



9
A004 55 Bronte



6
A004 59 Bronte



3
A004 63 Bronte



11
A004 70 Bronte



8
A004 66 Bronte



5
A004 62 Bronte



2
A004 58 Bronte



10
A004 90 Bronte



7
A004 86 Bronte



4
A004 80 Bronte



1
A004 76 Bronte

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Planning Resub. 2016-10-04
Planning Resub. 2017-05-04

Project Information

Neighbor Photos

A004

Project #: 1504



4 Living Room
A005



1 Hallway & Kitchen
A005



5 Kitchen & Dining Area
A005



6 Rear Bedroom
A005



7 Bathroom
A005



2 Stairs
A005



3 Front Bedroom
A005



8 Kitchen
A005

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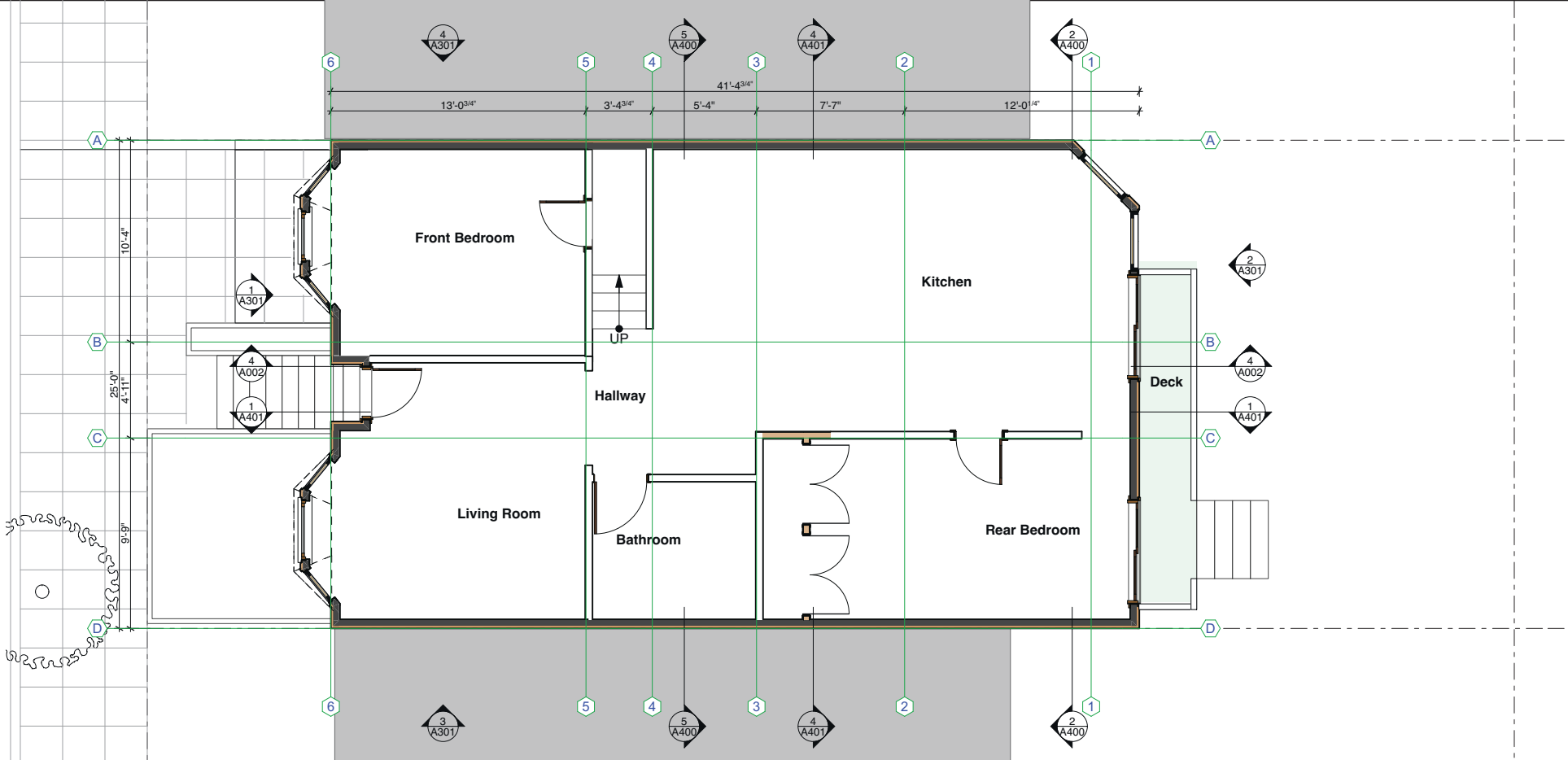
Project Information

Interior Photos

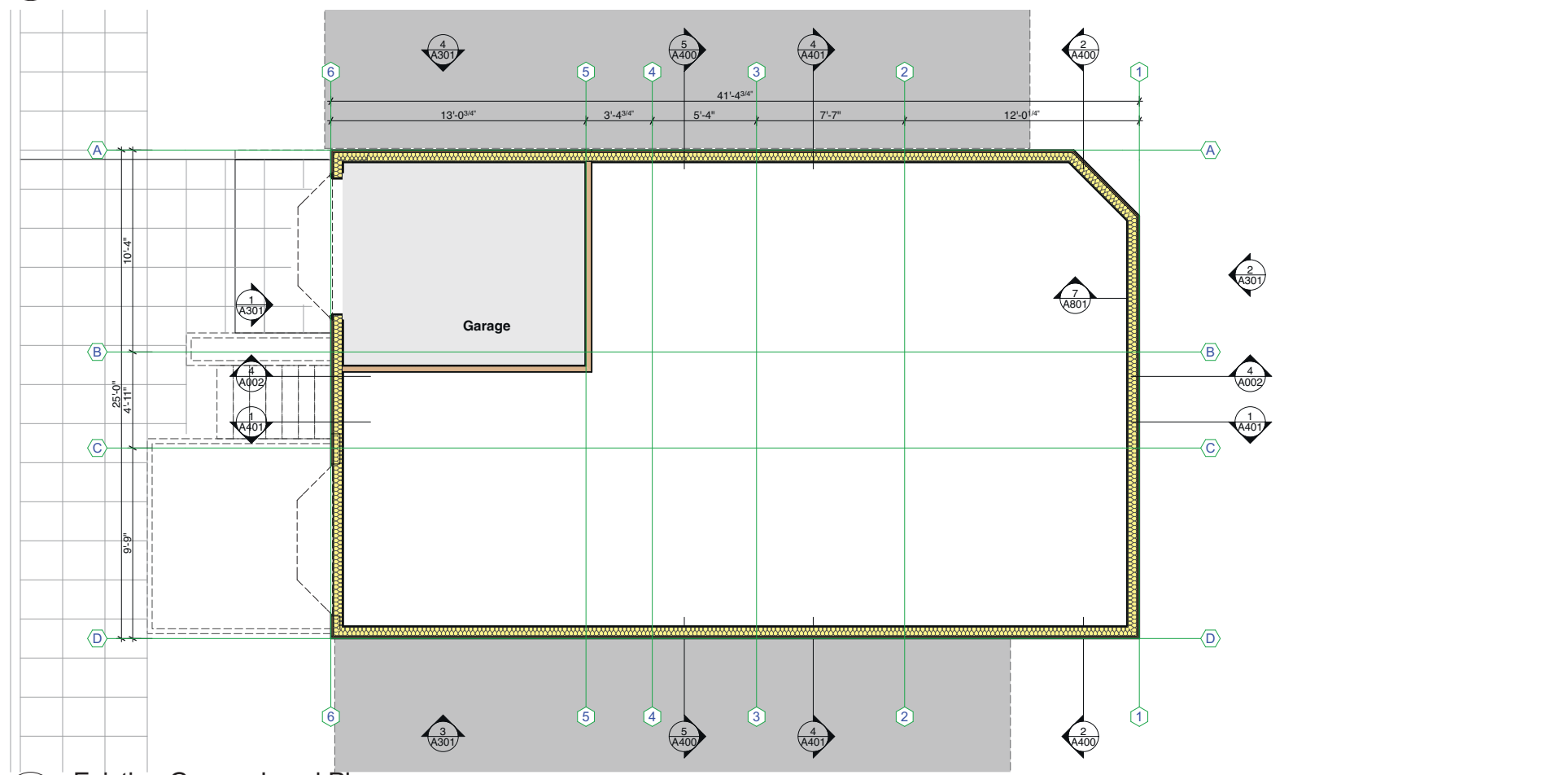
A005

Project #: 1504

Thursday, May 4, 2017 @ 9:21 PM
WIP/ARCH/71 Bronte/71 Bronte updated.pln



2 Existing First Floor Plan
A100 SCALE: 1/4" = 1'-0"



1 Existing Garage Level Plan
A100 SCALE: 1/4" = 1'-0"

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Bronte Residence
71 Bronte Street
San Francisco, CA 94110

