



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE: JANUARY 9, 2014

Date: January 9, 2014
Case No.: 2013.1002D
Project Address: 23-29 Kronquist Court
Permit Application: 2013.0508.6422
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 6582/024&010B
Project Sponsor: Kenda McIntosh
Reuben, Junius & Rose
1 Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Casey Noel – (415) 575-9125
casey.noel@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to merge two single-family dwellings on two separate, adjacent lots into one single-family dwelling on one merged lot. The project also includes two small additions to the rear of the buildings. The addition to 29 Kronquist will in-fill a notch at the rear of the second floor level. The addition to 23 Kronquist will extend the north half of the second floor back four feet four inches for a width of 12.5 feet. The addition will not extend beyond the rear wall of the building at 17 Kronquist Court.

SITE DESCRIPTION AND PRESENT USE

The subject properties are two adjacent single-family dwellings – 23 Kronquist Court and 29 Kronquist Court. The project is located on the east side of Kronquist Court, between 27th and Cesar Chavez Streets in Assessor's Block 6582, Lots 024 and 010B, and is located within the RH-1 (Residential House, One-Family) District and the 40-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is residential in use and residentially zoned. Properties along Kronquist Court are zoned RH-1 (Residential House, One-Family) and are developed with single-family residences.

Kronquist Court ends in a cul-de-sac to the north and five of the sixteen properties on Kronquist Court are on the cul-de-sac. The subject property is south of the cul-de-sac and the DR requestor (2 Kronquist Court) is located on the northwestern portion of the cul-de-sac.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 24, 2013 – July 24, 2013	July 23, 2013	January 9, 2014	170 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	December 30, 2013	December 18, 2013	22 days
Mailed Notice	10 days	December 30, 2013	December 27, 2013	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			X
Other neighbors on the block or directly across the street	7	1	
Neighborhood groups			X

The Department has received letters of support from seven out of fourteen neighbors on Kronquist Court. The two neighbors directly across the street (18 and 30 Kronquist Court) from the subject property are in support of the project. Three Kronquist Court neighbors to the north of the subject property are also in support of the project – 1, 7 and 8 Kronquist Court. Three additional neighbors also expressed support for the project – 41 and 47 Kronquist Court and 680 27th Street.

DR REQUESTOR

The DR Requestor is Adrian Polak, 2 Kronquist Court, owner and occupant of the property to the northwest of the subject property. The DR Requestor’s property is not adjacent to the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR Requestor is concerned that the owners of the subject property have conducted four highly disruptive major construction projects in the last seven years. Furthermore, the DR Requestor is concerned that the size of the new dwelling is not in keeping with the other homes on Kronquist Court.

Issue #2: The DR Requestor is concerned that the owners of the subject property have not provided neighborhood outreach for this project.

Issue #3: The DR Requestor is concerned that the project involves the removal of a dwelling unit.

Issue #4: The DR Requestor is concerned that neighbors were not made aware of the Administrative Review of the Dwelling Unit Merger.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

Issue #1: The project sponsor explained that the past Projects at the Property have been for routine maintenance or to correct unsafe conditions caused by previous owners. Both homes were in need of repairs when the property owners purchased them, and all construction projects have been to renovate the units and bring them into compliance with City codes.

Issue #2: The project sponsor explained that the property owners love their community and have always conducted projects at their home with the utmost attention to the needs and concerns of their neighbors. They have done a great deal of neighborhood outreach for this Project, and have overwhelming neighborhood support.

Issue #3: The project sponsor explained that the property is demonstrably unaffordable and therefore it is eligible for administrative approval of a dwelling unit merger under Section 317. It is also fully compliant with the General Plan.

Issue #4: The project sponsor explained that Section 317(e)(3) of the Planning Code specifically allows the Zoning Administrator to administratively approve mergers of dwelling units that are demonstrably unaffordable. No hearing was held for this project and no notification was necessary prior to the 311 notification that was sent out as required by the Planning Code, after authorization of Administrative approval was issued by the Zoning Administrator.

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

PROJECT ANALYSIS

On June 12, 2013, the Zoning Administrator authorized Administrative Approval of Building Permit Application No. 201305086422 which proposes the merger of two separate single-family dwellings on two separate lots (that are under one ownership) into one single-family dwelling. The Zoning Administrator took the action because the proposed merger meets the criteria for demonstrably not affordable or financially accessible housing outlined in Planning Code Section 317(e)(3). The Zoning Administrator has reviewed the application and plans for the proposed dwelling unit merger and has determined that the least expensive unit proposed for merger (at \$1.64 million) has a value greater than at

least 80% of the combined land and structure values of single-family homes in San Francisco as determined by a credible appraisal, made within six months of the application to merge and may be approved administratively.

The Zoning Administrator Action Memo (Case no. 2012.1475D) for Administrative Approval of Building Permit No. 201305086422 is available to the public via the Planning Department's website as well as the San Francisco Property Information Map.

The proposed dwelling unit merger and alterations are subject to Planning Code Section 311 Notification but do not require a Pre-Application Meeting. Certain project types require Pre-Application Meeting: New Construction; Any vertical addition of 7 feet or more; Any horizontal addition of 10 feet or more; Decks over 10 feet above grade or within the required rear yard; and All Formula Retail uses subject to a Conditional Use Authorization. The proposed alterations do not fall into the above categories. The completed 311 Notification is attached for reference.

There have been six permits approved and/or issued for work at the subject property over the last four years:

- On May 17, 2011, Building Permit No. 201102029543 was issued for 23 Kronquist Court to: "Remove rear deck at 2nd floor; replace extg door at rear deck with Window; replace extg kitchen window; New window at stair 2; Remove extg door from garage; Replace finishes in kitchen; No Structural; Legalize ground floor bath and bedroom."
- On August 22, 2011, Building Permit No. 201105206468 was inspected and approved for 29 Kronquist Court for the following work: "Reconfigure of (E) bedrooms on 3rd floor including new electrical and cabinetry."
- On September 23, 2009, Building Permit No. 200909237517 was issued for 29 Kronquist Court for the following work: "To obtain final inspection for work approved under PA #200603015762 (Replace 2 windows in kind at 2/f with approx. 100 sq.ft. Stucco Patch, visible from street). All work is complete."
- On September 9, 2009, Building Permit No. 200810063454 was inspected and approved for 29 Kronquist Court for the following work: "Installation of new skylight, direct vent fireplace (gas), Relocation of 2 headers."
- On September 9, 2009, Building Permit No. 200802275722 was inspected and approved for 29 Kronquist Court for the following work: "Revision to PA# 2007.04.06.8232. Revision to grading of rear yard, relocate steps in grade/ new Ivy trellis at 7' above grade along N/S/E rear property lines."
- On September 9, 2009, Building Permit No. 200801222967 was inspected and approved for 29 Kronquist Court for the following work: "Interior non structural demo mainly sheetrock appliances and some ducting, and exterior non structural / fence demo. Other hard demo is under PA# 2007.04.06.8232."

All previous permits date back to 2006 for 29 Kronquist Court and 1998 for 23 Kronquist Court. The building permit history is attached for reference.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project on November 6, 2013. The RDT found that the DR Requestor raised no RDG issues. The RDT determined there are no exceptional or extraordinary circumstances and supports the project as currently proposed.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission, as this project does not involve new construction on a vacant lot.

BASIS FOR RECOMMENDATION

- The project complies with the Planning Code and advances the policies of the General Plan.
- The project complies with the Residential Design Guidelines as determined by the Residential Design Team.
- There are no exceptional or extraordinary circumstances that would necessitate Discretionary Review or modification of the project.
- The project has the support of seven out of fourteen neighbors on Kronquist Court.

RECOMMENDATION: Do not take DR and approve the project as proposed.

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photos
Section 311 Notice
DR Application
Response to DR Application dated December, 31, 2013
Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The neighborhood character is defined with two story structures.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?	X		
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The project conforms to the Residential Design Guidelines because the scope of work minimizes impact to the front of the buildings and is primarily focused on interior alterations and rear additions that do not extend past the rear wall of the adjacent structure.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A

Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The project conforms to the Residential Design Guidelines because the proportions and form are compatible with the surrounding buildings.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X

Are the windscreens designed to minimize impacts on the building’s design and on light to adjacent buildings?			X
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Comments: The project conforms to the Residential Design Guidelines because the scope of work is primarily focused on interior alterations and rear additions.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building’s architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building’s materials compatible with those used in the surrounding area?	X		
Are the building’s exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building’s materials properly detailed and appropriately applied?	X		

Comments: The project conforms to the Residential Design Guidelines because the scope of work is primarily focused on interior alterations and rear.

KC: G:\Documents\DRs\23-29 Kronquist Court_2013.1002D\Report\23-29 Kronquist Court_2013.1002D .doc

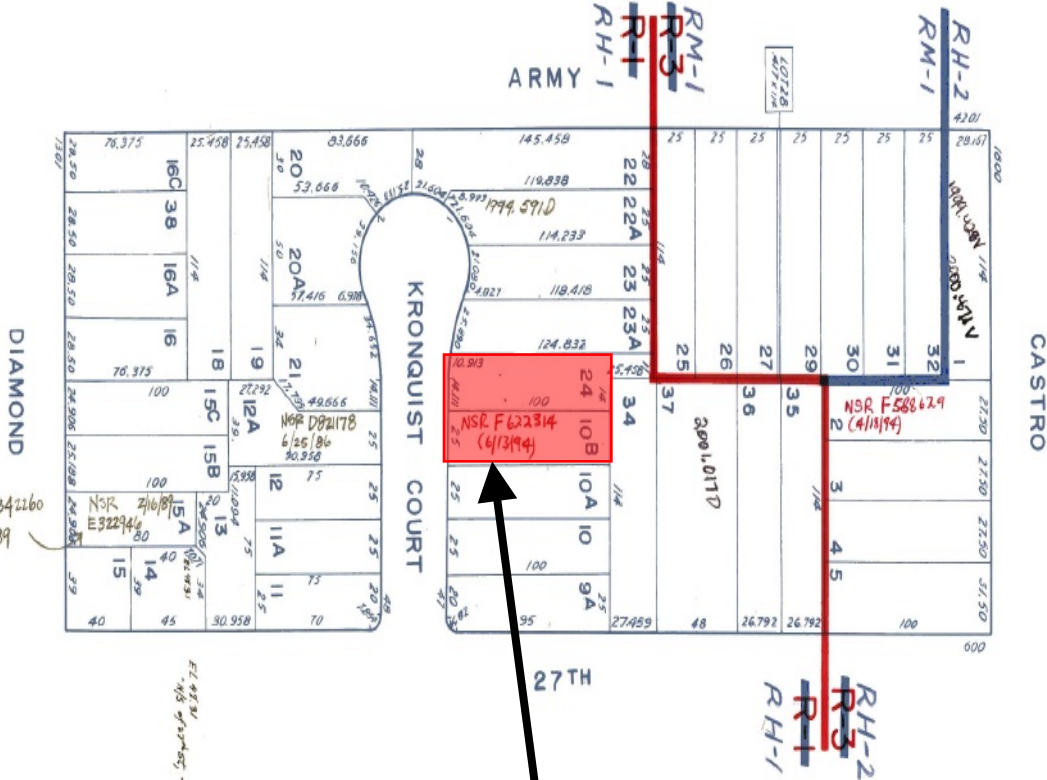
Parcel Map

RGED
07
5'-1953



6582
HORNER'S ADDN BLK 179

40-X



NSRE342160
3/29/89

ET 4131
NS of subject no. 8 of Diamond St. 8

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2013.1002D
23-29 Kronquist Court

Sanborn Map*

SUBJECT PROPERTY

CESAR CHAVEZ (ARMY) 64' wide

6" W.P. IMPASSIBLE

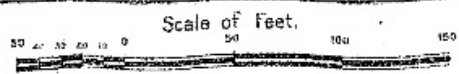
KRONQUIST CT.

6582

ST.

742

NEWBURG



*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 2013.1002D
23-29 Kronquist Court

Aerial Photo

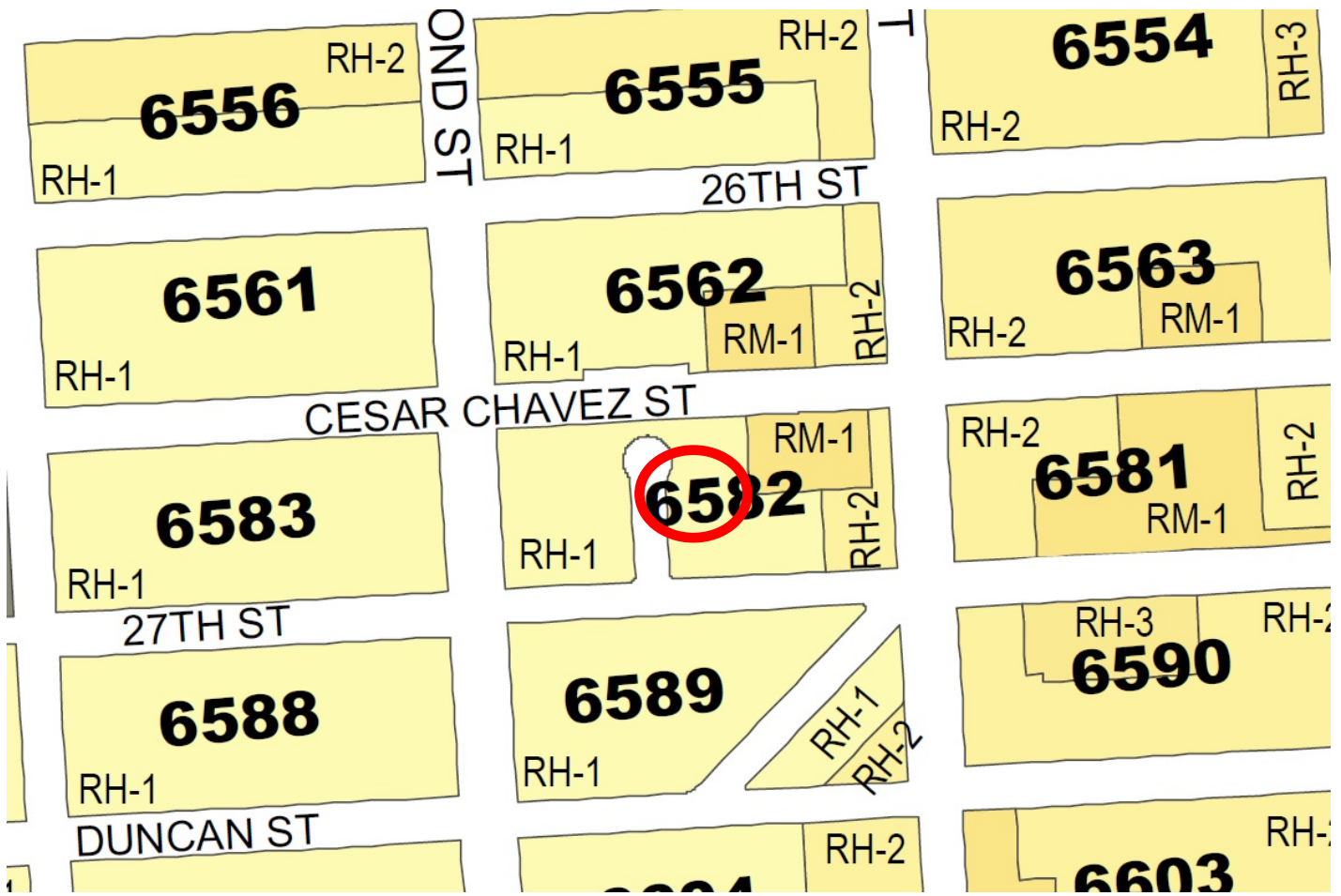


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2013.1002D
23-29 Kronquist Court

Zoning Map



Discretionary Review Hearing
Case Number 2013.1002D
23-29 Kronquist Court

Site Photo



Discretionary Review Hearing
Case Number 2013.1002D
23-29 Kronquist Court



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **May 8, 2013**, the Applicant named below filed Building Permit Application No. **2013.0508.6422** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Kenda McIntosh, Reuben, Junius, & Rose	Project Address:	23-29 Kronquist Court
Address:	1 Bush Street Ste. 600	Cross Streets:	27th Street
City, State:	San Francisco, CA 94104	Assessor's Block /Lot No.:	6582/024 and 6582/010B
Telephone:	(415) 567-9000	Zoning Districts:	RH-1 /40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If 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.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Two Single Family Dwellings	One Single-Family Dwelling
FRONT SETBACK (garage level)	NA.....	NA
FRONT SETBACK (first floor level).....	NA.....	NA
SIDE SETBACKS	NA.....	NA
BUILDING DEPTH	47 feet 2 inches	53 feet 8 inches
REAR YARD	48.5 feet	44 feet
HEIGHT OF BUILDING	NA.....	NA
NUMBER OF STORIES	NA.....	NA
NUMBER OF DWELLING UNITS	2.....	1
NUMBER OF OFF-STREET PARKING SPACES	NA.....	NA
PROJECT DESCRIPTION		

The project is to merge two single-family dwellings into one single-family dwelling. The project also includes two small additions to the rear of the buildings. The addition to 29 Kronquist will in-fill a notch at the rear of the second floor level. The addition to 23 Kronquist will extend the north half of the second floor back four feet four inches for a width of 12.5 feet. The addition will not extend beyond the rear wall of the building at 17 Kronquist Court.

