



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: SEPTEMBER 12, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: August 30, 2019
Case No.: 2018-006557DRP-02
Project Address: 20 Inverness Drive
Permit Application: 2018.0403.5346
Zoning: RH-1 [Residential House, One Family]
40-X Height and Bulk District
Block/Lot: 7210/023
Project Sponsor: Satoko Yen
10689 Deep Cliffe Dr.
Cupertino, CA 94014
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do Not Take DR and approve**

PROJECT DESCRIPTION

The project consists of a 774 s.f. 3rd-story vertical addition to a two-story single-family house.

SITE DESCRIPTION AND PRESENT USE

The site is a 29' x 100' slightly up sloping lot on Inverness Drive. There is a 15' wide rear access alley easement, that bisects the block North to South from Sloat Blvd. to Ocean Ave. This alley, in conjunction with generous front setbacks, leaves small areas for rear yards. The existing 2-story single family residence was built in 1941 and is classified as a category 'B' historical resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Inverness consists of detached 2-story, single-family residences built around the same time with an extremely consistent alignment of rear building walls on one side and a somewhat irregular alignment of the adjacent properties across the alley to the East to create a constrained but consistent and regular mid-block open space.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	April 23, 2019 – May 23, 2019	5.22.2019	9.12. 2019	113 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	May 18, 2019	May 18, 2019	20 days
Mailed Notice	20 days	May 18, 2019	May 18, 2019	20 days
Online Notification	20 days	May 18, 2019	May 18, 2019	20 days

PUBLIC COMMENT

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

DR REQUESTORS

DR requestor #1:

Peter Santini of 2925 26th Avenue, neighbor to the East of the proposed project.

DR requestor #2:

James Murphy of 2917 26th Avenue, neighbor to the East of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

DR requestor #1:

1. Scale of the proposed addition is out of character and is out of scale with the neighborhood
2. Light and privacy impacts: the massing of the building will block or greatly reduce light and decrease privacy to the rear yard and rear bedroom of house. Reflective glare from morning sun.
3. Loss of views: diminished sky view from rear windows and yard.

See attached *Discretionary Review Application*, dated May 22, 2019.

DR requestor #2:

1. Scale of the proposed addition is out of character and is out of scale with the neighborhood
2. The proposed project will create shadow impacts on the abutting yard.

Proposed alternatives:

Expand into the rear yard.

See attached *Discretionary Review Application*, dated May 20, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Team (RDAT) recommendations enumerated below, in relation to building massing and at the street and rear to address issues related to scale, light and privacy.

See attached *Response to Discretionary Review*, dated August 30, 2019.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class Three – New Construction, up to three new single-family residences.)

DEPARTMENT REVIEW

The Department's Residential Design Advisory Team (RDAT) review found that:

1. With respect to character of the neighborhood, the proposed 3rd-story addition is located over the existing building footprint at the sides and rear and set back 20'-6" from the front building wall. As such, the building scale at the street from the Inverness Drive is maintained. There are similar 3rd story additions to 2-story houses on the adjacent blocks.
2. The addition is 35' from the rear property line and the adjoining rear yards of the DR requestors. The rear yards at the DR requestors' properties likely receive shadows in their yards from existing adjoining properties by late afternoon, and some additional shading by the addition, but because of the size of the addition, orientation and distance to adjoining properties, light and shadow impacts were determined to not be exceptional or extraordinary.
3. The size and amount of glazing matches the existing size of windows and therefore is not excessive to consider the additional glare exceptional nor extraordinary. Nor are these seen as invasive to privacy.
4. Private views are not protected by the Planning Code or Design Guidelines.

Therefore, Staff recommends not taking Discretionary Review since the issues raised by the DR requestor are not exceptional or extraordinary.