Property Owners:
Carrie Ann Plank & Blake Simmons
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(415) 425-1419
carrieannplank@gmail.com

APN: 5689 / 025
Zoning: RH-1, 40-X
Site Area: 1,750 SF

(E) Building Footprint: 1,044 SF
(E) Building Area: 1,044 SF

(N) Building Footprint: 0 SF
(N) Project Area: 576 SF

Date: Issued:
Permit Submittal 2016-06-22
Planning Resub. 2016-10-04
Planning Resub. 2017-05-04

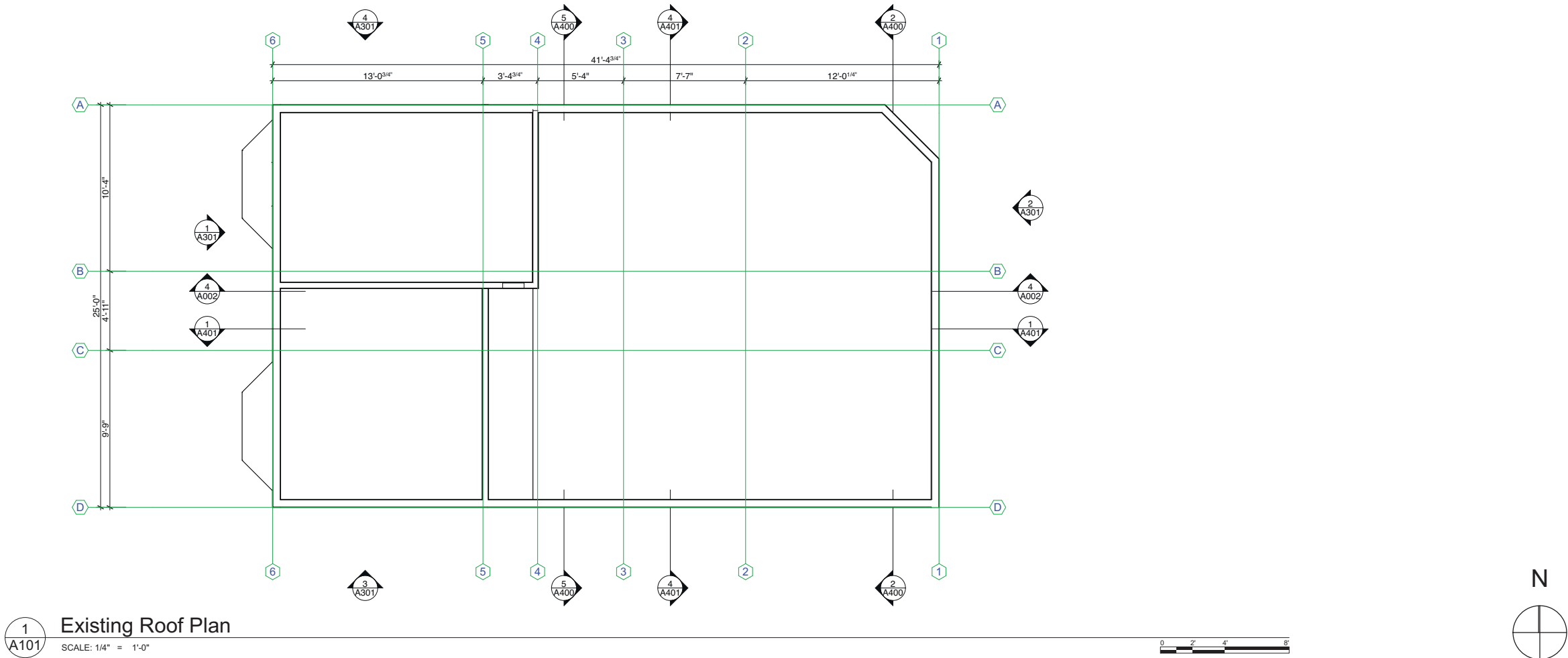
Existing Plans

Garage and First Floor

A100
Project #: 1504

Thursday, May 4, 2017 @ 9:21 PM

WHP/ARCH/71 Bronte/71 Bronte updated.pln



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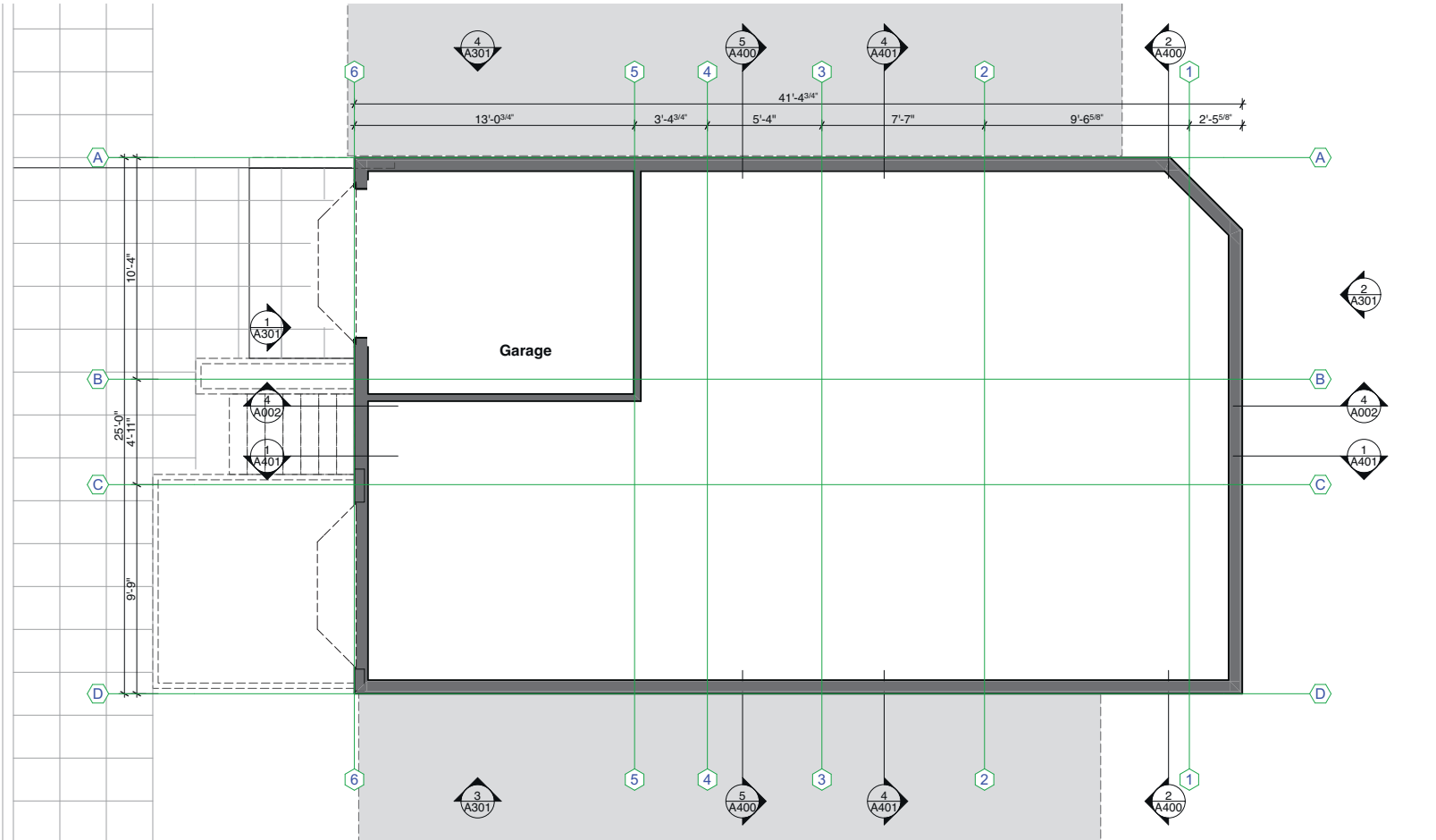
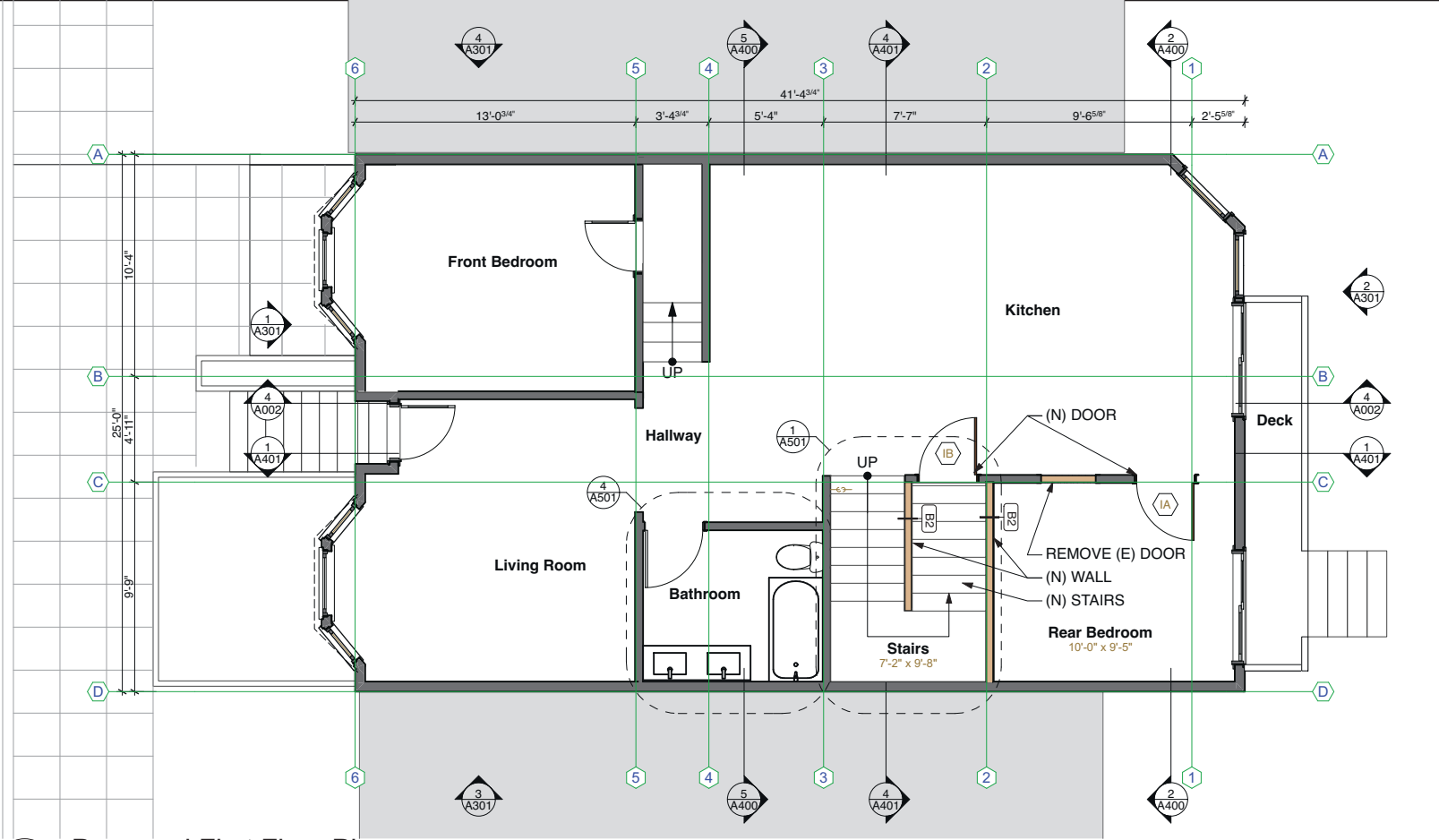
Existing Plans