PLANNER'S NAME: **Casey Noel**
 PHONE NUMBER: **(415) 575-9125**
 EMAIL: **casey.noel@sfgov.org**

DATE OF THIS NOTICE: **6/24/13**
 EXPIRATION DATE: **7/24/13**

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

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

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

BOARD OF APPEALS

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

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: CYNTHIA GAYLOR AND ADRIAN POLAK		
DR APPLICANT'S ADDRESS: 2 KRONQUIST COURT, SAN FRANCISCO	ZIP CODE: 94131	TELEPHONE: (415) 806-0986
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: APRIL AND HIROKI ASAI		
ADDRESS: 29 KRONQUIST COURT, SAN FRANCISCO	ZIP CODE: 94131	TELEPHONE: (415) 550-2605
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 23 AND 29 KRONQUIST COURT, SAN FRANCISCO		ZIP CODE: 94131		
CROSS STREETS: 27 th STREET				
ASSESSORS BLOCK/LOT: 6582 1024 6582 1013	LOT DIMENSIONS: 24x100/124 25x100	LOT AREA (SQ FT): 2770 2495	ZONING DISTRICT: RH-1 / 40-X RH-1 / 40-X	HEIGHT/BULK DISTRICT: 40-X 40-X

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: 2 SINGLE FAMILY HOMES

Proposed Use: 1 SINGLE FAMILY HOME VIA REMOVAL OF 1 EXISTING UNIT

Building Permit Application No. 2013.0508.6422

Date Filed: MAY 8, 2013

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input checked="" 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.

Discretionary Review Request

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

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

SEE ENCLOSED

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

SEE ENCLOSED

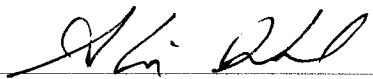
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

SEE ENCLOSED

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: 7/23/2013

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

ADRIAN POLAK
 Owner Authorized Agent (circle one)

13.1002D

D.R. Applicant Name: Cynthia Gaylor and Adrian Polak
D.R. Applicant Address: 2 Kronquist Court, San Francisco, CA 94131

Building Permit Application Number: 2013.0508.6422

Application Requesting Discretionary Review

Question 1:

The reason to request a Discretionary Review is that the applicant is proposing to conduct yet another major construction project (i.e., at 23 Kronquist Court and 29 Kronquist Court) after having conducted four major projects over the last few years on these very same properties. In discussions with our neighbors on Kronquist Court, the view is that the applicant long ago breached any semblance of reasonableness with respect to the number of highly disruptive, major construction projects on the Court. And with respect to this project, the applicant has provided no neighborhood outreach or communication.

Moreover, the applicant is requesting for the removal of an existing dwelling unit from the existing stock of housing in the City of San Francisco. Specifically, the request by applicant is to take two existing housing units at 23 Kronquist Court and 29 Kronquist Court, to remove one unit and to only have one unit remaining. The San Francisco General Plan notes very clearly that one of the most pressing housing issues is "conserving and improving existing housing." It does not matter that the subject dwellings at 23 Kronquist Court and 29 Kronquist Court are not considered "affordable units". The San Francisco General Plan describes a need for 31,000 housing units over the next several years. Despite the various strategies in place to attempt to increase the number of units in San Francisco, the General Plan acknowledges that, "the City will not likely see the development of 31,000 new units". Since one function of price is supply, any reduction in housing supply will be a factor in causing prices to increase; impacting all price levels, including affordable units. The applicant may own the two adjoining units at 23 Kronquist Court and 29 Kronquist Court for a few years or a few decades, but what the City of San Francisco needs, and is trying to plan for, is an adequate number of housing stock for the next century and longer. Planning should be about long-term sustainability of key goals and not just satisfying near-term desires to consolidate single-family houses.

As a family with two young children we want the city to be family friendly. Unfortunately for us, in 2008, when our family attempted to expand our 3-bedroom home at 2 Kronquist Court, the applicant filed a Discretionary Review against our plans (which were well within allowable scope and had no physical impact on anyone in the neighborhood) and said that we should purchase another larger property rather than try to augment our existing home to meet our family needs. After a protracted process we decided it was not worth the cost on a scaled back

plan and ended up renting another unit in the City so that our three sets of frequently visiting parents from the east coast would have a place to stay for their extended visits. It seems that the applicant should ask the same question, if there is a need for a bigger house the solution is to buy another property that meets any required needs; versus disrupting Kronquist Court again and decreasing existing housing stock in San Francisco.

In speaking with the allocated city planner for this project (Casey Noel), we understand that the applicant has never spoken with the allocated city planner (Casey Noel) about this project. The city planner indicated that apparently there was a mandatory Discretionary Review for the project, and that it may have occurred in a closed session on June 13th. The city planner said they needed to do more research on this as nothing was available on the San Francisco City website. As of the time of this DR filing, no additional information was made available to us.

We were not made aware of any mandatory Discretionary Review, the potential related hearing, the reasons why the reduction in existing units may have been permitted when the city is desperate to maintain existing housing stock and why the details were not shared with the public in time to make any comments (on the proposed removal of an existing housing unit). We are highly disappointed by the lack of information available regarding this process – at least now through the 311 process, we are formally voicing these major concerns.

Question 2:

On the qualitative topic of reasonableness, it is instructive to review the number of major construction projects that have already occurred at a given property. During the span of our seven year ownership of 2 Kronquist Court, the applicant has undertaken four major construction projects at 23 Kronquist Court and 29 Kronquist Court. We understand that some level of improvement to housing stock is necessary and desirable. At this point, the applicant has had more than ample opportunity to impact the neighborhood with their various projects. Per direct comments from the neighbors to us regarding the proposed project: ‘the applicant has long ago breached any semblance of reasonableness’. This was in addition to calling the applicant a hypocrite for moving forward on all their various projects, including the current project, which is outside the City guidelines while endeavoring to stop other attempts in the neighborhood for families to improve their single family homes within allowable scope. The applicant, at the time of our project, told us that the expansion of our house would create a “large” home that is not in keeping with the homes on Kronquist Court – today the applicant is proposing an expansion that will make the applicant’s home considerably larger (by a factor of ~2x) than the other homes on Kronquist Court or the surrounding area.

The entirety of Kroquist Court would be impacted by the proposed project. The Court is a place for children to play and for people to enjoy some semblance of peace and quiet. That said, from

13.1002D

time-to-time, some construction and related inconvenience is certainly expected. Based on discussions with the neighbors, the applicant has used up their reasonable opportunities for major construction as they have conducted four major construction/renovation projects of quite lengthy work plans (6 months to one year each which adds up to years of aggregate construction conducted already by the applicant). This has included the frequent use of very large and noisy heavy machinery and disruption and public disturbance on the street. It is quite distressing to think about another major and lengthy project being done on properties that have just recently already seen MULTIPLE construction projects and renovations. This is not reasonable.

One final note about reasonableness and neighborliness, there has been no neighborhood outreach conducted by the applicant (by comparison when we tried to increase the size of our home at 2 Kronquist Court we had several neighborhood outreach meetings, at our home, arranged for two community board mediation sessions, all before going to a City hearing). On this project, the applicant did not have a community meeting or outreach of any kind. Perhaps the applicant could have saved additional cycles by reaching out to the neighbors, acknowledging the terrible strain their projects have put the Court under, said that they would limit the day time work on the project to certain hours not beginning before 8am, excluding any weekend work and notifying the neighbors of days that would be the most disruptive in terms of noise.

Question 3:

We propose that the project not be approved to proceed.

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="radio"/>
Address labels (copy of the above), if applicable	<input checked="" type="radio"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" 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:

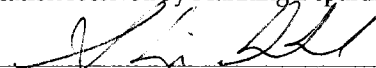
Required Material.

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: 7/23/2013

13.1002D

6582/010A
Eryn and Jeff Kurin
35 Kronquist Court
San Francisco, CA 94131

6582/023A
Jason Dimsdale
17 Kronquist Court
San Francisco, CA 94131

6582/012A
Robert & Janet Gregory
San Francisco, CA 94131

6582/021
Avery Chin
18 Kronquist Court
San Francisco, CA 94131

6582/020A
Jason Bender
8 Kronquist Court
San Francisco, CA 04131

6582/024 & 6582/010B
April & Hiroki Asai
29 Kronquist Court

6582/020
Cynthia Gaylor & Adrian Polak
2 Kronquist Court
San Francisco, CA 94131

From: [Olson, Scott](#)
To: [Secretary, Commissions](#); planning@rodneymong.com; cwu.planning@gmail.com; wordweaver21@aol.com; plangsf@gmail.com; richhillissf@yahoo.com; mooreurban@aol.com; hs.commish@yahoo.com; [Noel, Casey](#)
Cc: aprilhiroki@sbcglobal.net
Subject: Letter of Support for 23-29 Kronquist Court
Date: Wednesday, October 16, 2013 10:06:20 AM

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

Re: Letter of Support for 23-29 Kronquist Court

Dear President Fong and Commissioners:

We are writing to say we are in full support of the proposed project at 23-29 Kronquist court. We live at 41 Kronquist Court and have been a resident here for over 5 yrs. The Asai's have always been considerate and respectful of the neighborhood whenever approaching any re-model project. The Asai's have discussed with us the proposed plans for 23/29, and we feel it is well designed and appropriate for the neighborhood. As such, we do not believe a Discretionary Review of this project is necessary or appropriate.

Best Regards,

Scott and Paige Olson

Scott Olson
Seyfarth Shaw LLP
560 Mission Street, 31st Floor
San Francisco, CA 94105
(415) 544-1065

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The information contained in this transmission is attorney privileged and/or confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited.

From: chrissy_hildebrandt
To: [Secretary, Commissions](mailto:Secretary.Commissions); planning@rodnevfong.com; cwu.planning@gmail.com; wordweaver21@aol.com; plangsf@gmail.com; richhillissf@yahoo.com; mooreurban@aol.com; hs.commish@yahoo.com; [Noel, Casey](mailto:Noel_Casey)
Cc: [april asai](mailto:april_asai)
Subject: Letter of Support for 23-29 Kronquist Court
Date: Monday, October 28, 2013 7:05:10 PM

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

Re: Letter of Support for 23-29 Kronquist Court

Dear President Fong and Commissioners:

We are writing this letter to give our full support of the proposed construction project at 23-29 Kronquist Court. The Asai's have always been extremely considerate and respectful of the neighborhood whenever approaching any re-model project. The work on their home has always reflected and complimented their desire to maintain the integrity of the Kronquist community. The project design will have no visual impact to the community.

We lived at 7 Kronquist Court for seven years and recently moved in June of this year. Prior to us moving, we received the project plans, and had spoken to The Asai's about their plans and we believe that the project is well designed and appropriate for the community. We urge the Planning Commission not to take Discretionary Review of this project.

Sincerely,
Ron and Christine Hildebrandt

From: vwilsher@gmail.com on behalf of [Veronika Wilsher](#)
To: [Secretary, Commissions](#); planning@rodnevfong.com; cwu.planning@gmail.com; wordweaver21@aol.com; plangsf@gmail.com; richhillissf@yahoo.com; mooreurban@aol.com; hs.commiss@yaho.com; [Noel, Casey](#)
Cc: [april asai](#)
Subject: Letter of Support for 23-29 Kronquist Court
Date: Thursday, September 26, 2013 10:21:47 PM

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

Re: Letter of Support for 23-29 Kronquist Court

Dear President Fong and Commissioners:

We are writing to say we are in full support of the proposed project at 23-29 Kronquist Court. We have lived at 680 27th Street for the past 8 years. The Asai's have discussed the proposed plans for 23/29, and we believe that the project will have no visual impact to the neighborhood and community. We urge the Planning Commission not to take Discretionary Review of this project.

Sincerely,
Veronika and Thomas Wilsher
680 27th Street

From: [Ann S. Hedges](#)
To: [ry@sfgov.org](#); [planning@rodnevfong.com](#); [cwu.planning@gmail.com](#); [wordweaver21@aol.com](#);
[plangsf@gmail.com](#); [richhillissf@yahoo.com](#); [mooreurban@aol.com](#); [hs.commish@yahoo.com](#); [Noel_Casey](#)
Cc: [aprilhiroki_aprilhiroki](#)
Subject: Letter of Support for 23-29 Kronquist Court
Date: Wednesday, September 04, 2013 10:40:31 AM

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

Re: Letter of Support for 23-29 Kronquist Court

Dear President Fong and Commissioners:

I am writing to say that I am in full support of the proposed project at 23-29 Kronquist court.

The Asai's have always been considerate and respectful of the neighborhood whenever approaching any re-model project. They have discussed the proposed plans with me.

The proposed design will have no visual impact to the community and is well designed and appropriate, as all of their previous remodel projects have been. I urge the Planning Commission not to take Discretionary Review of this project. It seems totally unnecessary.

I have owned and lived at 47 Kronquist Court for 30 years. I would say the Asai's have been the most aesthetic, and architecturally sensitive neighbors I have had. They have evidenced concern for and have maintained the character and integrity of our cul-de-sac.....consistently.

Sincerely,
Ann S. Hedges

From: [4gregory](#)
To: [Secretary, Commissions](#); [planning@rodneyfong.com](#); [cwu.planning@gmail.com](#); [wordweaver21@aol.com](#); [plangsf@gmail.com](#); [richhillissf@yahoo.com](#); [mooreurban@aol.com](#); [hs.commish@yahoo.com](#); [Noel, Casey](#)
Cc: [April & Hiroki Asai](#)
Subject: Letter of Support for 23-29 Kronquist Court
Date: Tuesday, September 03, 2013 1:34:54 PM

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

Re: Letter of Support for 23-29 Kronquist Court

Dear President Fong and Commissioners:

We live at 30 Kronquist Court - directly across the street from the proposed project at 23/29 Kronquist court - and have lived here for over 30 years. We are writing this letter to express our full support for the proposed construction project at 23/29 Kronquist Court. The Asai's have discussed their plans with us and we believe that the proposal is well designed and appropriate for the community. 23/29 is in direct view of our home and we believe that the project will have absolutely no visible impact for us. The Asai's have always been respectful and concerned about the community on past projects. We urge the Planning Commission not to take Discretionary Review of this project.

