



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: JANUARY 30, 2020

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* January 20, 2020  
*Case No.:* **2019-013041DRP**  
*Project Address:* **41 Kronquist Court**  
*Permit Applications:* 2019.0618.3764  
*Zoning:* RH-1 [Residential House, One-Family]  
40-X Height and Bulk District  
*Block/Lot:* 6582 / 010  
*Project Sponsor:* James Stavoy  
679 Sanchez Street  
San Francisco, CA 94114  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Do Not Take DR and Approve**

### PROJECT DESCRIPTION

The project proposes to construct stairs and a firewall at the rear yard and a first and second floor decks at the rear.

### SITE DESCRIPTION AND PRESENT USE

The site is a 25' wide x 100' deep down sloping lot with an existing 2-story home built in 1949 and is categorized as a 'B' – Potential Historic Resource present.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of Kronquist Court are 2-stories at the street face. The rear walls of the buildings align to create a very defined and consistent mid-block open space.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 18, 2019 – October 18, 2019	10.18. 2019	1.30. 2020	104 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 10, 2020	January 10, 2020	20 days
Mailed Notice	20 days	January 10, 2020	January 10, 2020	20 days
Online Notice	20 days	January 10, 2020	January 10, 2020	20 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	2	0
Other neighbors on the block or directly across the street	1	5	0
Neighborhood groups	0	0	0

**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).

**DR REQUESTORS**

Ann Hedges of 47 Kronquist Court, adjacent neighbor to the South of the proposed project.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

Is concerned the proposed rear decks are uncharacteristically deep and wide and will:

1. Impact access and enjoyment of mid-block open space;
2. Block light and air and;
3. create privacy and noise impacts.

Proposed alternative: reduce the depth and width of the second-floor deck; and reduce the width of the first-floor deck and relocate the stair to the middle to eliminate the fire wall at the property line.

See attached *Discretionary Review Application*, dated October 18, 2019.

**PROJECT SPONSOR’S RESPONSE TO DR APPLICATION**

The design has been reviewed and designed to comply with the letter of the Planning Code and the intent of the Residential Design Guidelines. The proposed design responds to and fits the adjacent context and presents no adverse impacts.

See attached *Responses to Discretionary Review*, dated November 12, 2019.

## DEPARTMENT REVIEW

The Department’s Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this meets the Residential Design Guidelines related to light privacy, and access to mid-block open space.

Specifically, staff finds:

1. The proposed lower rear deck at the first floor is set back 3’-6” from the both side lot lines and extends 11’-6” from the existing rear building wall. This deck is 8’ -6” above grade. The stair descends along the shared lot line and with parapet is approximately 11’- 10” above grade at it highest point.
2. The proposed upper deck at the second floor (adjacent to the living room and dining room) is modestly sized; set back 3’-6” from side property line and extends 5’ from the furthest building wall so as to pose minimal impacts to the neighbors with respect to noise and privacy.

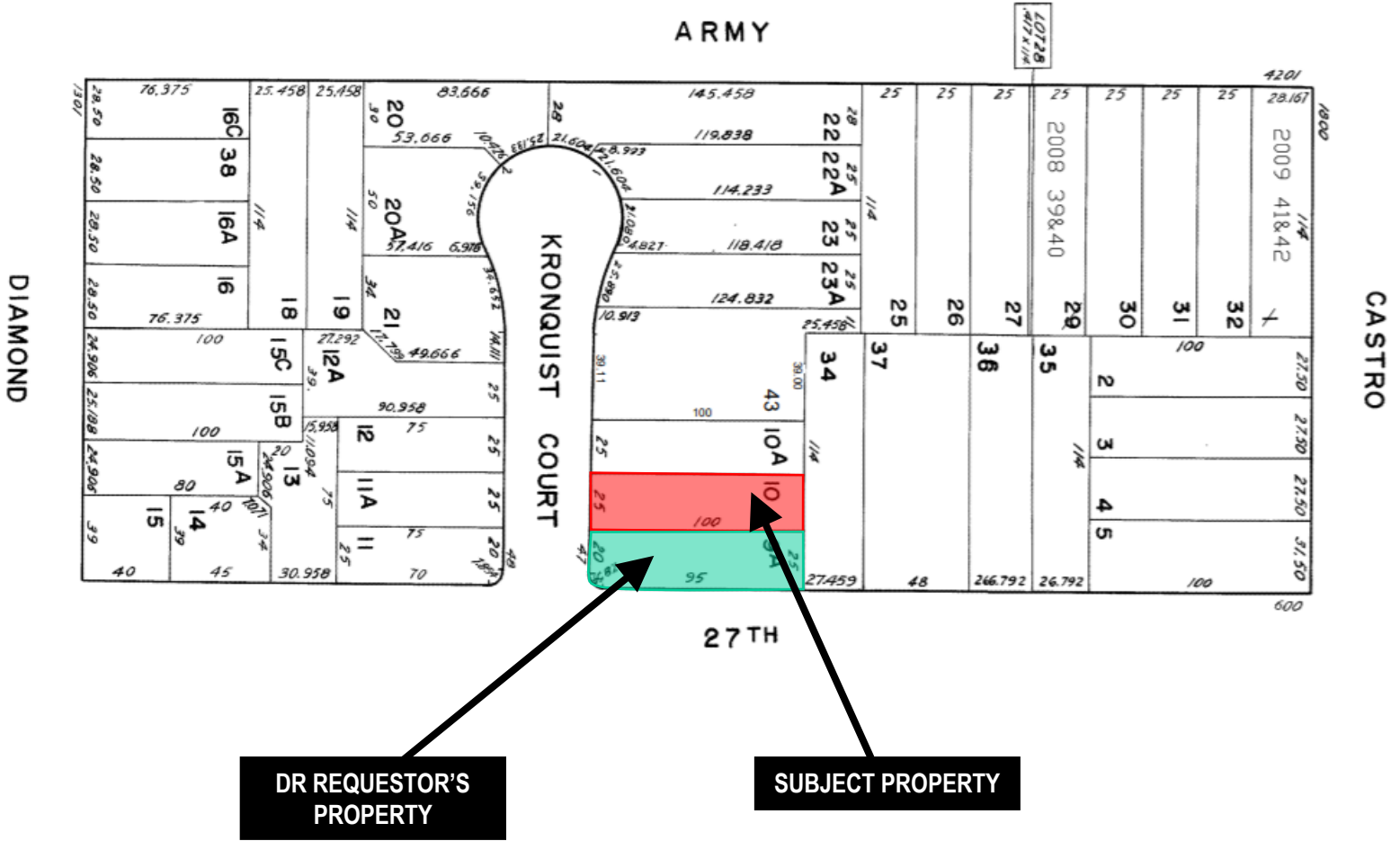
<b>RECOMMENDATION:</b> <b>Do Not Take DR and Approve</b>
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### Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application, dated November 12, 2019  
Letters from neighbors  
Reduced Plans and 3-D renderings

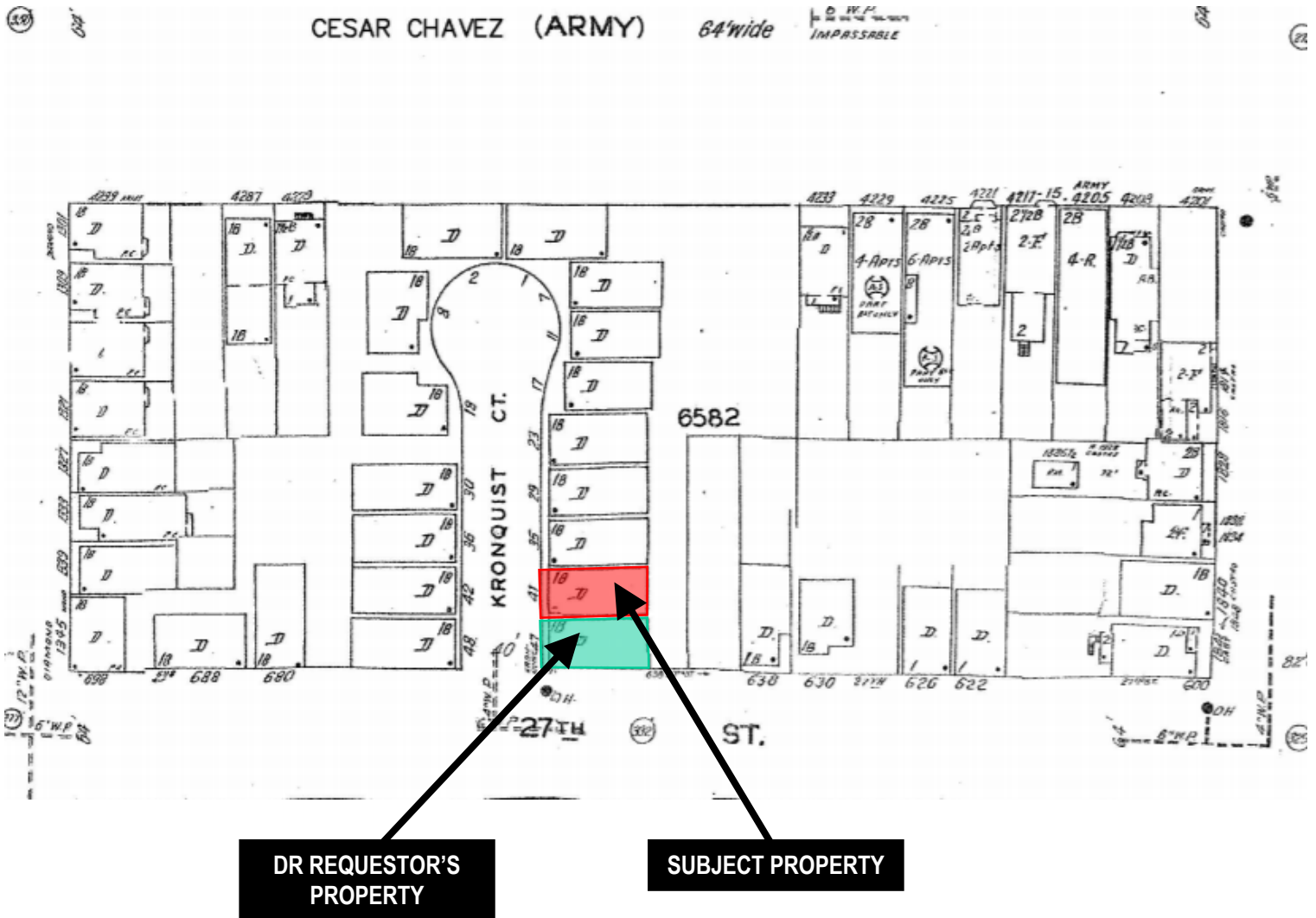
# Exhibits

# Parcel Map



Discretionary Review Hearing  
 Case Number 2019-013041DRP  
 41 Kronquist Court

# Sanborn Map\*

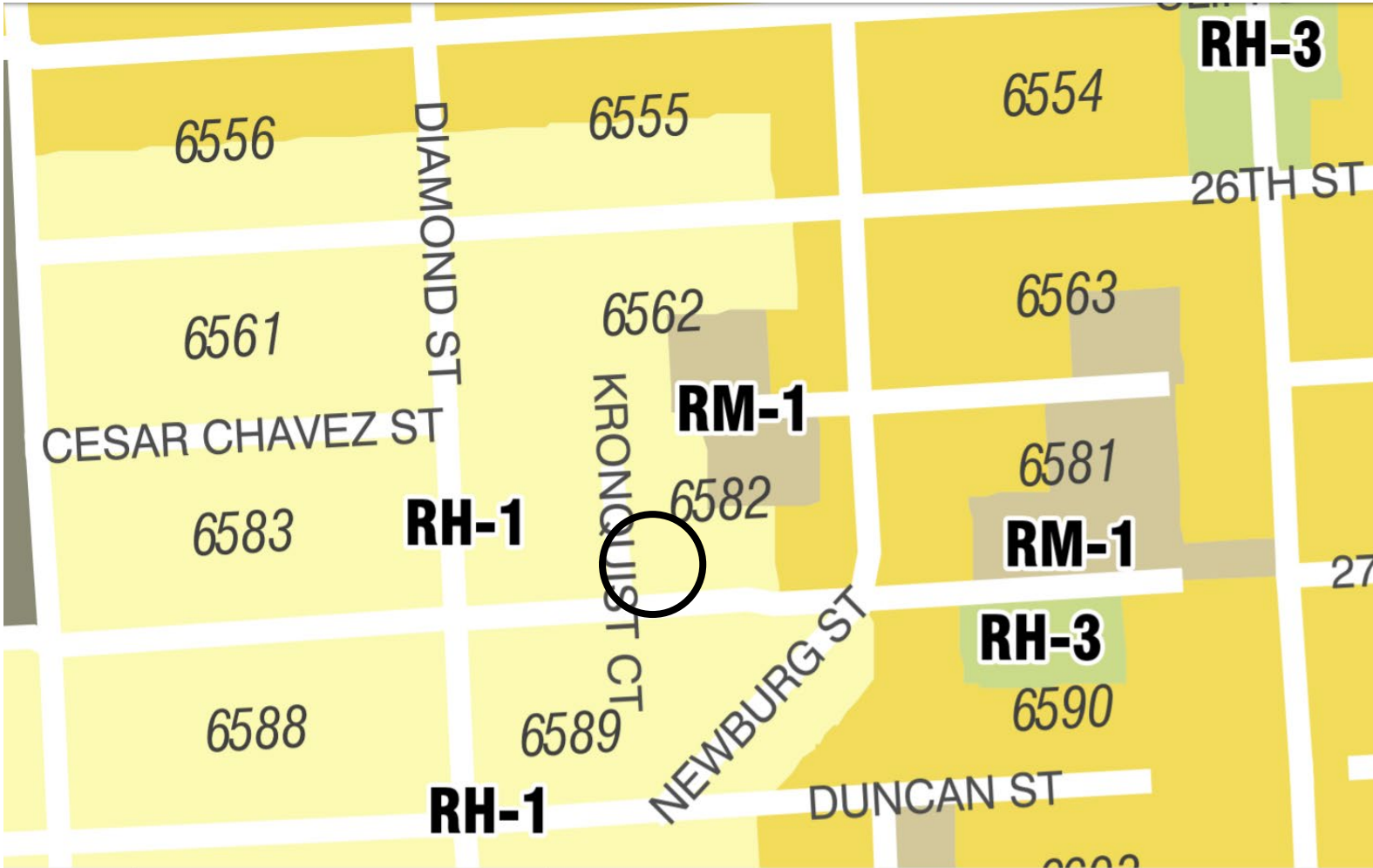


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2019-013041DRP  
41 Kronquist Court

# Zoning Map



Discretionary Review Hearing  
Case Number 2019-013041DRP  
41 Kronquist Court

# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

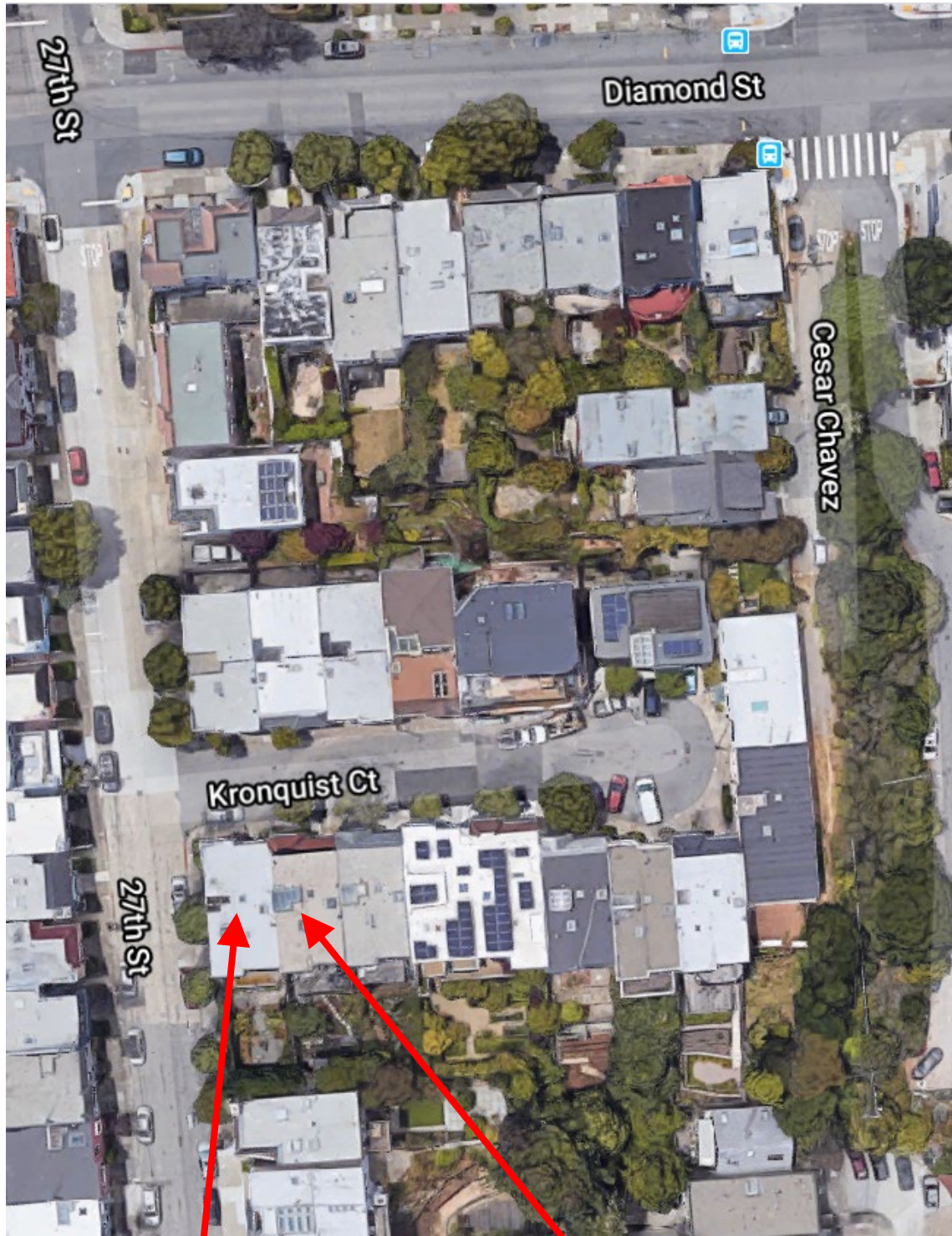
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2019-013041DRP  
41 Kronquist Court



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2019-013041DRP  
41 Kronquist Court

# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2019-013041DRP  
41 Kronquist Court

# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
Case Number 2019-013041DRP  
41 Kronquist Court

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2019-013041DRP  
41 Kronquist Court



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On June 18, 2019, Building Permit Application No. 201906183764 was filed for work at the Project Address below.

**Notice Date:** September 18<sup>th</sup>, 2019

**Expiration Date:** October 18<sup>th</sup>, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	41 KRONQUIST CT	Applicant:	James Stavoy
Cross Street(s):	27 <sup>th</sup> Street	Address:	679 Sanchez Street
Block/Lot No.:	6582 / 010	City, State:	San Francisco, CA 94114
Zoning District(s):	RH-1 /40-X	Telephone:	415-553-8696
Record Number:	2019-013041PRJ	Email:	jgstavoy@pacbell.net

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, 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 checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	None	No Change
Side Setbacks	N/A	
Building Depth	48'6 1/2"	No Change & 61'4 1/2" to edge of firewall
Rear Yard	51'5 1/2"	No Change & 38'7 1/2" to edge of firewall
Building Height	20'	No Change
Number of Stories	2 over crawl space	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The project includes the addition of stairs and firewall to the rear yard on an existing padio. The proposal also includes two decks at the 1 <sup>st</sup> and 2 <sup>nd</sup> floor floor.		
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.		

To view plans or related documents, visit [sf-planning.org/notices](http://sf-planning.org/notices) and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

**For more information, please contact Planning Department staff:**

Cathleen Campbell, 415-575-8732, [Cathleen.Campbell@sfgov.org](mailto:Cathleen.Campbell@sfgov.org)



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
41 Kronquist Court		6582010
<b>Case No.</b>		<b>Permit No.</b>
2019-011822PRL		201905221390
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          First floor enclosure. (E) entry and (n) front door, (n) master bath, closet. Remodel (e) guest bath, (n) interior stair to 2nd floor. Remodel kitchen. (N) concrete slab on grade at basement storage room with ceiling height from 7'-6" to 8'-0".</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b></p>
<p><b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b></p>	
<p><b>Comments and Planner Signature (optional):</b> Desiree Smith</p>	

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

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

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

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

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

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



<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  interior improvements, lightwell infill, façade changes (enclosure of tunnel entrance, skylights).
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated    (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Desiree Smith	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Desiree Smith
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	05/28/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
41 Kronquist Court		6582/010
Case No.	Previous Building Permit No.	New Building Permit No.
2019-011822PRL	201905221390	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:



# San Francisco Planning

## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: Ann Hedges

Address: 47 Kronquist Ct SF CA

Email Address: ashedges@comcast.net

Telephone: 415-939-6554

### Information on the Owner of the Property Being Developed

Name: Scott Olson (owner) submitted by Applicant James Stavoy

Company/Organization:

Address: 679 Sanchez Street SF CA 94114

Email Address: jgstavoy@pacbell.net

Telephone: 415 553-8696

### Property Information and Related Applications

Project Address: 41 Kronquist Ct SF CA

Block/Lot(s): 6582/010

Building Permit Application No(s): 201906183764

### 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? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 that were made to the proposed project.		
N/A		

## 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 standards of the Planning Code and the Residential Design Guidelines. 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 proposed project conflicts with much of the Residential Design Guidelines ("RDG"). Conflicts are seen with pages 7, 16, 25-26 and 43 of the RDG. There is a clear and established Mid-block Open Space. The proposed projects size and depth creates an exceptional burden and reduction on this Mid-block Open Space and will affect all neighbors who share in, use and respect this Open Space. The extraordinary depth and width of the proposed decks will reduce enjoyment and use of the Mid-block Open Space and block light, air and greatly affect privacy. The Residential Design Guidelines (as well as suggestions to minimize impact) are not being followed and the depth and width of the proposed decks create an extraordinary and exceptional circumstances.