Roof

A101

Project #: 1504

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LEGEND

- WALL-MOUNTED DUPLEX ELECTRICAL RECEPTACLE
- WALL-MOUNTED GFI DUPLEX ELECTRICAL RECEPTACLE
- DOWNSPOUT
- WALLBOX LIGHT SWITCH
- 3-WAY WALLBOX LIGHT SWITCH
- 3-WAY WALLBOX LT. SWITCH FOR FIXTURE DOWNSTAIRS
- 3-WAY WALLBOX LT. SWITCH FOR FIXTURE UPSTAIRS
- WALLBOX SWITCH WITH MOTION SENSOR
- WALLBOX SWITCH WITH DEACTIVATION TIMER
- ROOF DRAIN
- PLUMBING STACK VENT

ELECTRICAL NOTES

- INSTALL NON-GFI ELECTRICAL OUTLETS 12" A.F.F. TO CENTERLINE OF COVER PLATE, U.O.N.
- INSTALL GFI ELECTRICAL OUTLETS 42" A.F.F. TO CENTERLINE OF COVER PLATE, U.O.N.
- INSTALL SWITCHES AND DIMMERS 48" A.F.F. TO CENTERLINE OF PLATE U.O.N.
- INSTALL ADJACENT GFI OUTLETS, DIMMERS, AND SWITCHES INTO SINGLE PLATE AT 42" A.F.F. TO CENTERLINE OF COVER PLATE, U.O.N.

WALL TYPES

- FOR STRUCTURAL INFORMATION, SEE STRUCTURAL DRAWINGS.
- EXT. WALLS ARE 2x6 STUD WALLS U.O.N.
- INT. WALLS ARE 2x4 STUD WALLS U.O.N.

- A1 EXT. 2x6 WALL, SEE 1 A801
- A2 EXT. 2x6 WALL, SEE 1 A801
- B1 INT. 2x4 WALL, SEE 2 A801
- B2 INT. 2x4 WALL, SEE 2 A801
- C INT. 2x4 WALL, SEE 3 A801
- D1 EXT. 2x6 WALL, SEE 4 A801
- D2 EXT. 2x6 WALL, SEE 4 A801

SHEET NOTES

- SEE SITE PLAN FOR BUILDING LOCATION ON SITE.
- CUT LINE IS LOCATED AT 5'-0" A.F.F. FOR ALL PLANS, U.O.N.
- APPLIANCES TO BE SELECTED BY OWNER.