RECOMMENDATION: Do Not Take DR and Approve
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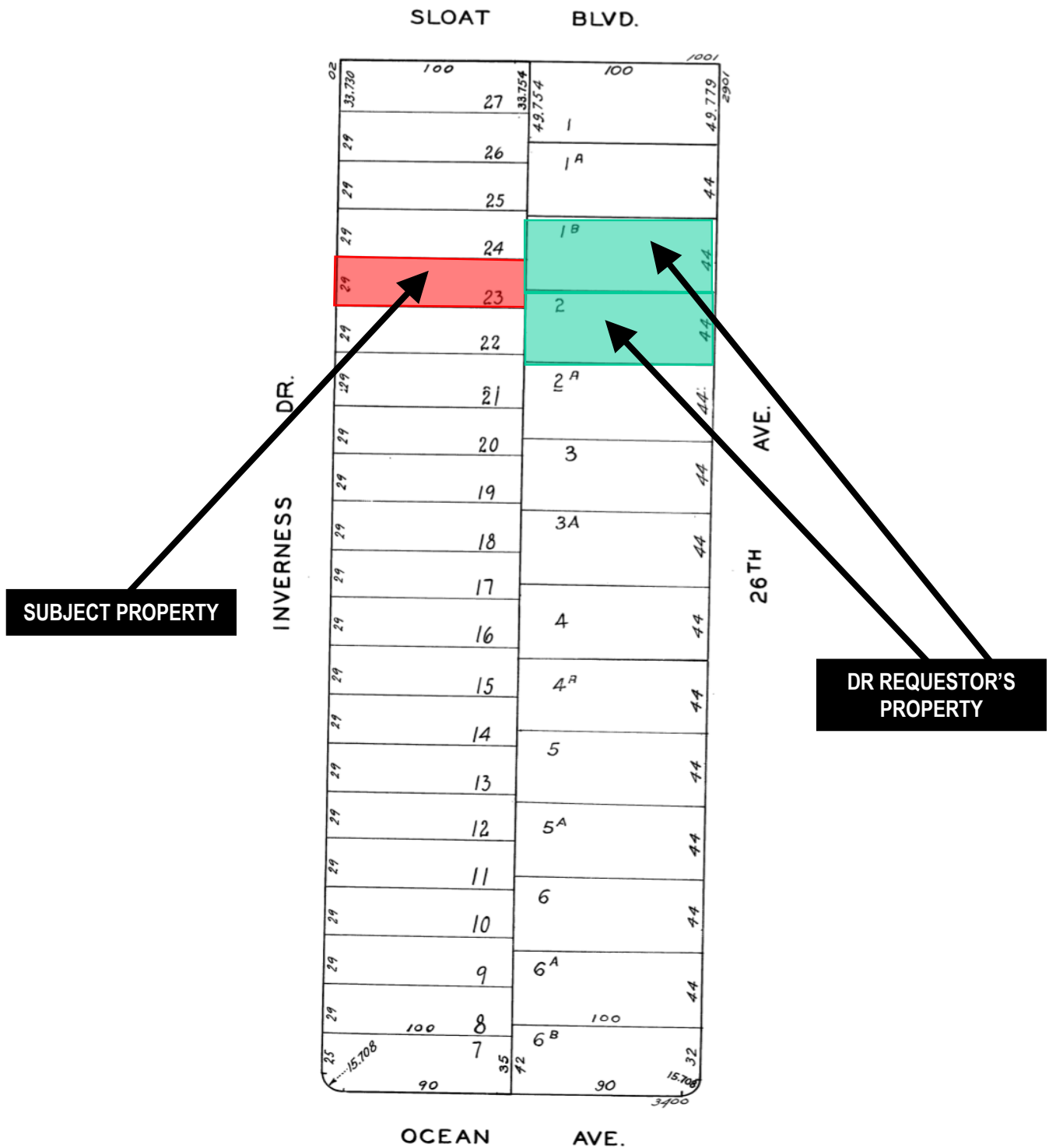
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination

DR Application
Letters from neighbors
Response to DR Application dated August 30, 2019
Reduced Plans
Color Rendering
Shadow studies
Photos