\*Please see attached Document 1 for further details

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 unreasonably affected, please state who would be affected, and how.

Many neighbors who share and enjoy the shared Mid-block Open Space have submitted letters to Planning already. The impact of the proposed oversized decks and associated stairway and wall is unreasonable. The decks are uncharacteristically deep and directly conflict with the guidance and much of the RDG. SF Planning is in possession of neighbors letters, however, if needed can be provided again. The extraordinary depth and width of the decks creates an unreasonable impact.

\*Please see attached Document 1 for further details

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?

The project owner has not been willing to materially change the proposed plans and has been unwilling to reduce the depth and width of the decks to address concerns.

a- Reduce the depth and width of the deck on "Second Floor"

b- Reduce the width of the deck on "First Floor" and relocate the stairway to the middle of property to eliminate the tall fire-wall at property line

\*Please see attached Document 1 for further details

# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Ann S. Hedges  
Signature

Ann Hedges  
Name (Printed)

47 Kronquist Ct.  
Relationship to Requestor  
(i.e. Attorney, Architect, etc.)

415 939-6554  
Phone

ashedges@comcast.net  
Email

**RECEIVED**

OCT 18 2019

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

For Department Use Only

Application received by Planning Department:

By: Kurt Born

Date: 10/18/19

October 18, 2019

Dear SF Planning-

Thank you for accepting my request for Discretionary Review.

Let me say from the outset that I have tried to work with my neighbors to get to a point where I could support their project. I spent considerable time reviewing the proposed plans and meeting with them, however, there has been no meaningful movement in addressing the extraordinary and exceptional circumstances and concerns created by their proposal, which are outlined below.

Principally, the proposed additions, if approved, will have a massive impact on our existing neighborhood character and will create shadows and intrusions into our shared mid-block open space. This open space would be forever altered. In addition, if built according to the current plans, the proposed decks and stairway that services them will severely compromise my light and privacy.

With regard to the impact on the neighborhood, the Residential Design Guidelines have sections of guidance that should be followed.

The Residential Design Guidelines ("RDG") were created to *"promote design that protects neighborhood character, enhancing the attractiveness and quality of life in the City."*

The propose project at 41 Kronquist Court ignores much of the RDG and, if built, will have extraordinary and exceptional impact on the neighborhood and will conflict with the spirit and purpose of the following provisions of the RDG:

RDG Page 7 which explains: *"The block pattern: Most buildings are one piece of a larger block where buildings define...leaving the center of the block open for rear yards and open space."*

RDG Page 16 which guides: *"When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered."*

RDG Pages 25 - 26 which provides *"Rear yards provide open space...and they collectively contribute to the mid-block open space that is visible to most*

*residents of the block."* and continues, *"The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the other buildings that define the mid-block open space."*

RDG Page 43 which reads: *"Use architectural details to establish and define a building's character and to visually unify a neighborhood."*

**Our Neighborhood Mid-block Open Space:**

There is a clear pattern of mid block open space with the overwhelming majority of neighboring homes having a deck only off of the first level so all neighbors can enjoy light, air and privacy. The only common feature overhanging our shared rear block face on the second floor is either the bay windows and/or common articulating "Juliet Balconies".

Photograph (1) below, which was taken from my rear yard, depicts these balconies. You will note that the Juliet Balconies do not protrude beyond the over-hang of the bay window. And, while they are a common articulating neighborhood design feature, they do not negatively affect the mid-block open space, or the light and privacy of neighbors. Our neighborhood rear building depth follows an established pattern and our rear building faces have a common rhythm and generally align creating a defining mid-block open space.

**PHOTOGRAPH 1**



The only second floor deck I spot within our whole mid block open space is the very small deck that was a part of the construction work tied to the plans of the merger of the two homes at 23 Kronquist Ct and 29 Kronquist Ct in 2012. Most of the work on this property was tied to the merger of the two properties; however, respect was still given to the rear block face and to neighboring properties. The mid-block open space was also acknowledged through the deck's extremely small size -- less than 18% of the modified homes' rear building face. The deck also utilized light-weight finish materials. You can see this work in the photograph (2) below;

PHOTOGRAPH 2



**Light, Air and Privacy Issues Pertaining to My Property:**

Currently the existing rear block face and deck of the home at 41 Kronquist Street follows the common neighborhood pattern of integrating a Juliet balcony tucked beside the second floor bay projection. There is also a small first floor garden access deck with a center stairway leading down to the lower yard below, which does not about either neighboring properties.

The proposed plans virtually triples the size of 41 Kronquist's first floor deck and employs a design which places a new stairway to the lower yard hard against the shared property line. By moving the existing stairway from the center of their property to the shared property line, a need for a new firewall was created. This need was satisfied by 41 Kronquist's proposal to build an extremely tall property line wall that will tower over my neighboring yard below and will destroy light and privacy whenever the stairs are used.



The proposed building addition on the second floor is even more intrusive and out of scale. The proposed plans depict the second-floor extraordinarily deep deck approximately 3'-2" off the shared property line and extending approximately 7'-6" beyond my neighboring rear building wall. Further the deck has a width of approximately 18'-0" -- this is over 70% of 41 Kronquist's rear building face.

This proposed two story deck structure is extraordinarily deep, impacts the whole shared open space and is completely out of character with the other buildings that define our mid-block open space.

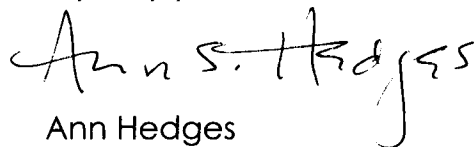
In addition to ignoring the established neighborhood mid block open space, this large deck looks directly into my adjacent living room windows and would box me in with an overwhelming structure that will not only deprive my home of light and air but also significantly compromise my feeling of privacy.

In light of the above, I simply cannot support the project as designed but hope that an alternative design is possible that I can support. I have had an ongoing dialogue with my neighbors who are proposing the project and have encouraged them to keep that dialogue going in order to find a solution. That solution would obviously need to address the concerns stated above.

To that end, I request the following changes:

- 1- Eliminate or greatly reduce the depth and width of the proposed extraordinarily large second floor deck; and
- 2- Reduce the size of the first-floor deck and relocate the stairs in order that the addition is set off of our shared property line so that the existing fence height may be maintained.

Very truly yours,

  
Ann Hedges

**MICHAEL A. MAZZOCONE**

ATTORNEY AT LAW

601 MONTGOMERY STREET, SUITE 850  
SAN FRANCISCO, CALIFORNIA 94111  
TELEPHONE: 415-399-0800  
FACSIMILE: 415-399-0900  
MICHAEL@MAZZLAW.COM

January 9, 2020

Mr. David Winslow  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479

**Re: 41 Kronquist Court, San Francisco, CA  
BPA 201906183764  
S./F. Application No. : 2109-013041PRJ**

Dear Mr. Winslow,

At the meeting you hosted on December 16, 2020 about this project between my client, Ann Hedges, and the Olsons, the sponsors of the project at 41 Kronquist Court, Ravi Anand, an architect retained by my client, presented hand-drawn renderings of what the proposed decks would look like if built according to the sponsor's proposed set of plans. You voiced concerned that the hand drawn renderings were not to scale and requested to be provided to scale models of the decks as proposed. You indicated at the meeting that if the hand-sketched renderings were similar to the modeled sketches, you would be concerned about offering your approval of the proposed plans.

Mr. Anand has prepared those models to scale. So too has the project architect, Mr. Stavoy, who was kind enough to send his models to Mr. Anand. As you can see below from the models, they do not differ from the hand-sketched renderings provided to you by Mr. Anand at our meeting. In fact, the decks depicted in the models are even larger than those in Mr. Anand's hand drawn rendering.

They demonstrate that if this project is built according to the plans, my client will lose a tremendous amount of privacy in her living room and dining room on the top floor of her home, where she spends most of her time.

**Judith Litvich**  
621 27th Street  
San Francisco, CA 94131  
juditheleanor@comcast.net

October 4, 2019

**San Francisco Planning Department**  
c/o Cathleen Campbell  
1650 Mission Street Suite 400  
SF, CA 94103

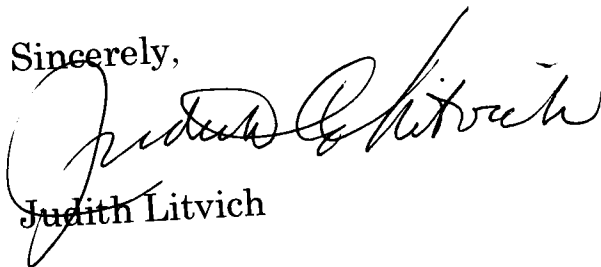
Re: Concerns Regarding BPA 201906183764 / 41Kronquist Court

Dear San Francisco Planning,

I have reviewed the notification and the proposed plans and have concerns which I believe need to be addressed.

I believe that a home owner should have authority to make improvements to their property, but I also believe that such changes need to be made with consideration of the effect such modifications will have on other home owners, with special concern for adjacent properties.

Sincerely,



Judith Litvich

**Stefanie and Everett Rosemond**

625 27th St.

San Francisco, CA 94131

paco.rosemond@gmail.com

To: Cathleen Campbell  
San Francisco Planning Department  
1650 Mission Street Suite 400  
San Francisco, CA 94103

Re: Letter Opposing BPA 201906183764 at 41 Kronquist Ct.

Dear SF Planning Department,

I understand from talking with my neighbors that concerns have already been brought to your attention regarding the proposed addition at 41 Kronquist Ct, however, apparently the concerns were not even addressed and are still backed into the plans mailed out in the September 18, 2019 Notice of Building Permit Application (Section 311).

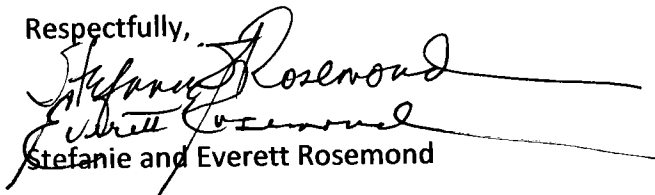
As a neighbor oppose this proposal and I ask that Planning reject this proposed project.

The proposed plans, violate the stated goals and ignore the guidance contained within the Residential Design Guidelines and if built would be a sharp contrast to the existing neighborhood character, would loom over our shared mid-block open space and would create untenable privacy issues for adjacent neighbors.

Please deny this application and ask for a redesign.

I oppose this proposal.

Respectfully,

  
Stefanie and Everett Rosemond

Date: October 3, 2019

Ann Hedges  
47 Kronquist Court  
San Francisco, CA 94131  
Telephone: (415) 9396554

October 5, 2019

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

**Re: Opposition to BPA 201906183764  
41 Kronquist Court, San Francisco**

Dear Ms. Campbell,

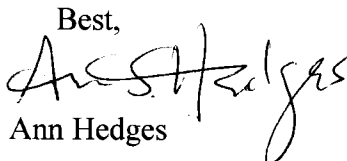
I am writing this letter to further express my concerns regarding the plans for the project at 41 Kronquist Court.

I received a 311 Notification on September 18, 2019 from the San Francisco Planning Department with respect to this project. As your file should reflect, I wrote to the project architect and Scott Olson on May 17, 2019 to address my specific objections to the plans, including the direct impact on the neighborhood, its mid-block, open space, and my adjacent home.

Despite the concerns I raised in my May 17, 2019 letter, the 311 Notification and the attached proposed plans to which it pertains did not include any design changes or modifications in response to the concerns and objections I raised in my letter. They included only some modest changes in materials.

I have arranged to meet with the Olsons on October 9, 2019 to discuss the plans further and am hopeful that we may be able to resolve our differences over the plans and will let you know the outcome of the meeting. In the meantime, I simply wanted to go on record at this point that I object to proposed plans submitted to your department for all of the same reasons expressed in my May 17, 2019 letter.

Thank you for your attention to this matter.

Best,  
  
Ann Hedges

To: Cathleen Campbell  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

From: Line Bynum and Lannie Tonti  
631 27th Street  
San Francisco, CA 94131  
lannietonti@sbcglobal.net

September 27th 2019

Re: Opposition - 41 Kronquist SF CA BPA 201906183764

Dear Cathleen Campbell and San Francisco Planning,

We are neighbors to the proposed project at 41 Kronquist Ct and we received the SF Planning Notice.

We object to the proposed plans which we see directly violate the Residential Design Guidelines relating to preservation of mid-block open space and is incompatible with the character of the neighborhood.

Please realize that a rear addition like this will negatively affect the whole neighborhood and should be rejected by SF Planning and redesigned by the sponsor.

We oppose this proposed project.

Regards,



Line Bynum and Lannie Tonti

October 6, 2019

San Francisco Planning Department  
c/o Cathleen Campbell  
1650 Mission Street Suite 400  
SF, CA 94103

Re: BPA 201906183764 / 41 Kronquist Court

Dear Cathleen,

We are writing in regards to the construction project at 41 Kronquist Court. We would like to highlight the need for conversation and compromise between the owners and their immediate neighbor at 47 Kronquist Court.

Our community is an unusually close one, and we would hate to see this project result in a division within it. We live on a small street where the residents are a mix of mostly families with small school age children as well as a few with grown kids and some retirees. Because it is a cul de sac, you'll often find all of us socializing, seeking advice or sharing neighborhood news in the street while the children are all playing together. We have cultivated a very strong community over the years, one that's rare in urban environments.

We would ask that the planning commission does anything within it's authority to promote a healthy conversation between the owners of 41 Kronquist Court and their immediate neighbor, 47 Kronquist Court. We would hate to see any miscommunication or unexpressed concerns erode the fabric of our special neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hiroki & April Asai', written in a cursive style.

Hiroki & April Asai  
(29 Kronquist Court)

September 30, 2019

San Francisco Planning  
1650 Mission St. Suite 400  
San Francisco, CA 94103  
Attention: Cathleen Campbell

Regarding: BPA 201906183764-41 Kronquist Court  
Record Number 2019-013041PRJ

Hello Cathleen:

I am a neighbor who received the 311 notification for this project. I was quite surprised that this is the first time I was contacted regarding this project.

Since I was not allowed to provide any feedback on this project, I would like to provide my input as follows:

The proposed project negatively affects our light, air, and privacy. Additionally, it eliminates the common rhythm and character shared by our neighbors by removing the articulating "Juliet balconies".

Our neighborhood rear building depth follows a pattern and our rear building faces have a common design and generally align creating a defining mid-block open space.

This proposal will specifically overpower our house and our open space as we live so close. Overall, it will negatively alter our neighborhood character. The proposal does not follow the Residential Guidelines and needs to be redesigned.

I am in opposition to this project.

Thank you.



Esther and Nicholas Baran  
641 27th St.  
San Francisco, CA 94131  
[estherbaran@hotmail.com](mailto:estherbaran@hotmail.com)

September 26, 2019

Cathleen Campbell  
San Francisco Planning Department  
1650 Mission Street Suite 400  
SF CA 94103

Re: Opposition to rear addition at 41 Kronquist Ct.

Dear Cathleen Campbell/SF Planning,

We have received and reviewed the 311 Notice and the plans for the proposed expansion at 41 Kronquist Court San Francisco and write this letter in objection to the proposal.

The proposed project is incompatible with our neighborhood and the addition impacts our existing neighborhood character and will create shadows and intrusions into our shared mid-block open space.

We oppose the proposed project as noticed and expect Planning to formally request a redesign by the Sponsor before forcing neighbors to organize a formal protest.

Sincerely,

A handwritten signature in black ink, appearing to read "Esther Baran". The signature is fluid and cursive, with the first name "Esther" written in a larger, more prominent script than the last name "Baran".

Esther and Nicholas Baran

September 28, 2019

San Francisco Planning Department  
1650 Mission St. Suite 400  
San Francisco, CA 94103  
Attention: Cathleen Campbell

Subject: 311 Notification  
Building Permit Application Number 201906183764  
41 Kronquist Court

Dear Ms. Campbell

I received the 311 notification for this project on September 20, 2019.

I am objecting to this project on the grounds that I was not notified to attend the neighborhood meeting that normally occurs prior to the 311 mailing.

In the past, the purpose of this type of meeting is to allow neighbors to comment on the project prior to the 311 notification.

I would propose that this project be put on hold, a notification be sent out to neighbors inviting them to a meeting to voice comments/objections and alternatives so this input can be submitted to your department for review.

Then after this occurs, proceed with the 311 notification.

I hope you find this input constructive.

Thank you.

Mr. Winslow  
January 9, 2020  
Page 2

Below is the hand drawn rendering Mr. Anand provided at the meeting next to the model Mr. Anand did to scale:



Quite notably, the model provided by the project architect, Mr. Stavoy, depicts the deck protruding even further out from the sponsor's home than Mr. Anand's model, rendering it even more intrusive into my client's privacy:



Further, it is not only the deck on the top floor that greatly invades my client's privacy, but also the deck immediately below, which will create the same problem on the second floor of my client's home where she maintains a bedroom and home office. Below is a model Mr. Anand created from that level as well:



In addition, the ground level and garden of my client's home will be affected by the fire-rated wall on the property line that is proposed by these plans. You inquired of the project architect at the meeting whether the wall was higher than ten feet and he advised you that the fence on the property line is less than 10 feet high. While the fence may be less than ten feet, the plans make clear that solid wall on the property line is more than 12' high at the closest point to the sponsor's and my client's home. This could be easily avoided by moving the stair away from the property line and obviating the need for a fire rated wall.

The Residential design Guidelines themselves suggest precisely this on pages 26 and 27 under BUILDING SCALE AND FORM:

“The following design modifications may reduce the impacts of rear yard expansions:

The rear stairs are setback from the side property line and their projection into the rear yard is minimized, in order to maintain the mid-block open space.”

The model below depicts how the proposed property line wall will tower over my client's rear yard and garden:



My client has requested previously that the sponsors simply diminish the depth of these decks, in order to preserve her privacy, light, and air. You may recall that you suggested at the meeting that another solution would be to set the decks off of her property line further as another possible solution. The Olsons have steadfastly refused to diminish the scale of the proposed upper deck at all. They did agree during discussions before our meeting to diminish the depth of the second-floor deck by one foot. This was their only accommodation in limiting the scale of these decks. However, they did not keep that offer on the table at our meeting with you.

Reducing the scale of these decks, or setting them and the stair off of the property line is a very simple way to obviate the need for design review. This solution will provide the Olsons with use of the decks on the levels they want while at the same will serve to protect my client's privacy, light, and air.

Mr. Winslow  
January 9, 2020  
Page 6

This reduction would also reduce the intrusive impact on the shared mid-block open space that concerns many other neighbors, some of whom have written letters to the planner assigned to the project to protest the proposed plans.

Mr. Anand has also produced some models to demonstrate what the project would look like if the depth of the decks is reduced or moved further off of the property line. If you would like me to send those along as well, I would be happy to do so.

Please call me if you have any questions at all about the above.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael A. Mazzone", with a long horizontal flourish extending to the right.

Michael A. Mazzone

**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: 41 Kronquist Ct.

Zip Code: 94131

Building Permit Application(s): 2019.0618.3764

Record Number:

Assigned Planner: David Winslow

**Project Sponsor**

Name: James Stavoy (on behalf of Scott and Paige Olson)

Phone: (415) 553-8696

Email: jgstavoy@pacbell.net

**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.)

We believe the proposed project is a modest deck project specifically designed to minimize any impact to neighbors, which is consistent with and fully complies with any and all City rules, the Residential Design Guidelines, and architectural standards. In fact, we chose to add and replace decks instead of a more major buildout of our house primarily out of consideration to our immediate neighbors. This is certainly a minor project particularly given the recent history of major buildouts on our street. The DR Requester fails to acknowledge that there are multiple upper floor decks on our street, including the massive combined home at 23/29 Kronquist Ct., a multi-year project which the DR Requester went on record supporting. Our upper deck is designed over three feet off the property line of the DR requester and was done with glass railings to minimize any obstruction of view and avoid blocking light and air. As a courtesy to the DR requester, we did not include a stairway from our top floor deck so as to minimize any obstruction of her view. In addition, the first floor deck, while more sizable than present, is significantly smaller than the first floor deck of our immediately adjacent neighbor and has little impact on the DR Requester. The stairway at the property line from the proposed first floor deck is a common design feature consistent with our neighborhood and the required firewall will be designed so that the substantial majority of the firewall will be below the existing fence line. At the end of the day, this is a modest project designed to make our small home a bit more user friendly for our family and is certainly consistent with our immediate neighborhood and all design guidelines and, in fact, is minor in scope compared to other such neighborhood projects.