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Planning Resub.	2017-05-04

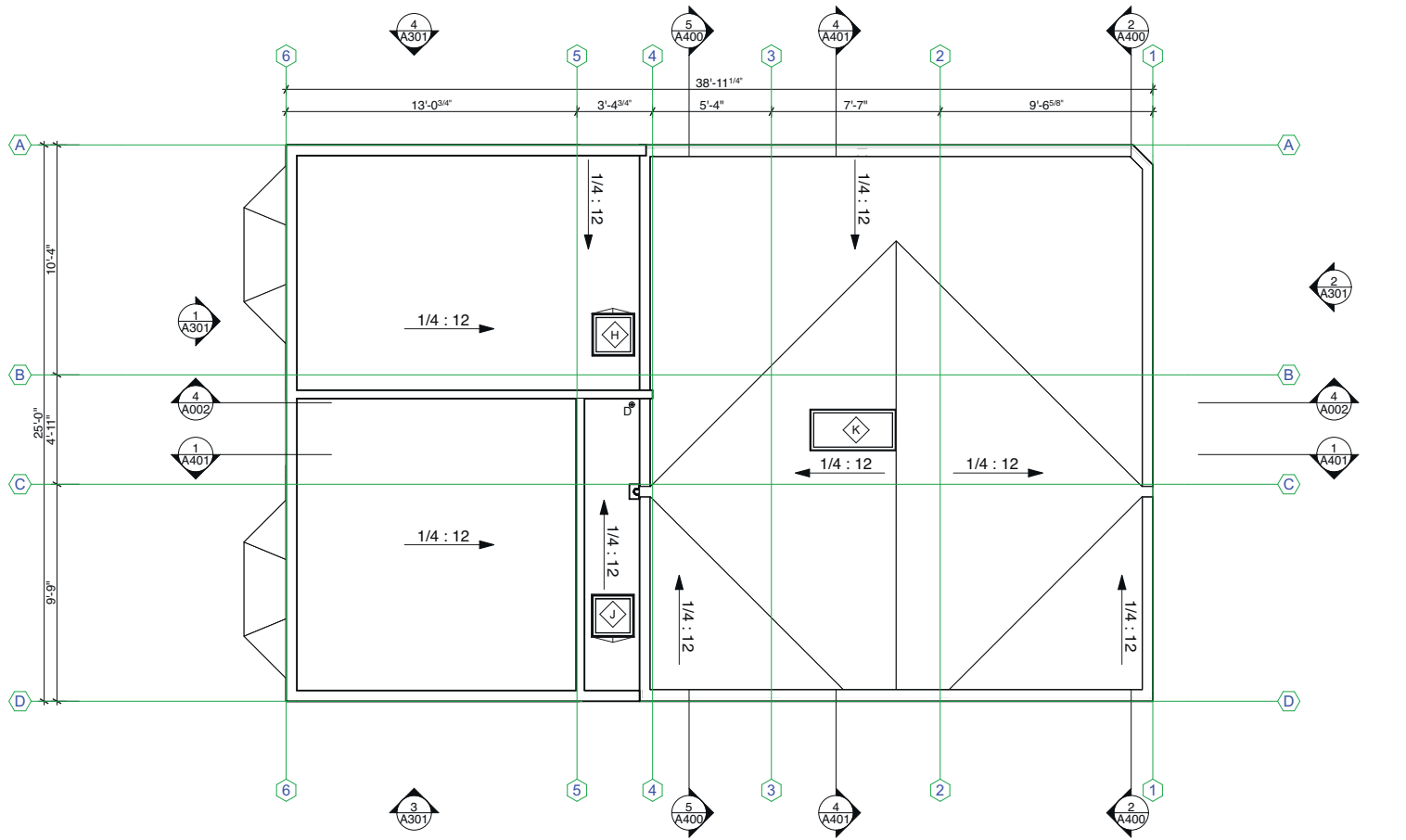
Proposed Plans

Garage and First
Floor

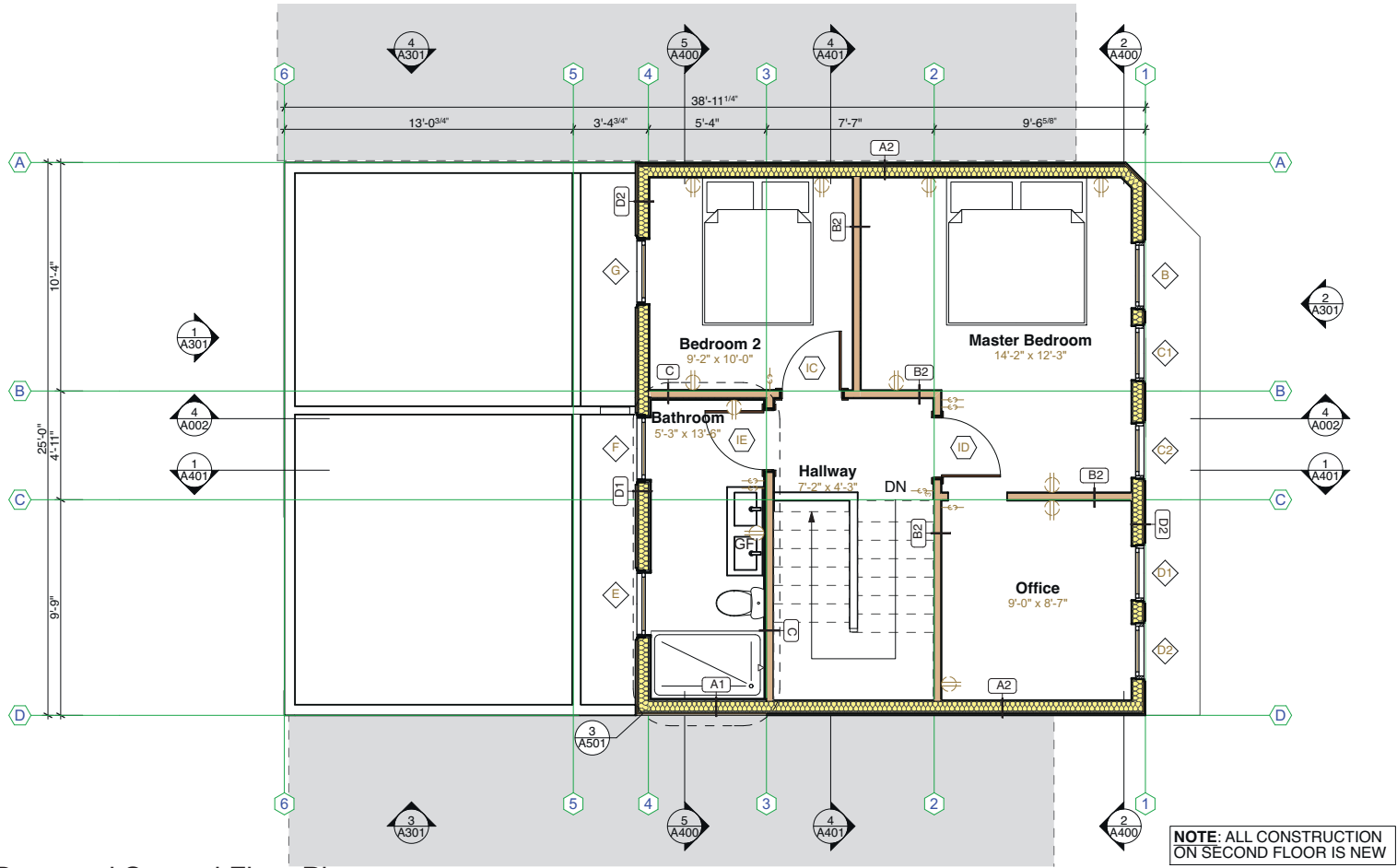
A200

Project #: 1504

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W:\P\ARCH\71 Bronte\71 Bronte updated.pln



2 Proposed Roof Plan
A201 SCALE: 1/4" = 1'-0"



1 Proposed Second Floor Plan
A201 SCALE: 1/4" = 1'-0"

LEGEND

- WALL-MOUNTED DUPLEX ELECTRICAL RECEPTACLE
- WALL-MOUNTED GFI DUPLEX ELECTRICAL RECEPTACLE
- DOWNSPOUT
- WALLBOX LIGHT SWITCH
- 3-WAY WALLBOX LIGHT SWITCH
- 3-WAY WALLBOX LT. SWITCH FOR FIXTURE DOWNSTAIRS
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- A2 EXT. 2x6 WALL, SEE 1 A801
- B1 INT. 2x4 WALL, SEE 2 A801
- B2 INT. 2x4 WALL, SEE 2 A801
- C INT. 2x4 WALL, SEE 3 A801
- D1 EXT. 2x6 WALL, SEE 4 A801
- D2 EXT. 2x6 WALL, SEE 4 A801

SHEET NOTES

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- CUT LINE IS LOCATED AT 5'-0" A.F.F. FOR ALL PLANS, U.O.N.
- APPLIANCES TO BE SELECTED BY OWNER.