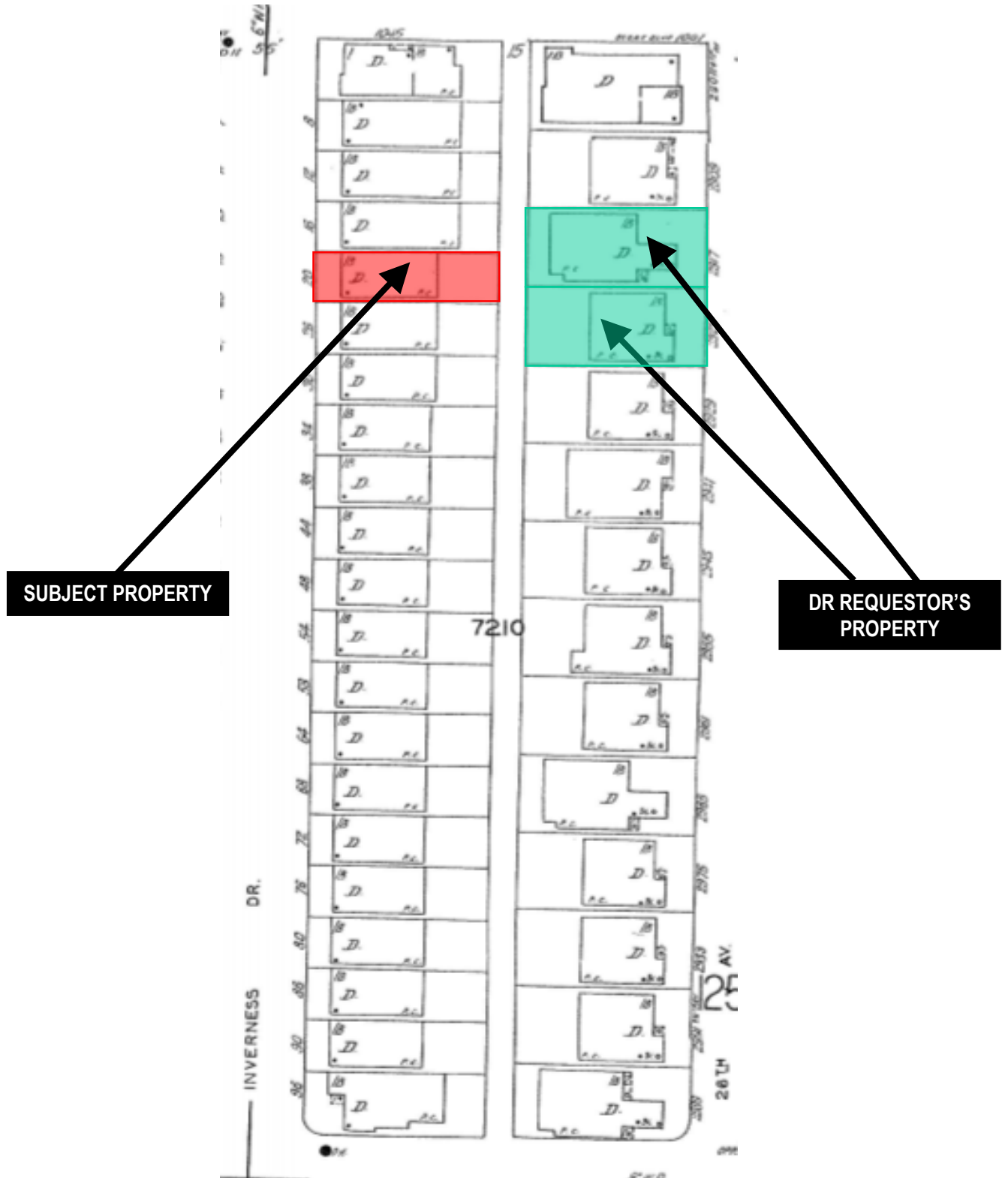
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2018-006557DRP-02
20 Inverness Drive