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 made an effort to reach out to all of our neighbors to be transparent and ensure that they support our project. We believe the vast majority of neighbors support our project notwithstanding the neighborhood campaign waged by the DR Requester. We have been in regular correspondence with the DR Requester to work to address her concerns, including an in person meeting with the DR Requester and her lawyer. As a courtesy to the DR Requester, we proposed building (at our additional expense) a frosted glass privacy screen on our proposed upper deck to address her professed privacy concerns. We also proposed to reduce the length of the first floor deck by one foot and offered to pay for a new fence at our mutual property line. While we are willing to continue to meet with the DR Requester in an effort to work towards a mutually agreed resolution in good faith, we believe the DR Requester is misusing the City's DR process in an effort to either completely derail our project or obtain substantial concessions. That being said, we will continue to be courteous and respectful to the DR Requester and are open to further mediation.

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 believe our proposed project is modest in scope specifically designed to have minimal impact on neighbors. We have invested significant time and money in drawing up plans for this minor deck project and we do not believe the changes by the DR Requester are reasonable or necessary. We have invested heavily in our San Francisco community with Scott chairing the Board of Directors at the family homeless shelter Raphael House and Paige serving on the Board of Directors at Edgewood Family Center. At a time when young families are leaving San Francisco in droves, we simply want to make our house a bit nicer for our young daughters so that we may stay in the home we have lived in for eleven years.



## Project Features

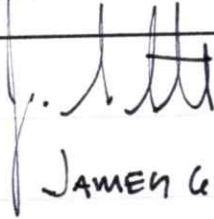
Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	2
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	1	1
Bedrooms	3	3
Height	21'-0"	21'-0"
Building Depth	50'-6 1/2"	58'-9 1/2"*
Rental Value (monthly)	N/A	N/A
Property Value	1,500,000.00	1,530,000.00

\* INCLUDES DEPTH OF DECK FURTHER INTO REAR YARD

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

Signature:



Printed Name:

JAMES G. STAVY

Date:

Property Owner

Authorized Agent / ARCHITECT

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

## ATTACHMENT

Page 3

### 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.**

The design of the proposed decks are similar to others on the same block, kept well within the planning codes rear yard setback requirements and staggered in depth to step down gracefully into the rear yard. Located on the north side of the D.R. requestors property the decks will have minimal impact on light and air to her property.

The proposed decks do not impact the dwelling units, occupied stories, basement levels, parking spaces, bedrooms, height, building depth. We have never rented our house but project an increased property value of about \$30,000.

Paige and Scott Olson  
41 Kronquist Ct.  
San Francisco, CA 94131

January 9, 2020

**VIA E-MAIL**

San Francisco Planning Commission  
c/o David Winslow (david.winslow@sfgov.org)  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

*RE: Owner's Brief in Support of Deck Project at 41 Kronquist Ct.*

Dear San Francisco Planning Commission:

We submit this letter and supporting exhibits in connection with the Discretionary Review hearing currently scheduled for Thursday, January 30, 2020 and respectfully request that the Commission approve our deck project.

**I. INTRODUCTION**

After living at our home at 41 Kronquist Ct. for over eleven years, we were excited to undertake some updates to our home to make it a bit nicer for our family, which includes our daughters Alison (11) and Brooke (8), and our dog Bella (3). We believe the proposed project is a modest deck project specifically designed to minimize any impact to neighbors, which is consistent with and fully complies with any and all City rules, the Residential Design Guidelines, and architectural standards. In fact, we chose to add and replace decks, rather than a more major buildout of our house, primarily out of consideration to our immediate neighbors.

**II. PROJECT DESIGN AND FEATURES**

A copy of Site Permit Submittal Drawings is attached hereto as **Exhibit A**. The design of the proposed decks is similar to others in the neighborhood, including the same block, and is kept well within the planning codes rear yard setback requirements and staggered in depth to step down gracefully into the rear yard. For reference, 3-D images of the proposed finished decks are attached hereto as **Exhibit B**. Photographs of existing conditions and decks of neighbors on Kronquist Ct. and 27<sup>th</sup> Street are attached hereto as **Exhibit C**.

**III. DR REQUEST**

Given the small scope of our deck project, we were certainly surprised to receive a DR Request from our adjacent neighbor at 47 Kronquist Ct. (the "DR Requestor") particularly given the recent

history of major buildouts on our street. We have met multiple times with the DR Requestor to address her concerns, including in-person meetings with the DR Requestor and her lawyer and a subsequent mediation led by the Chief Architect at the Planning Commission, David Winslow. As a courtesy to the DR Requestor, we previously proposed (i) to build (at our additional expense) a frosted glass privacy screen to address her professed privacy concerns, (ii) to reduce the length of our first floor deck by one foot and (iii) to pay for a new fence at our mutual property line. Unfortunately, we have been unable to resolve issues with the DR Requestor despite our good faith efforts to do so.

The DR Requestor continues to object to the upper deck based on privacy concerns even though our proposal to address with frosted glass was rejected. The upper deck was specifically designed approximately 3'6" off the property line of the DR Requestor, extends only 5'10" from our house, and was done with glass railings to minimize any obstruction of view and avoid blocking light and air (which is less of an issue since we are located on the North side of DR Requestor's Property).

In addition, as a courtesy to the DR Requestor, we did not include a stairway from our top floor deck so as not to block her view. As shown on **Exhibit C**, there are multiple upper decks on our block, including the massive combined home at 23/29 Kronquist Ct., a multi-year project which ironically the DR Requestor went on record supporting. The deck at 23/29 Kronquist Ct. is closer to the property line of its adjacent neighbor and also extends further out than our proposed deck.

We believe our upper deck has minimal impact on the DR Requestor and is consistent with all applicable City rules and neighborhood guidelines. As mentioned, we designed the upper deck with glass railings and over three feet off property line to preserve the view of the DR Requestor. A 3-D model of interior views from the home of the DR Requestor is attached hereto as **Exhibit D**. The 3-D model demonstrates the limited impact on the view of the DR Requestor and likewise her privacy.

It is unclear to what extent the DR Requestor also objects to the first floor deck but its worth noting that the size of the first floor deck is smaller than that of our other immediately adjacent neighbor at 35 Kronquist Ct. and has little impact on the DR Requestor. The DR Requestor also objects to the location of the stairway off the first floor deck. The stairway at the property line from the first floor deck is a common design feature consistent with our neighborhood and the required firewall will be designed so that the substantial majority of the firewall will be below the existing fence line and is less than 10 feet at its highest point.

#### **IV. LETTERS OF SUPPORT**

We have made an effort to reach out to our neighbors to be transparent and ensure they support our deck project. Attached at **Exhibit E** are e-mails to the Planning Commission of full support by our neighbors at 35 Kronquist Ct. and 18 Kronquist Ct., respectively. We note that the supporting property owners at 35 Kronquist Ct. are our immediately adjacent neighbors to the North and that the proposed decks have a similar setoff from their property line. They do not share the concerns of the DR Requestor.

V. CONCLUSION

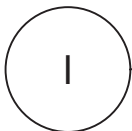
We believe our proposed deck project is modest in scope, is specifically designed to have minimal impact on neighbors, and complies with all relevant City rules, Residential Design Guidelines, and architectural standards. We have invested heavily in our San Francisco community (Scott works in San Francisco and chairs the Board of Directors at the family homeless shelter Raphael House, Paige serves on the Board of Directors at Edgewood Family Center, and our children attend elementary school in San Francisco), which is why we decided to make some small improvements to our home instead of following the trend of other families moving outside our great city. We love our street, neighborhood and larger San Francisco community. We respectfully request that the Commissioners approve our deck project and thank you in advance for your consideration.

Sincerely,

Handwritten signatures of Paige A. Olson and Scott H. Olson in blue ink.

Paige and Scott Olson

Attachments



PROPOSED - PROPOSED REAR YARD DECK  
NTS

EXHIBIT 'B'

OLSON RESIDENTIAL REMODEL  
41 KRONQUIST COURT  
SAN FRANCISCO, CA 94131

01.09.20

3D VIEWS FROM NEIGHBOR



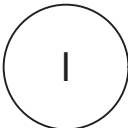
2

PROPOSED - REAR YARD DECK  
NTS

EXHIBIT 'B'

SUBJECT PROPERTY  
41 KRONQUIST COURT

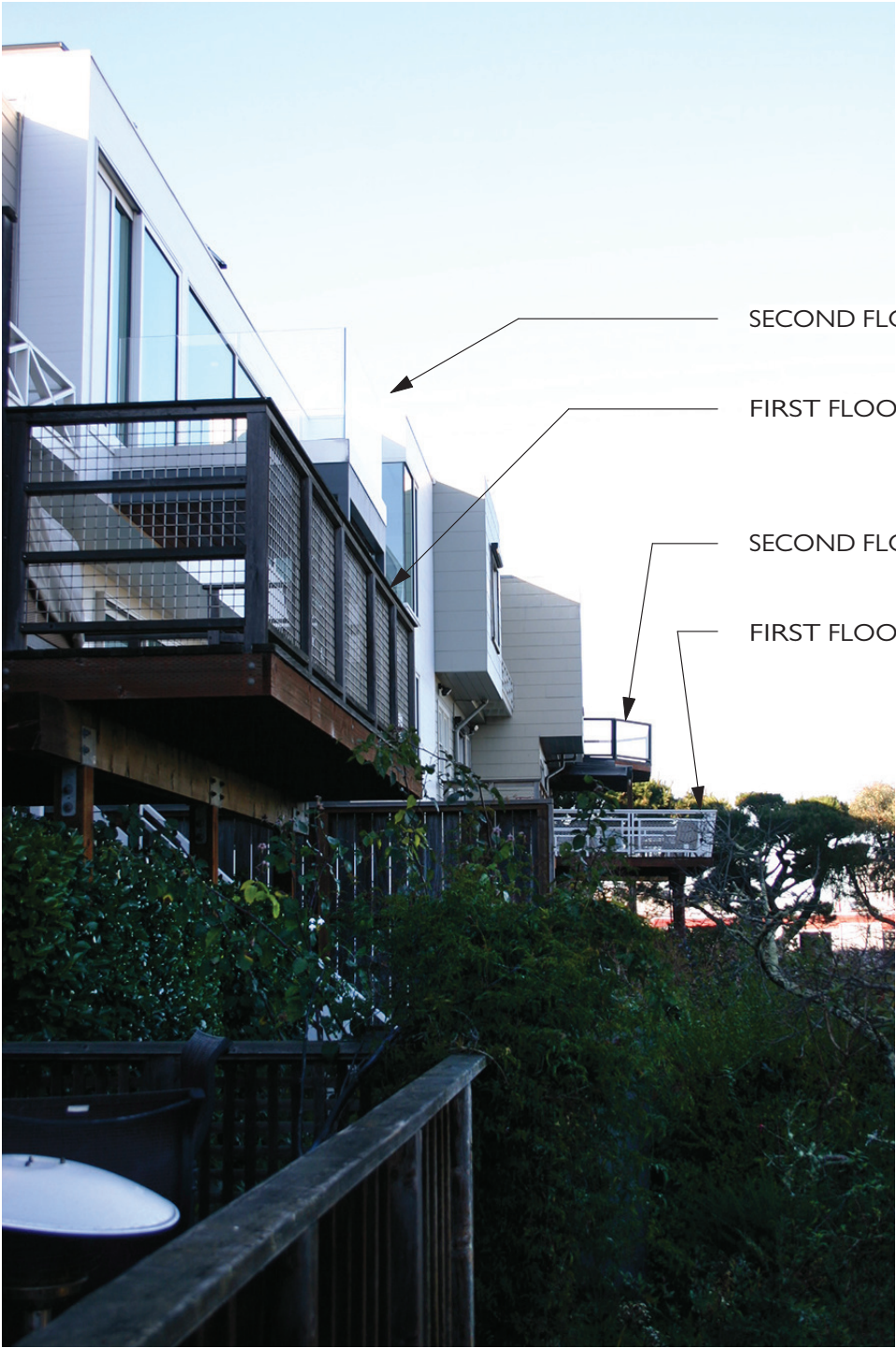
29 KRONQUIST COURT  
2ND FLOOR DECK AT PROPERTY LINE  
SIMILAR LOCATION AND RAILING DESIGN



REAR ELEVATIONS - ADJACENT RESIDENCES  
(NORTH OF 41 KRONQUIST COURT - SUBJECT PROPERTY)

EXHIBIT 'C'





SECOND FLOOR DECK - 29 KRONQUIST COURT

FIRST FLOOR DECK - 35 KRONQUIST COURT

SECOND FLOOR DECK - 7 KRONQUIST COURT

FIRST FLOOR DECK - 11 KRONQUIST COURT

2

REAR YARD DECKS - LOOKING NORTH  
(FROM 41 KRONQUIST COURT - SUBJECT PROPERTY)

EXHIBIT 'C'



3

2ND STORY DECK AT SUBJECT PROPERTY REAR P.L.  
(ON 638 27TH STREET)

EXHIBIT 'C'

SUBJECT PROPERTY  
REAR FACADE AND PATIO

ADJACENT PROPERTY  
35 KRONQUIST COURT



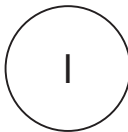
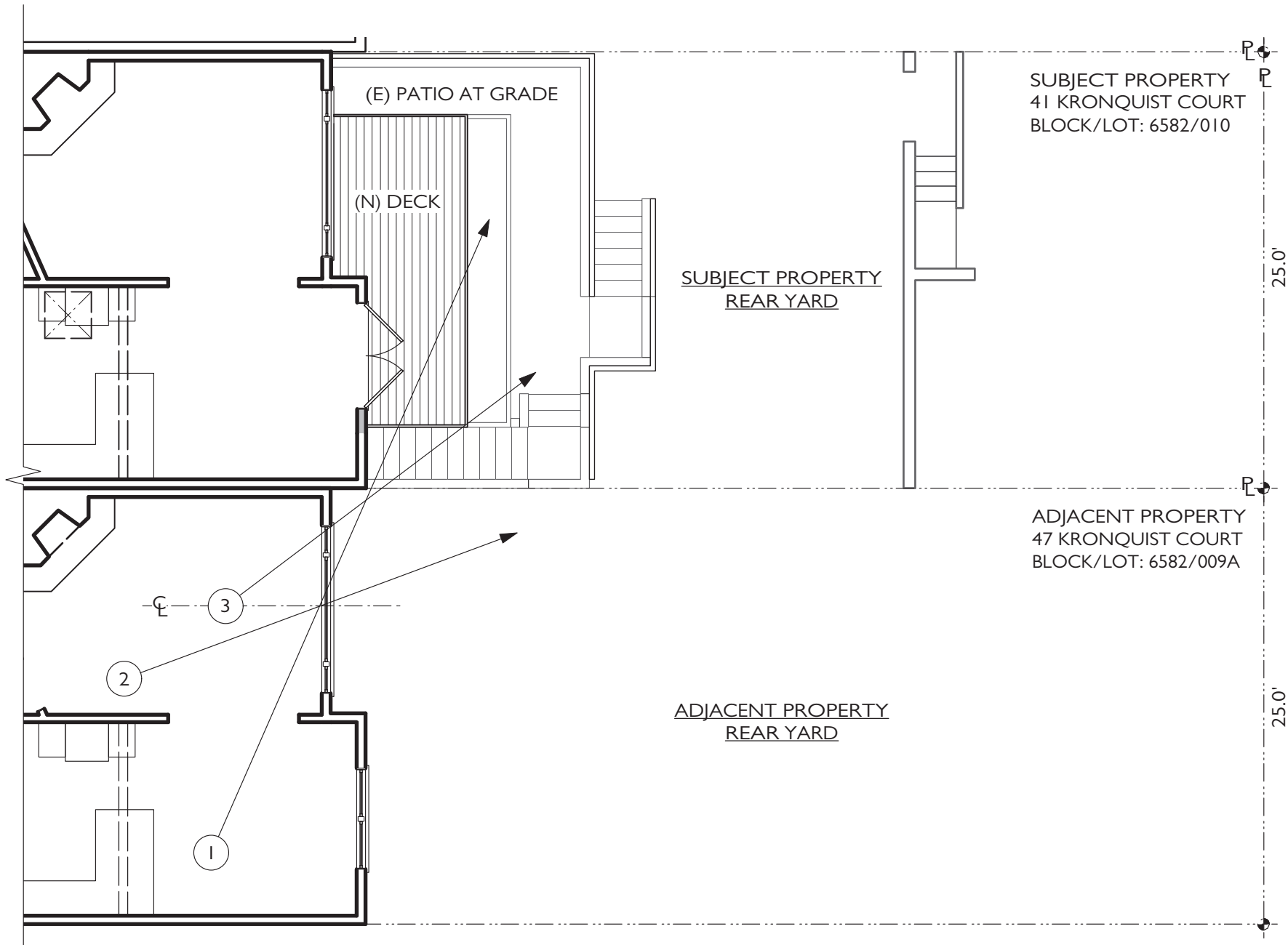
ADJACENT PROPERTY  
47 KRONQUIST COURT



4

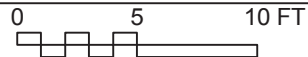
EXISTING CONDITIONS  
(REAR FACADES)

EXHIBIT 'C'



**PROPOSED - SECOND FLOOR DECK PLAN**

Scale: 1/8" = 1'-0"