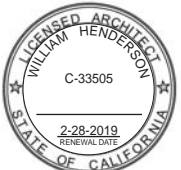
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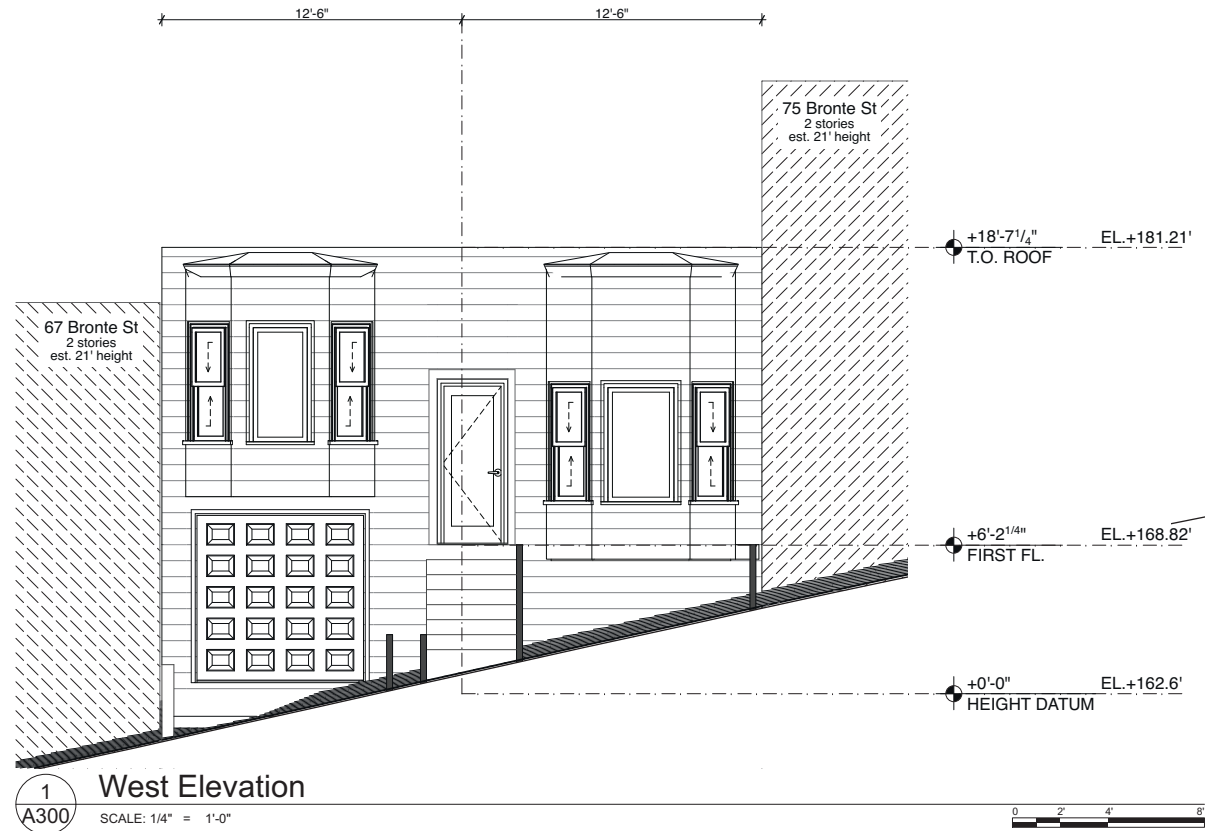
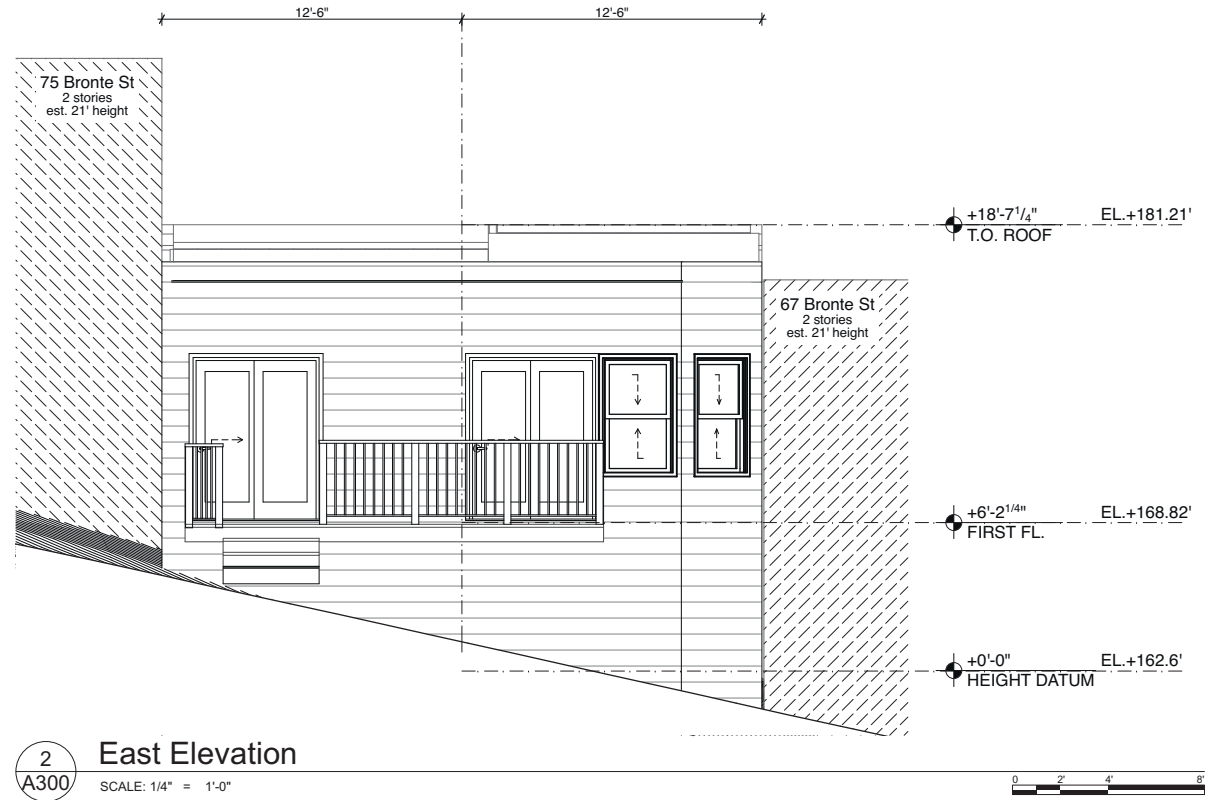
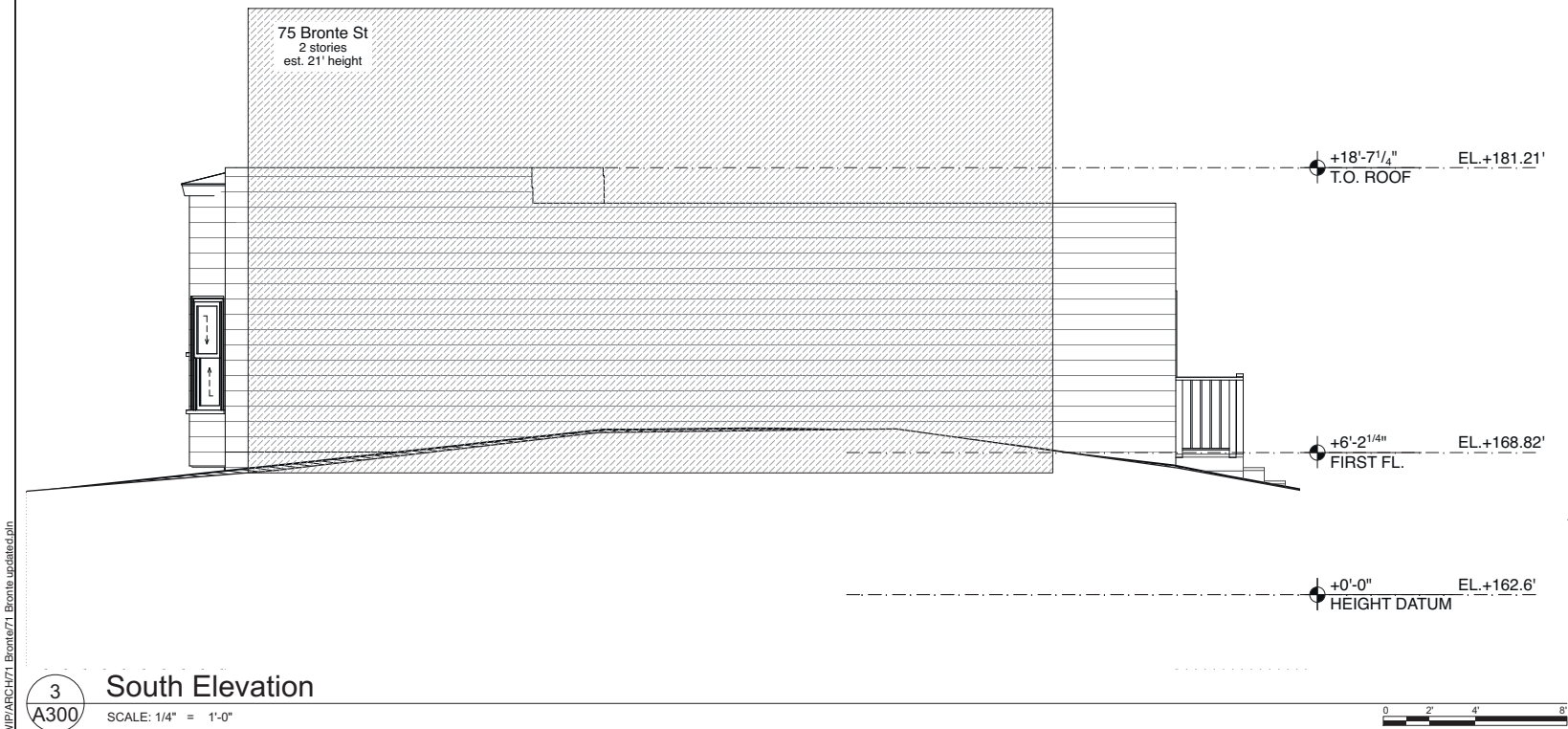
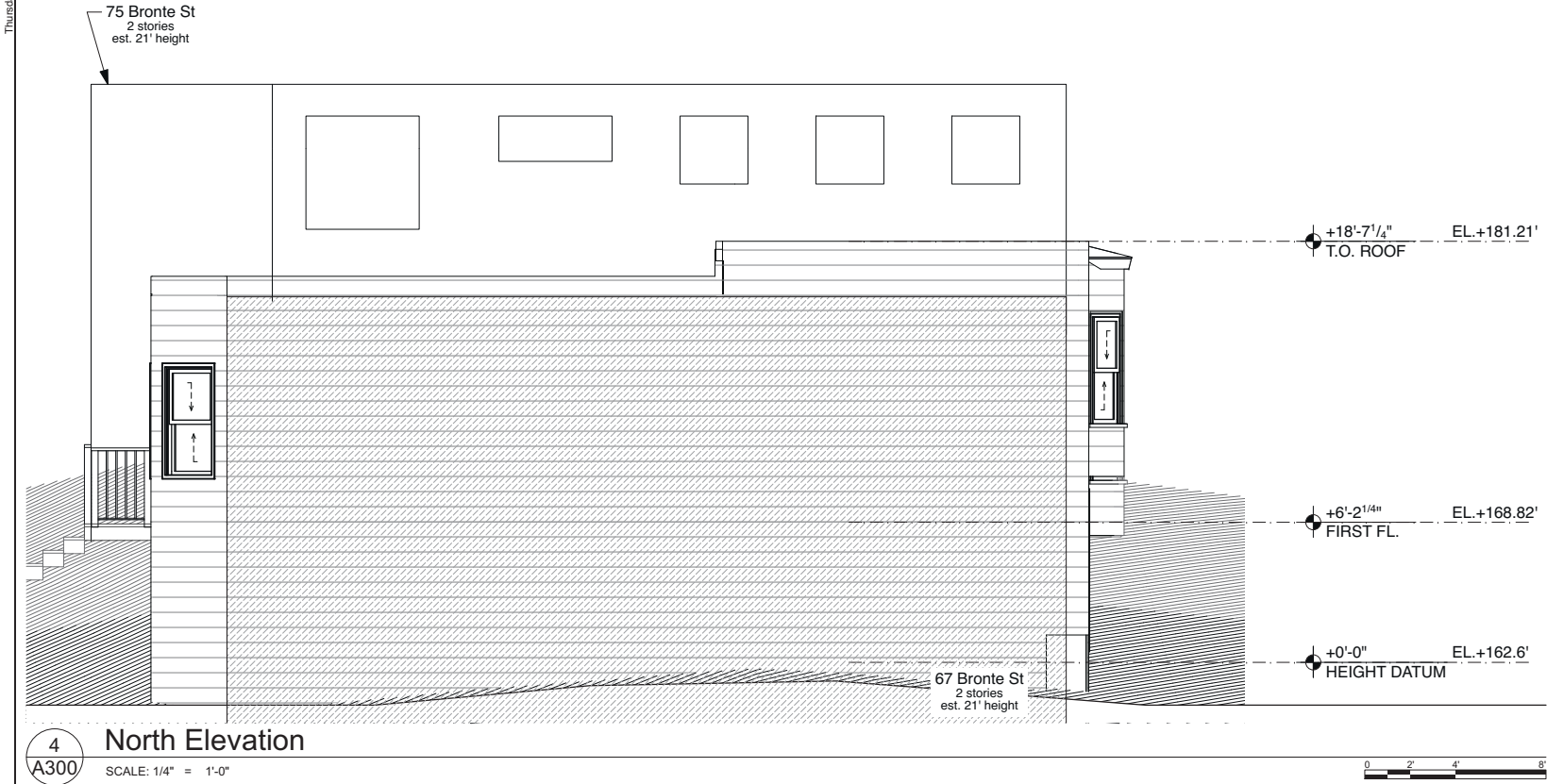
Proposed Plans