Sanborn Map*

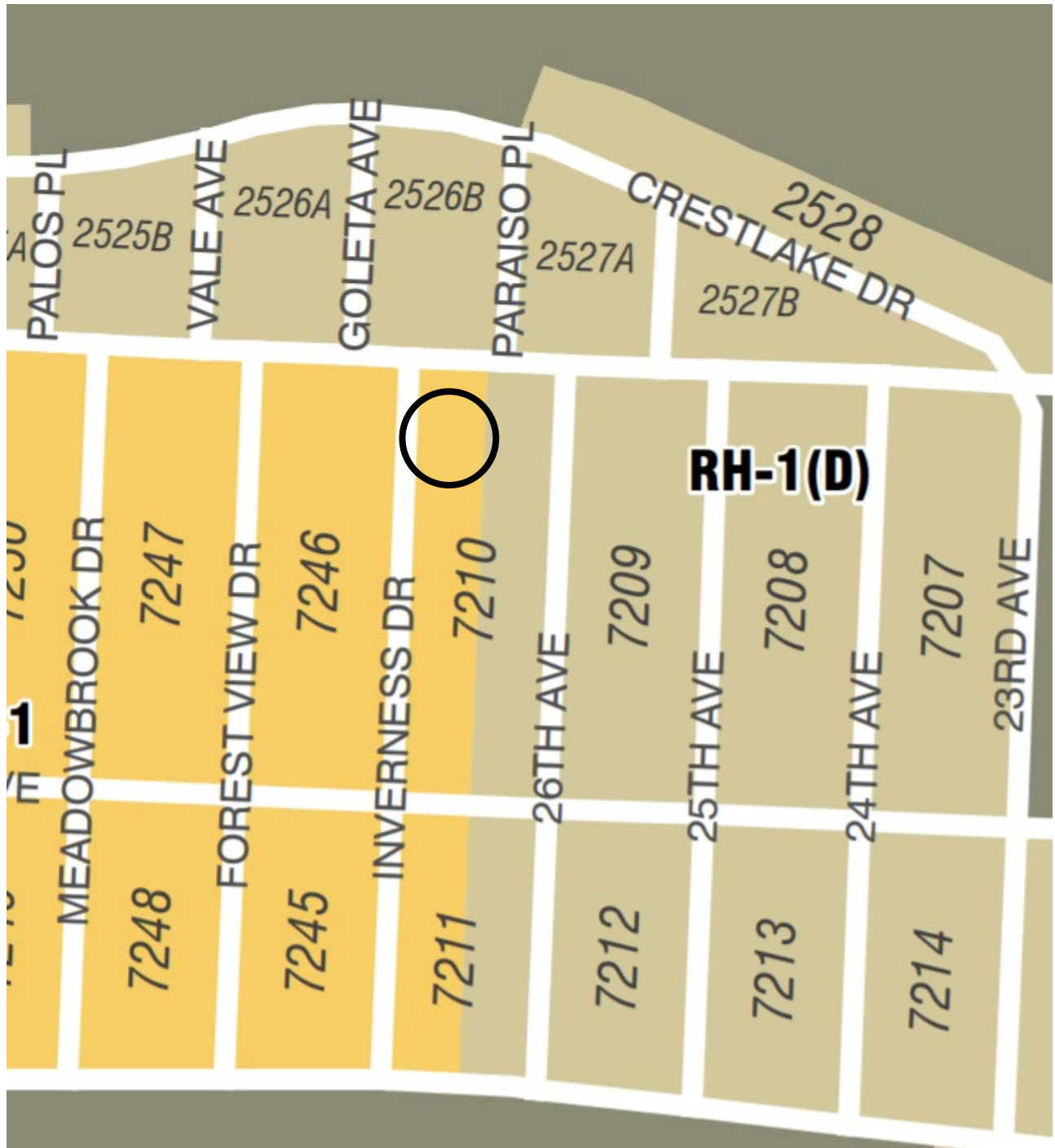


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Discretionary Review Hearing
Case Number 2018-006557DRP-02
20 Inverness Drive

Zoning Map



Discretionary Review Hearing
Case Number 2018-006557DRP-02
20 Inverness Drive

Aerial Photo



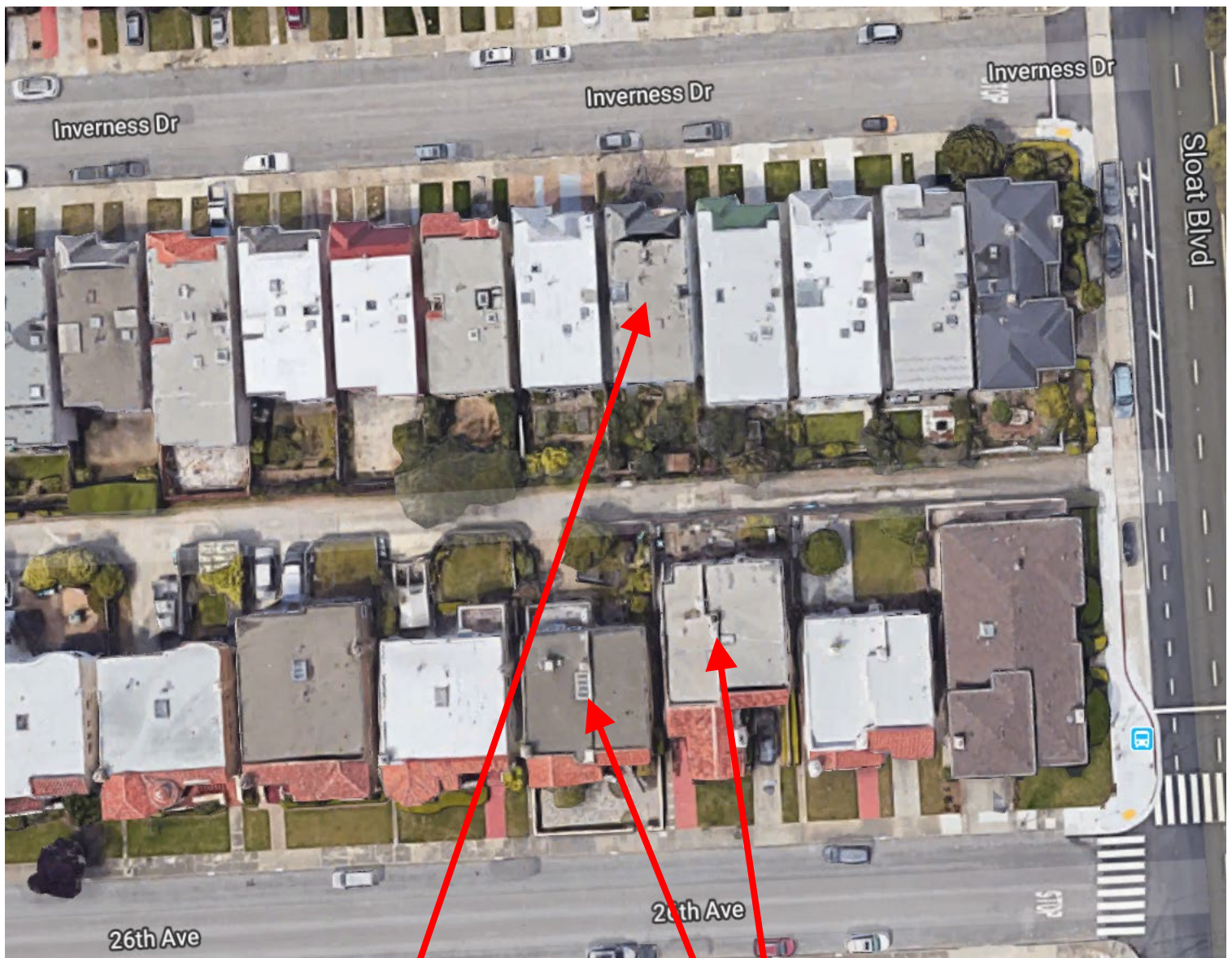
SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2018-006557DRP-02
20 Inverness Drive