Sincerely,
Robert and Janet Gregory
415-647-5930

From: [Jason Bender](#)
To: Commission.Secretary@sfgov.org; planning@rodneymong.com; cwu.planning@gmail.com;
wordweaver21@aol.com; plangsf@gmail.com; richhillissf@yahoo.com; mooreurban@aol.com;
hs.commish@yahoo.com; [Noel, Casey](#)
Cc: [April Asai](#)
Subject: Letter of Support for 23-29 Kronquist Court
Date: Tuesday, August 27, 2013 9:43:06 PM

Dear President Fong and Commissioners:

I am writing to express my support for the proposed project at 23-29 Kronquist Court in Noe Valley. I reside across the street at 8 Kronquist Court and have lived there for nearly six years. During past projects, the Asai's have always been very open about their plans and concerned with the well-being of their neighbors.

After discussing the project with them, I feel that it is well-designed and appropriate for the neighborhood. The Asai's have gone to great lengths to ensure there is no visual impact on the rest of court. I am in full support of their proposed plans, and I urge the Planning Commission not to take Discretionary Review of this project.

Please feel free to contact me directly if you would like to discuss this matter further.

Sincerely,

Jason Bender
8 Kronquist Court
(415) 288-1444

From: [Avery](#)
To: Commission.Secretary@sfgov.org; planning@rodnevfong.com; cwu.planning@gmail.com;
wordweaver21@aol.com; plangsf@gmail.com; richhillissf@yahoo.com; mooreurban@aol.com;
hs.commish@yahoo.com; [Noel, Casey](#)
Cc: [aprilhiroki](#)
Subject: Letter of Support for 23-29 Kronquist Court
Date: Tuesday, August 27, 2013 9:22:15 PM

Dear President Fong and Commissioners:

I am writing this letter to give my full support to the proposed construction project at 23/29 Kronquist Court. I live at 18 Kronquist Court—across the street from the proposed project at 23/29 Kronquist court—and have lived here for 8 years. I believe that the proposal is well designed and appropriate for the community. 23/29 is in direct view of my home and I believe that the project will have absolutely no visible impact for me. The Asai's have always been respectful and concerned about the community on past projects. I urge the Planning Commission not to take discretionary Review of this project.

Sincerely,

Avery

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

September 23, 2013

Subject: Letter of Support for 23-29 Kronquist Court

Dear President Fong and Commissioners:

I would like to express my full support for the Asai's proposed project at 23-29 Kronquist Court. I moved to Kronquist Court in April, but have lived in Noe Valley since 2006, so I deeply appreciate its special community and unique neighborhood.

The Asai's have been very open in discussing their proposed plans for 23-29 Kronquist Court, which seem to take a thoughtful approach to preserving the consistent design and appearance of our homes on Kronquist Court. Based on those discussions and my review of the plans for what appear to be tasteful and moderate changes, I believe that the Asai's proposed project at 23-29 Kronquist Court will have no negative visual impact to the neighborhood and community.

I urge the Planning Commission not to take Discretionary Review of this project.

Sincerely,



Jeanne M. Belanger
7 Kronquist Court

From: frank_mclaughlin
To: planning@rodnevfong.com
Cc: commissions.Secretary@sfgov.org; cwu.planning@gmail.com; wordweaver21@aol.com; plangsf@gmail.com; richhillissf@yahoo.com; mooreurban@aol.com; hs.commish@yahoo.com; [Noel, Casey](#)
Subject: Planning Commission Review of Project at 23-29 Kronquist Court, San Francisco
Date: Friday, August 30, 2013 1:46:24 PM

Dear President Fong and Planning Commissioners:

I am in full support of the proposed project at 23-29 Kronquist Court. I live at 1 Kronquist Court and have been a resident for 44 years. The Asai's have always been considerate and respectful of the neighborhood whenever approaching and remodeling home projects. Mr and Mrs Asai and their three boys are wonderful and caring neighbors and have been a valuable and important asset to our small and friendly neighborhood.

The Asai's have discussed the proposed project plans for 23-29 Kronquist Court and I fully support the planned remodeling project. The proposed design will have no visual exterior impact, maintains the Court's architectural integrity, and is appropriate in design and scale.

I strongly urge the Planning Commission not to undertake a Discretionary Review of this worthy project.

Cordially,

Frank E. Mc Laughlin, Ph.D.

REUBEN, JUNIUS & ROSE, LLP

December 31, 2013

DELIVERED BY MESSENGER

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Fourth Floor
San Francisco, CA 94105

**Re: Project Sponsor's Response to DR Request- Case No. 2012.1475D
23-29 Kronquist Court
Block 6582, Lots 024 and 010B
Hearing Date: January 9, 2014
Our File No.: 7552.01**

Dear President Fong and Commissioners:

We are working with April and Hiroki Asai (“Asais” or “Asai family”), who own, 23-29 Kronquist Court (the “Property”). The Asais currently reside at 29 Kronquist Court and have lived there since 2002. In 2011 they purchased the adjoining property, 23 Kronquist Court, when the previous owners put it up for sale. Since purchasing their first home, the Asais have had three children, and their current home no longer meets their space needs. The Asais seek to merge the two units and build a modest 145 sq. ft. expansion on the second floor (the “Project”) to provide enough living space for their growing family to continue living in San Francisco. Kronquist Court is a unique neighborhood in San Francisco’s urban environment where neighbors all know one another’s names, and children can safely play in the street while parents watch and socialize together. The Asais love their close-knit community, and there is nowhere they would rather raise their family. (Asais letter to the Planning Commission is attached as **Exhibit A**)

Adrian Polak and Cynthia Gaylor (“the DR Requesters”) whose home, 2 Kronquist Court, is located across the street and several doors down from the Property—have requested discretionary review (“DR”) of the Project. Although a number of issues are raised in the DR application, the DR Requesters seem to be primarily concerned with limiting the impact of construction noise on the community. The Asais have reached out to the DR Requesters to discuss their concerns about construction noise, but they have received no response. Construction noise is an unavoidable consequence of living in an urban environment, and home owners are not generally protected from it, as a matter of policy; however the Asais

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin
Sheryl Reuben¹ | David Silverman | Thomas Tunny | Jay F. Drake | John Kevlin
Lindsay M. Petrone | Melinda A. Sarjapur | Kenda H. McIntosh | Jared Eigerman^{2,3} | John McInerney III²

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

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San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

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take the concerns of their neighbors seriously, and will adhere to the construction schedule suggested by the DR Requesters in their DR Application.

None of the issues raised by the DR Requesters are exceptional or extraordinary, and do not justify modification or Discretionary Review of a Code-compliant Project that has the full support of the Planning Department Staff. We look forward to presenting the Project to you on January 9.

A. Executive Summary

As proposed, the Project fully complies with the Planning Code¹, and is overwhelmingly supported by the surrounding home owners. The Discretionary Review Application (“DR Application”) does not identify any exceptional or extraordinary circumstances that justify modification of the Project, or Discretionary Review. We request that the Commission decline to take Discretionary Review and approve the Project as proposed for the following reasons:

- The only concession requested by the DR Requesters, both in their Request for Discretionary Review and in subsequent conversations with the Asais, is that the Asais limit construction to weekdays after 8:00 a.m. with no construction on weekends. The Asais have agreed to this concession, and will adhere to the schedule proposed by the DR Requesters. They will also notify neighbors in writing in advance of particularly disruptive construction days; (see page 8)
- With three growing boys and aging parents, the Asais’ home no longer meets their space needs. The Code-compliant Project proposes a dwelling unit merger and modest addition at the Property to accommodate a growing family, allowing them to stay in the City; (see page 4 and Exhibit C).
- Currently the Asais are forced to move between the two dwelling units by either exiting through the front doors of the homes and walking on the public sidewalk, or by a steep staircase at the rear of the home. This is unsafe for the Asai’s young children and impracticable for their aging parents, making it impossible for them to use 23 Kronquist for anything but storage. The Project will combine the two units making a safe home that meets the family’s needs; (see page 5 and Exhibit C).

¹ Unless otherwise noted, all code references are to the San Francisco Planning Code.

- The modest, 145 sq. ft. horizontal addition at the rear of the Property (the “Addition”) will infill two small bays on the existing homes, making them flush with the rear façade of the building. It will have no visual impact from Kronquist Court, and will be only minimally visible when viewed laterally from 27th Street. Aside from this minor Addition at the rear of the Property, all other work on the Project will be internal, having no visual impact on the neighborhood; (see page 5 and Exhibits B and C).
- The past Projects at the Property have been for routine maintenance or to correct unsafe conditions caused by previous owners. Both homes were in need of repairs when the Asais purchased them, and all construction projects have been to renovate the units and bring them into compliance with City codes; (see page 6).
- The Property is demonstrably unaffordable and therefore it is eligible for administrative approval of a dwelling unit merger under Section 317. It is also fully compliant with the General Plan; (see pages 6-7).
- The Asais love their community and have always conducted projects at their home with the utmost attention to the needs and concerns of their neighbors. They have done a great deal of neighborhood outreach for this Project, and have overwhelming neighborhood support. (see page 8 and Exhibits A & F-H.)

B. Neighborhood Context and Project Description

1. Property Description and Neighborhood Context

23-29 Kronquist Court is located on a rare San Francisco cul-de-sac in Noe Valley. The Property consists of two adjacent single family homes built in 1949 on two separate lots, located on the east side of Kronquist Court. 23 Kronquist Court is a 1,950 sq. ft. three-bedroom, two-bath home, built over a 2,770 sq ft. lot. 29 Kronquist Court, which is the Asai Family’s primary residence, is a 2,688 sq. ft., three-bedroom, three-bath home built over a 2,490 sq. ft. lot. Although two separate homes on two separate lots, 23 and 29 Kronquist Court are directly adjacent and have the appearance of connected row-housing. The Property is zoned RH-1 and has a height and bulk designation of 40-X. Both homes are two-story-over-garage.

The Property is typical of homes along Kronquist Court. Most of the homes on the cul-de-sac are two stories tall and were built by the same developer in the late 1940’s and 1950’s. Although many of the homes have been altered over the years, the neighborhood has

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maintained its predominantly two story massing and cohesive appearance, and features a connected row house appearance that is typical in RH-1 districts. The Asais have designed the Project to meet their family's needs while maintaining the scale, and unique character and charm of Kronquist Court. (Photographs of the Property and surroundings are attached as **Exhibit B.**)

2. The Project

Dwelling Unit Merger

In order to accommodate the space needs of their growing family, the Asais propose to merge their two units, and build a small Addition on the second floor of the merged building. Aside from the small 145 sq. ft. addition described below, the Project will not involve any exterior alterations to the Property. The merger will join the two dwelling units internally, but the Property will maintain the appearance of two separate homes when viewed from the front, and there will no visual impact whatsoever on Kronquist Court, since the front façade and entrances will not be changed in any way. In furtherance of these plans, the Asais have also applied for a lot line adjustment concurrent with their dwelling unit merger application, which is pending with the Department of Public Works.

Horizontal Rear Addition

The Asais are also proposing a modest 145 sq. ft. Addition on the second floor of the merged units. The Addition will create much needed increase in livable space for the Asais, expanding their small dining room to accommodate their family of five. It has been designed to create this space, while having a minimal impact on the appearance of the home when viewed from any street. Adjacent to the north property line of the proposed merged Property, a portion of the first and second floors will be expanded to infill two small bay projections. The Addition will extend the existing rear wall of the Property four feet, four inches with a width of 12.5 feet, to infill the bay projections to lie flush with the existing rear wall of the Property. The Addition will not extend beyond rear wall of the adjacent property at 17 Kronquist Court, nor past the existing rear decks on the subject or adjacent properties. The proposed expansion is set significantly behind the required 25 foot rear yard setback. The Asais have devoted a great deal of extra time and money to creating an addition that maintains the existing elevations at the Property, and has no significant visual impact on the neighborhood.

(Project Plans with renderings of the Addition are attached as **Exhibit C.**)

C. The Project provides for the space and safety needs of the Asai's growing family

1. Space

As a young couple, the Asais purchased and moved into 29 Kronquist Court. At the time, they had no children, but were planning to fix-up their new home and start a family. Since then, they have grown to a family of five with three young boys, ages two, six, and nine. As their children continue to grow, the Asais' three bedroom home no longer meets their needs. In addition to not having enough bedrooms, there is not enough storage space in the home. The dining room is barely large enough for the family, and cannot comfortably accommodate any guests. Now that their older children are reaching an age where they will require their own space and privacy, the Asais are facing even more strain on the space in their home. The Asais purchased their home in 2002 because Kronquist Court is the kind of place where they wanted to raise a family. It is a unique street where residents can be a part of San Francisco and all it has to offer a family, but also provides a safe, close-knit community where they can raise their children. The Project will allow the Asais to keep the home they love and continue to raise their family in the neighborhood they love.

The Asais also have elderly parents who plan to move-in with them when the time comes that they can no longer live alone. The Asais' parents do not have the financial means to move into the City to be closer to their family, or to live in the kind of facility that would provide for their needs as necessary, while allowing them to have their own space and the freedom to come and go as they please. The Asais desperately want to be able to provide a home for their aging parents where they can live with dignity and independence, and be close to their grandchildren as they grow-up. However the Asais' current home (29 Kronquist) is not even large enough for April, Hiroki, and their three children, and if they are not able to merge the two units, the Asais will not be able to provide for their parents as they age, and may be forced to leave their beloved neighborhood in San Francisco, and seek suitable, family sized housing outside of the City.

The Project will provide much needed additional living space for the Asais. It will create a home that can provide for the needs of three generations, allowing them to be together and thrive as a family; something that is very rare and desperately needed in San Francisco.

2. Safety

The Project will provide a safer home for the Asai family. The Asais purchased 23 Kronquist Court in 2011 when their neighbor put it up for sale. Since that time, the Asais have used 23 Kronquist as much as possible to accommodate their growing space and storage needs. However, they are unable to use it as additional living space because in order to move between the two units, they have to either exit the front door of one home and access the

other from the public sidewalk, or climb a narrow set of steps at the rear of the two homes to access the units through the rear doors. This is a great burden on the family as it creates dangerous conditions for the Asais' small children and elderly parents when they attempt to move between the two units. It also often leaves them stranded from one another, and from items being stored in the other house, as the children cannot be left alone when one parent needs to move between the two units.

The Project will create one connected home that the family can safely access internally. This will remove the great burden the Asais now face, being forced to exit their home in order to access the other building, and will create a much safer and more convenient living situation for the family.

D. The Asais' past projects have been for routine maintenance and safety

The DR requesters claim that the Asais have exceeded a reasonable number of projects at their property. This is not the case. Even if there was a limit on the number of projects that can reasonably be conducted at a property, the Asais would not have exceeded reasonableness. All projects at the Property have been either for routine maintenance or to correct unsafe conditions caused by previous owners, in order to bring the Property up to the standards of City codes. The Asais have conducted four projects over the past 11 years to renovate and correct unsafe conditions at their two properties, one of which was the removal of a structurally unsound deck, built illegally by a previous owner, which posed a great hazard to the Asais' children. When the Asais purchased 29 Kronquist Court as a young couple in 2002, the home was run-down and in need of significant repairs and remodeling. 23 Kronquist was also in need of renovation and repairs at the time of purchase. Over the years, the Asais have completed projects to maintain their homes whenever it was financially feasible to do so.

If the City's housing stock is to be maintained, homeowners must be permitted to conduct renovations in a reasonable and financially feasible manner. The Asais' homes were both in need of major renovations at the time of purchase, but as a young couple with a growing family, the Asais were not financially able to conduct all of the necessary repairs and upgrades at once. They have slowly invested in their properties over the past 11 years, to update their homes and preserve the character of their neighborhood. Penalizing a couple for purchasing a home and investing in it over time, would discourage other families from making similar investments to upgrade and maintain San Francisco's unique and beautiful housing stock.

E. The Project is Eligible for Administrative Approval Under Section 317 and Complies with the General Plan

The DR Requesters assert that the Asais did not follow City notification procedures in obtaining authorization for the administrative approval of their dwelling unit merger, and that affordability of the merged units is not relevant. They also claim that the dwelling unit merger violates the General Plan. This is not the case.