Second Floor and Roof

A201

Project #: 1504

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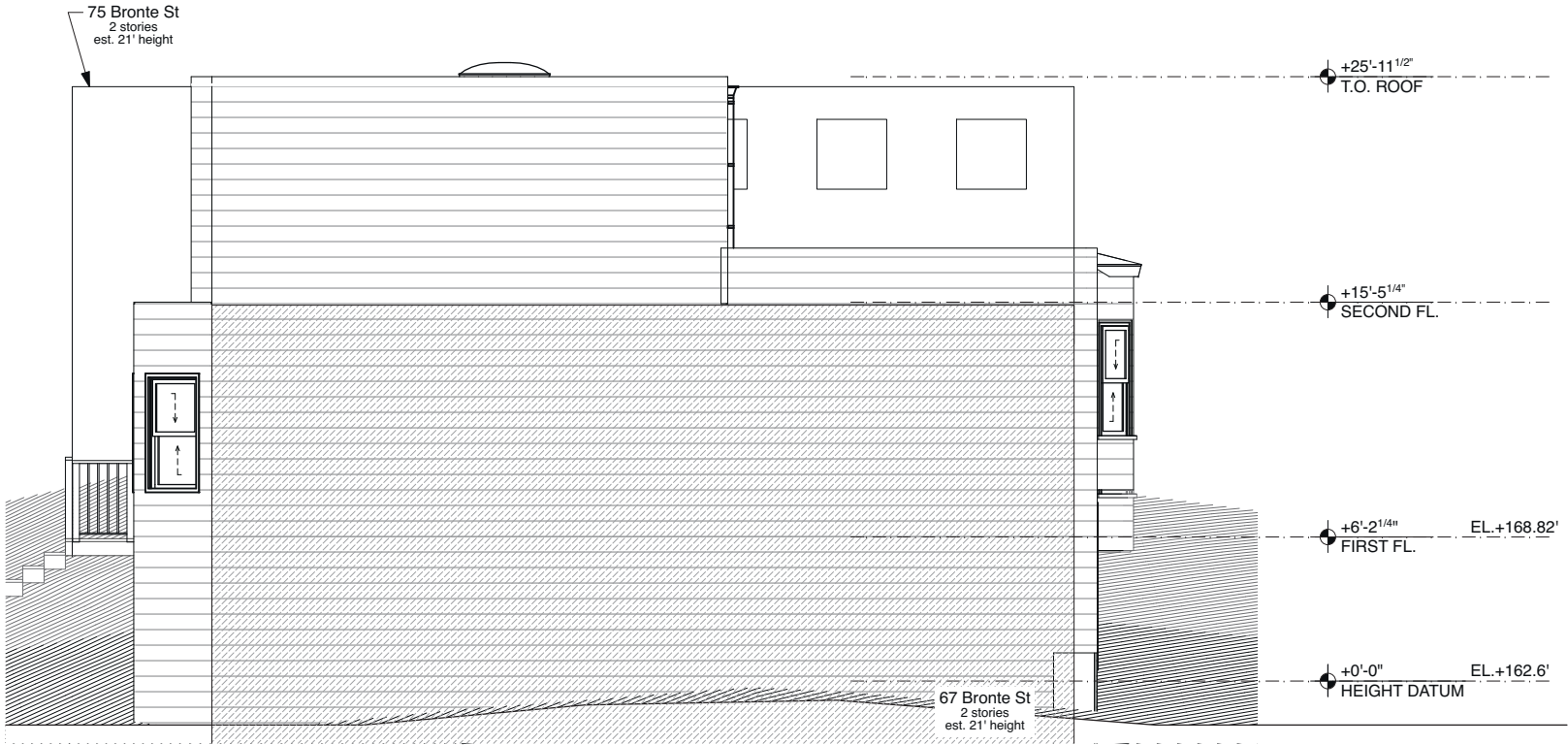
Elevations