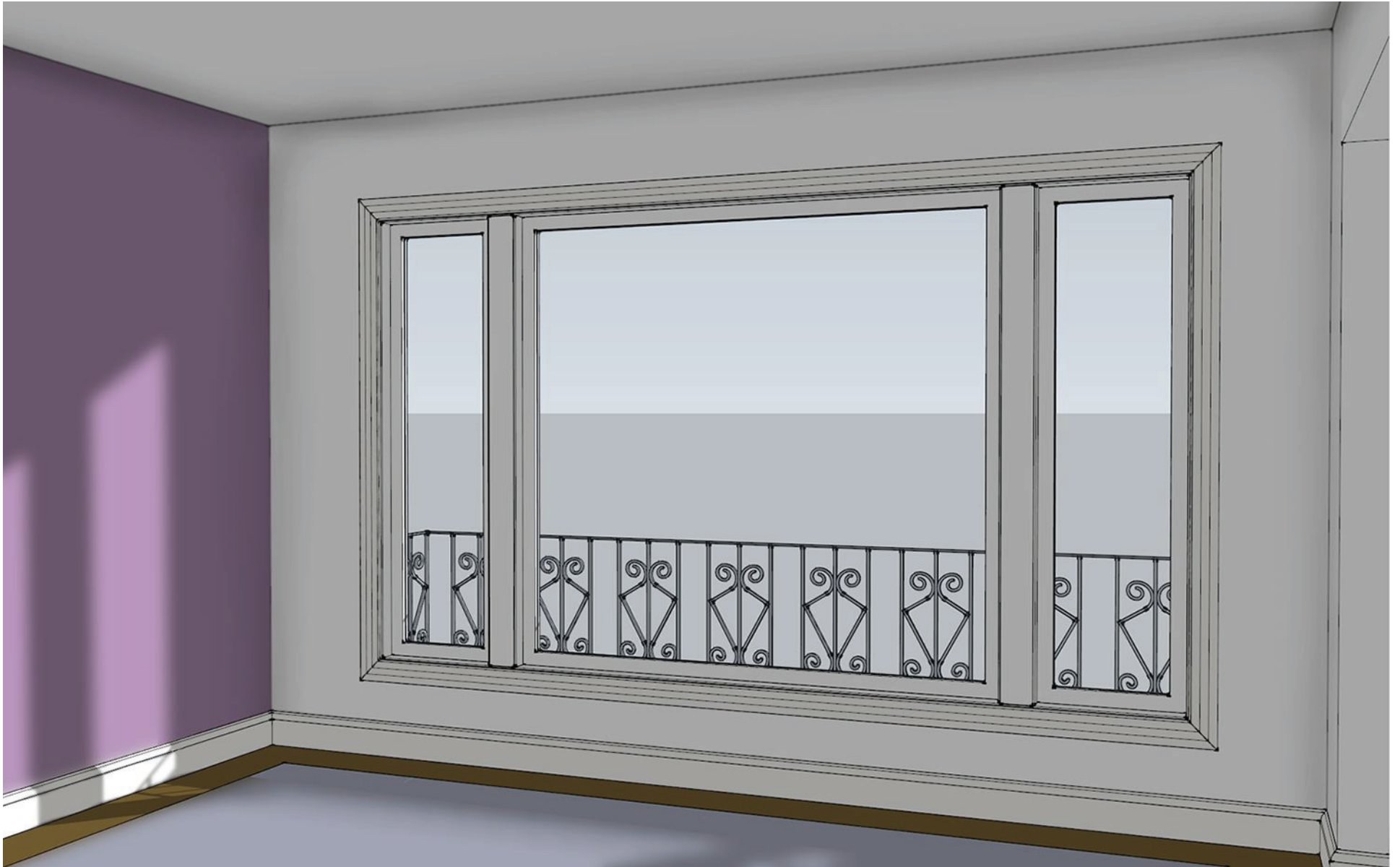
**EXHIBIT 'D'**



2

VIEW 1 - FROM ADJACENT PROPERTY BREAKFAST AREA  
NTS

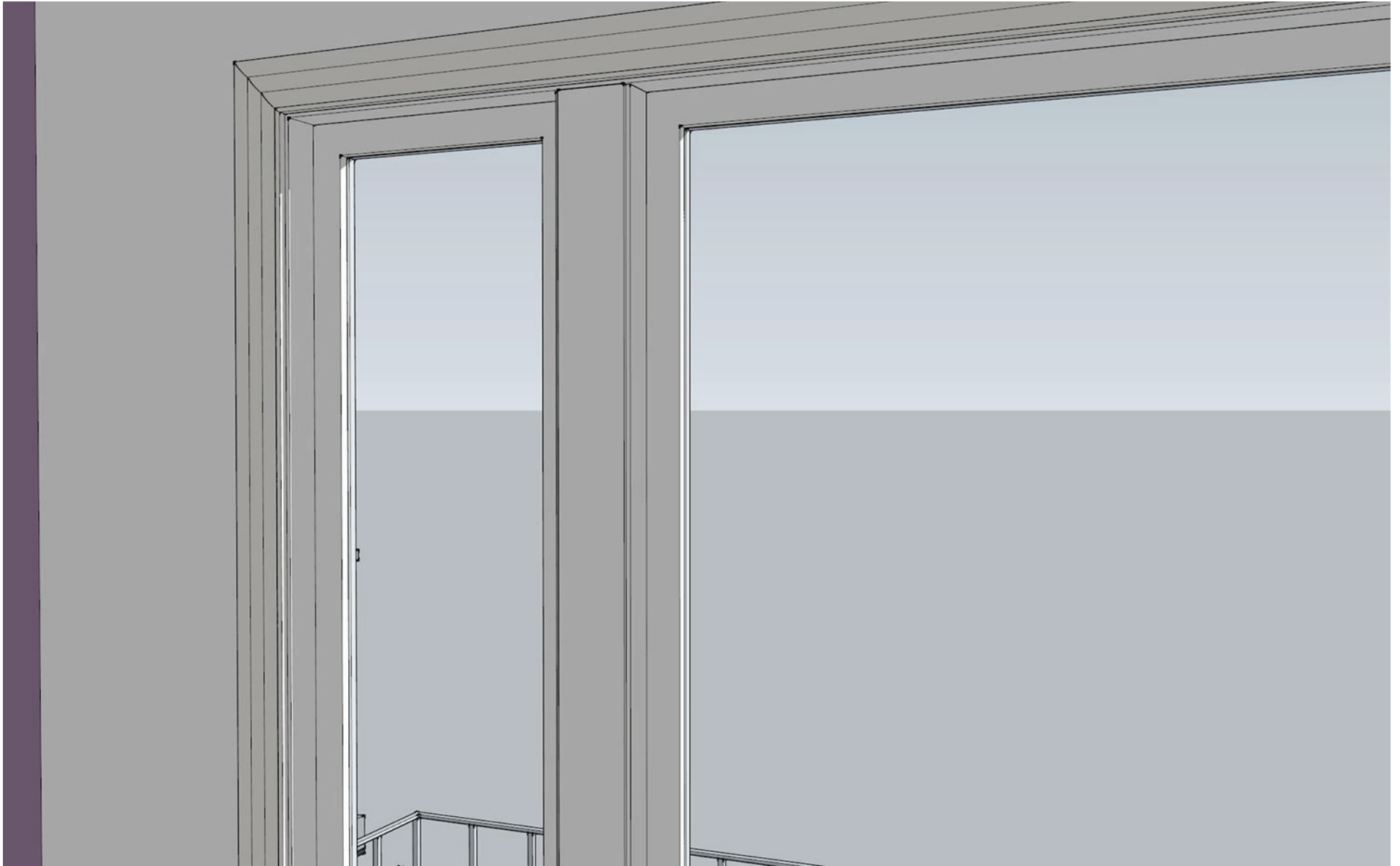
EXHIBIT 'D'



3

VIEW 2 - FROM ADJACENT PROPERTY LIVING ROOM  
NTS

EXHIBIT 'D'



4

VIEW 3 - FROM ADJACENT PROPERTY LIVING ROOM  
NTS

EXHIBIT 'D'

OLSON RESIDENTIAL REMODEL  
41 KRONQUIST COURT  
SAN FRANCISCO, CA 94131

01.09.20

3D VIEW FROM NEIGHBOR

---

**From:** Jeffrey Kurin <jeffreykurin@hotmail.com>  
**Sent:** Tuesday, January 7, 2020 9:13 AM  
**To:** david.winslow@sfgov.org  
**Cc:** Olson, Scott H.; Paige Olson; Eryn Kurin  
**Subject:** [EXT] proposed deck project at 41 Kronquist Court

Dear Mr. Winslow and Commissioners,

We are writing to say that we are okay with and in full support of the proposed deck project at 41 Kronquist Court. We live at 35 Kronquist Court., immediately adjacent to the Olson family's house at 41 Kronquist Court, and have been living there for over 15 years. The Olson family has discussed with us their proposed plans and we feel it is well designed and appropriate for the neighborhood. We appreciate that the decks are set in over 3 feet off the property line and are designed with glass railings to minimize the impact. The Olsons are kind and respectful members of our neighborhood and the SF community and we feel lucky to have them as our next door neighbors.

Sincerely,  
Jeff and Eryn Kurin



---

**From:** Brady Murray <bradymurray@gmail.com>  
**Sent:** Monday, January 6, 2020 10:50 AM  
**To:** david.winslow@sfgov.org  
**Cc:** Becca Rozell; Paige Olson; Olson, Scott H.  
**Subject:** [EXT] Letter of Support for 41 Kronquist Court

Dear Mr. Winslow and Commissioners:

We are writing in support of the proposed deck project at 41 Kronquist Court. We live at 18 Kronquist Ct., down the street from the Olson family, and have owned our home there for 5 years. Scott and Paige Olson have discussed their proposed plans with us and we feel it is well designed and appropriate for the neighborhood. Paige, Scott and their children are wonderful neighbors and we are fortunate to have them on our street and our larger SF community.

Sincerely,

Brady Murray and Becca Rozell

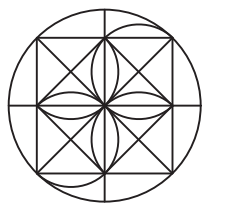
18 Kronquist Ct.

San Francisco, CA 94131

—  
Brady Murray  
415.463.0502

# OLSON RESIDENTIAL DECK REMODEL

41 KRONQUIST COURT, SAN FRANCISCO, CA 94131



JAMES G STAVOY  
ARCHITECT  
AIA

679 Sanchez Street  
San Francisco, California  
94114  
415 • 553 • 8696

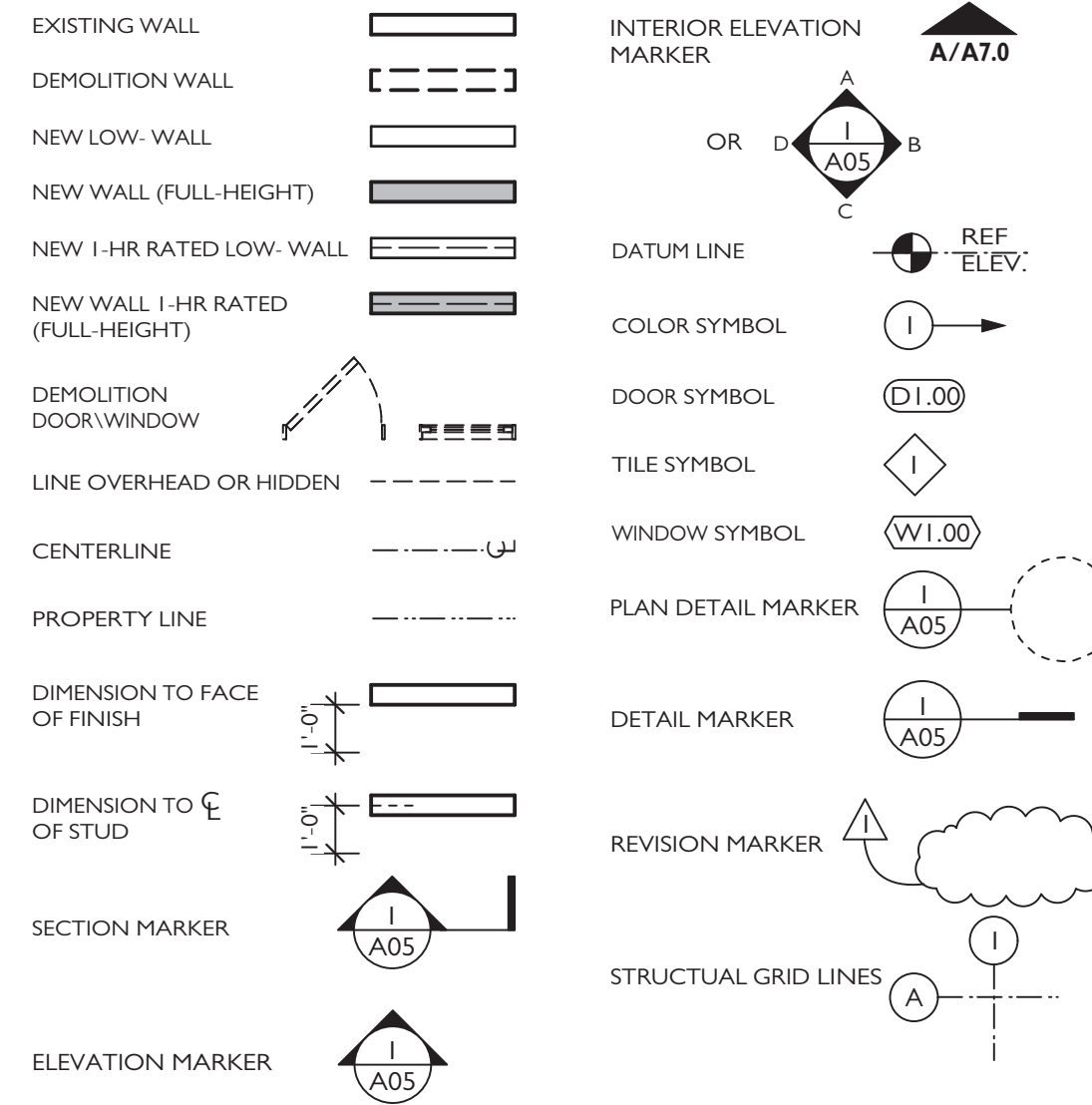
## ABBREVIATIONS:

ABV.	ABOVE	KIT.	KITCHEN
AC	AIR CONDITIONING	LAM.	LAMINATED
A.D.	AREA DRAIN	LAV.	LAVATORY
ADA	AMERICANS W/ DISABILITIES ACT	LB.	POUND
ADJ.	ADJACENT	MATL.	MATERIAL
A.F.F.	ABOVE FINISHED FLOOR	MAX.	MAXIMUM
ALUM.	ALUMINUM	M.D.F.	MEDIUM DENSITY FIBER- BOARD
ALT.	ALTERNATE	MECH.	MECHANICAL
APPROX. & ARCH.	APPROXIMATE ARCHITECTURE	MFG.	MANUFACTURER
BD.	BOARD	MIN.	MINIMUM
BASE BD.	BASE BOARD	MISC.	MISCELLANEOUS
BIT.	BITUMINOUS	MTD.	MOUNTED
BLDG.	BUILDING	MTL.	METAL
BLK'G	BLOCKING	(N)	NEW
B.O.	BOTTOM OF	N	NORTH
		NA	NOT APPLICABLE
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
C.L.	CENTER LINE	NO. OR #	NUMBER
CLG.	CEILING	NOM.	NOMINAL
CLR.	CLEAR	N.S.F.	NET SQUARE FOOTAGE
CMU	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
CNTR.	CENTER	O/	OVER
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.D.	OUTSIDE DIMENSION
CONST.	CONSTRUCTION	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
CONT.	CONTINUOUS	O.H.	OPPOSITE HAND
C.R.S.	COLD ROLL STEEL	OPN'G	OPENING
CTOP.	COUNTERTOP	P.C.	PLUMBING CHASE
CUST.	CUSTOM	PL.	PLATE
D	DRYER	PLYWD.	PLYWOOD
DBL.	DOUBLE	PT.	PRESSURE TREATED
(D)	DEMOLITION	PL	PROPERTY LINE
D.F.	DOUGLAS FIR	PLAM	PLASTIC LAMINATE
DIA.	DIAMETER	(R)	REPLACE
DIM.	DIMENSION	R.A.	RETURN AIR
DN.	DOWN	RAD.	RADIUS
D.S.	DOWN SPOUT	RCP	REFLECTED CEILING PLAN
DTL.	DETAIL	RD	ROOF DRAIN
DWG.	DRAWING	RDWD	REDWOOD
E	EAST	REF	REFERENCE
EA.	EACH	REFR	REFRIGERATOR
ELEC.	ELECTRICAL	REQ'D	REQUIRED
ELEV.	ELEVATION	REV	REVISION
E.P.	ELECTRICAL PANEL	ROOM	ROOM
EQ.	EQUAL	R.O.	ROUGH OPENING
EQUIP.	EQUIPMENT	R.W.L.	RAIN WATER LEADER
(E)	EXISTING	S	SOUTH
EXP.	EXPOSED	S.A.	SUPPLY AIR
EXT.	EXTERIOR	SC	SOLID CORE
FAB.	FABRICATED/FABRICATOR	SD	SMOKE DETECTOR
F.A.U.	FLOOR DRAIN	S.O.G.	SLAB ON GRADE
FDN.	FOUNDATION	S.S.D.	SEE STRUCTURAL DRAWINGS
F.F.	FINISHED FLOOR	SQ. FT.	SQUARE FOOT
F.F.E.	FINISHED FLOOR ELEV.	SHT.	SHEET
F.G.	FINISHED GRADE	SIM.	SIMILAR
FIN.	FINISH	SPEC.	SPECIFICATIONS
FIXT.	FIXTURE	SQ.	SQUARE
FL'LR'G	FLOOR FLOORING	S.S.T.	STAINLESS STEEL
FLUOR.	FLUORESCENT	STD.	STANDARD
F.O.	FACE OF	STL.	STEEL
F.O.C.	FACE OF CONCRETE	T.B.D.	TO BE DETERMINED
F.O.S.	FACE OF STUD	T&B	TOP AND BOTTOM
F.O.P.	FACE OF PLYWOOD	T&G	TONGUE AND GROOVE
F.O.W.	FACE OF WALL	TEMP.	TEMPERED
F.P.	FIRE PLACE	T.O.	TOP OF
FT.	FOOT/FEET	T.O.P.	TOP OF PLATE
FURN.	FURNACE	T.O.S.	TOP OF SLAB
FUR.	FURRING	T.O.F.F.	TOP OF FINISHED FLOOR
GA.	GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
G.C.	GENERAL CONTRACTOR	UL	UNDERWRITER'S LABORATORY
GL.	GLASS OR GLAZING	U.O.N.	UNLESS OTHERWISE NOTED
GRND.	GROUND	VAR.	VARIABLE
G.S.F.	GROSS SQUARE FOOTAGE	V.C.T.	VINYL COMPOSITE TILE
G.S.M.	GALVANIZED SHEET MTL.	VENT.	VENTILATION
GYP.	GYPSON WALLBOARD	VERT.	VERTICAL
H.C.	HOLLOW-CORE	V.G.	VERTICAL GRAIN
HDR.	HEADER	V.I.F.	VERIFY IN FIELD
HDBD.	HARD BOARD	VOL.	VOLUME
HDWD.	HARD WOOD	W	WEST
H.G.	HORIZONTAL GRAIN	WIND.	WINDOW
HORIZ.	HORIZONTAL	W/	WITH
HR.	HOUR	W.C.	WATER CLOSET
H.R.S.	HOT ROLLED STEEL	WO.	WITHOUT
HT.	HEIGHT	WD	WOOD
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	WP	WATER PROOF
		WPM	WATER PROOF MEM- BRANE
I.D.	INSIDE DIMENSION	W.H.	WATER HEATER
IN.	INCH/INCHES		
INCL.	INCLUDING		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		

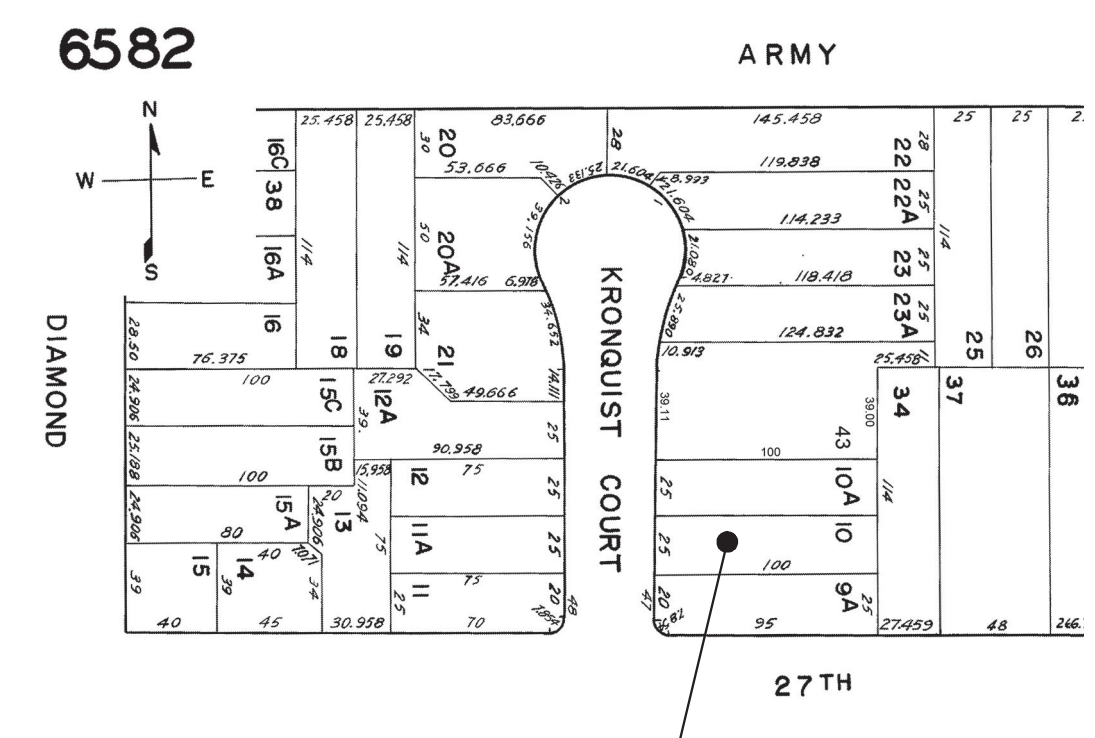
## GENERAL NOTES:

- All work shall be done in conformance with the California Building Code currently adopted, as well as all applicable code and pertinent federal, state, county and municipal ordinances.
  - The Contractor shall verify all dimensions and coordinate the scope of all work with the contract documents and existing conditions before starting construction. Discrepancies between Architect's, Engineer's or Manufacturer's construction details shall be resolved to satisfy the most stringent requirement. Notify the Architect or Engineer of special or unusual conditions before proceeding with the work.
  - All dimensions take precedent over scale. The Contractor shall not scale the drawings with the intent of determining exact placement or location of particular assemblies. All plan dimensions indicated are to column centerline, to face of concrete, to finished face of gypsum board, or to face of masonry U.O.N.
  - Details as shown are typical. All conditions not specifically detailed on the drawings shall be similar to those shown or implied or shall match existing conditions.
  - The Contractor shall complete and perform all work in a good, professional manner at a level, quality and tolerance consistent with the standards of the construction industry. The Construction Documents are provided to illustrate the design and general intent of construction desired and imply the finest quality of construction, material and workmanship throughout.
  - The Contractor shall maintain the integrity of all scaffolding, shoring and bracing systems as required for the installation of new work and shall provide permanent stability for existing and new facilities.
  - Contractor shall provide all necessary blocking, backing, framing, hangers and/or other supports for all fixtures, equipment, casework, furnishing and all other items requiring same.
  - When penetrating existing soil substrate, verify depths and locations of adjacent piping and foundation systems. All stumps, roots and vegetation shall be removed from the soil to a depth of at least 12" below grade in an area to be occupied by the building. All wood concrete forms shall be removed from the site. Before completion, loose or casual wood shall be removed from direct ground contact under the building.
  - Contractor shall take suitable measures to prevent interaction between dissimilar metals.
  - Mechanical, Plumbing and Electrical sectors of the work shall comply with the CBC, as well as all applicable reference codes (CMC, CEC and CPC) and ordinances appertaining. Gauges and sizes, construction methods, and specifications of materials and equipment shown, noted or detailed shall be in accordance with all applicable standards. All fixtures and fittings shall be properly plumbed and vented. The Contractor shall trace all new and existing electrical circuitry falling within the scope of work detailed herein back to the breaker box to ensure proper loading and convenient grouping per leg of service. Where applicable, the Contractor shall coordinate with local utility agencies all work entailing additional service and connection, off- and on-site, and do so in a manner that will neither delay nor encumber the orderly execution of dependent work. Energy Conservation methods and materials shall comply with California administrative code, Title 24.
  - All revisions, addenda and Change Orders must be reviewed by the Architect and approved by the Owner. Submittals for such review shall be scheduled and coordinated by the Contractor so as not to delay or encumber the orderly execution of all work falling within the scope of the project herein documented.
  - The Contractor shall be solely responsible for safety on the Project Site and shall adhere to all Federal, State, County, Municipal and O.S.H.A. safety regulations.
  - The Contractor shall maintain all proper Worker's Compensation and Liability Insurance throughout the duration of construction.
- ### ELECTRICAL NOTES:
- PRIMARY LIGHT SOURCE ON FIRST SWITCH TO BE FLOURESCENT.
  - GFCI PROTECTION REQ'D ON ANY RECEPT. WITHIN 6'-0" OF SINK.
  - PROVIDE ELEC. OUTLETS IN KITCHEN SO THAT NO POINT ALONG A COUNTER IS MORE THAN 2' FROM AN OUTLET PER CEC-21 0-52. PROVIDE ACCESSIBLE OUTLET AT ISLAND.
  - SEPARATE KITCHEN CIRCUITS TO BE PROVIDED FOR COUNTERTOP OUTLETS, REFRIGERATOR, AND DISHWASHER/DIPOSAL. PROVIDE MIN. 2-20 AMP SMALL APPLIANCE BRANCH CIRCUITS (PER CEC SECT 210-52 & 220-4).
- ### MECHANICAL NOTES:
- PROVIDE 200 SQ. IN. NET OPENING FOR GARAGE VENTILATION PER CMC.
  - PROVIDE COMBUSTION AIR OPENINGS FROM OUTSIDE FOR W.H. PER CPC-507. (FURNACE PER CMC-CH. 7). ANY APPLIANCE W/ FLAME SOURCE TO BE MOUNTED MIN. 18" ABOVE FLOOR PER CMC-308 (W.H. PER CPC-510.1)
  - PROVIDE APPROVED SEISMIC STRAPS W.H. TO WALL PER CPC-510.5.
  - TERMINATE GAS VENT 4'-0" FROM P.L. AND 2'-0" ABOVE ANY PORTION OF A BLDG WITHIN 10'-0" & PER CMC 806.4.
  - TERMINATE ALL ENVIRONMENTAL AIR EXHAUST DUCTS (KITCHEN RANGE HOOD, BATHROOM FAN, DRYER) MIN. 3FT. FROM ANY OPENING OR PROPERTY LINE PER CMC SECT 504. PROVIDE BACK DRAFT DAMPER (B.D.D.)
  - DRYER EXHAUST DUCT: 14'-0" MAX. W/ 2-90° PER CMC-504.3 OR PER MANUF. VENT TO EXT.
  - PER CBC 1203.3. PROVIDE MECH. VENTILATION SYSTEM (EXHAUST FAN W/ BACK DRAFT DAMPER - B.D.D.) CONNECTED DIRECTLY TO THE EXTERIOR CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR WITH A POINT OF DISCHARGE AT LEAST 3 FT FROM ANY P.L. OR OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
- ### PLUMBING NOTES:
- INSTALL GREY WATER SYSTEMS PER CITY OF BURLINGAME REQUIREMENTS.

## SYMBOLS:



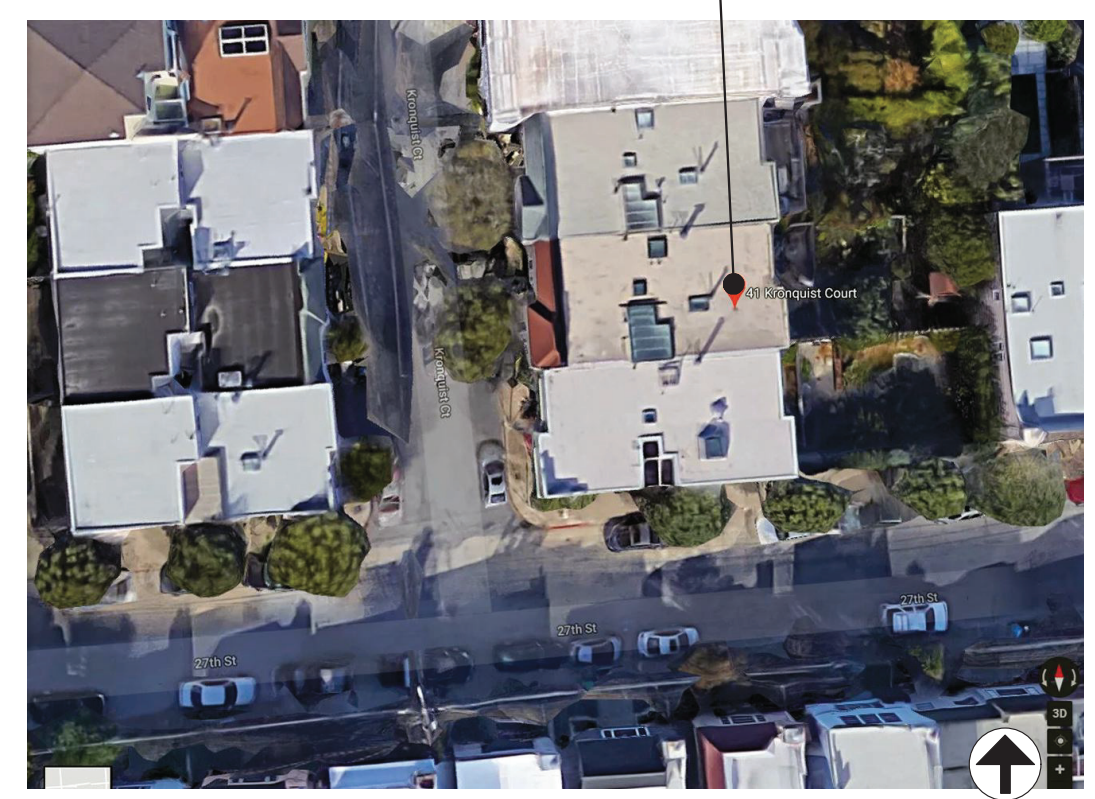
## LOT MAP:



## VICINITY MAP:



## AERIAL VIEW:



## PROJECT DATA:

CODES:  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 GREEN BUILDING CODE  
2016 CALIFORNIA ENERGY CODE  
ALL APPLICABLE CODE AMENDMENTS

PROJECT ADDRESS:  
41 KRONQUIST COURT  
SAN FRANCISCO, CA 94131

BLOCK / LOT:  
6582 / 10

LOT SIZE / AREA:  
25.0' X 100.0' / 2,500.0 SQ.FT.

PROJECT DESCRIPTION:  
SINGLE-FAMILY RESIDENTIAL BUILDING

SCOPE OF WORK:  
REMODEL (E) DECK AT BASEMENT LEVEL W/ (N) TILE AT PATIO, REPLACE AND ENLARGE (E) DECK AT 1ST FLOOR WITH (N) STAIR TO PATIO BELOW, (N) DECK AT 2ND FLOOR WITH (N) DOORS FROM (E) DINING ROOM.

ZONING:  
PARCEL # 10  
ZONING RH-1

OCCUPANCY: GROUP R, DIVISION 3

CONSTRUCTION TYPE: (TABLE 5-B) TYPE-V-N

LOT COVERAGE: 2,500.0 SQ. FT. / 1,134.0 (BLDG) = 45%

USEABLE OPEN SPACE: 1,365.65 SQ. FT.

BUILDING AREA:

	CONDITIONED AREA:	NON-CONDITIONED AREA:	
1ST FLOOR	(E) 538 SQ. FT.	(E) 596 SQ. FT.	= 1,134 SQ. FT.
2ND FLOOR	(E) 1,178 SQ. FT.	(E) 35 SQ. FT.	= 1,213 SQ. FT.
TOTAL (E)	1,716 SQ. FT.	631 SQ. FT.	= 2,347 SQ. FT.

## DRAWING INDEX:

- ARCHITECTURAL
- A1 TITLE SHEET, PROJECT DATA, SCOPE OF WORK
  - A2 EXISTING\PROPOSED SITE\LANDSCAPING & ROOF PLAN
  - A3 EXISTING\DEMOLITION & PROPOSED BASEMENT FLOOR PLAN
  - A4 EXISTING\DEMOLITION & PROPOSED 1ST FLOOR PLAN
  - A5 EXISTING\DEMOLITION & PROPOSED 2ND FLOOR PLAN
  - A6 EXISTING EXTERIOR ELEVATIONS
  - A7 PROPOSED EXTERIOR ELEVATIONS
  - A8 SECTIONS\DETAILS

## PROJECT PARTICIPANTS:

OWNER:  
MR. & MRS. SCOTT OLSON  
41 KRONQUIST COURT  
SAN FRANCISCO, CA 94131

ENGINEER:  
ALTOS STRUCTURAL ENGINEERING  
1865 GOLDEN GATE AVENUE, #2  
SAN FRANCISCO, CA 94115  
(415) 497-2668

ARCHITECT:  
JAMES G. STAVOY ARCHITECT, AIA  
679 SANCHEZ STREET  
SAN FRANCISCO, CA 94114  
(415) 553-8696

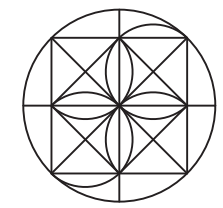
CONTRACTOR:  
SEAMUS COLLINS CONSTRUCTION INC  
1203 7TH STREET OAKS  
NOVATO, CA 94945  
(415) 786-4909  
LIC. NO. 807923

OLSON RESIDENTIAL REMODEL  
41 KRONQUIST COURT  
SAN FRANCISCO, CA 94131

TITLE SHEET,  
DRAWING INDEX,  
PROPERTY MAPS

BY:	pmg
DATE:	06.17.19
ISSUE:	PRE-APPLICATION MEETING
	SITE PERMIT SUBMITTAL

A I



JAMES G STAVOY  
ARCHITECT  
AIA

679 Sanchez Street  
San Francisco, California  
94114  
415 • 553 • 8696

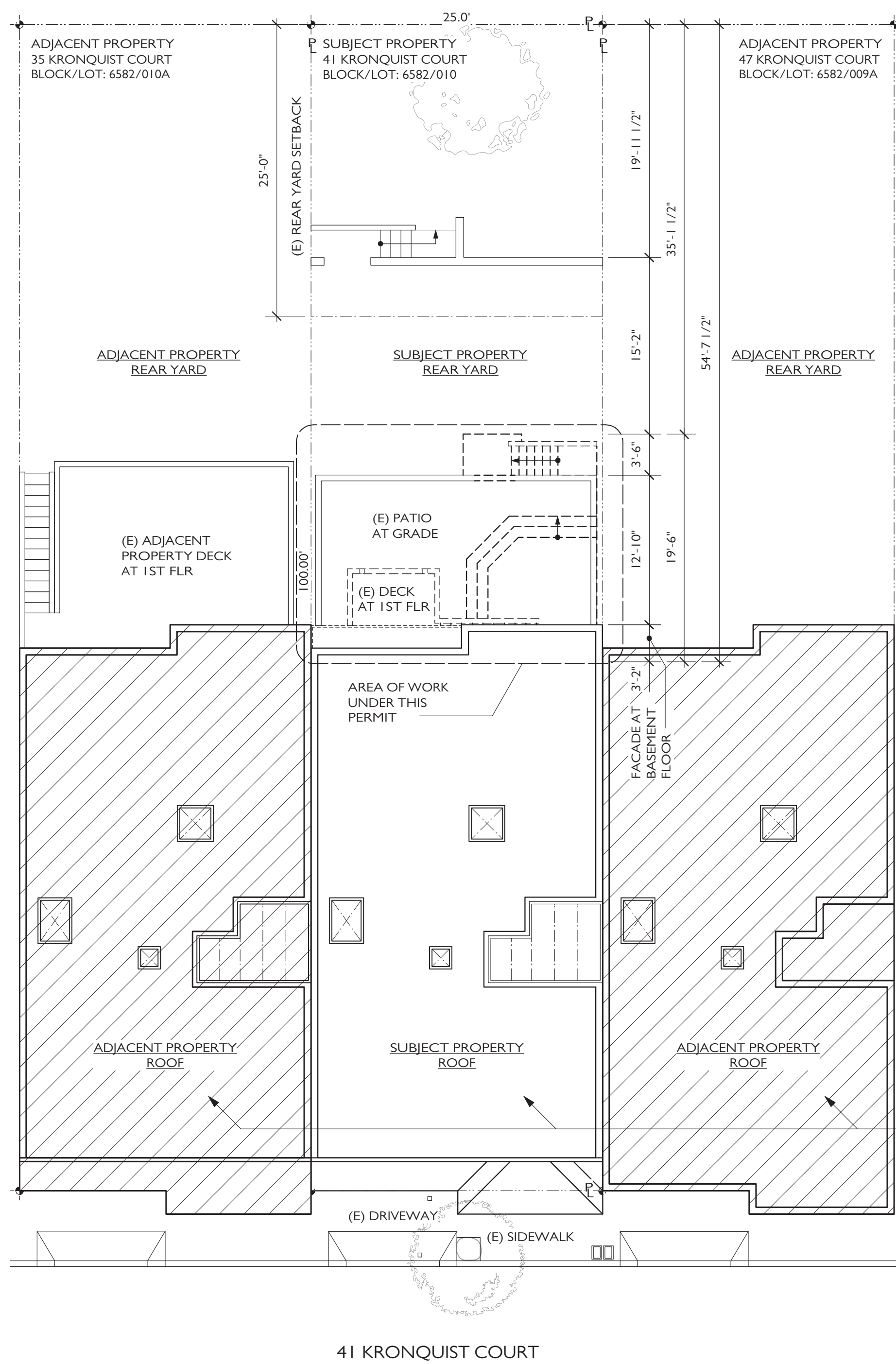
OLSON RESIDENTIAL REMODEL  
41 KRONQUIST COURT  
SAN FRANCISCO, CA 94131

EXISTING SITE PLAN

DATE: 04.18.19  
ISSUE: PRE-APPLICATION MEETING  
BY: PMS  
SITE PERMIT SUBMITTAL

A2

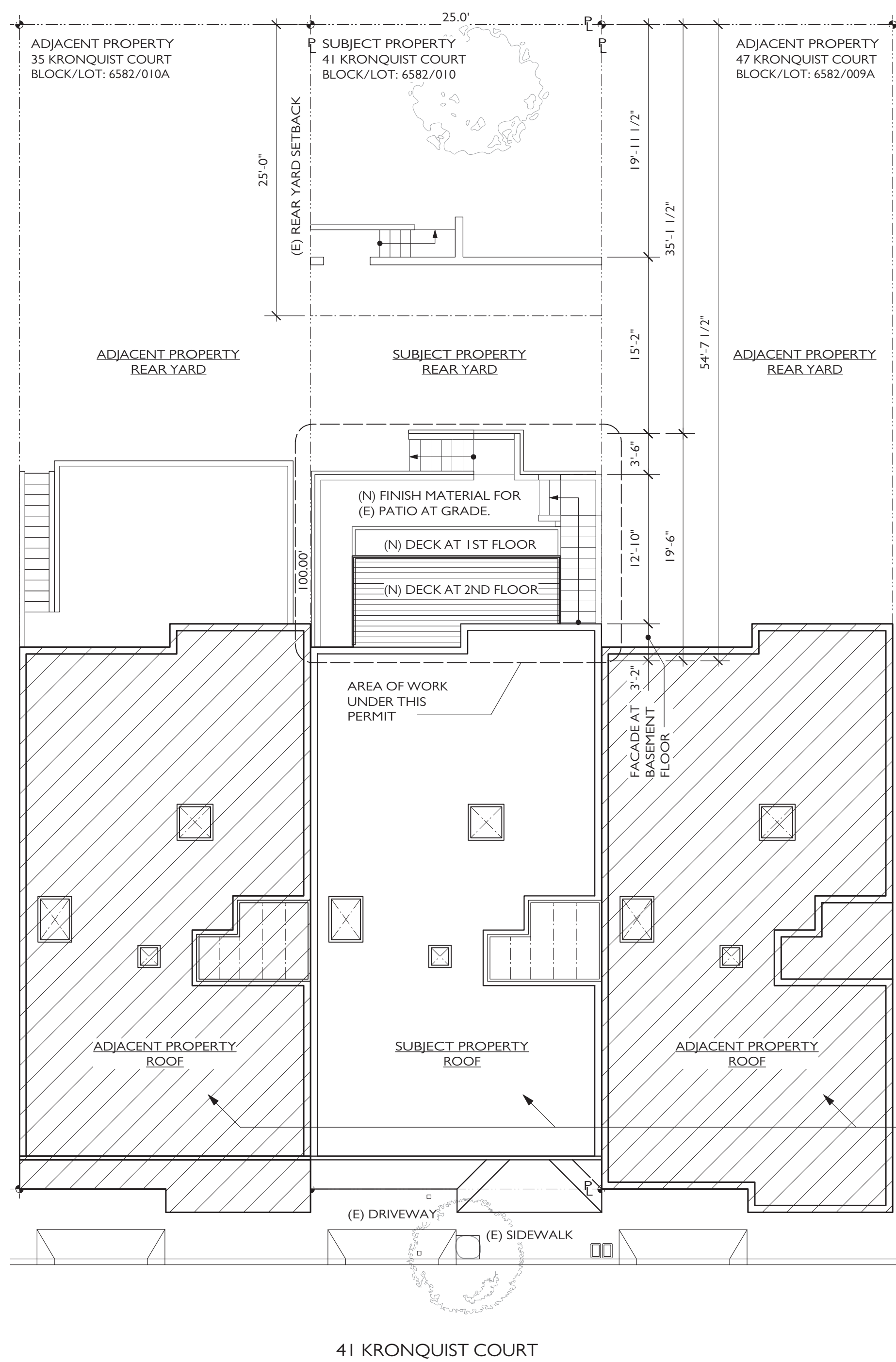
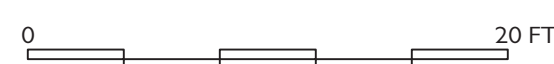
no.00317



27TH STREET

TWO-STORY RESIDENCE  
O/ BASEMENT

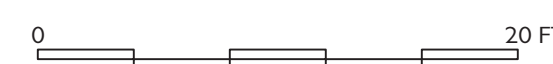
1  
A2 EXISTING\DEMO SITE\ROOF PLAN  
Scale: 1/8" = 1'-0"