1. The Project is eligible for administrative approval under Section 317

Section 317(e)(3) of the Planning Code specifically allows the Zoning Administrator to administratively approve mergers of dwelling units that are demonstrably unaffordable, meaning the value is at least 80% of the combined land and structure values of single family homes in San Francisco (~ \$1.34 million dollars²). The least expensive unit proposed for merger by the Project has been valued at \$1.64 million dollars. On June 12, 2013, the Zoning Administrator issued an action memo declaring that the units proposed for merger were demonstrably unaffordable, and authorizing the Project for administrative approval. No hearing has been held for this project and no notification was necessary prior to the 311 notification that was sent out as required by the Planning Code, after authorization of Administrative approval was issued by the Zoning Administrator. (Opinions of Value from Property appraisals are attached as **Exhibit D**, and Zoning Administrator Action Memo is attached as **Exhibit E**).

2. The Project is in compliance with the General Plan

The DR Requesters assert that the removal of an unaffordable dwelling unit is not in compliance with the General Plan. This is not true. While the Housing Element of the General Plan does strongly promote the preservation and development of affordable housing, it does not prohibit the removal of unaffordable units. In fact, Policy 2.2 requires the City to, “Retain existing housing by controlling the merger of residential units, *except where a merger clearly creates new family housing.*” And Objective 4 calls for the City to “foster a housing stock that meets the needs of all residents across life cycles” by “Developing new housing, and [*encouraging*] *the remodeling of existing housing, for families with children.*”³ (Emphasis added)

By remodeling two existing homes to accommodate the needs of a growing family with children and aging parents, allowing them to stay in the City, the Project directly promotes

² Section 317: Periodic Adjustment to Numerical Criteria, March 26, 2009

³ San Francisco General Plan Housing Element

the goals of the General Plan to foster housing that meets the needs of families with children, and all residents across life cycles.

F. Neighborhood Outreach, Concessions and Community Support

1. Neighborhood Outreach

The DR Requesters claim that the Asais did not conduct any neighborhood outreach or take their neighbors into consideration before filing their dwelling unit merger application. This is not the case. Prior to submitting their Project application, the Asais discussed their project with a number of neighbors and received only positive feedback. On September 15, 2013, after the DR Requesters filed their DR Application, the Asais held an informational neighborhood meeting in their home, displaying plans and offering to answer any questions. Approximately 10-15 people attended, including the DR Requesters who were the only people who expressed any concerns about the Project. They indicated that their main reservations were over the construction schedule and possible noise. The Asais explained their plans for these aspects of the Project, and following the meeting, they reached out to the DR Requesters by email to try to come to an agreement regarding construction noise and scheduling. However the DR Requesters did not respond to their invitation to meet and discuss the issue. (Email invitation to neighborhood meeting and sign-in sheet is attached as **Exhibit F**; Email to Mr. Polak inviting him to meet and discuss construction issues is attached as **Exhibit G**.)

2. Concessions

The only concession requested by the DR Requesters in their DR Application is that the Asais agree to limit construction to weekdays after 8:00 am, and to notify neighbors of particularly disruptive construction days. The Asais are happy to agree to this. The Asais agree with the DR Requesters that the proposed construction schedule will make the Project a more pleasant experience for their community. And they will be limiting construction to Monday through Friday from 8:00 a.m. - 5:00 p.m. There will be no early morning or weekend construction as requested by the DR Requesters in their DR Application. The Asais have consulted with their contractor about the most disruptive work to be performed, and will also provide written notification to their neighbors of particularly disruptive construction days well in advance.

3. Community Support

The Project is a welcome addition to the neighborhood. The Asais have received overwhelming support for their Project from their neighbors. To date, 11 people from the small community have sent letters of support to the Planning Commission. And although

President Rodney Fong
San Francisco Planning Commission
December 31, 2013
Page 9

there has been ample opportunity for neighbors to voice concerns through email outreach, the September 15 informational meeting, and various community events, no neighbors besides DR Requesters have come forward to express any negative feedback about the project. (Letters of support are attached as **Exhibit H**.)

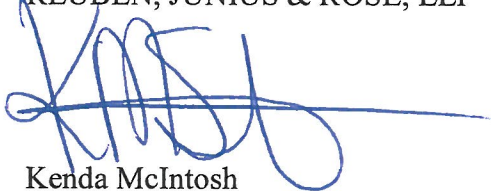
G. Conclusion

The Project is a fully Code compliant dwelling unit merger of two existing single family homes with a very small Addition on the second floor of the merged Property. The Asai family is growing quickly, and their current home does not meet the space needs of a family of five, plus grandparents. If the Asais are unable to merge their two units, they will be forced to leave their community and look outside the City for suitable family housing. This Project will meet the family's space needs, while preserving the character of the two units and the neighborhood.

The Asais have reached out to their neighbors for input on the project, and have received no negative feedback from anyone in the community aside from the DR Requesters. The Asais have happily agreed to the one alternative suggested in the DR Application. The DR Requesters have not met their burden to present exceptional or extraordinary circumstances that justify modification of the Project or a Discretionary Review hearing. For all of the above reasons, the Asais respectfully request that the Planning Commission decline to take Discretionary Review, and approve the Project as proposed.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Kenda McIntosh

President Rodney Fong
San Francisco Planning Commission
December 31, 2013
Page 10

LIST OF EXHIBITS

Exhibit A	-	Asais Letter to the Planning Commission
Exhibit B	-	Photographs of the Property
Exhibit C	-	Project Plans with renderings of the Addition
Exhibit D	-	Opinions of Value from Property appraisals
Exhibit E	-	Zoning Administrator Action Memo
Exhibit F	-	Email Invitation to Neighborhood Meeting and Sign-in Sheet
Exhibit G	-	Email to Mr. Polak
Exhibit H	-	Letters of Support

Enclosures: Exhibits A-H

cc: Cindy Wu, Commission Vice-President
Michael J. Antonini, Commissioner
Gwyneth Borden, Commissioner
Rich Hillis, Commissioner
Kathrin Moore, Commissioner
Hisashi Sugay, Commissioner
Casey Noel, Planner
George Bradley, Architect
April and Hiroki Asai, Owners

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

www.reubenlaw.com

EXHIBIT A

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Fourth Floor
San Francisco, CA 94105

Dear President Fong and Commissioners:

We are writing this letter to give you a little bit of a better sense of who we are as a family, and why we desperately want to raise our kids in this community. We discovered this small cul-de-sac in Noe Valley while looking for our first home—and jumped at the opportunity to buy once a home became available. The small scale of the neighborhood as well as the flat street really make it one of the unique blocks in the city. Once we moved in, we quickly discovered that this quiet little street also had something magical about it—an incredibly friendly, close-knit community.

With only 16 houses on our cul-de-sac, there are 14 kids that live here—as well as 5 more on 27th street. It truly is an incredibly family friendly neighborhood that's rare in San Francisco. The residents and families all come from diverse backgrounds and professions, and the kids go to a variety of different schools—public, parochial, and independent. The community is an eclectic group from all walks of life that span multiple generations and share one thing in common—we love living on this street.

Life on our street truly feels like an oasis. On any given day after school, we are blessed to have the neighbor kids ringing our doorbell to come out and play. You'll often find a chaotic mix of bikes, scooters, and skateboards scattered on the street, with parents in lawn chairs chatting with each other and watching the kids. Our neighborhood aspiring chef (13 yrs old) will often come knocking to borrow sugar and eggs, or to give us a taste test of his newest creation. We'll always watch each others kids when were outside—not just to warn of cars, but to give each other a moment to check on a sleeping child, a meal in the oven, or just to start a load of laundry. On the rare occasions when we get our Fall heat wave in the city, we'll have spontaneous block parties and order pizza—just so we can have an excuse to hang out together a bit longer.

It is *this* strong community that has convinced us to stay in San Francisco—and that our kids *can* have a small neighborhood experience in a big city. We truly love living here with our family. We love the fact that there is always someone outside for the kids to play with. We love that when each of our 3 boys were born, we came home to chalk drawings on the street done by the neighborhood, welcoming each one to the world. We love that we all sign for each others packages and text each other when it's a street cleaning day. We love that we make Halloween an excuse to throw a neighborhood party before we all go trick or treating together.

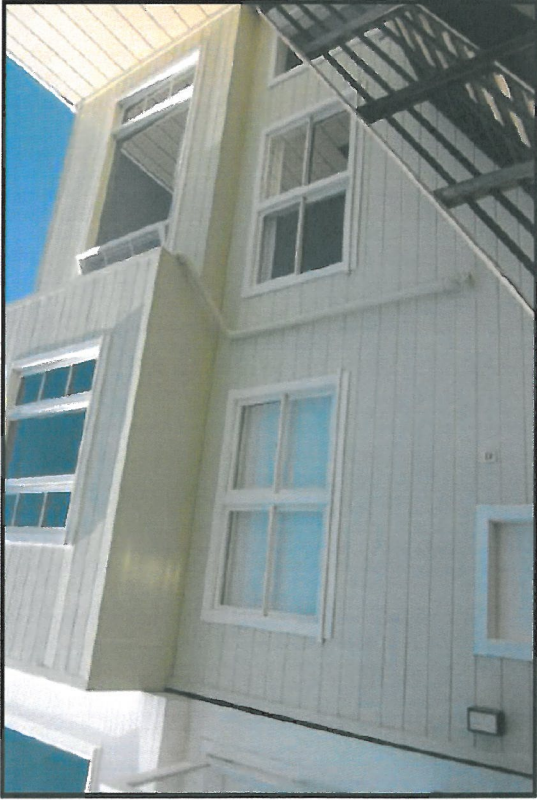
There really is no other neighborhood we would want to raise our kids. The merger of 29 and 23 would allow us the space our growing family needs, as well as space to accommodate our aging parents. We have found a unique community here—and would love the opportunity to connect the two houses to accommodate our growing family.