Existing Elevations

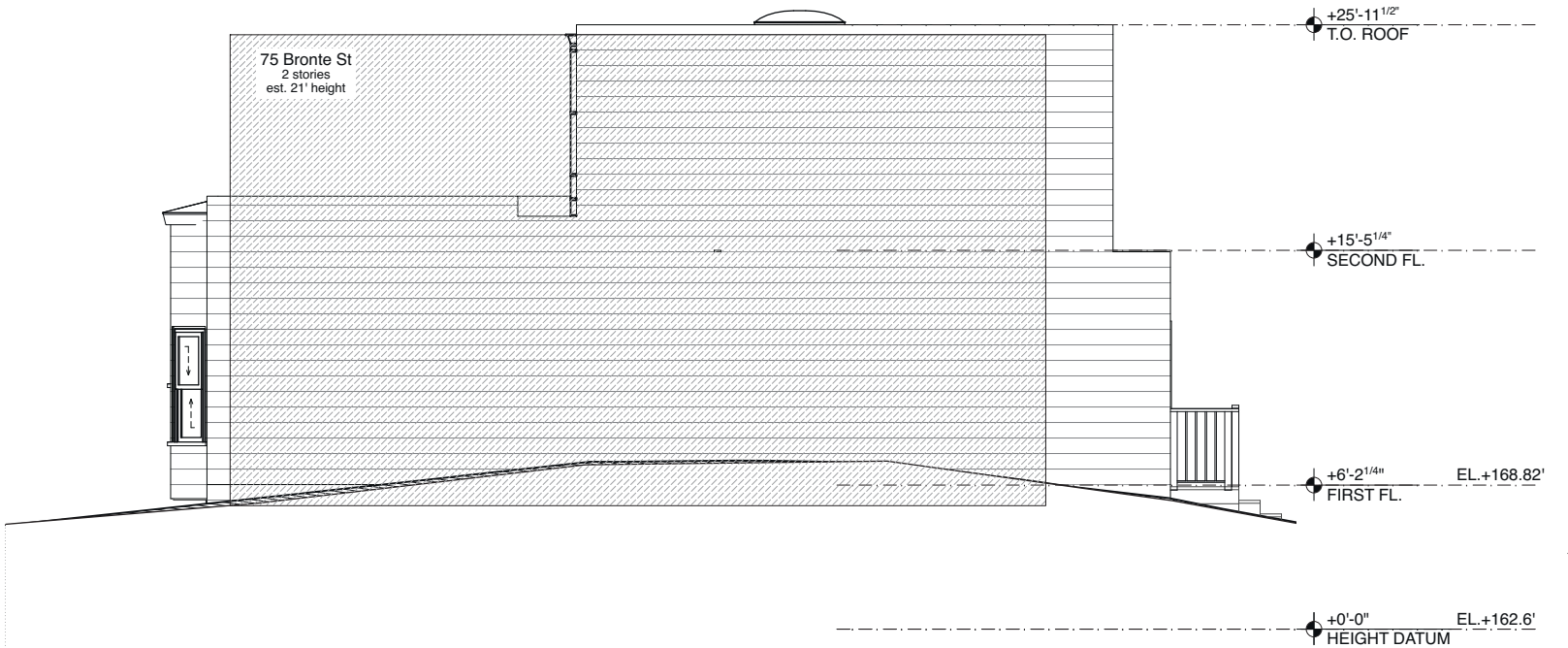
A300

Project #: 1504

Thursday, May 4, 2017 @ 9:21 PM
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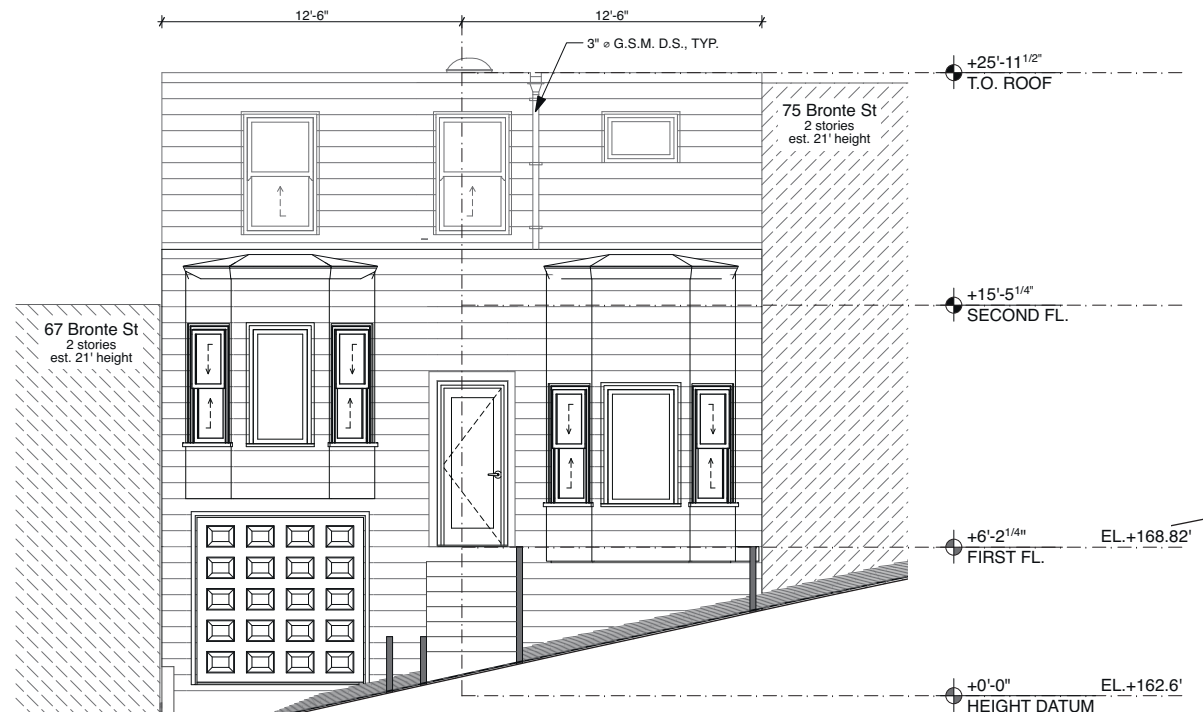
4 North Elevation
A301 SCALE: 1/4" = 1'-0"



3 South Elevation
A301 SCALE: 1/4" = 1'-0"



2 East Elevation
A301 SCALE: 1/4" = 1'-0"



1 West Elevation
A301 SCALE: 1/4" = 1'-0"

- SHEET NOTES:**
1. ALL (N) EXT. WOOD SIDING TO MATCH (E) SIDING
 2. ALL (N) WOOD WINDOWS TO MATCH (E) WINDOWS

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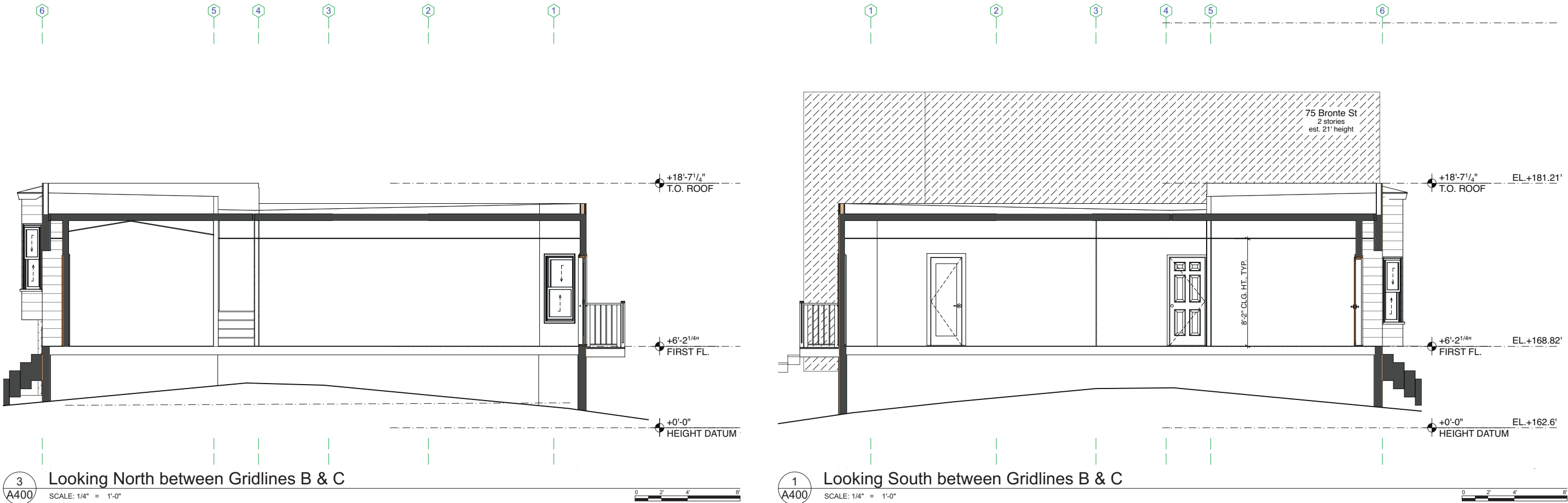
Elevations

Proposed Elevations

A301

Project #: 1504

Thursday, May 4, 2017 @ 9:21 PM
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Sections

Existing Sections

A400

Project #: 1504

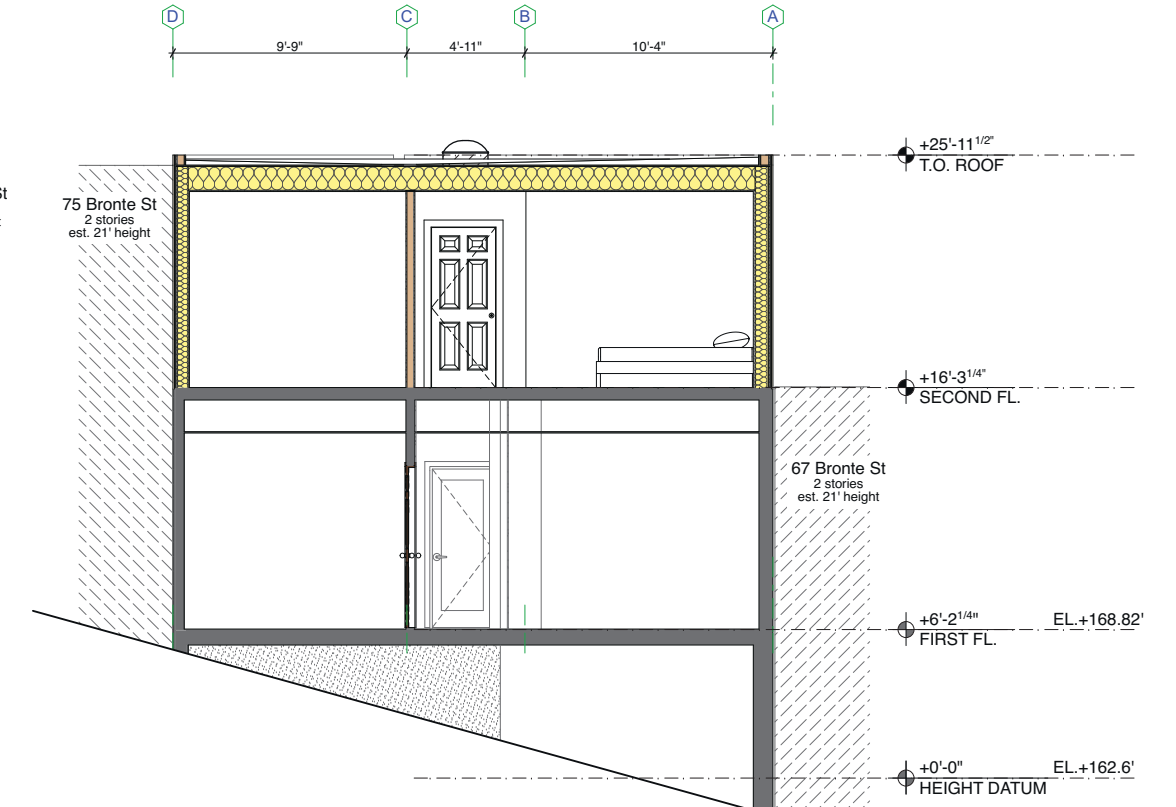
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W:\P\ARCH\71 Bronte\71 Bronte updated.pln