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2018-006557DRP-02
20 Inverness Drive

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-006557DRP-02
20 Inverness Drive

Aerial Photo



Discretionary Review Hearing
Case Number 2018-006557DRP-02
20 Inverness Drive

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-006557DRP-02
20 Inverness Drive



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **May 2, 2018**, Building Permit Application No. **2018.0403.5346** was filed for work at the Project Address below.

Notice Date: April 23rd, 2019

Expiration Date: May 23rd, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	20 Inverness Drive	Applicant:	Satoko Yen
Cross Street(s):	Sloat Blvd. / Ocean Ave.	Address:	10689 Deep Cliffe Drive
Block/Lot No.:	7210/023	City, State:	Cupertino, CA 95014
Zoning District(s):	RH-1 / 40-X	Telephone:	(408) 646-2183
Record Number:	2018-006557PRJ	Email:	satokoyen@gmail.com

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING (REAR BLDG ONLY)	PROPOSED (REAR BLDG; FRONT BLDG)
Building Use	Residential	No change
Front Setback	13 feet 3 inches	No change
Side Setbacks	Abuts (north side); 4 feet (south side)	No change
Building Depth	54 feet 5 inches	No change
Rear Yard	35 feet 4 inches	No change
Building Height	25 feet 5 inches	29 feet 7 inches
Number of Stories	2	3
Number of Dwelling Units	1	No change
Number of Parking Spaces	1	No change
PROJECT DESCRIPTION		
<p>The proposal is to construct a third-story vertical addition/remodel to an existing 2-story, 2,603 square foot, 25'-5" tall, single family residence with one off-street parking space. The project proposes a 3,377 square foot, approximately 29'-7" tall, three story, single family residence with no change to the off-street parking space. The project includes one Class 1 bicycle parking space and an approximately 137 square foot front deck at the new third floor. See attached plans for further detail. The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

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

For more information, please contact Planning Department staff:

Chris Townes, (415) 575-9195, chris.townes@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or pic@sfgov.org. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact 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. Community Boards acts as a neutral third party and has, on many occasions, helped 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, please contact the planner listed on the front of this notice to discuss 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, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. **You must submit the application in person** at the Planning Information Center (PIC), with all required materials and a check 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. If the project includes multiple 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 Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted 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 current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
20 INVERNESS DR		7210023
Case No.		Permit No.
2018-006557PRJ		201804035346
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Interior alterations and additions to an existing single family home.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Chris Townes

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): No work or changes to existing front façade; Vertical addition will be set back more than 15 feet from the front - minimally visible from the PROW.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Stephanie Cisneros 04/02/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
20 INVERNESS DR		7210/023
Case No.	Previous Building Permit No.	New Building Permit No.
2018-006557PRJ	201804035346	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