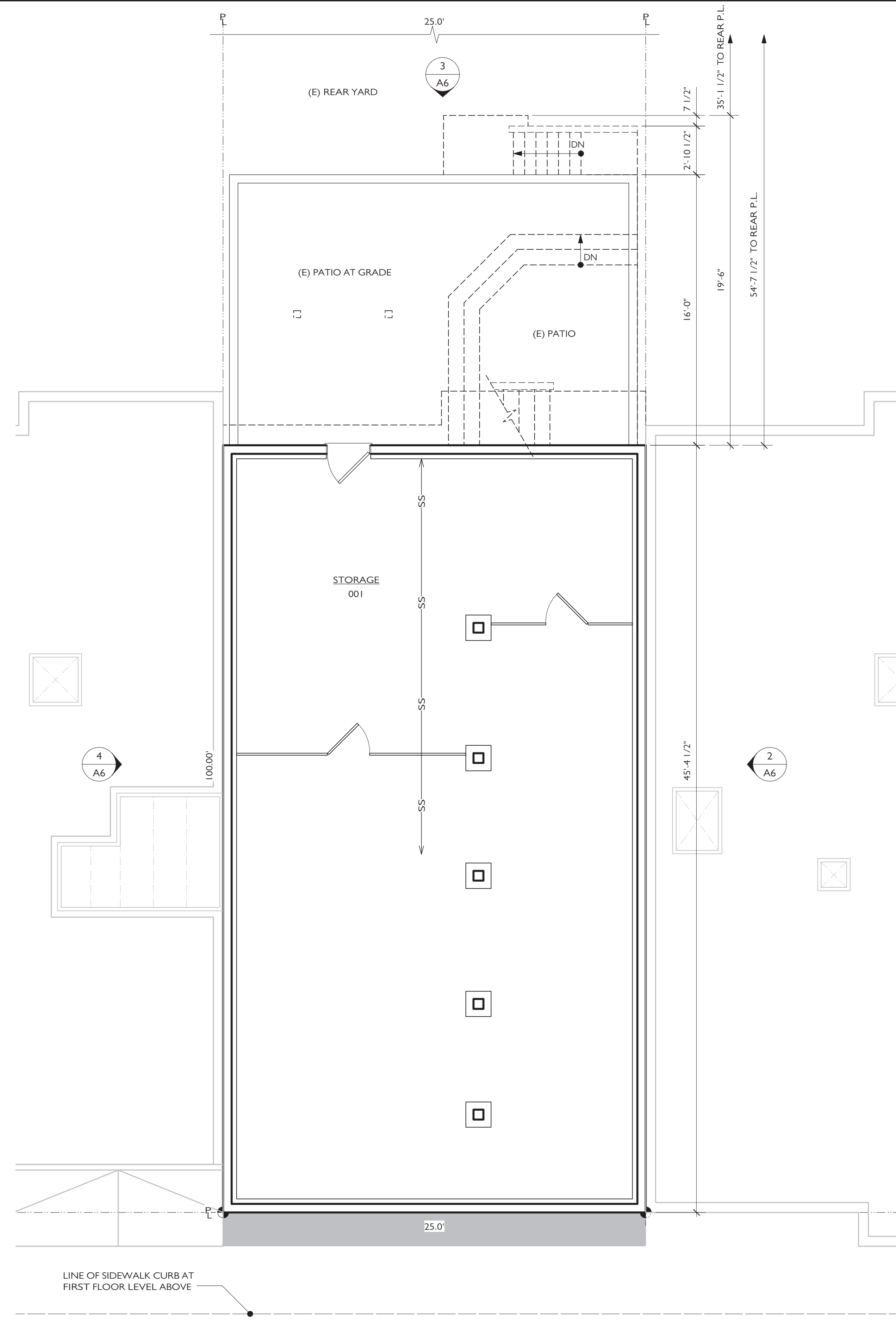


27TH STREET

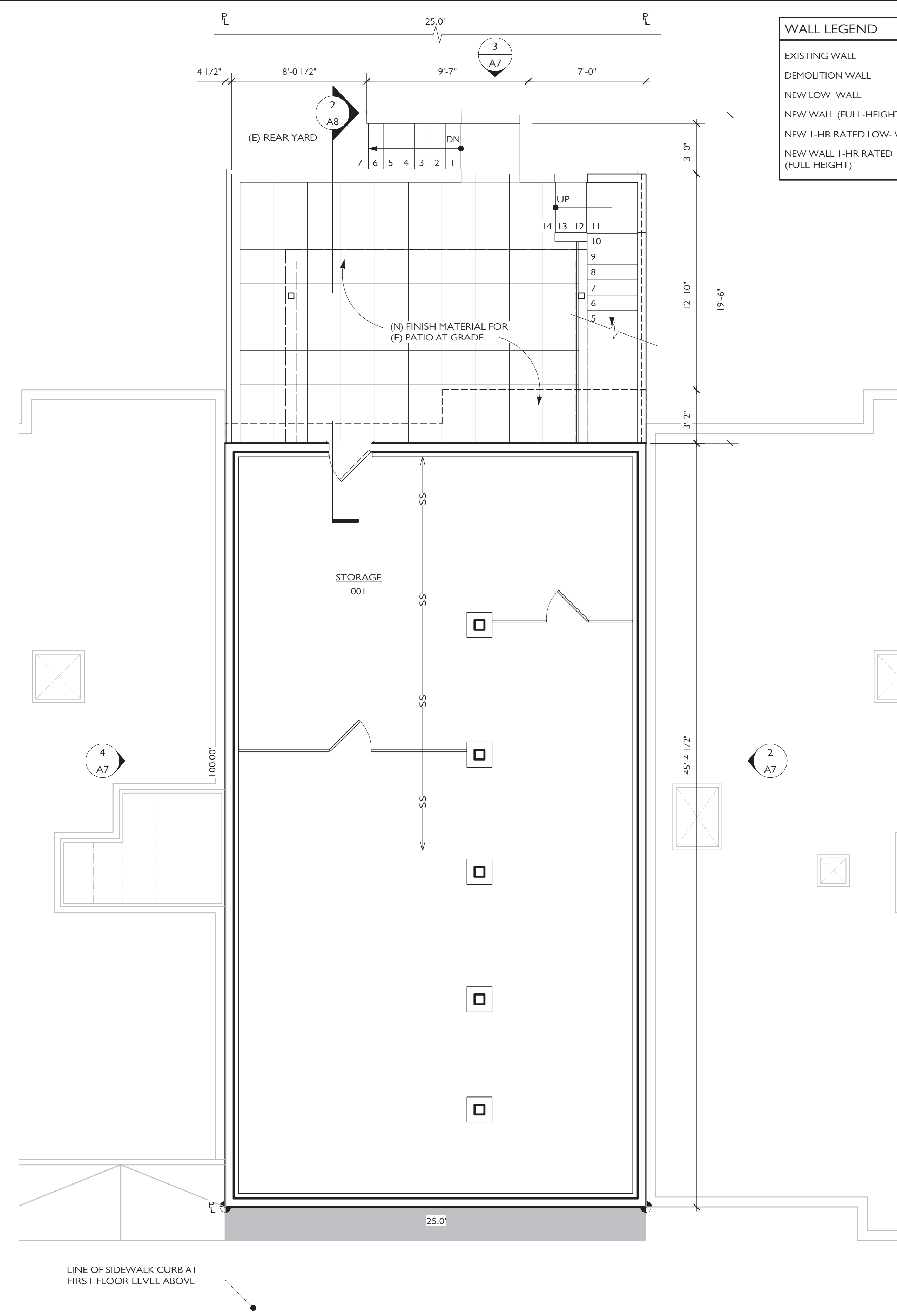
TWO-STORY RESIDENCE  
O/ BASEMENT

2  
A2 PROPOSED SITE\ROOF PLAN  
Scale: 1/8" = 1'-0"





1 A3 EXISTING\DEMO - BASEMENT FLOOR PLAN  
Scale: 1/4" = 1'-0"



2 A3 PROPOSED - BASEMENT FLOOR PLAN  
Scale: 1/4" = 1'-0"

**WALL LEGEND**

EXISTING WALL	
DEMOLITION WALL	
NEW LOW-WALL	
NEW WALL (FULL-HEIGHT)	
NEW 1-HR RATED LOW-WALL	
NEW WALL 1-HR RATED (FULL-HEIGHT)	

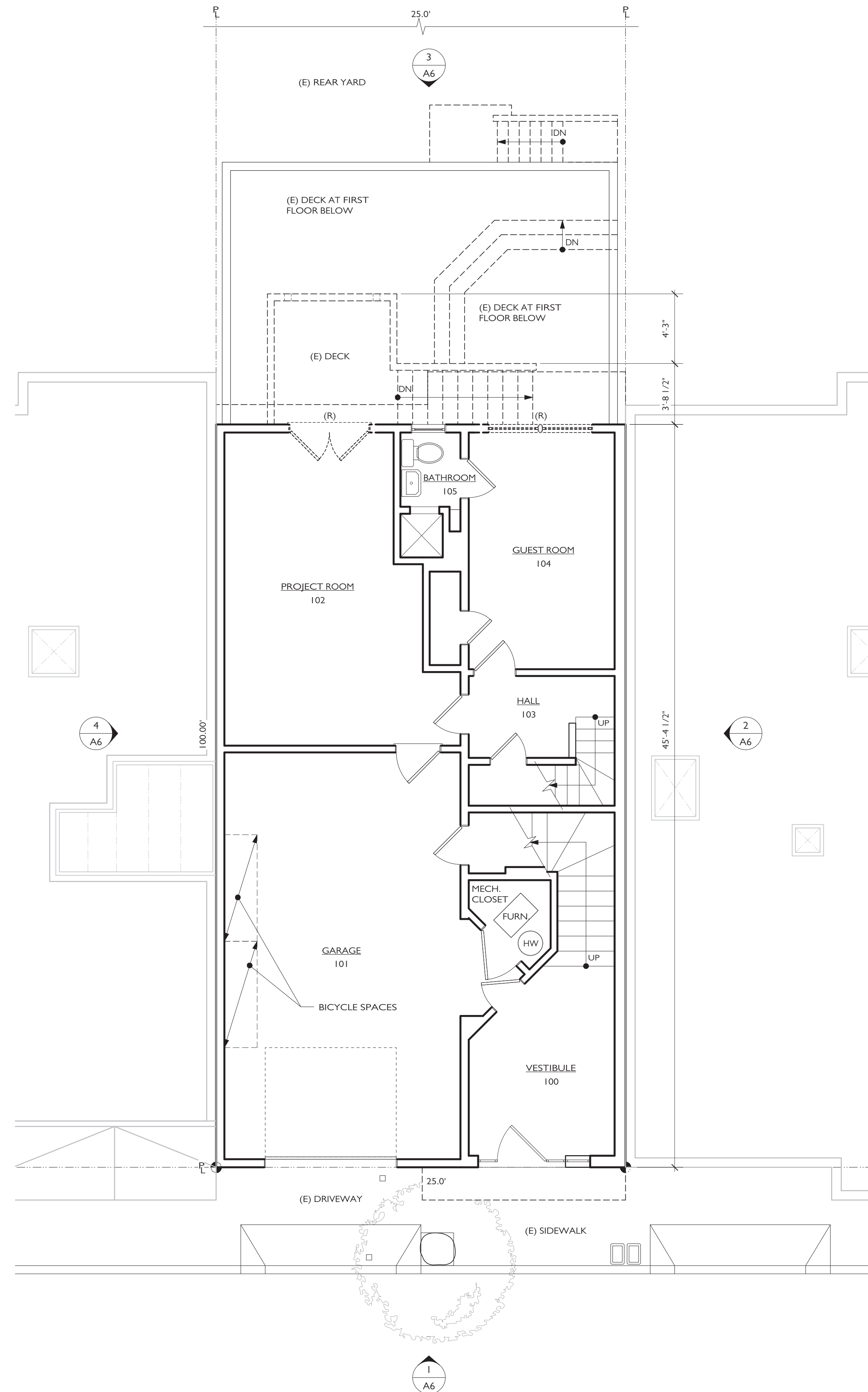
**JAMES G STAVOY ARCHITECT AIA**  
679 Sanchez Street  
San Francisco, California 94114  
415 • 553 • 8696

**OLSON RESIDENTIAL REMODEL**  
41 KRONQUIST COURT  
SAN FRANCISCO, CA 94131

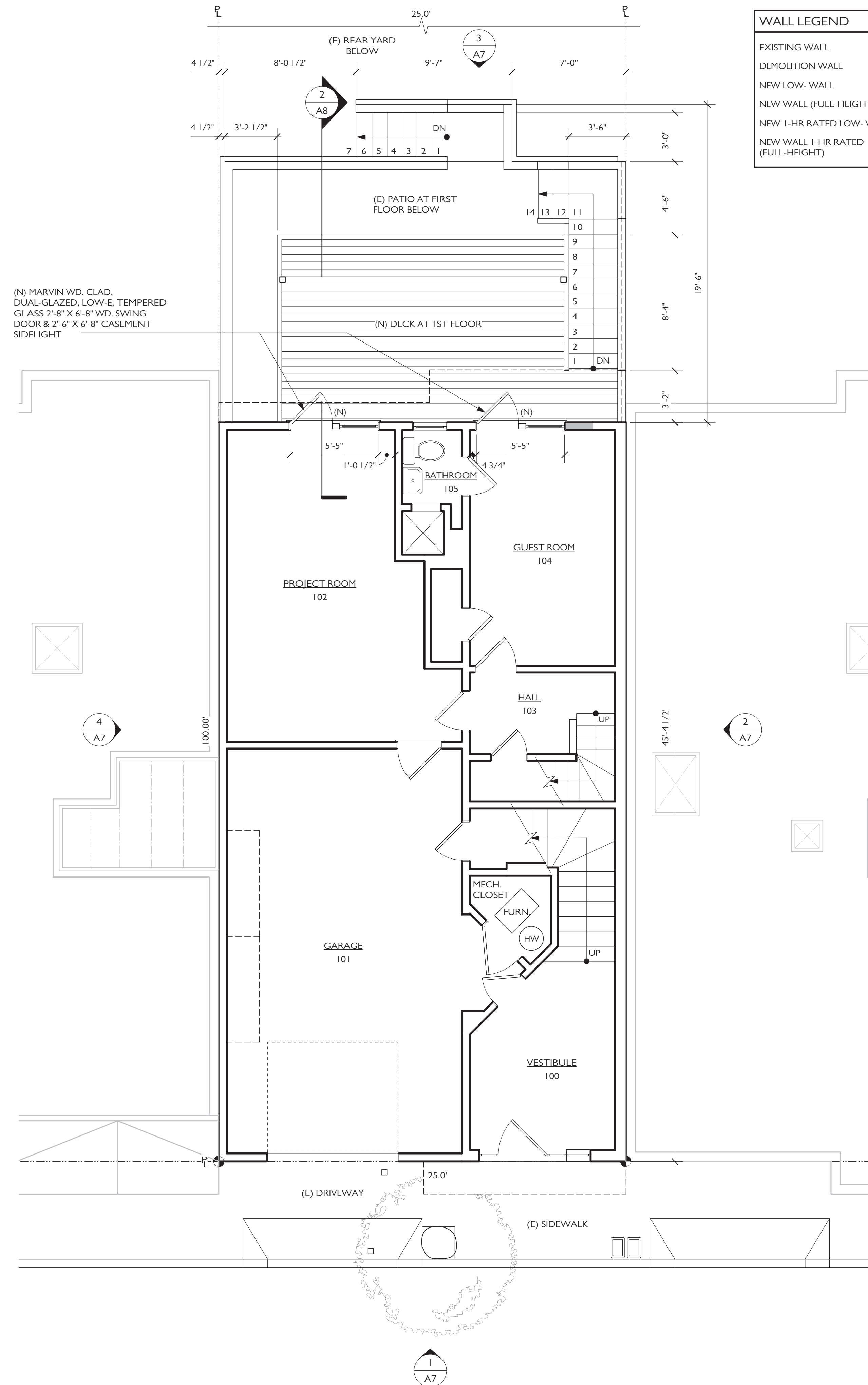
EXISTING\DEMO & PROPOSED  
BASEMENT FLOOR PLAN

BY: png  
DATE: 04.18.19 PRE-APPLICATION MEETING  
06.17.19 SITE PERMIT SUBMITTAL

**A3**



1  
A4  
EXISTING\DEMO - FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



2  
A4  
PROPOSED - FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

**WALL LEGEND**

EXISTING WALL	
DEMOLITION WALL	
NEW LOW-WALL	
NEW WALL (FULL-HEIGHT)	
NEW 1-HR RATED LOW-WALL	
NEW WALL 1-HR RATED (FULL-HEIGHT)	

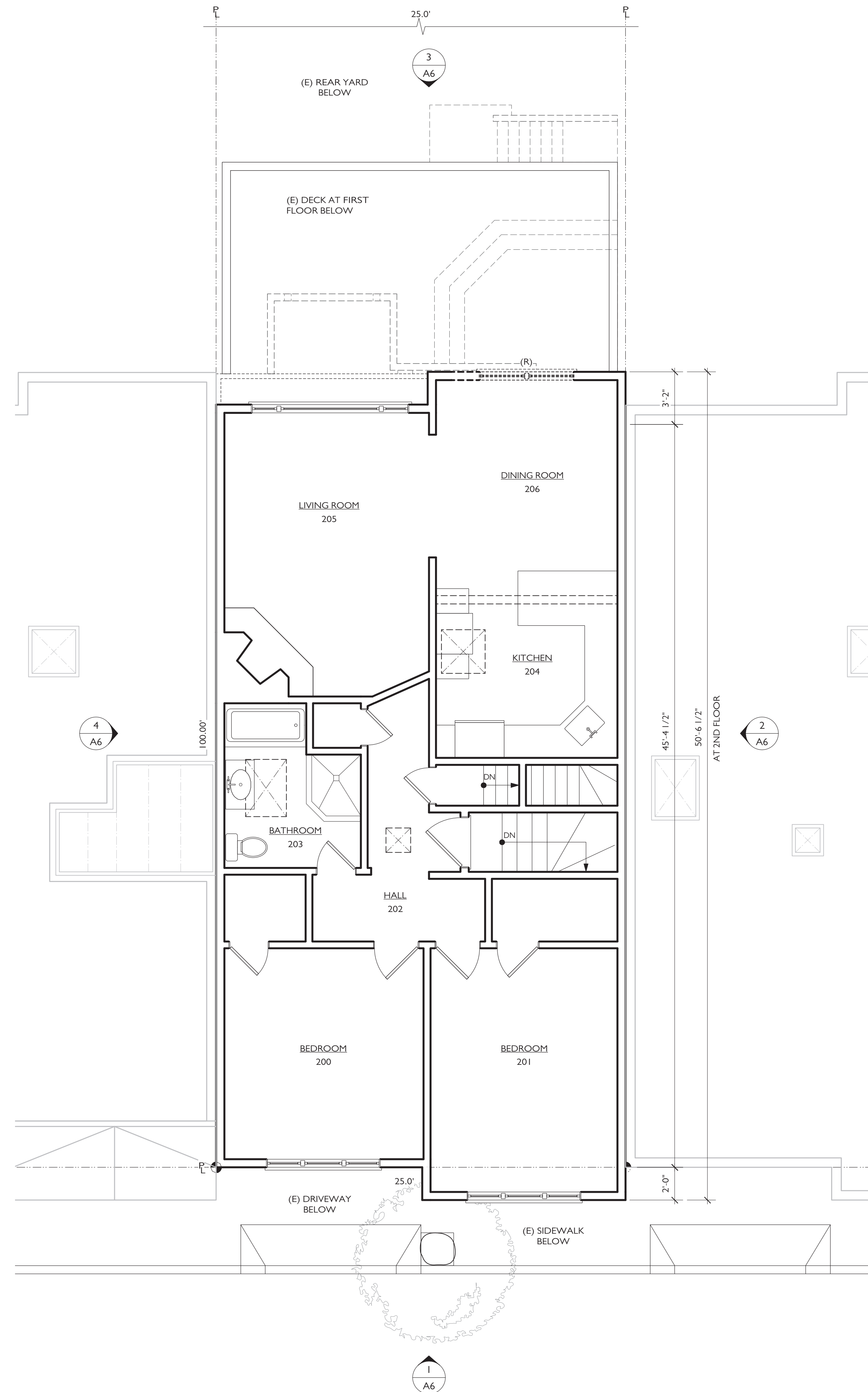
**JAMES G STAVOY ARCHITECT AIA**  
 679 Sanchez Street  
 San Francisco, California 94114  
 415 • 553 • 8696

**OLSON RESIDENTIAL REMODEL**  
 41 KRONQUIST COURT  
 SAN FRANCISCO, CA 94131

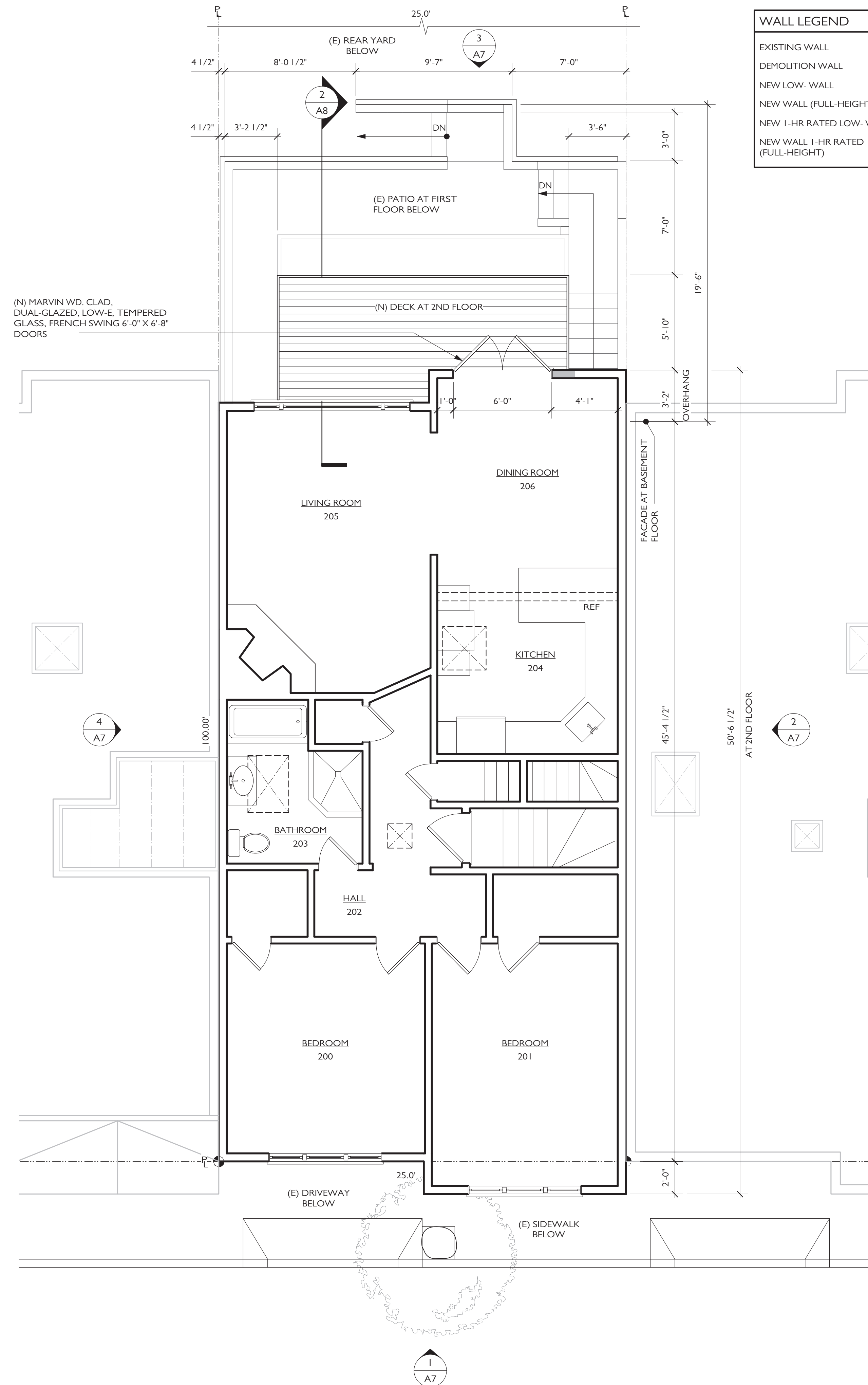
**EXISTING\DEMO & PROPOSED FIRST FLOOR PLAN**

BY:   
 DATE: 04.18.19 PRE-APPLICATION MEETING  
 06.17.19 SITE PERMIT SUBMITTAL

**A4**



1  
A5  
EXISTING\DEMO - SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



2  
A5  
PROPOSED - SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"

**WALL LEGEND**

EXISTING WALL	
DEMOLITION WALL	
NEW LOW-WALL	
NEW WALL (FULL-HEIGHT)	
NEW 1-HR RATED LOW-WALL	
NEW WALL 1-HR RATED (FULL-HEIGHT)	