Thank you,
Hiroki and April Asai

EXHIBIT B

23 KRONQUIST COURT

FRONT



REAR



SUBJECT STREET

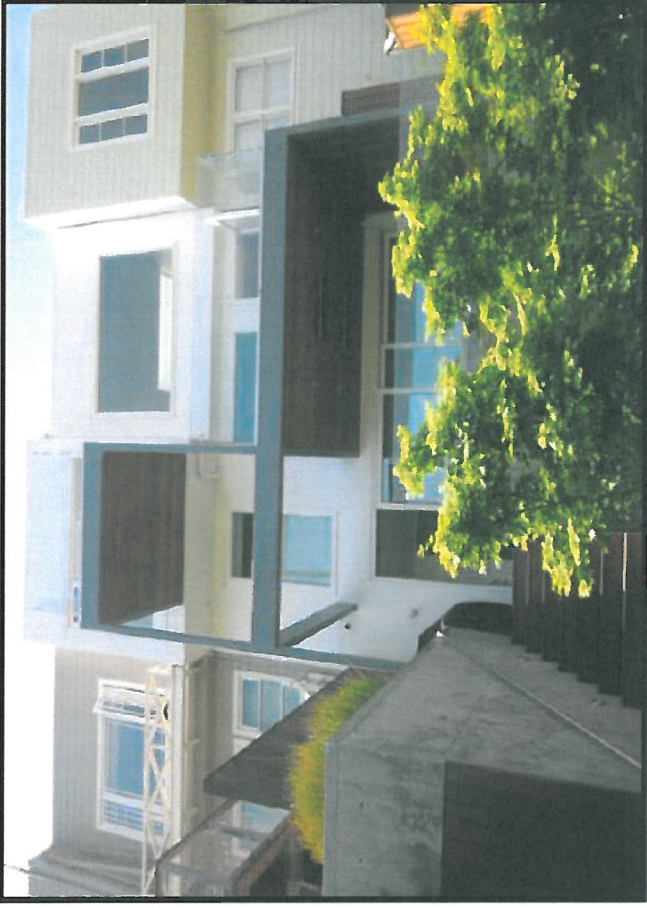


29 KRONQUIST COURT

FRONT



REAR



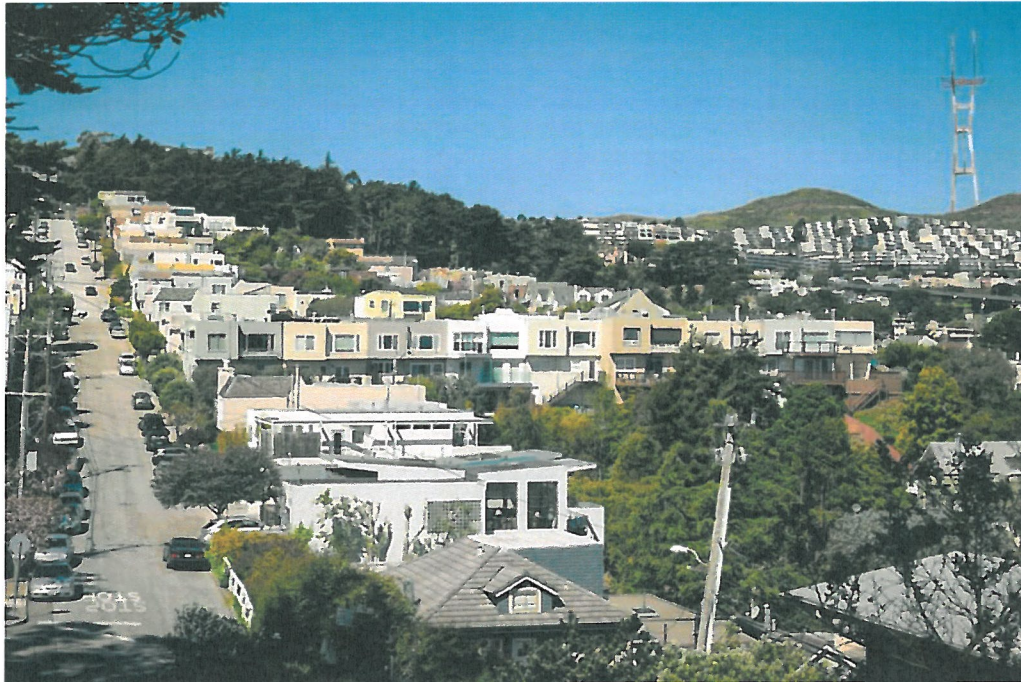
SUBJECT STREET



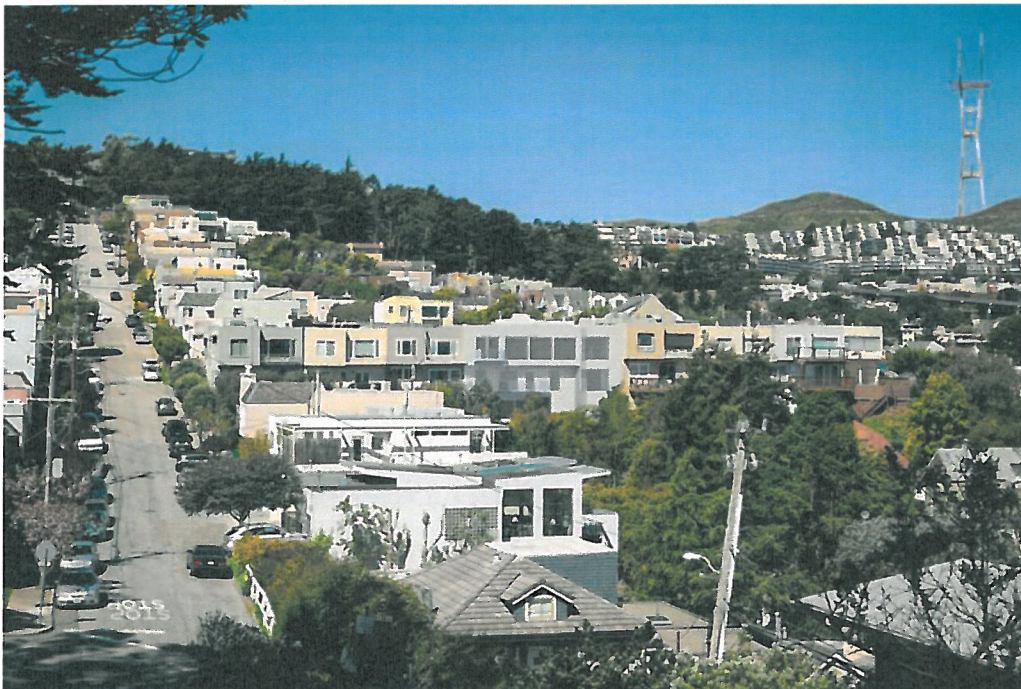
EXHIBIT C

23-29 Kronquist Court - Rear Yard from across Castro Street

EXISTING



PROPOSED



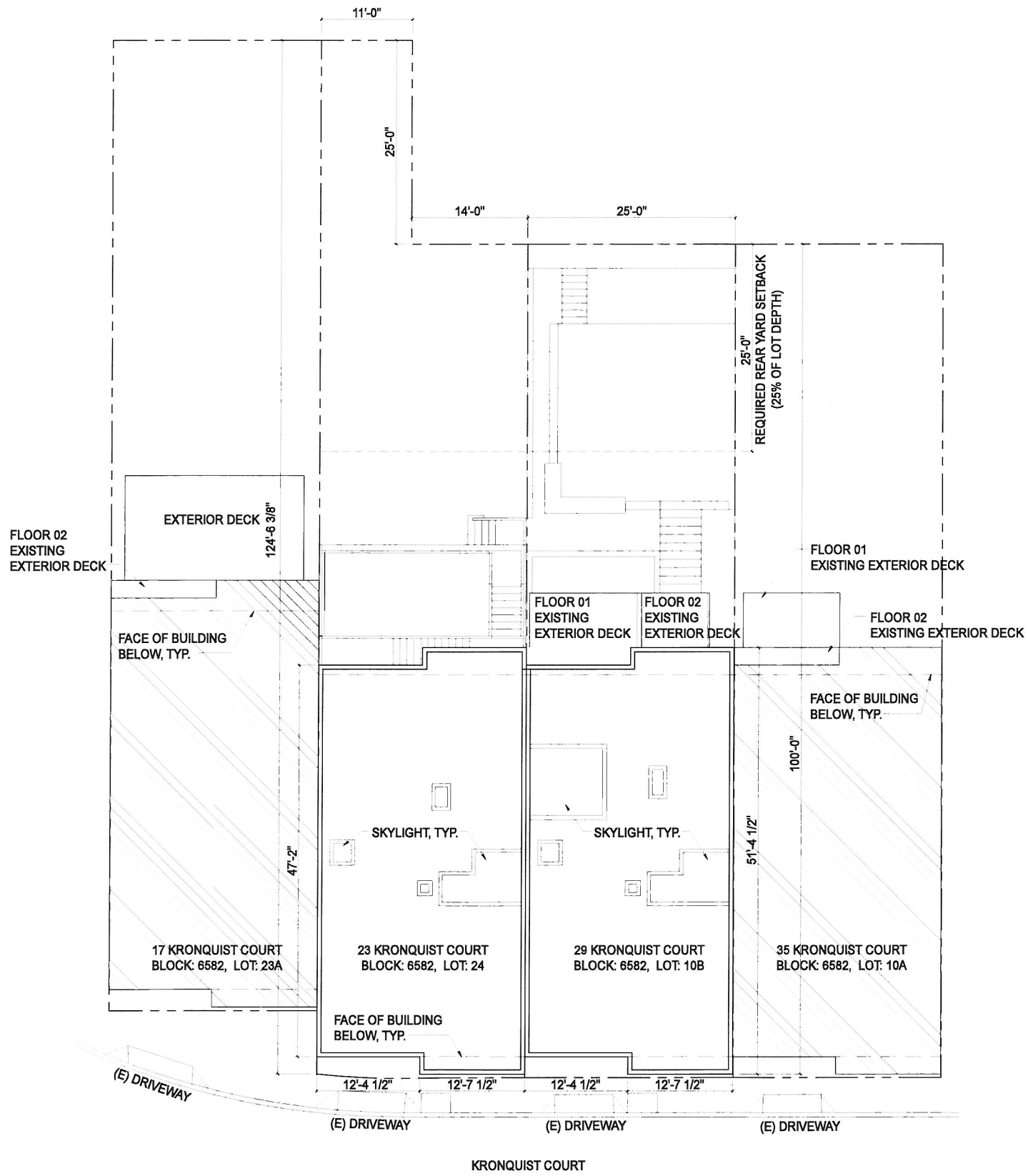
23-29 Kronquist Court - View from 27th Street

EXISTING

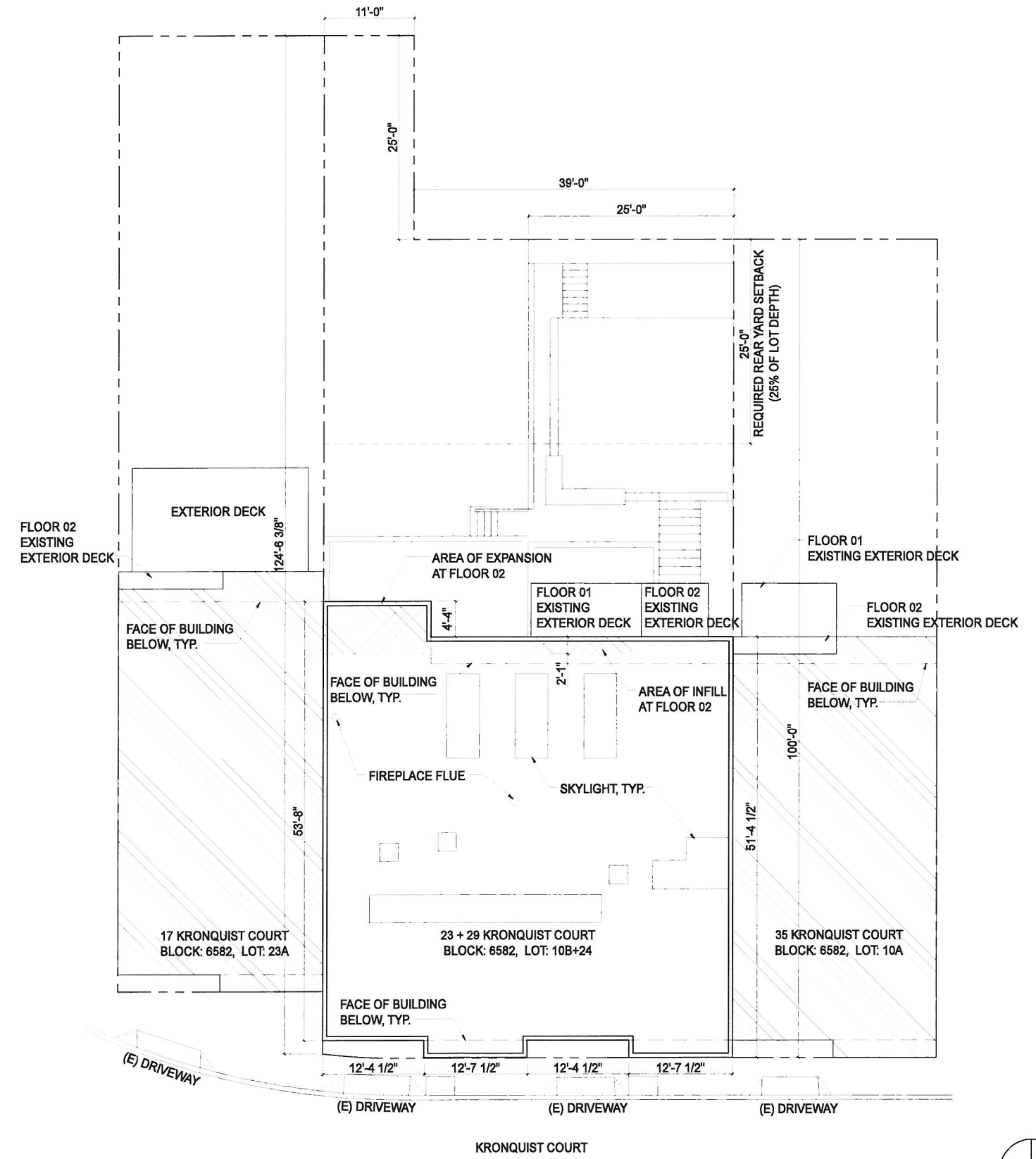


PROPOSED

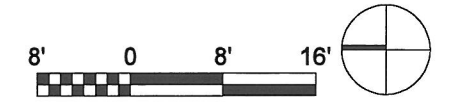




EXISTING SITE PLAN



PROPOSED SITE PLAN

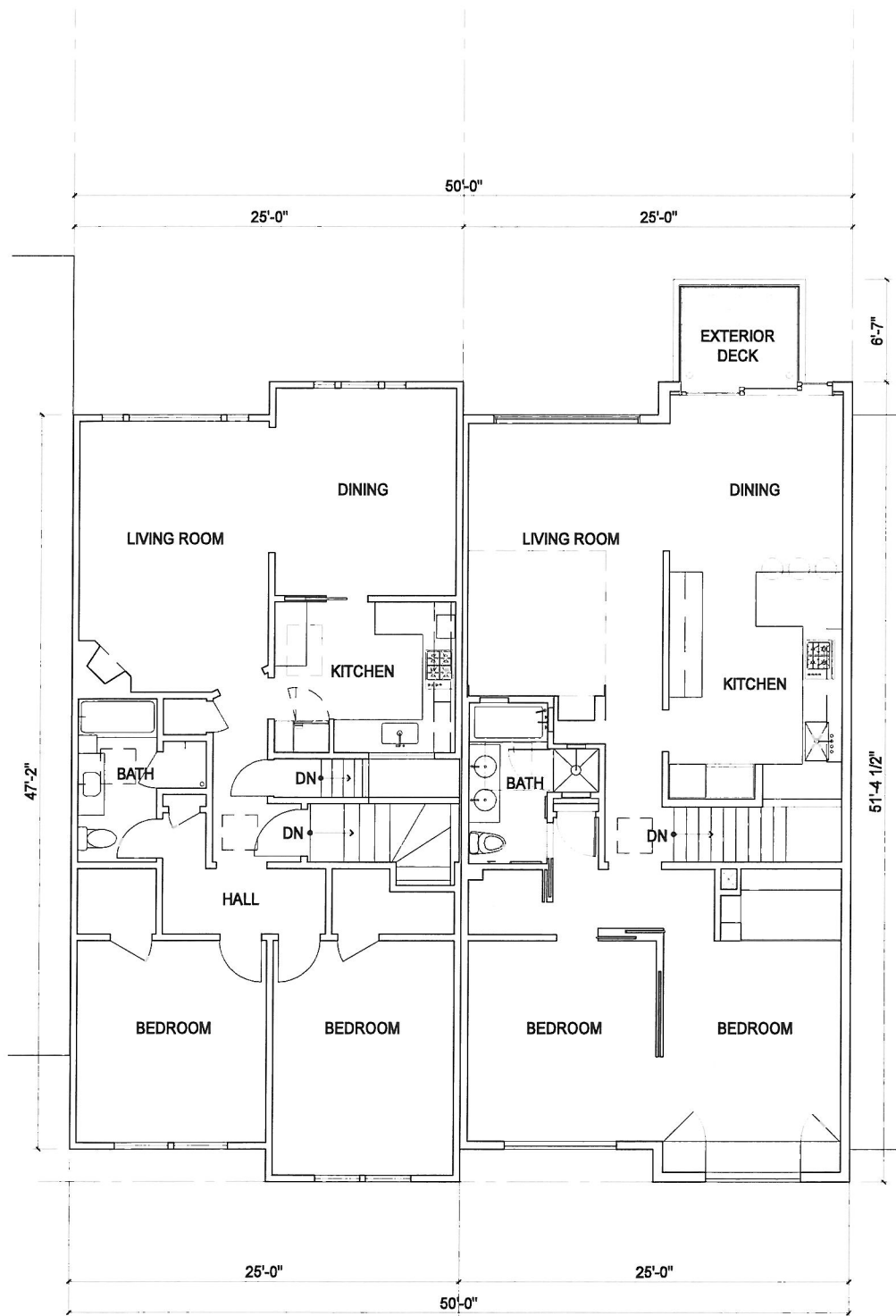


23 + 29 KRONQUIST COURT, SAN FRANCISCO, CA 94131

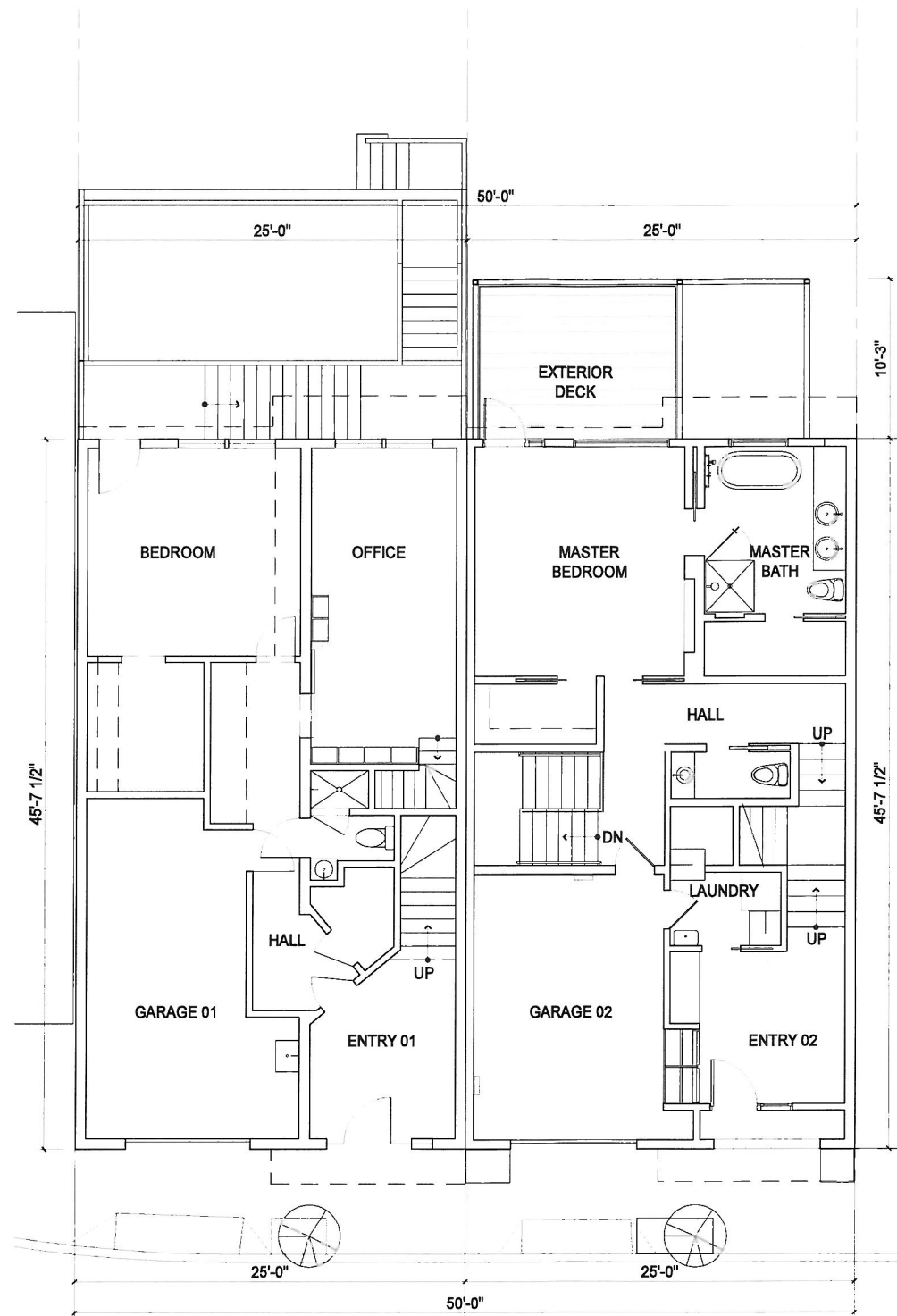
SITE PLAN (EXISTING + PROPOSED)

gb|architecture+design
 380 10th STREET, #16
 SAN FRANCISCO CA 94103
 415.871.1106
 gabarch.com