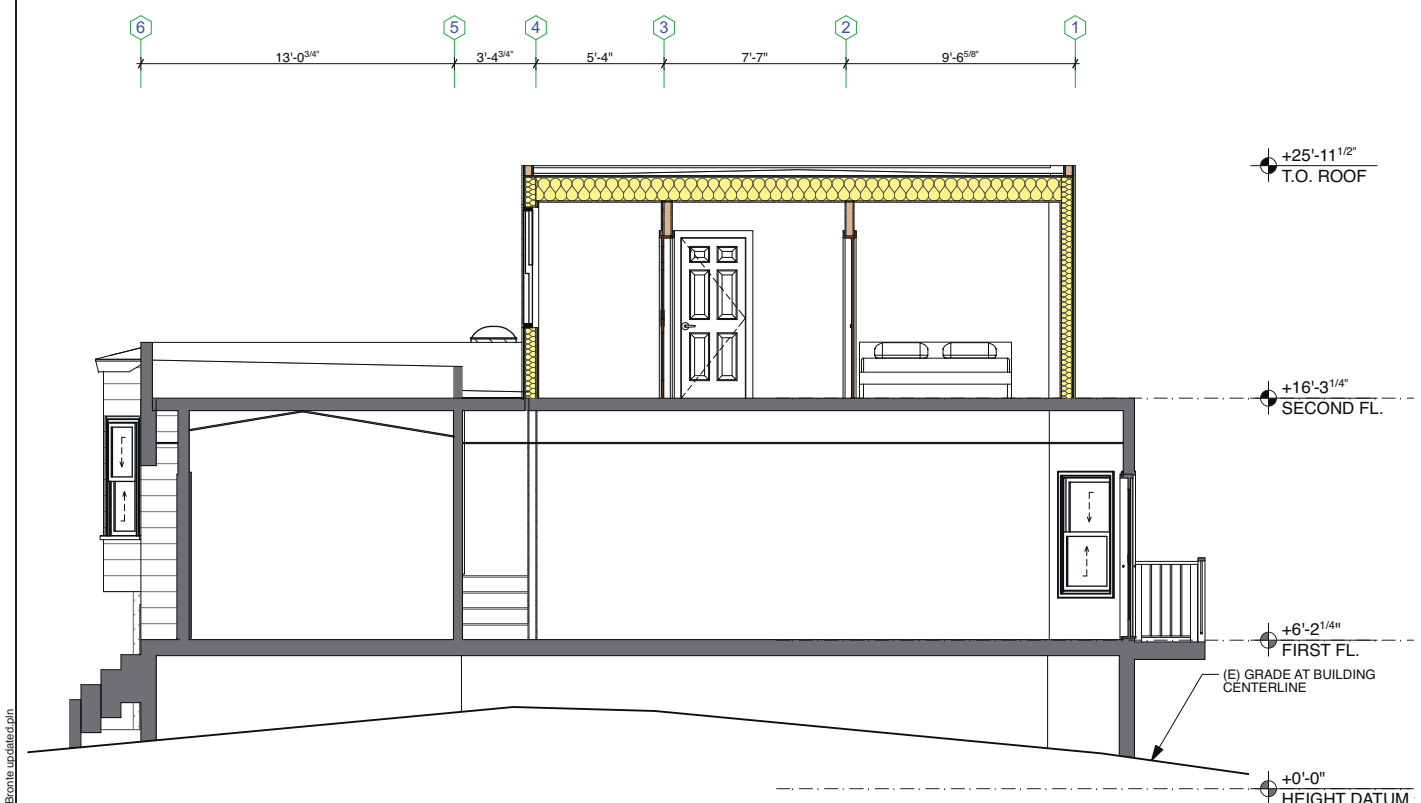
5 Looking East - GL 3 & 4
A401 SCALE: 1/4" = 1'-0"



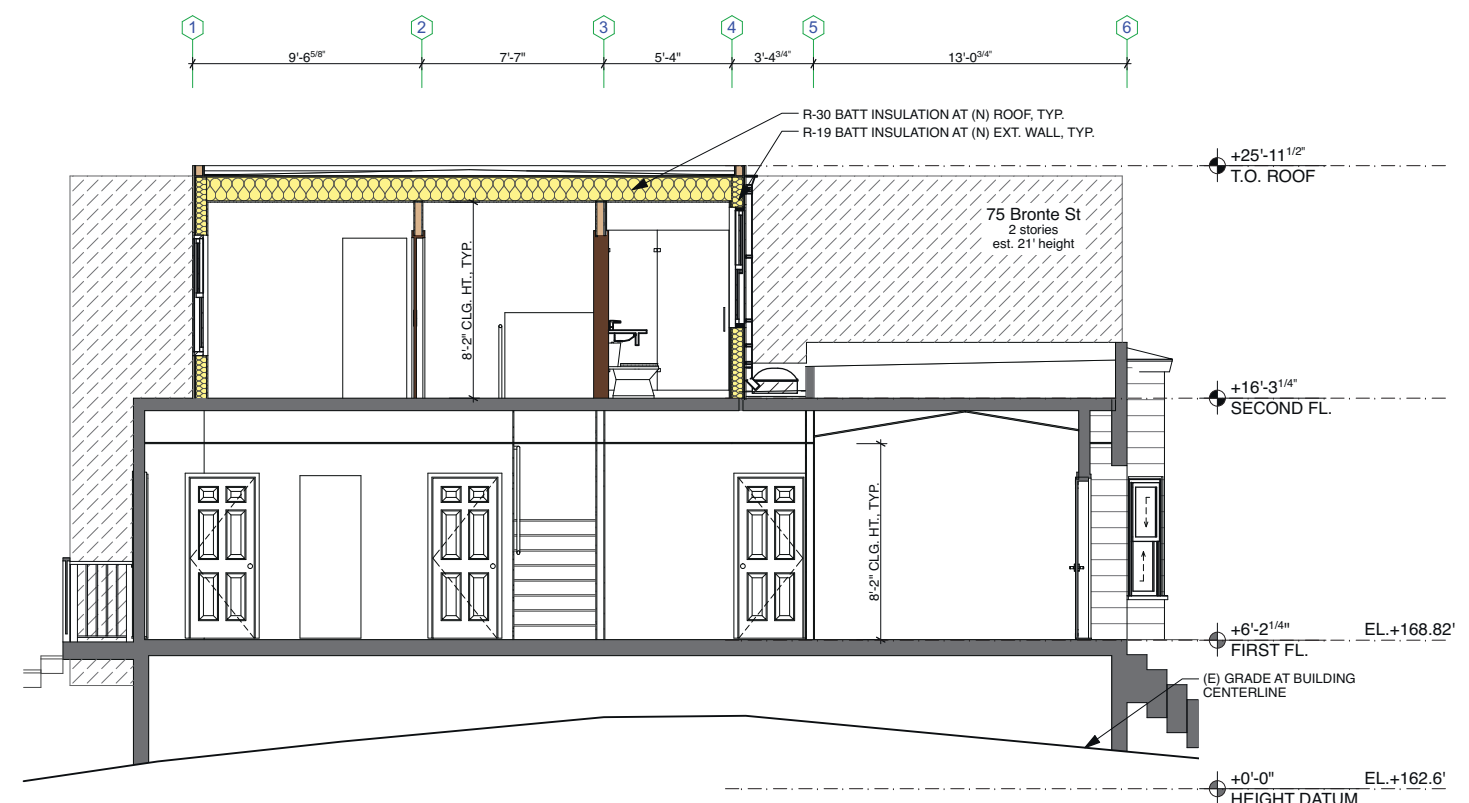
4 Looking East - GL 4 & 5
A401 SCALE: 1/4" = 1'-0"



2 Looking West - GL 5 & 6
A401 SCALE: 1/4" = 1'-0"



3 Looking North between Gridlines B & C
A401 SCALE: 1/4" = 1'-0"



1 Looking South between Gridlines B & C
A401 SCALE: 1/4" = 1'-0"

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LICENSED ARCHITECT
WILLIAM HENDERSON
C-33505
2-28-2019
RENEWAL DATE
STATE OF CALIFORNIA

Date: Issued:
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Planning Resub. 2017-05-04

Sections

Proposed Sections

A401

Project #: 1504

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1 Existing Aerial View Looking WSW
A901



3 Existing Aerial View Looking ESE
A901



2 Proposed Aerial View Looking WSW
A901



4 Proposed Aerial View Looking ESE
A901

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Views

Aerial Views

A901

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