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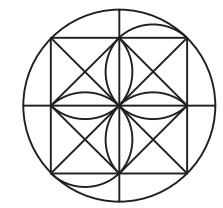
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 SAN FRANCISCO, CA 94131

**EXISTING\DEMO & PROPOSED FIRST FLOOR PLAN**

BY: png

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**A5**



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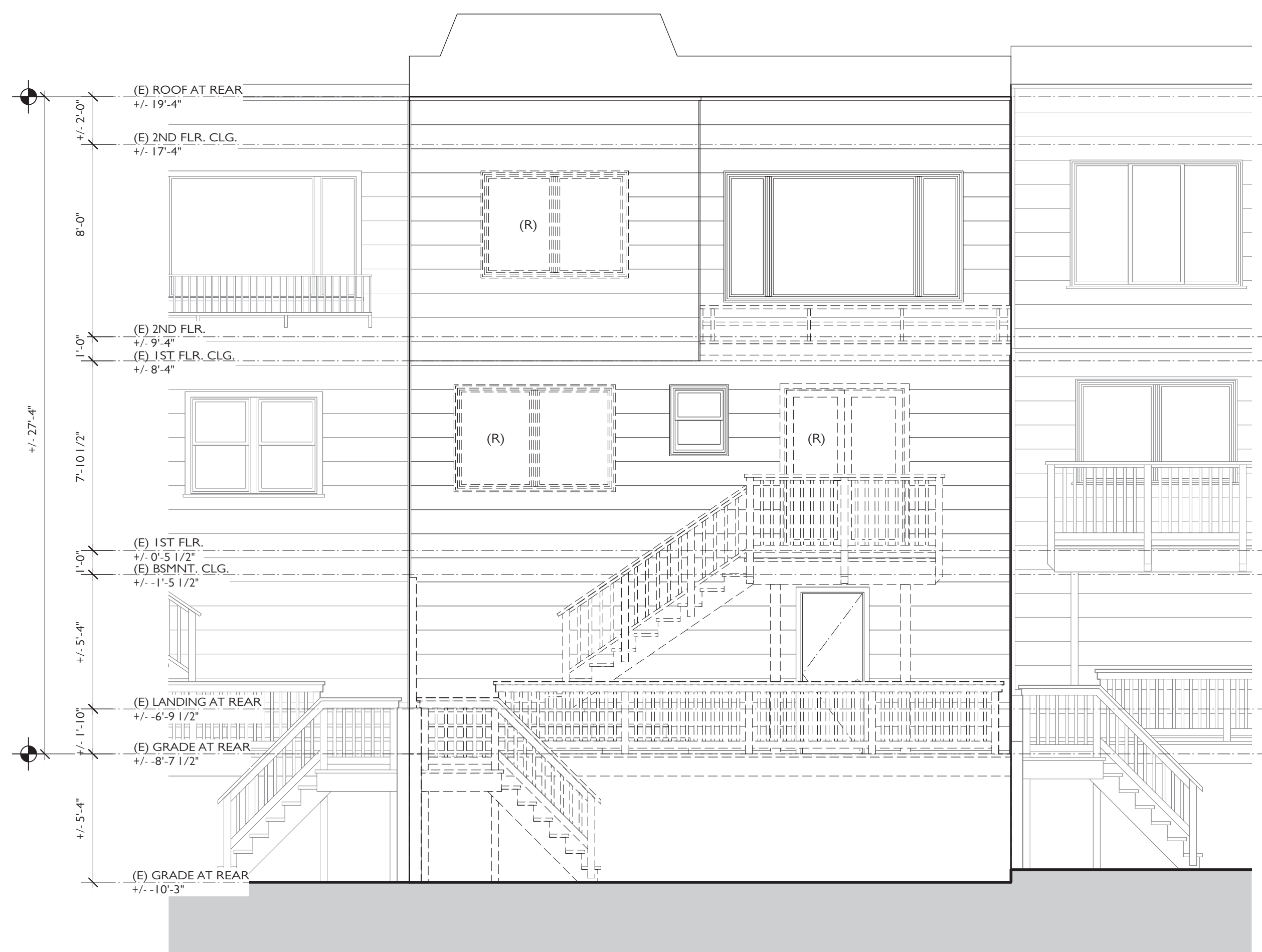
OLSON RESIDENTIAL REMODEL  
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SAN FRANCISCO, CA 94131

EXISTING ELEVATIONS

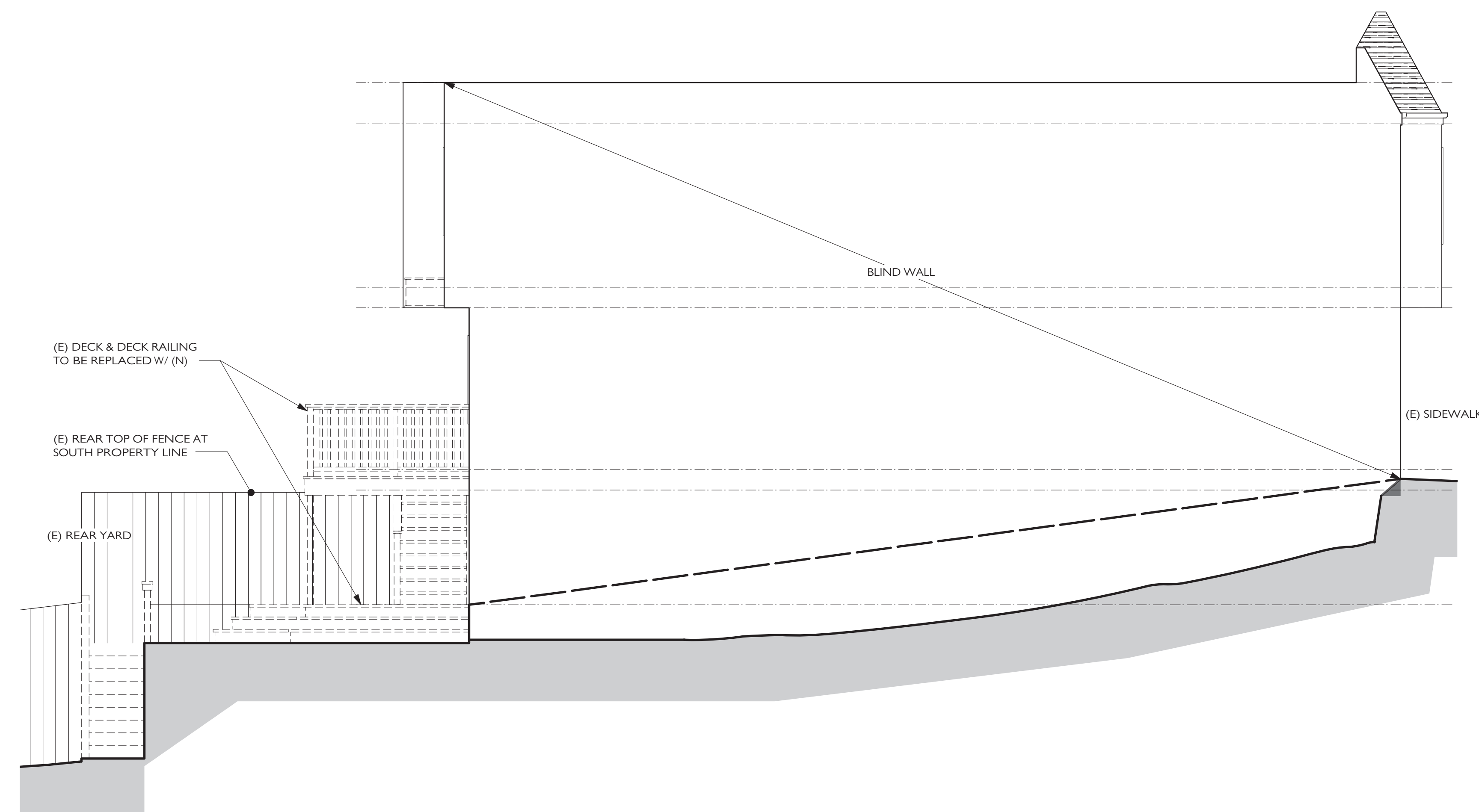
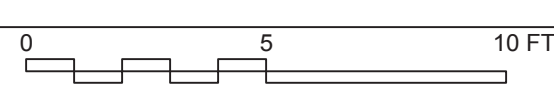
DATE: 04.18.19  
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A6

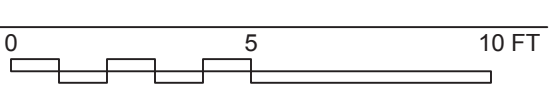
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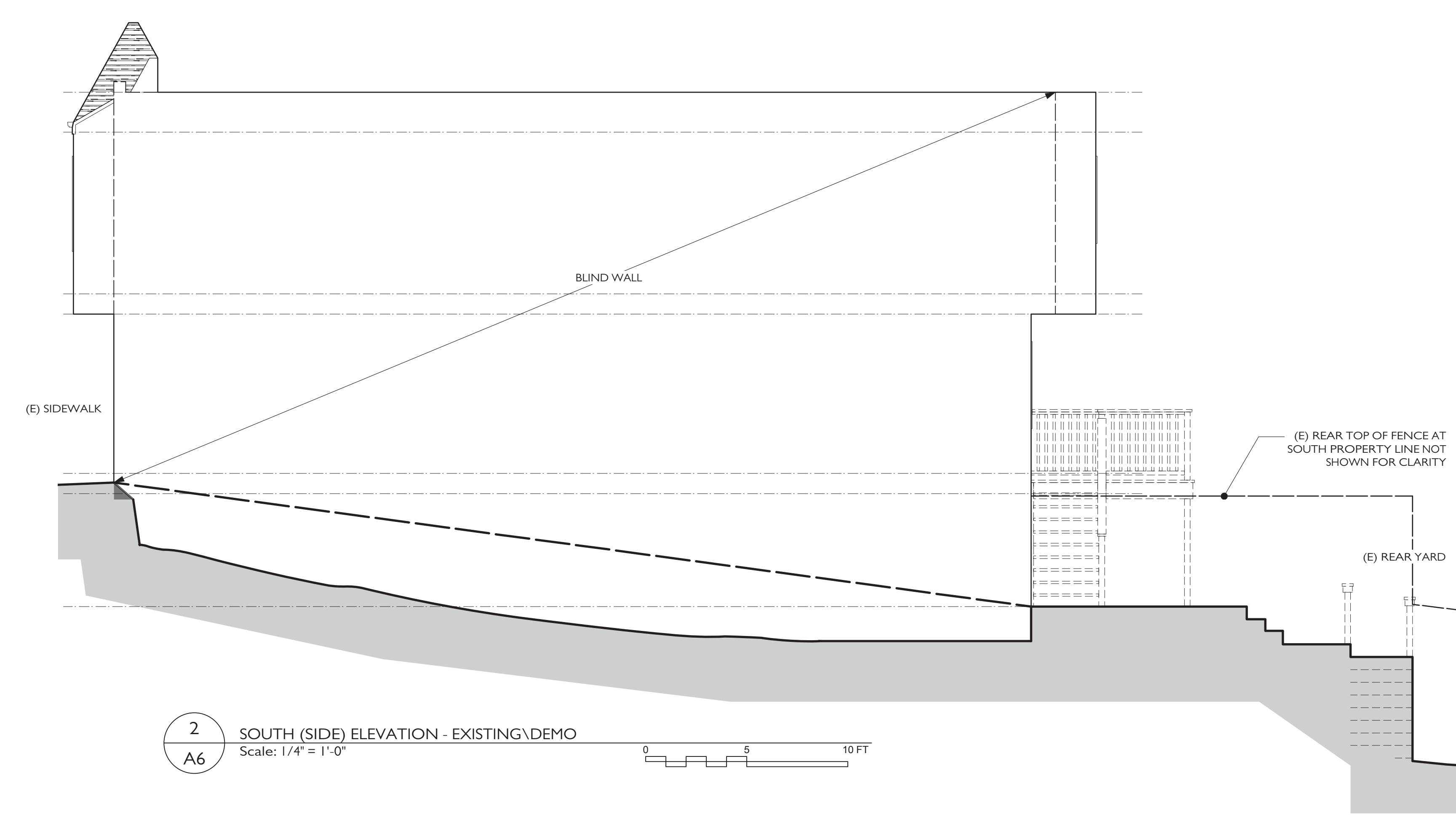
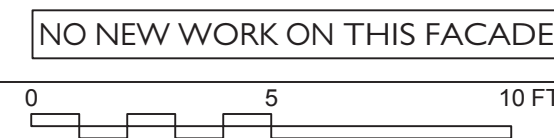
3 EAST (REAR) ELEVATION - EXISTING\DEMO  
Scale: 1/4" = 1'-0"



4 NORTH (SIDE) ELEVATION - EXISTING\DEMO  
Scale: 1/4" = 1'-0"

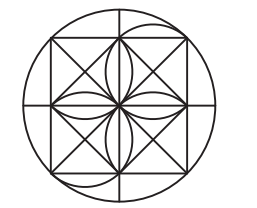


1 WEST (FRONT) ELEVATION - EXISTING\DEMO  
Scale: 1/4" = 1'-0"



2 SOUTH (SIDE) ELEVATION - EXISTING\DEMO  
Scale: 1/4" = 1'-0"





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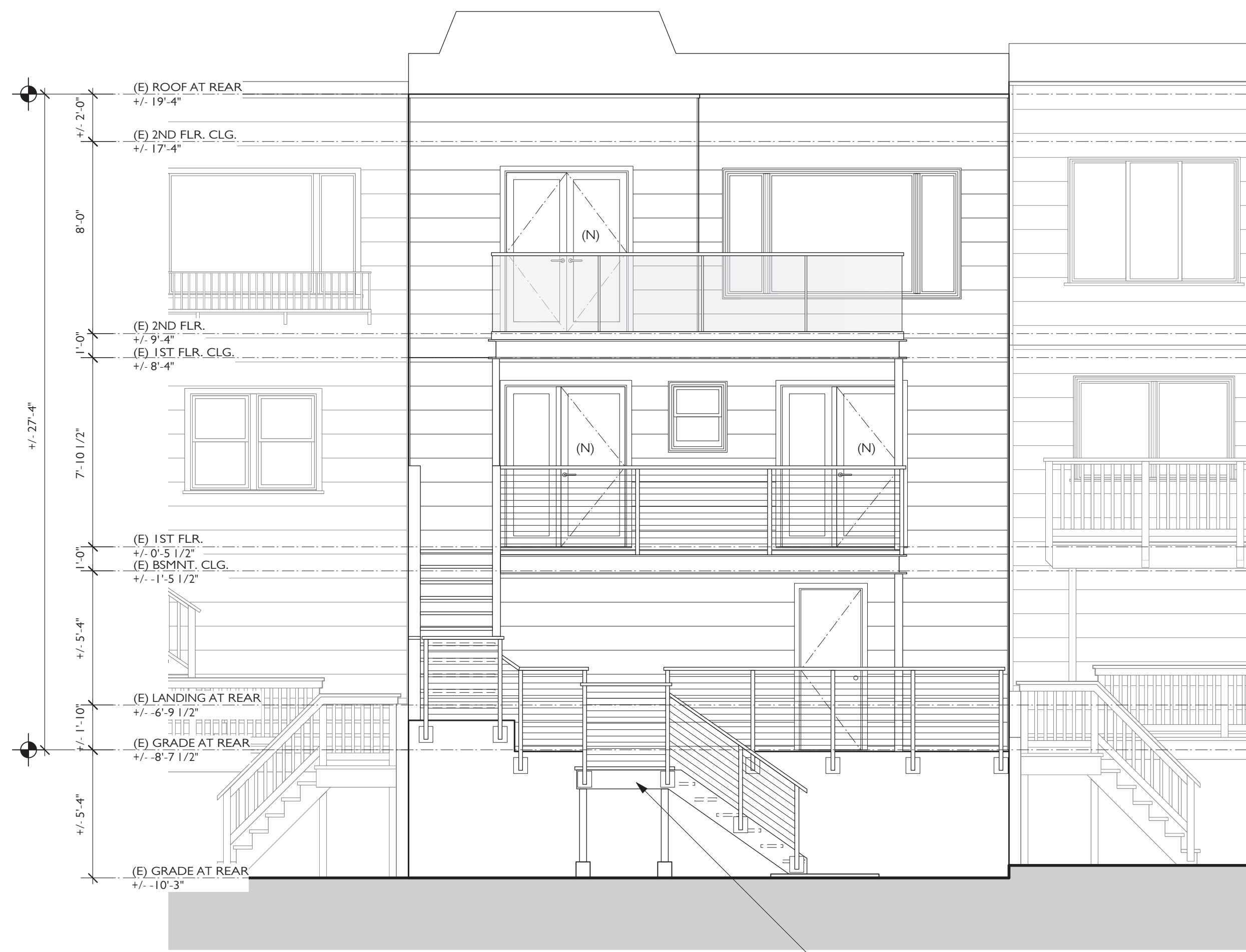
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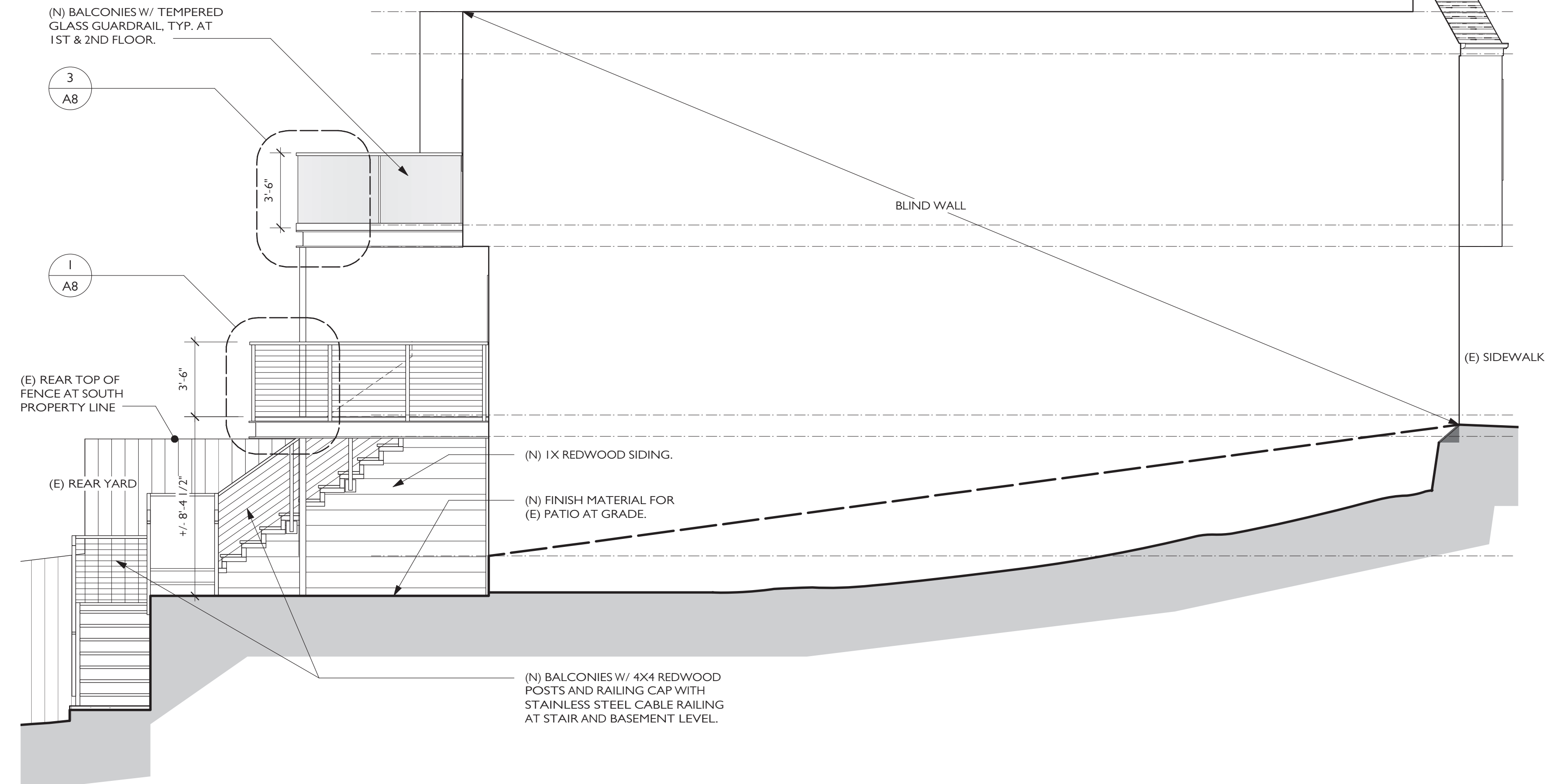
PROPOSED  
ELEVATIONS