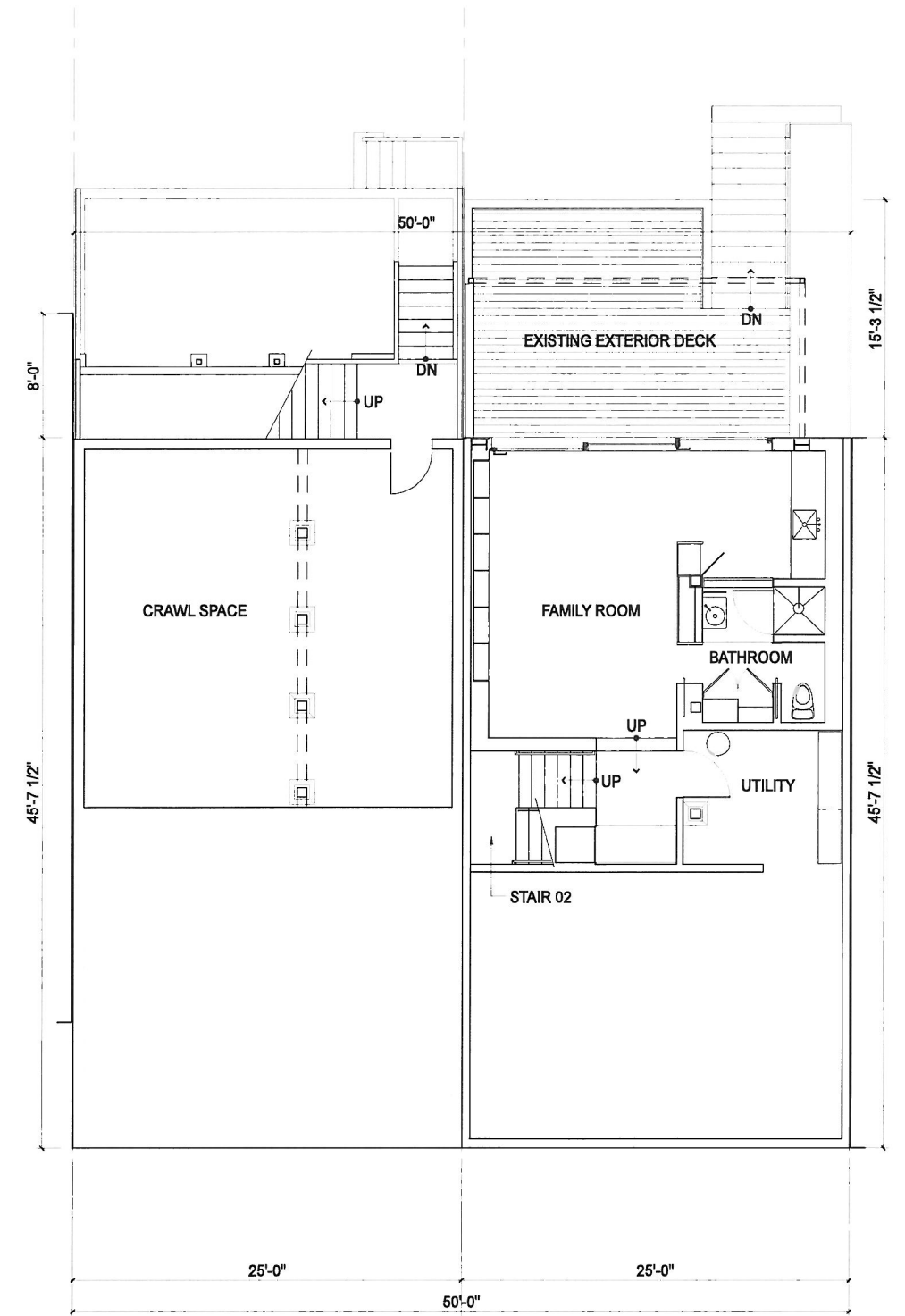
10 JUNE 2013



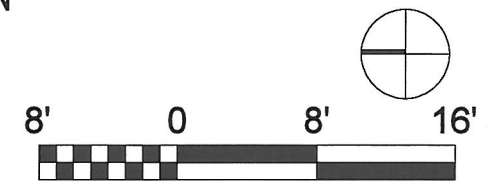
EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING BASEMENT FLOOR PLAN

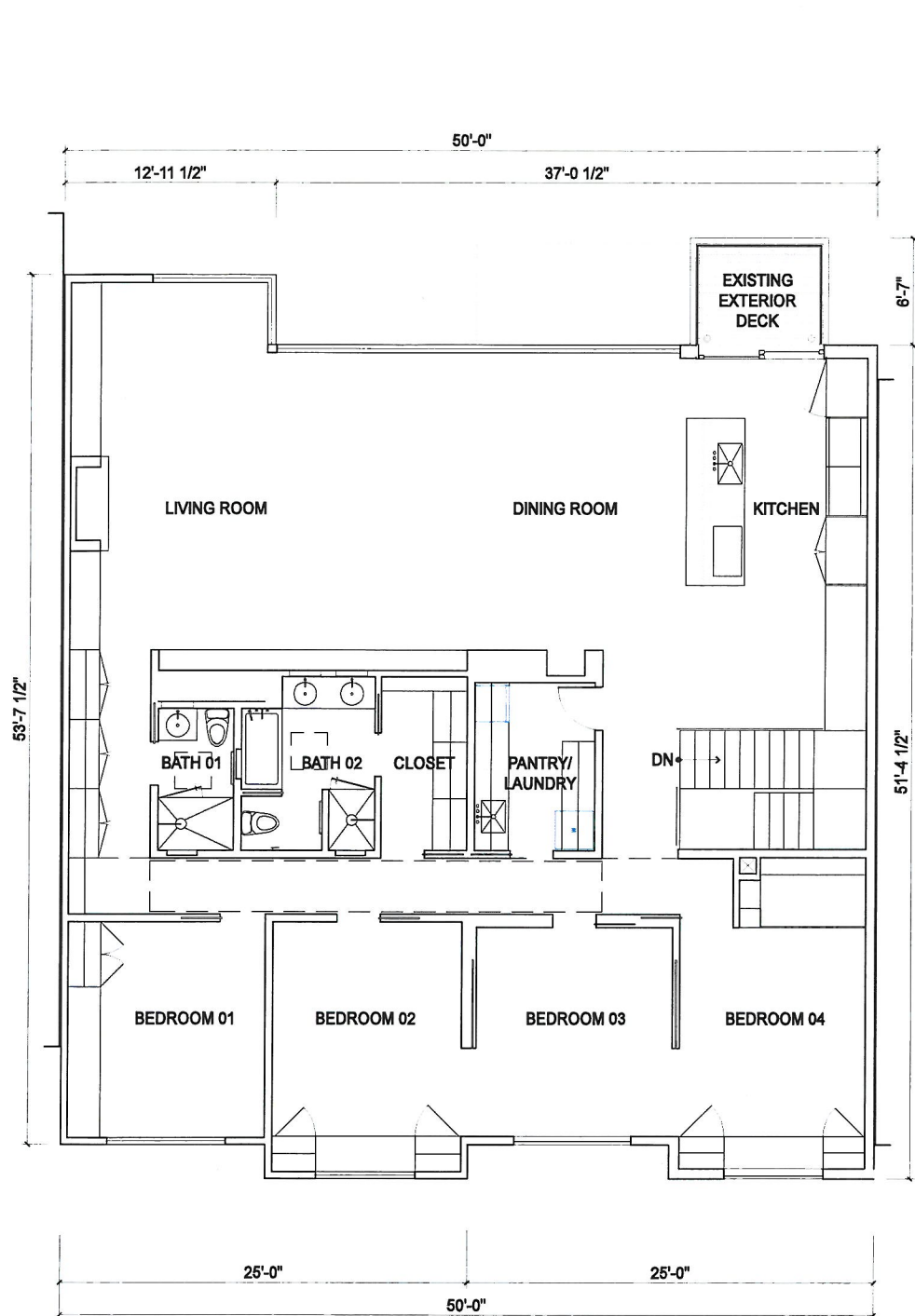


23 + 29 KRONQUIST, SAN FRANCISCO, CA 94131

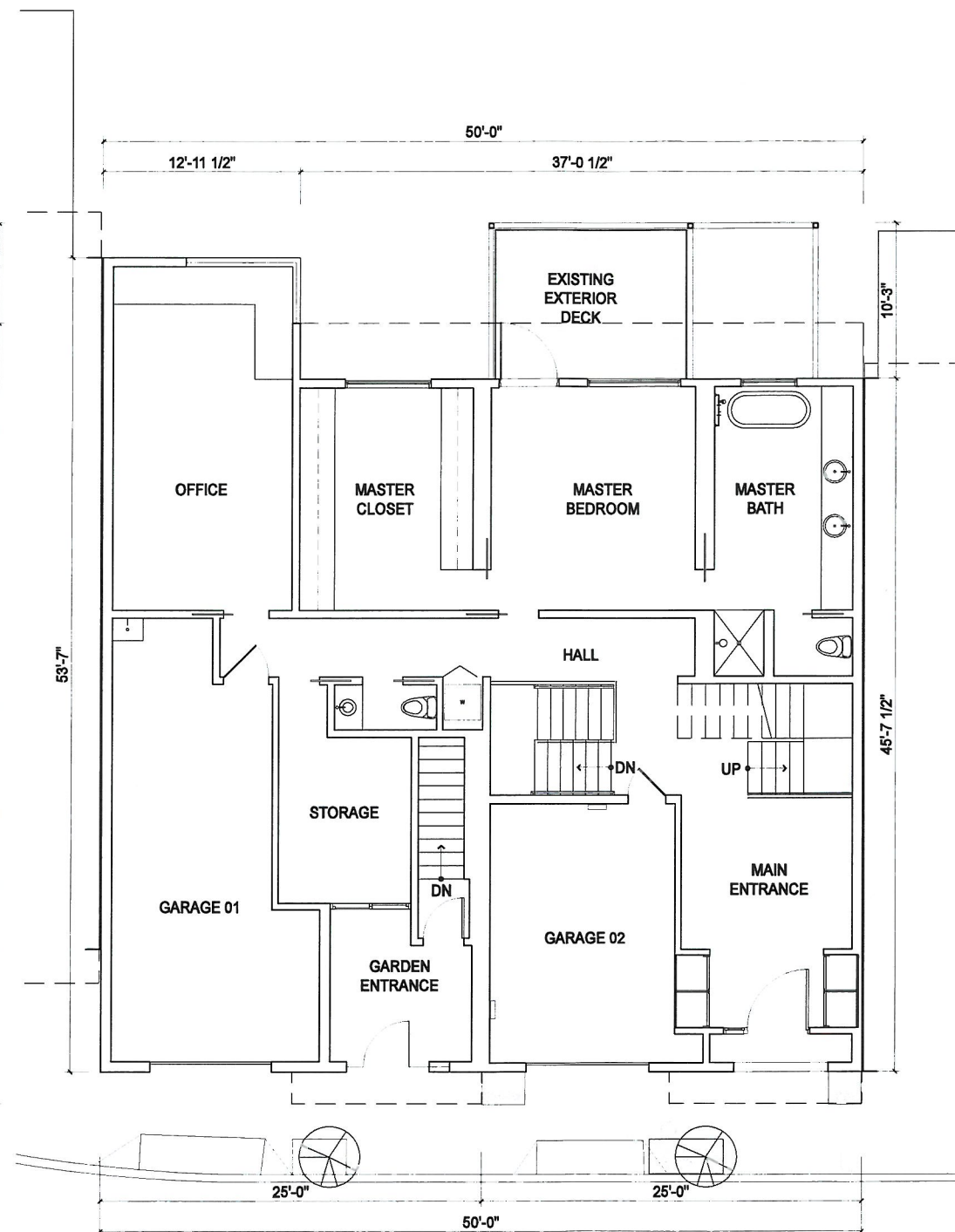
gbjarchitecture+design
 380 10th STREET, #16
 SAN FRANCISCO, CA 94103
 415.871.1106
 gabarch.com

EXISTING FLOOR PLANS

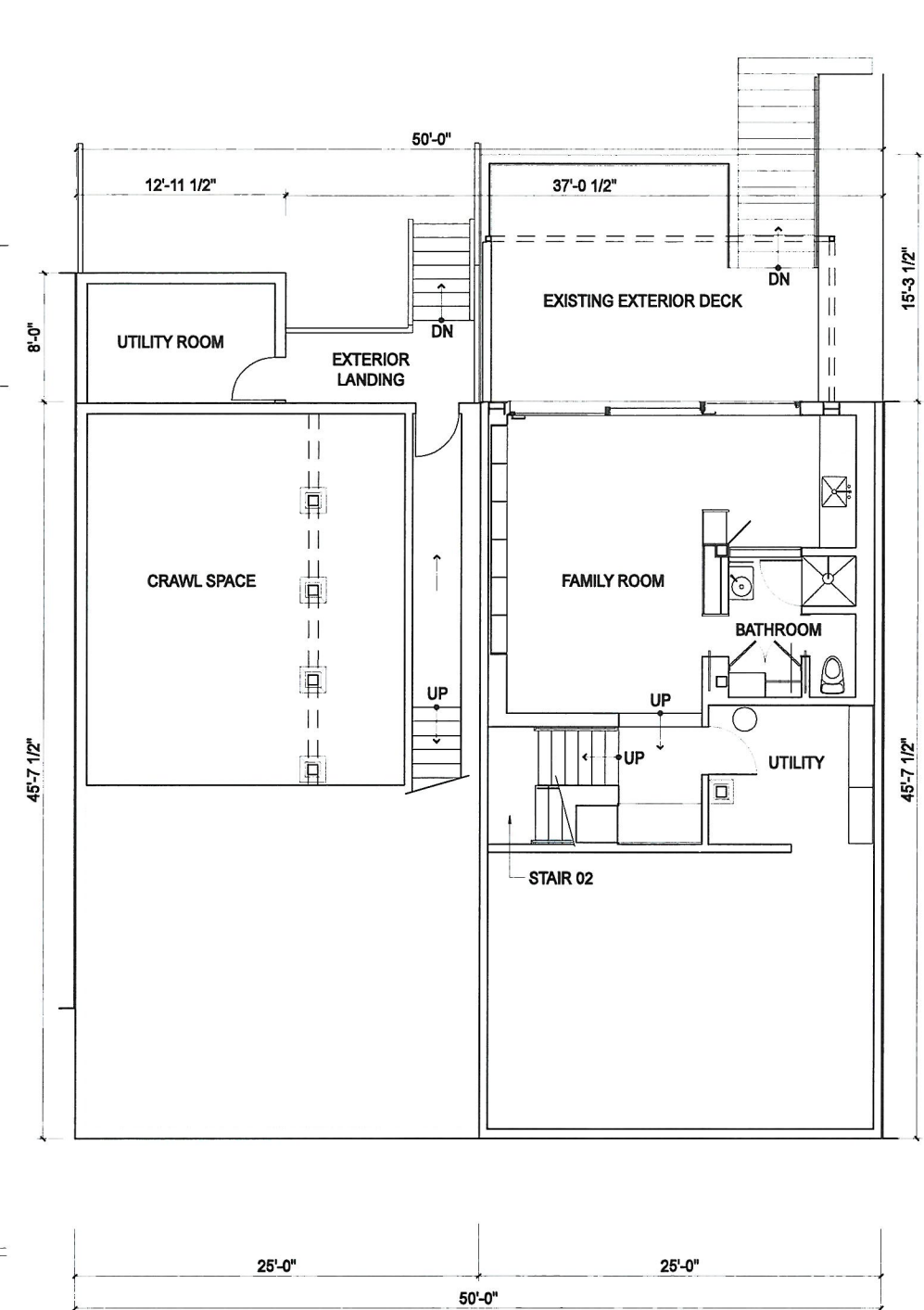
10 JUNE 2013



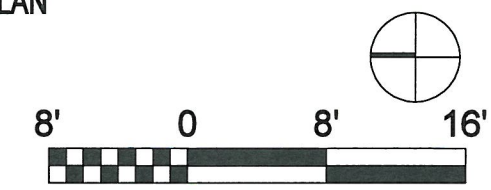
PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN

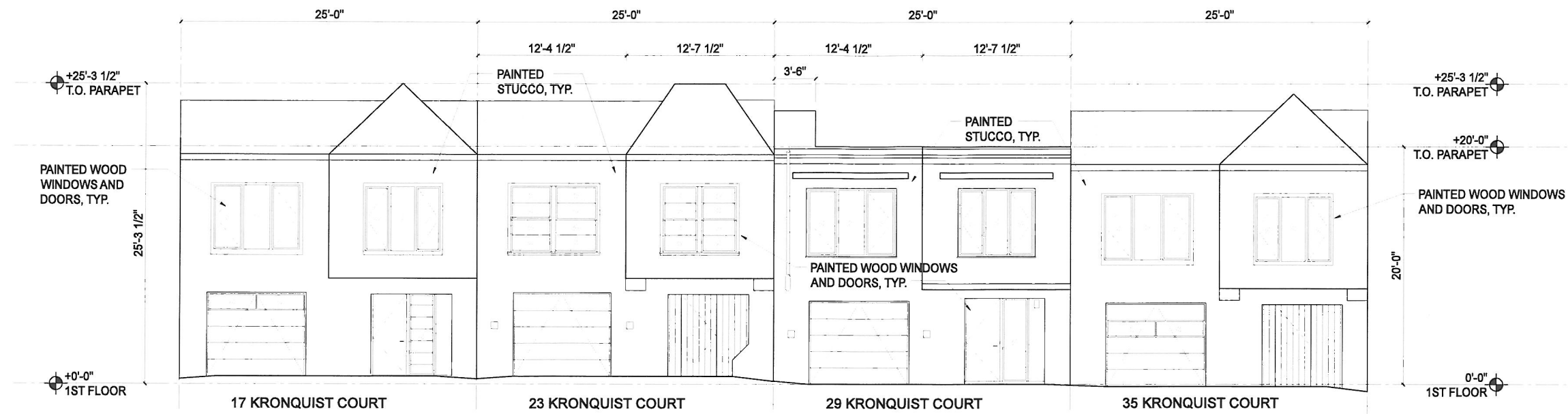


23 + 29 KRONQUIST, SAN FRANCISCO, CA 94131

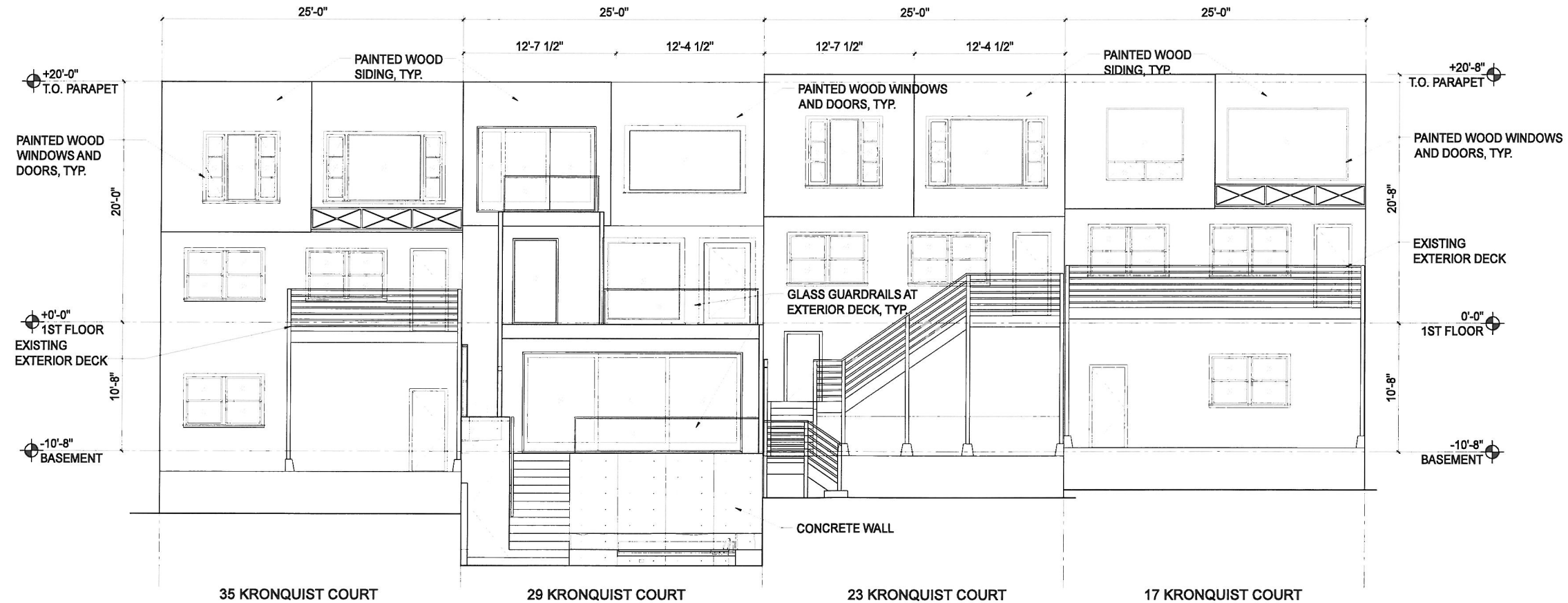
gb|architecture+design
 380 10th STREET, #16
 SAN FRANCISCO CA 94103
 415.871.1106
 gabarch.com

PROPOSED FLOOR PLANS

10 JUNE 2013



EXISTING WEST ELEVATION: KRONQUIST COURT



EXISTING EAST ELEVATION



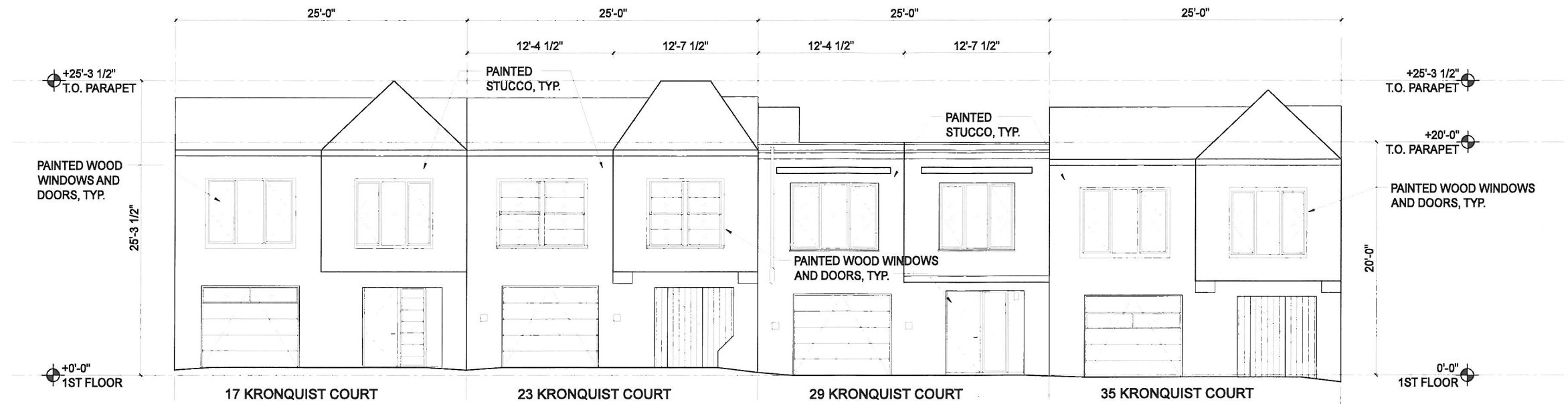
23 + 29 KRONQUIST, SAN FRANCISCO, CA 94131

gb|architecture+design

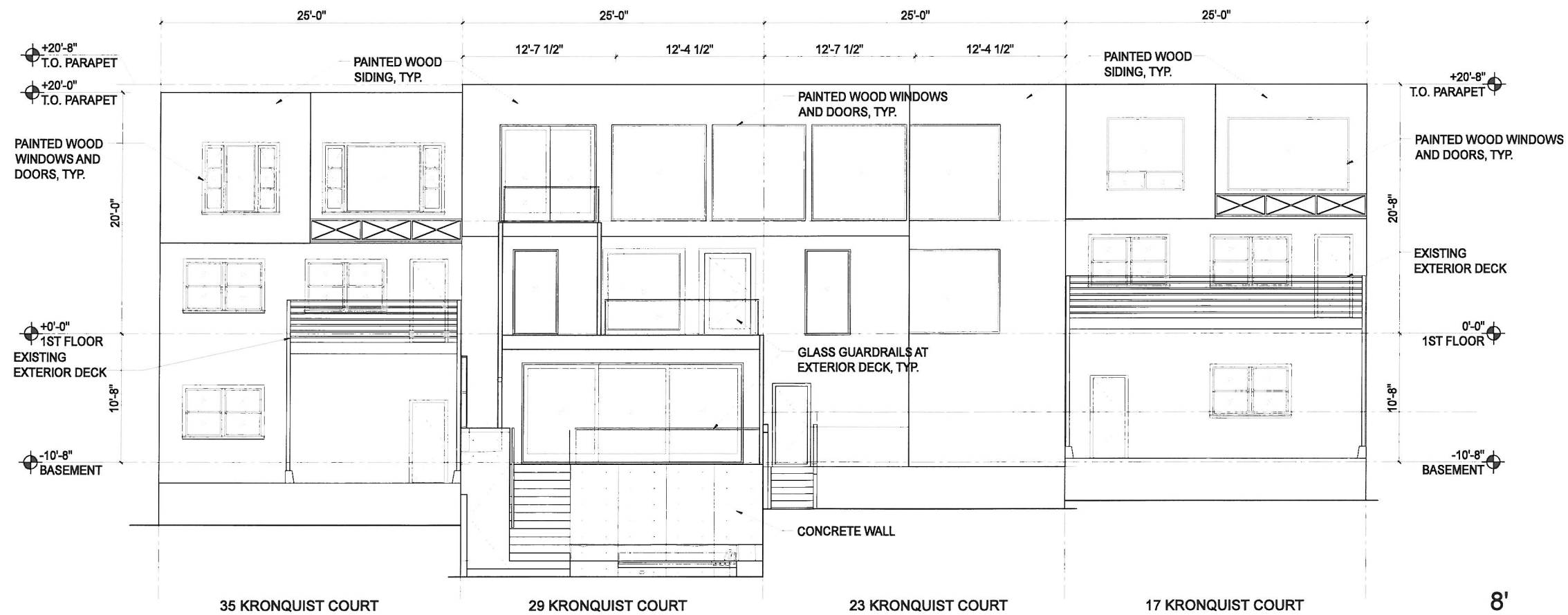
380 10th STREET, #16
 SAN FRANCISCO CA 94103
 415.871.1106
 gabarch.com

EXISTING ELEVATIONS

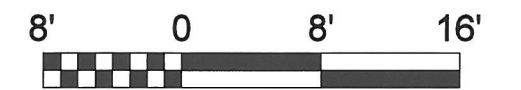
10 JUNE 2013



PROPOSED WEST ELEVATION: KRONQUIST COURT



PROPOSED EAST ELEVATION



23 + 29 KRONQUIST, SAN FRANCISCO, CA 94131

gb|architecture+design
 380 10th STREET, #16
 SAN FRANCISCO CA 94103
 415.871.1106
 gabarch.com

PROPOSED ELEVATIONS

10 JUNE 2013

EXHIBIT D

TRAC - The Real Estate Appraisal Company
336 Claremont Blvd Suite #3
San Francisco, CA 94127
(415) 759-8892

April 26, 2013

Hiroki
23 Kronquist Ct
San Francisco, CA

Re: Property: 23 Kronquist Ct
San Francisco, CA 94131
Borrower: Hiroki
File No.: 18040953

Opinion of Value: \$ 1,640,000
Effective Date: 04/22/2013

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

Sincerely,

Isabella Cortesi

Isabella Cortesi
Certified Residential
Certification #: AR028706
State: CA Expires: 02/14/2014
icortesi@tracappraisalmtg.com

TRAC - The Real Estate Appraisal Company
336 Claremont Blvd , Suite #3
San Francisco, CA 94127
(415) 759-8892

April 26, 2013

Hiroki
Kronquist Ct
San Francisco, CA 94131

Re: Property: 29 Kronquist Ct
San Francisco, CA 94131
Borrower: Hiroki
File No.: 18040963

Opinion of Value: \$ 2,150,000
Effective Date: 04/22/2013

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

Sincerely,

Isabella Cortesi

Isabella Cortesi
Certified Residential
Certification #: AR028706
State: CA Expires: 02/14/2014
icortesi@tracappraisal.com

EXHIBIT E

JUN 14 2013
REUBEN JUNIUS & ROSE LLP

2012.1475D (061313) [RC]
(DR Action Memo)
Applicant
Kenda McIntosh
Reuben, Junius, & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Zoning Administrator Action Memo Administrative Review of Dwelling Unit Merger

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 12, 2013
Case No.: 2012.1475D
Project Address: 23 and 29 KRONQUIST COURT
Building Permit: 201305086422
Zoning: RH-1 (One-Family, Dwelling)
 40-X Height and Bulk District
Block/Lot: 6562/010B and 6582/024
Project Sponsor: Kenda McIntosh
 Reuben, Junius, and Rose
 One Bush Street, Suite 600
 San Francisco, CA 94104
Property Owner: Hiroki and April Asai
 29 Kronquist Court
 San Francisco, CA 94131
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org

PROJECT DESCRIPTION

The subject building permit application proposes the merger of two separate single-family dwellings on two separate lots (that are under one ownership) into one single-family dwelling on one lot (an application to merge the lots will be filed separately from the building permit application). The dwelling unit merger is subject to requirements of Planning Code Section 317, which allows the Planning Department to administratively approve dwelling unit mergers that either 1) meet a supermajority (at least four out of five) of the merger criteria listed below OR 2) are demonstrably not affordable or financially accessible housing. The proposal meets the demonstrably not affordable or financially accessible housing criteria and thus may be approved administratively.

ACTION

Upon review of the appraisals submitted by the Applicant the Zoning Administrator **AUTHORIZED ADMINISTRATIVE APPROVAL** of Building Permit Application No. 201305086422 proposes the merger of two separate single-family dwellings on two separate lots (that are under one ownership) into one single-family dwelling.

FINDINGS

The Zoning Administrator took the action described above because the proposed merger meets the criteria for demonstrably not affordable or financially accessible housing outlined in Planning Code Section 317(e)(3). The Zoning Administrator has reviewed the application and plans for the proposed

dwelling unit merger and has determined that the least expensive unit proposed for merger (at \$1.64 million) has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco as determined by a credible appraisal, made within six months of the application to merge and may be approved administratively.

You can appeal the Zoning Administrator's action to the Board of Appeals by appealing the issuance of the above-referenced Building Permit Application. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

cc: Zoning Administrator Files

EXHIBIT F

Friends and Neighbors,

As some of you may have heard, we are working through plans with the city on a remodel project to 23 and 29 Kronquist court. We would like to take an opportunity to review the plans that you have received in the mail, and talk through the details of the project.