20 Inverness Drive, San Francisco, CA



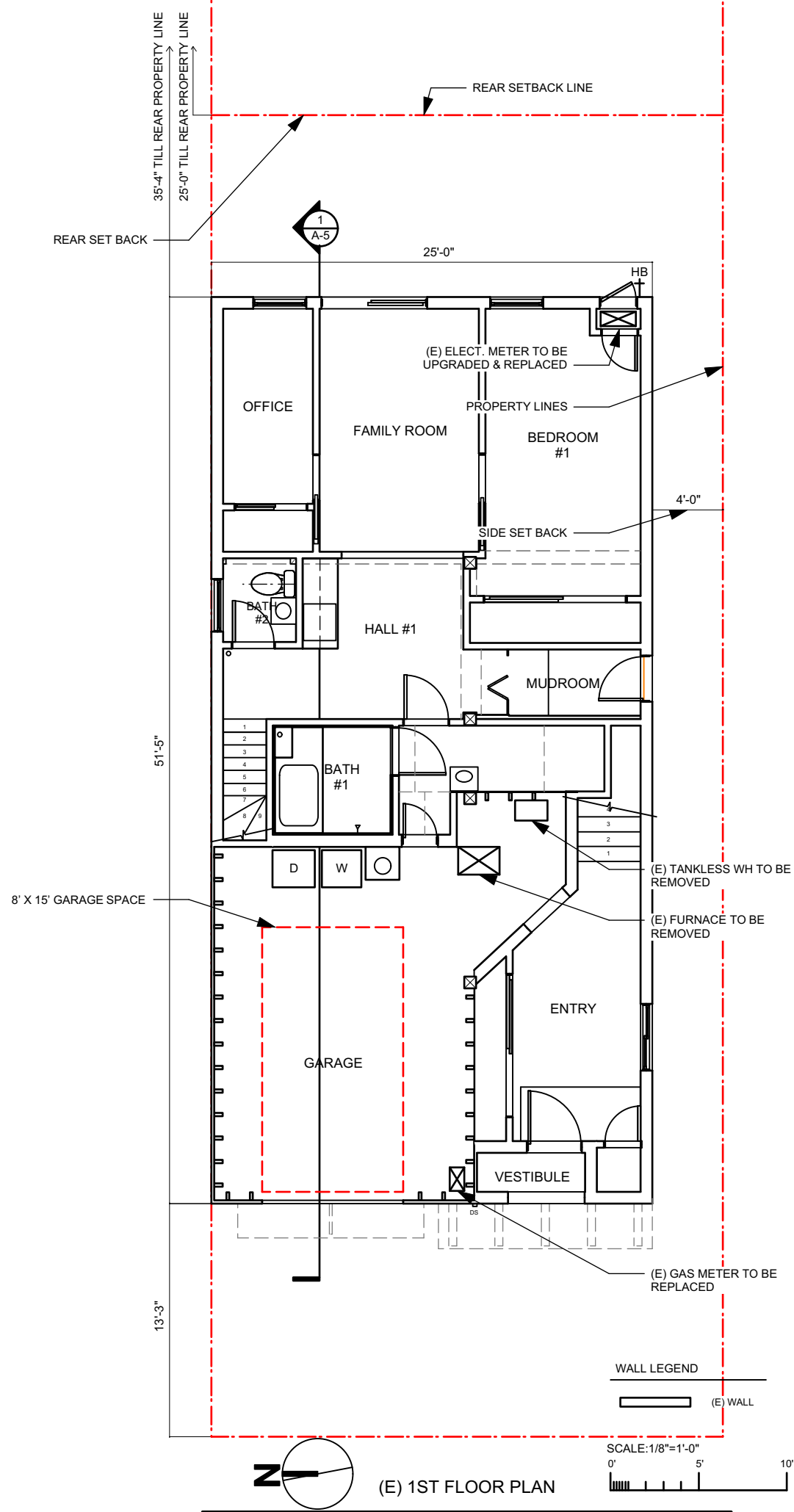
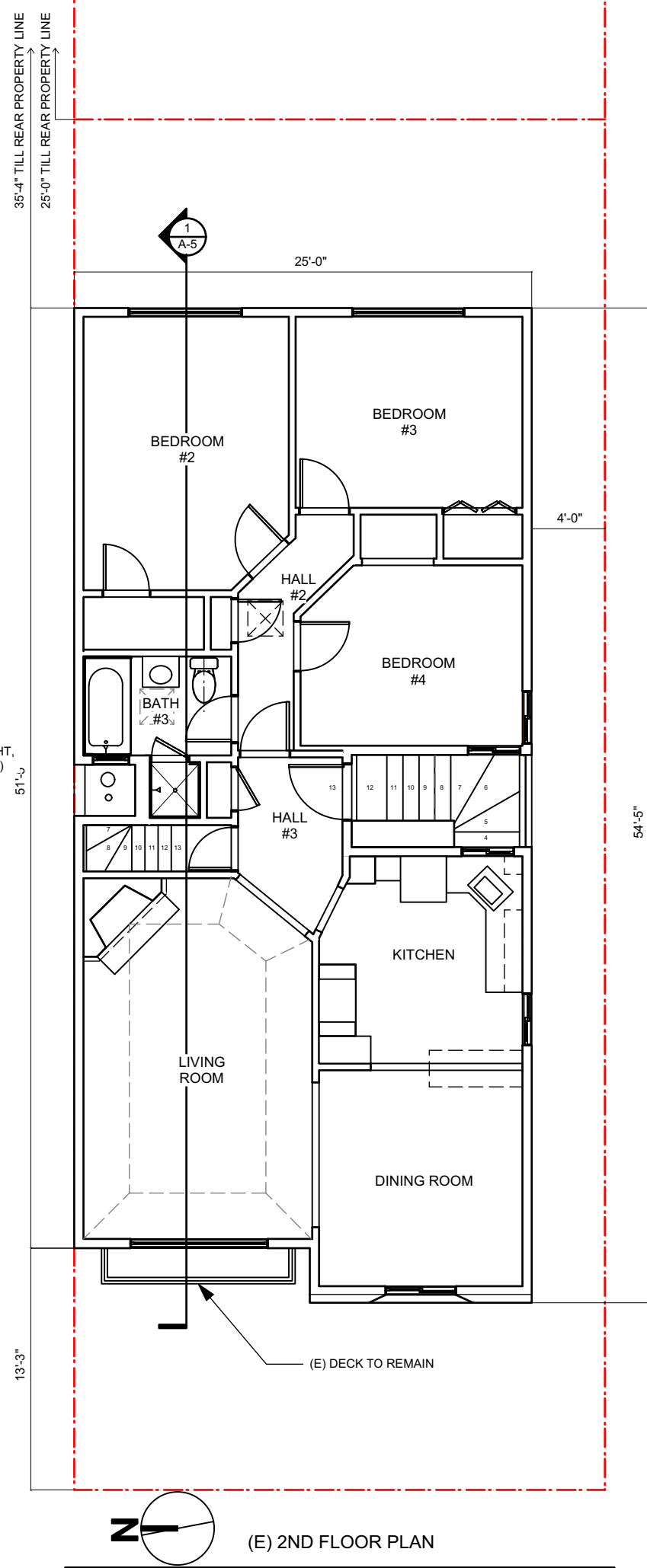
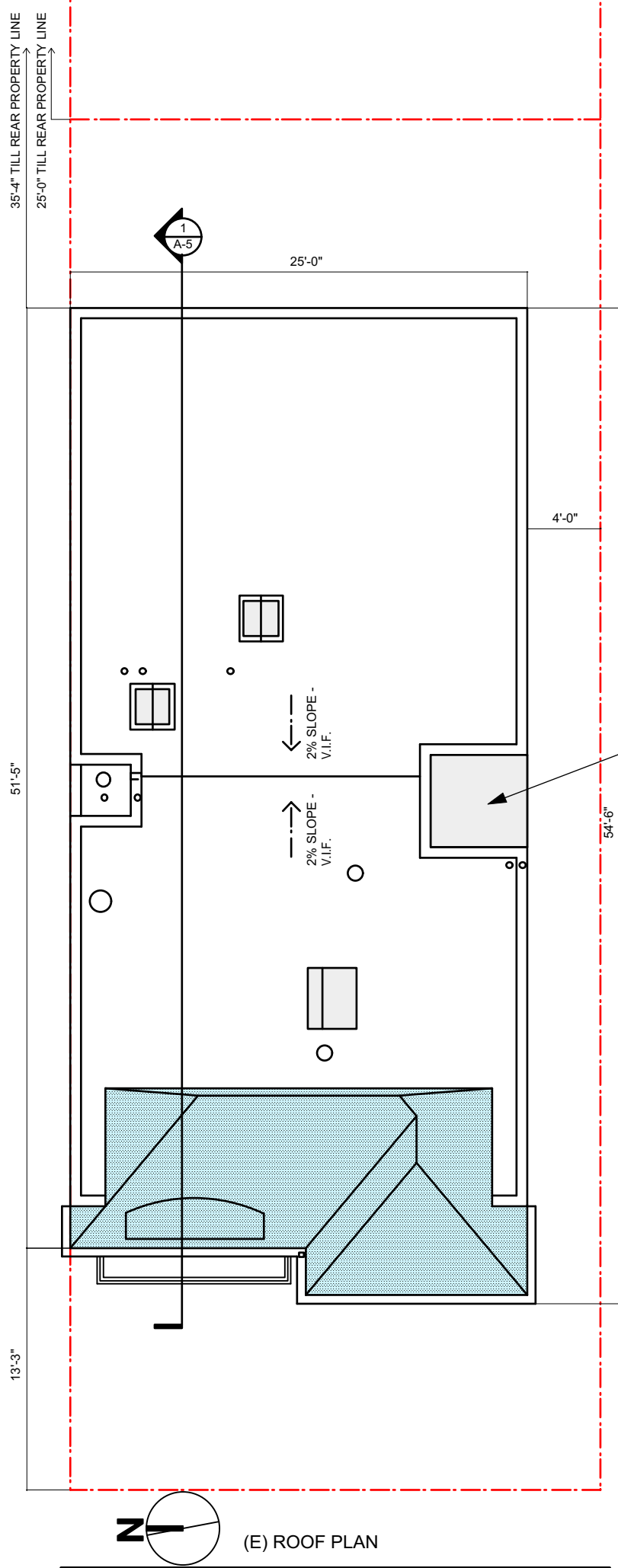
1. RELOCATE (E) KITCHEN AT 2ND FLOOR DOWN TO 1ST FLOOR.
2. WIDEN (E) STAIRCASE AT CENTER IN THE LIVING SPACE.
3. REMOVE (E) STAIRCASE AT FRONT IN THE LIVING SPACE.
4. ADD (N) SPRINKLER SYSTEM.
5. ADD 3RD FLOOR.