DATE: 04.18.19  
ISSUE: 06.17.19  
BY: PRE-APPLICATION MEETING  
SITE PERMIT SUBMITTAL

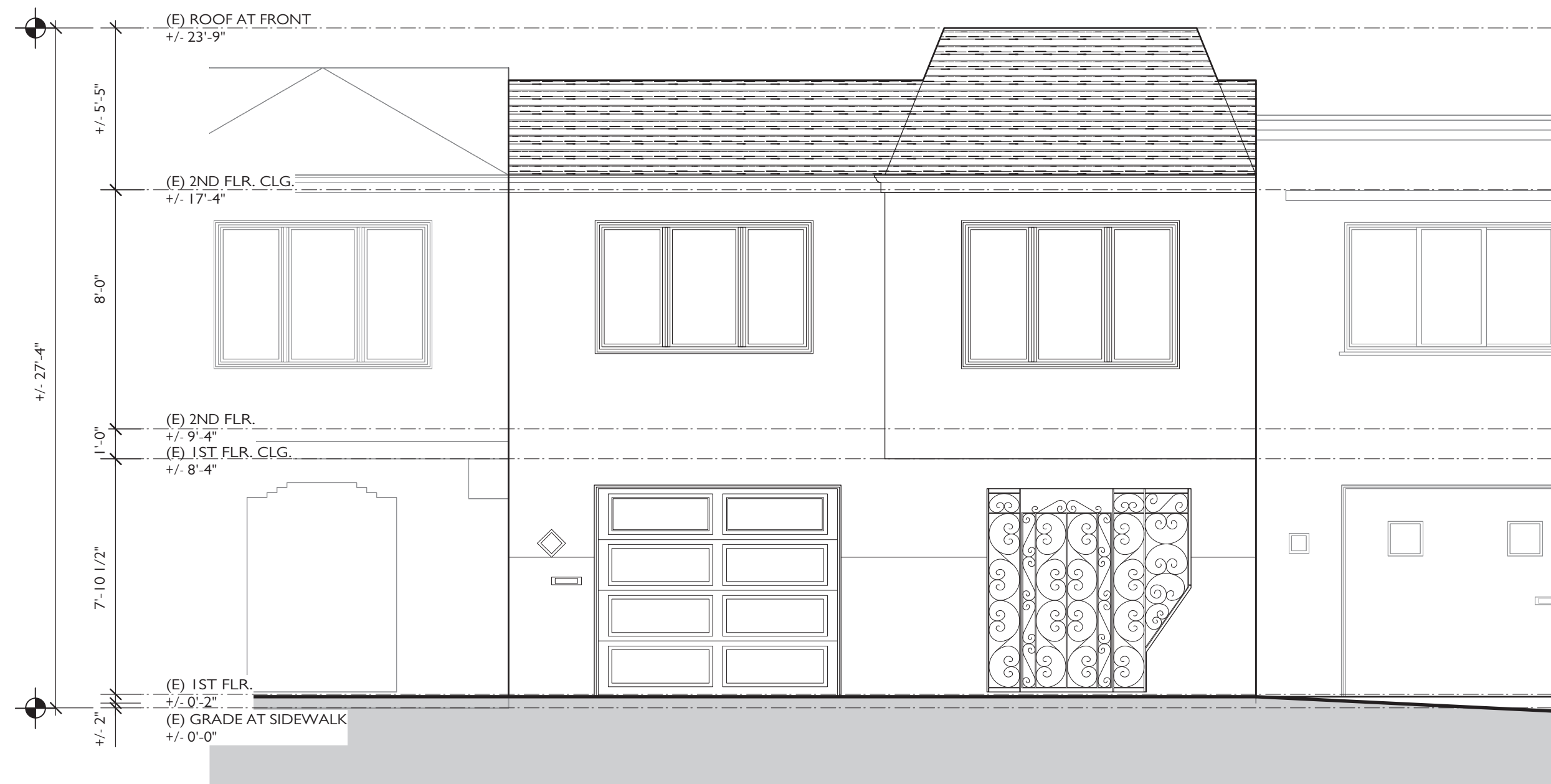
A7



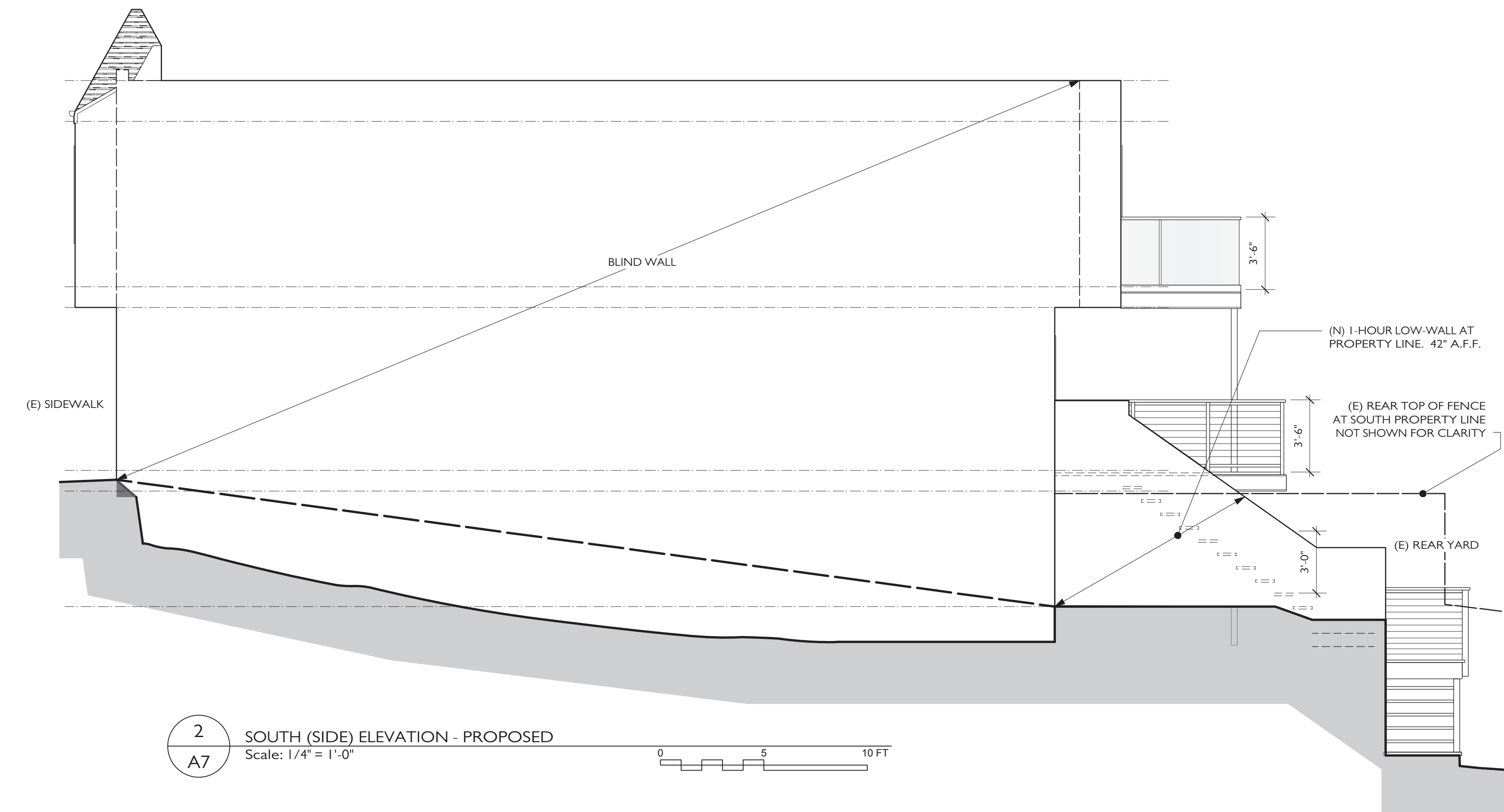
3 EAST (REAR) ELEVATION - PROPOSED  
Scale: 1/4" = 1'-0"



4 NORTH (SIDE) ELEVATION - PROPOSED  
Scale: 1/4" = 1'-0"

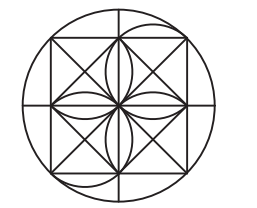


1 WEST (FRONT) ELEVATION - EXISTING/DEMO  
Scale: 1/4" = 1'-0"



2 SOUTH (SIDE) ELEVATION - PROPOSED  
Scale: 1/4" = 1'-0"





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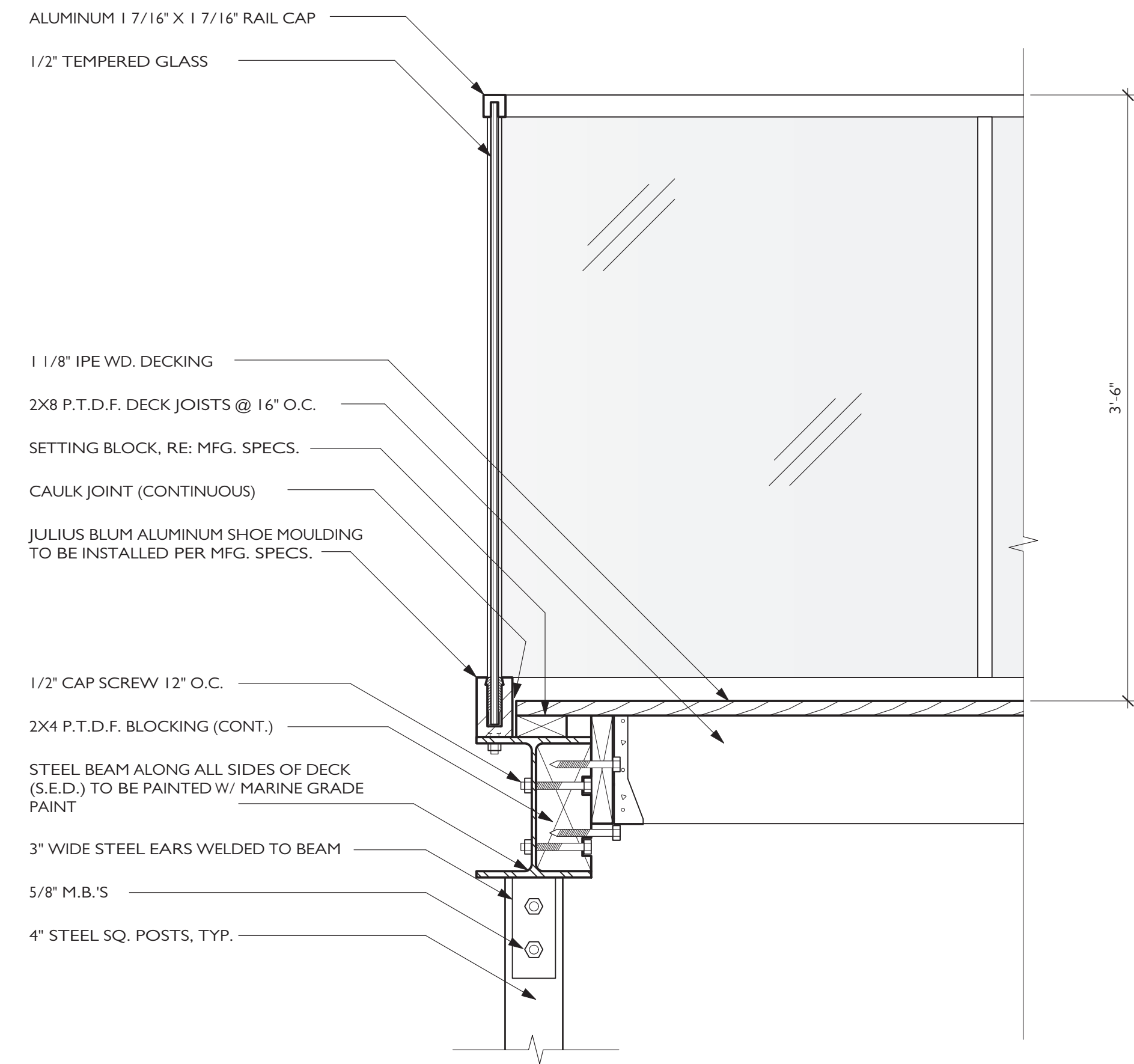
SECTION DETAILS

DATE: 04.18.19  
ISSUE: PRE-APPLICATION MEETING  
06.17.19 SITE PERMIT SUBMITTAL

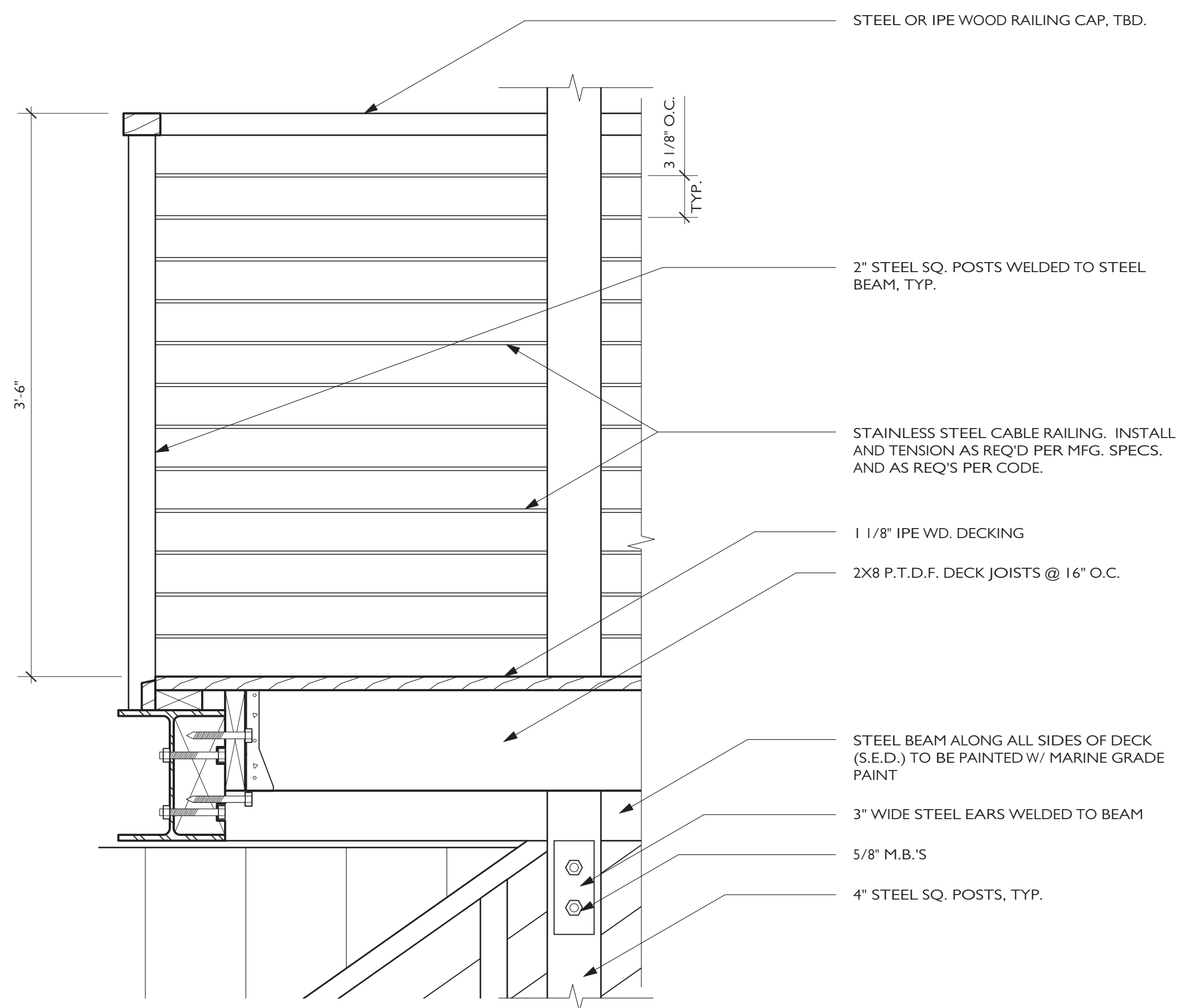
BY: pmg  
SITE PERMIT SUBMITTAL

A8

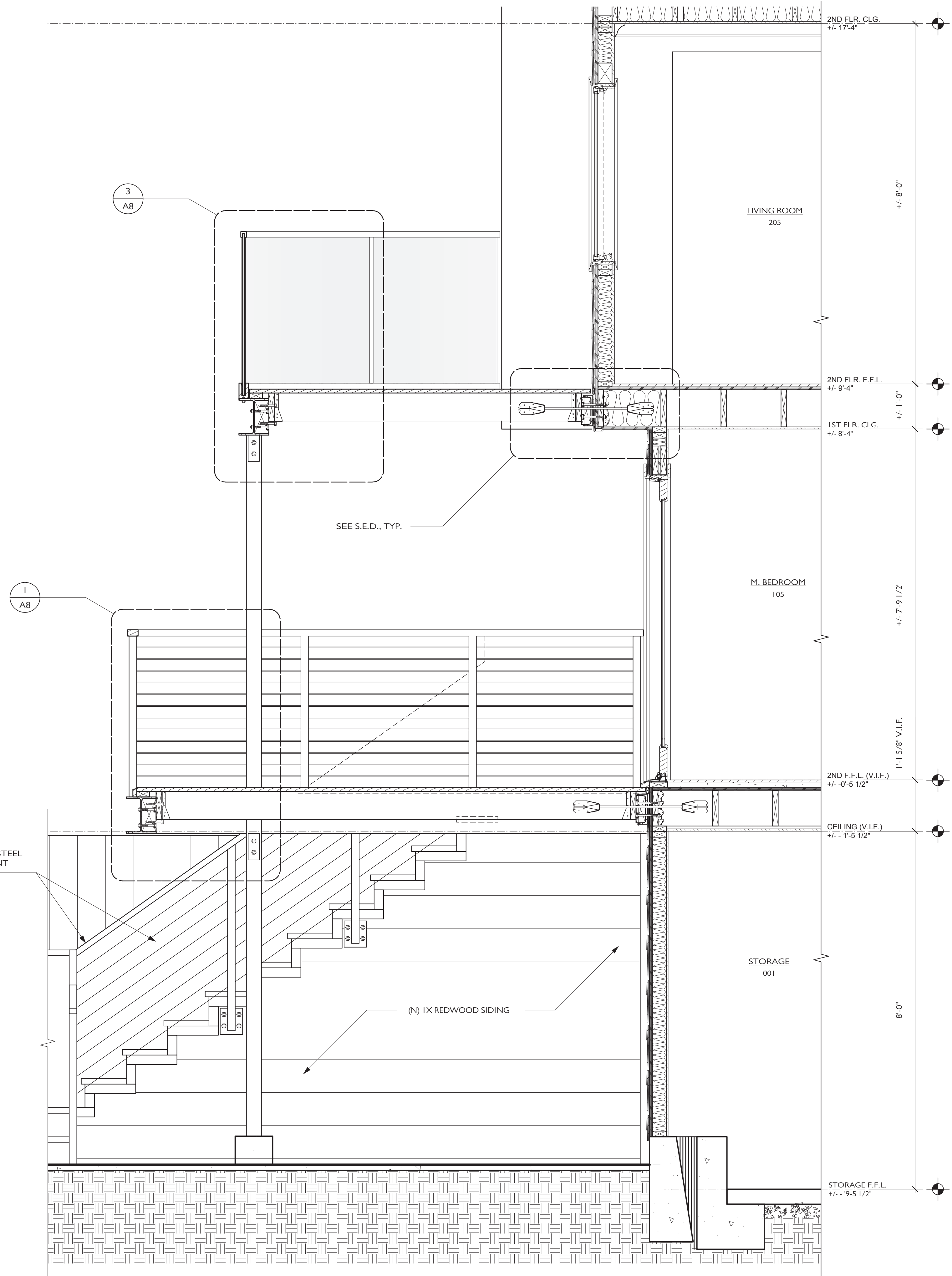
no.00317



3 'ALTERNATE' DECK RAILING - PARTIAL GUARDRAIL DETAIL  
Scale: 1 1/2" = 1'-0"



1 'ALTERNATE' DECK RAILING - PARTIAL GUARDRAIL DETAIL  
Scale: 1 1/2" = 1'-0"



2 'ALTERNATE' DECK RAILING - PROPOSED  
Scale: 3/4" = 1'-0"