On Sunday September,15 at 4:00, please join us at 23 Kronquist to review the drawings and answer any questions. The meeting will be in the garage so the kids can play on the street, and refreshments will be provided.

Looking forward to seeing you all there,
Hiroki & April

SIGN-IN SHEET

Neighborhood Information Meeting for Project at 23-29 Kronquist Court
September 15, 2013

<u>Name and Address</u>	<u>Phone Number/Email</u>	<u>Send Plans/Update</u>
1. JEANNE BELANGER	jeanne.belanger@comcast.net 650-740-3397	<input checked="" type="checkbox"/>
2. FRANK McLAUGHLIN	Frank.mclaughlin@reg-mail 415-826-3044	<input type="checkbox"/>
3. Robert Gregory	4156475930 rggregory@MINDSpring.com	<input type="checkbox"/>
4. JAN L. GREGORY	415681-6862 DRIAN@GREGORYE@MAIL.RAN	<input type="checkbox"/>
5. Ann S. Hedges	641-5451 ashedges@comcast	<input checked="" type="checkbox"/>
6. Scott Olsag	415-913-7002 solsa@seafarther	<input type="checkbox"/>
7. Veronika L. Wilsher	415.702.0743 ulwilsher@gmail	<input type="checkbox"/>
8. SARAH LARTIGUE	415.706.9306 sarah6@gmail.	<input type="checkbox"/>
9. Roberto Lartigue	415 640 7755 RLARTIGUE@	<input type="checkbox"/>
10. Cameron Rivinus	415.505.2342 cameronsmith@	<input type="checkbox"/>
11.		<input type="checkbox"/>
12.		<input type="checkbox"/>
13.		<input type="checkbox"/>
14.		<input type="checkbox"/>
15.		<input type="checkbox"/>
16.		<input type="checkbox"/>
17.		<input type="checkbox"/>
18.		<input type="checkbox"/>
19.		<input type="checkbox"/>
20.		<input type="checkbox"/>

EXHIBIT G

Kenda McIntosh

From: aprilhiroki [aprilhiroki@sbcglobal.net]
Sent: Sunday, October 06, 2013 9:14 PM
To: Kenda McIntosh
Subject: Fwd: Our project for 23/29

FYI

april, hiroki, niko, kai & masa

Begin forwarded message:

From: Hiroki Asai <hiroki@apple.com>
Date: October 6, 2013, 8:58:39 PM PDT
To: AdrianPolak@yahoo.com
Cc: aprilhiroki Asai <aprilhiroki@sbcglobal.net>
Subject: Our project for 23/29

Adrian

Thank you for attending our neighborhood meeting a few weeks ago, I'm glad we were able to talk in person about our project. In our conversation it seemed your concerns were mostly centered around the timing and potential disruption due to the construction.

I'd be more than happy to continue the conversation in person. I'm sure we could come to a compromise that makes you and Cynthia comfortable with the construction schedule and process.

Would love to know your thoughts,
Hiroki

Exhibit H

From: Veronika Wilsher <wilsher@gmail.com>
Date: September 26, 2013, 10:21:39 PM PDT
To: Commissions.Secretary@sfgov.org, planning@rodneymong.com,
cwu.planning@gmail.com, wordweaver21@aol.com, plangsf@gmail.com,
richhillissf@yahoo.com, mooreurban@aol.com, hs.commish@yahoo.com,
casey.noel@sfgov.org
Cc: april asai <aprilhiroki@sbcglobal.net>
Subject: Letter of Support for 23-29 Kronquist Court

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

Re: Letter of Support for 23-29 Kronquist Court

Dear President Fong and Commissioners:

We are writing to say we are in full support of the proposed project at 23-29 Kronquist Court. We have lived at 680 27th Street for the past 8 years. The Asai's have discussed the proposed plans for 23/29, and we believe that the project will have no visual impact to the neighborhood and community. We urge the Planning Commission not to take Discretionary Review of this project.

Sincerely,
Veronika and Thomas Wilsher
680 27th Street

"hs.commish@yahoo.com" <hs.commish@yahoo.com>, "casey.noel@sfgov.org"
<casey.noel@sfgov.org>

Cc: aprilhiroki <aprilhiroki@sbcglobal.net>

Subject: Letter of Support for 23-29 Kronquist Court

Reply-To: Avery <chinace@yahoo.com>

Dear President Fong and Commissioners:

I am writing this letter to give my full support to the proposed construction project at 23/29 Kronquist Court. I live at 18 Kronquist Court—across the street from the proposed project at 23/29 Kronquist court—and have lived here for 8 years. I believe that the proposal is well designed and appropriate for the community. 23/29 is in direct view of my home and I believe that the project will have absolutely no visible impact for me. The Asai's have always been respectful and concerned about the community on past projects. I urge the Planning Commission not to take discretionary Review of this project.

Sincerely,

Avery

<casey.noel@sfgov.org>

Cc: April Asai <aprilhiroki@sbcglobal.net>

Subject: Letter of Support for 23-29 Kronquist Court

Reply-To: Jason Bender <jason.bender@yahoo.com>

Dear President Fong and Commissioners:

I am writing to express my support for the proposed project at 23-29 Kronquist Court in Noe Valley. I reside across the street at 8 Kronquist Court and have lived there for nearly six years. During past projects, the Asai's have always been very open about their plans and concerned with the well-being of their neighbors.

After discussing the project with them, I feel that it is well-designed and appropriate for the neighborhood. The Asai's have gone to great lengths to ensure there is no visual impact on the rest of court. I am in full support of their proposed plans, and I urge the Planning Commission not to take Discretionary Review of this project.

Please feel free to contact me directly if you would like to discuss this matter further.

Sincerely,

Jason Bender
8 Kronquist Court
(415) 288-1444

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

Re: Letter of Support for 23-29 Kronquist Court

Dear President Fong and Commissioners:

We live at 30 Kronquist Court - directly across the street from the proposed project at 23/29 Kronquist court - and have lived here for over 30 years. We are writing this letter to express our full support for the proposed construction project at 23/29 Kronquist Court. The Asai's have discussed their plans with us and we believe that the proposal is well designed and appropriate for the community. 23/29 is in direct view of our home and we believe that the project will have absolutely no visible impact for us. The Asai's have always been respectful and concerned about the community on past projects. We urge the Planning Commission not to take Discretionary Review of this project.

Sincerely,
Robert and Janet Gregory
415-647-5930

"hs.comnish@yahoo.com" <hs.comnish@yahoo.com>, "casey.noel@sfgov.org" >
<casey.noel@sfgov.org>

Cc: aprilhiroki aprilhiroki <aprilhiroki@sbcglobal.net>

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

Re: Letter of Support for 23-29 Kronquist Court

Dear President Fong and Commissioners:

I am writing to say that I am in full support of the proposed project at 23-29 Kronquist court. The Asai's have always been considerate and respectful of the neighborhood whenever approaching any remodel project. They have discussed the proposed plans with me. The proposed design will have no visual impact to the community and is well designed and appropriate, as all of their previous remodel projects have been.

I have owned and lived at 47 Kronquist Court for 30 years. I would say the Asai's have been the most aesthetic, and architecturally sensitive neighbors I have had. They have evidenced concern for and have maintained the character and integrity of our cul-de-sac.....consistently.

I urge the Planning Commission not to take Discretionary Review of this project. It seems unnecessary

Sincerely,
Ann S. Hedges

Cc: "commissions.Secretary@sfgov.org" <commissions.Secretary@sfgov.org>, "cwu.planning@gmail.com" <cwu.planning@gmail.com>, "wordweaver21@aol.com" <wordweaver21@aol.com>, "plangsf@gmail.com" <plangsf@gmail.com>, "richhillissf@yahoo.com" <richhillissf@yahoo.com>, "mooreurban@aol.com" <mooreurban@aol.com>, "hs.commish@yahoo.com" <hs.commish@yahoo.com>, "casey.noel@sfgov.org" <casey.noel@sfgov.org>

Dear President Fong and Planning Commissioners:

I am in full support of the proposed project at 23-29 Kronquist Court. I live at 1 Kronquist Court and have been a resident for 44 years. The Asai's have always been considerate and respectful of the neighborhood whenever approaching and remodeling home projects. Mr and Mrs Asai and their three boys are wonderful and caring neighbors and have been a valuable and important asset to our small and friendly neighborhood.

The Asai's have discussed the proposed project plans for 23-29 Kronquist Court and I fully support the planned remodeling project. The proposed design will have no visual exterior impact, maintains the Court's architectural integrity, and is appropriate in design and scale.

I strongly urge the Planning Commission not to undertake a Discretionary Review of this worthy project.

Cordially,

Frank E. Mc Laughlin, Ph.D.

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

September 23, 2013

Subject: Letter of Support for 23-29 Kronquist Court


Dear President Fong and Commissioners:

I would like to express my full support for the Asai's proposed project at 23-29 Kronquist Court. I moved to Kronquist Court in April, but have lived in Noe Valley since 2006, so I deeply appreciate its special community and unique neighborhood.

The Asai's have been very open in discussing their proposed plans for 23-29 Kronquist Court, which seem to take a thoughtful approach to preserving the consistent design and appearance of our homes on Kronquist Court. Based on those discussions and my review of the plans for what appear to be tasteful and moderate changes, I believe that the Asai's proposed project at 23-29 Kronquist Court will have no negative visual impact to the neighborhood and community.

I urge the Planning Commission not to take Discretionary Review of this project.

Sincerely,



Jeanne M. Belanger
7 Kronquist Court

Kenda McIntosh

From: aprilhiroki [aprilhiroki@sbcglobal.net]
Sent: Tuesday, October 08, 2013 11:04 PM
To: Kenda McIntosh
Subject: Fwd: Letter of Support for 23-29 Kronquist Court

One more

april, hiroki, niko, kai & masa

Begin forwarded message:

From: "Cameron (Miller) Rivinus" <cameronsmithmiller@gmail.com>
Date: October 8, 2013, 11:00:38 PM PDT
To: Commissions.Secretary@sfgov.org, planning@rodneyfong.com,
cwu.planning@gmail.com, wordweaver21@aol.com, plangsf@gmail.com,
richhillissf@yahoo.com, mooreurban@aol.com, hs.commish@yahoo.com,
casey.noel@sfgov.org
Cc: april asai <aprilhiroki@sbcglobal.net>
Subject: **Re: Letter of Support for 23-29 Kronquist Court**

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

Re: Letter of Support for 23-29 Kronquist Court

Dear President Fong and Commissioners:

We are writing to say we are in full support of the proposed project at 23-29 Kronquist Court. We have recently moved into the neighborhood at 661 27th Street. The Asai's have discussed the proposed plans for 23/29, and we believe that the project will have no visual impact to the neighborhood and community. We urge the Planning Commission not to take Discretionary Review of this project.

Sincerely,
Dave & Cameron Rivinus
661 27th Street

--
Cameron (Miller) Rivinus

415.505.2342

Kenda McIntosh

From: aprilhiroki [aprilhiroki@sbcglobal.net]
Sent: Friday, September 27, 2013 1:00 AM
To: Kenda McIntosh
Subject: Fwd: Letter of Support for 23-29 Kronquist Court

Another one

april, hiroki, niko, kai & masa

Begin forwarded message:

From: Veronika Wilsher <wilsher@gmail.com>
Date: September 26, 2013, 10:21:39 PM PDT
To: Commissions.Secretary@sfgov.org, planning@rodneyfong.com,
cwu.planning@gmail.com, wordweaver21@aol.com, plangsf@gmail.com,
richhillissf@yahoo.com, mooreurban@aol.com, hs.commish@yahoo.com,
casey.noel@sfgov.org
Cc: april asai <aprilhiroki@sbcglobal.net>
Subject: Letter of Support for 23-29 Kronquist Court

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

Re: Letter of Support for 23-29 Kronquist Court

Dear President Fong and Commissioners:

We are writing to say we are in full support of the proposed project at 23-29 Kronquist Court. We have lived at 680 27th Street for the past 8 years. The Asai's have discussed the proposed plans for 23/29, and we believe that the project will have no visual impact to the neighborhood and community. We urge the Planning Commission not to take Discretionary Review of this project.

Sincerely,
Veronika and Thomas Wilsher
680 27th Street

Kenda McIntosh

From: aprilhiroki [aprilhiroki@sbcglobal.net]
Sent: Thursday, October 17, 2013 9:54 AM
To: Kenda McIntosh
Subject: Fwd: Letter of Support for 23-29 Kronquist Court

I don't think others got a response

April

Sent from my iPhone

Begin forwarded message:

From: "Olson, Scott" <SOlson@seyfarth.com>
Date: October 17, 2013, 9:38:23 AM PDT
To: "aprilhiroki@sbcglobal.net" <aprilhiroki@sbcglobal.net>
Subject: FW: Letter of Support for 23-29 Kronquist Court

Fyi, see response below.

From: Cindy Wu [mailto:cwu.planning@gmail.com]
Sent: Wednesday, October 16, 2013 11:30 PM
To: Olson, Scott
Subject: Re: Letter of Support for 23-29 Kronquist Court

Dear Scott,

Thank you for expressing your perspectives on the issue. I will take your concerns into consideration before the project's hearing.

Best,

Cindy

On Wed, Oct 16, 2013 at 10:03 AM, Olson, Scott <SOlson@seyfarth.com> wrote:

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

Re: Letter of Support for 23-29 Kronquist Court

Dear President Fong and Commissioners:

We are writing to say we are in full support of the proposed project at 23-29 Kronquist court. We live at 41 Kronquist Court and have been a resident here for over 5 yrs. The Asai's have always been considerate and respectful of the neighborhood whenever approaching any re-model project. The Asai's have discussed with us the proposed plans for 23/29, and we feel it is well designed and appropriate for the neighborhood. As such, we do not believe a Discretionary Review of this project is necessary or appropriate.

Best Regards,

Scott and Paige Olson

Scott Olson
Seyfarth Shaw LLP
560 Mission Street, 31st Floor
San Francisco, CA 94105
[\(415\) 544-1065](tel:(415)544-1065)

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--

Cindy Wu
Vice President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Kenda McIntosh

From: aprilhiroki [aprilhiroki@sbcglobal.net]
Sent: Tuesday, October 29, 2013 4:05 PM
To: Kenda McIntosh
Subject: Fwd: Letter of Support for 23-29 Kronquist Court

April

Sent from my iPhone

Begin forwarded message:

From: Chrissy <chrissytay@gmail.com>
Date: October 29, 2013, 3:21:38 PM PDT
To: aprilhiroki <aprilhiroki@sbcglobal.net>
Subject: Fwd: Letter of Support for 23-29 Kronquist Court

Acknowledged! That is cool. Feared it would go into a bureaucratic void.

Sent from my iPhone

Begin forwarded message:

From: Cindy Wu <cwu.planning@gmail.com>
Date: October 29, 2013, 1:13:22 AM EDT
To: chrissy hildebrandt <chrissytay@gmail.com>
Subject: Re: Letter of Support for 23-29 Kronquist Court

Dear Ron and Christine,

Thank you for expressing your perspectives on the issue. I will take your concerns into consideration before the project's hearing.

Best,
Cindy

On Mon, Oct 28, 2013 at 7:04 PM, chrissy hildebrandt <chrissytay@gmail.com> wrote:

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

Re: Letter of Support for 23-29 Kronquist Court

Dear President Fong and Commissioners:

We are writing this letter to give our full support of the proposed construction project at 23-29 Kronquist Court. The Asai's have always been extremely considerate and respectful of the neighborhood whenever approaching any re-model project. The work on their home has always reflected and complimented their desire to maintain the integrity of the Kronquist community. The project design will have no visual impact to the community.

We lived at 7 Kronquist Court for seven years and recently moved in June of this year. Prior to us moving, we received the project plans, and had spoken to The Asai's about their plans and we believe that the project is well designed and appropriate for the community. We urge the Planning Commission not to take Discretionary Review of this project.

Sincerely,
Ron and Christine Hildebrandt

--
Cindy Wu
Vice President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414