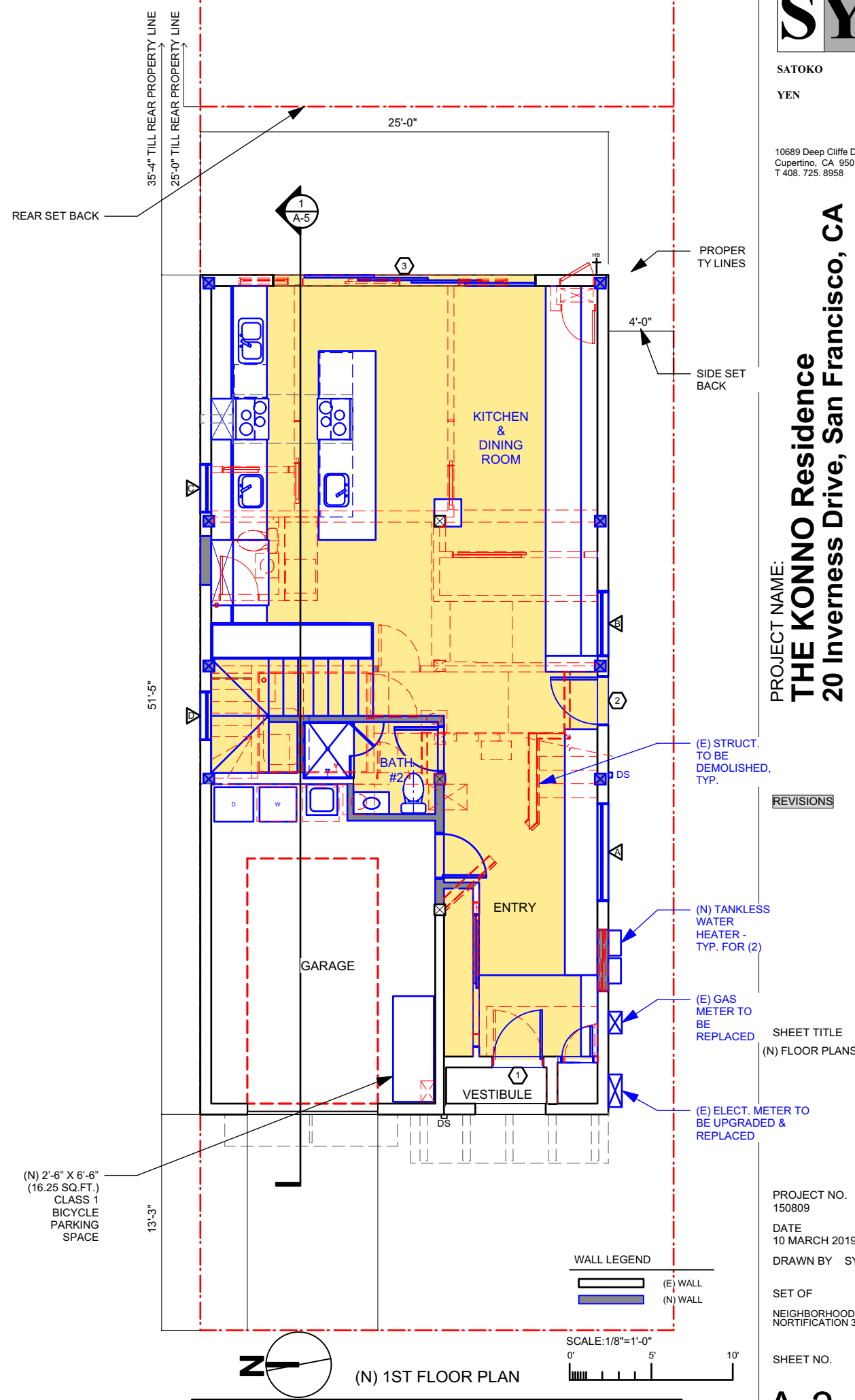
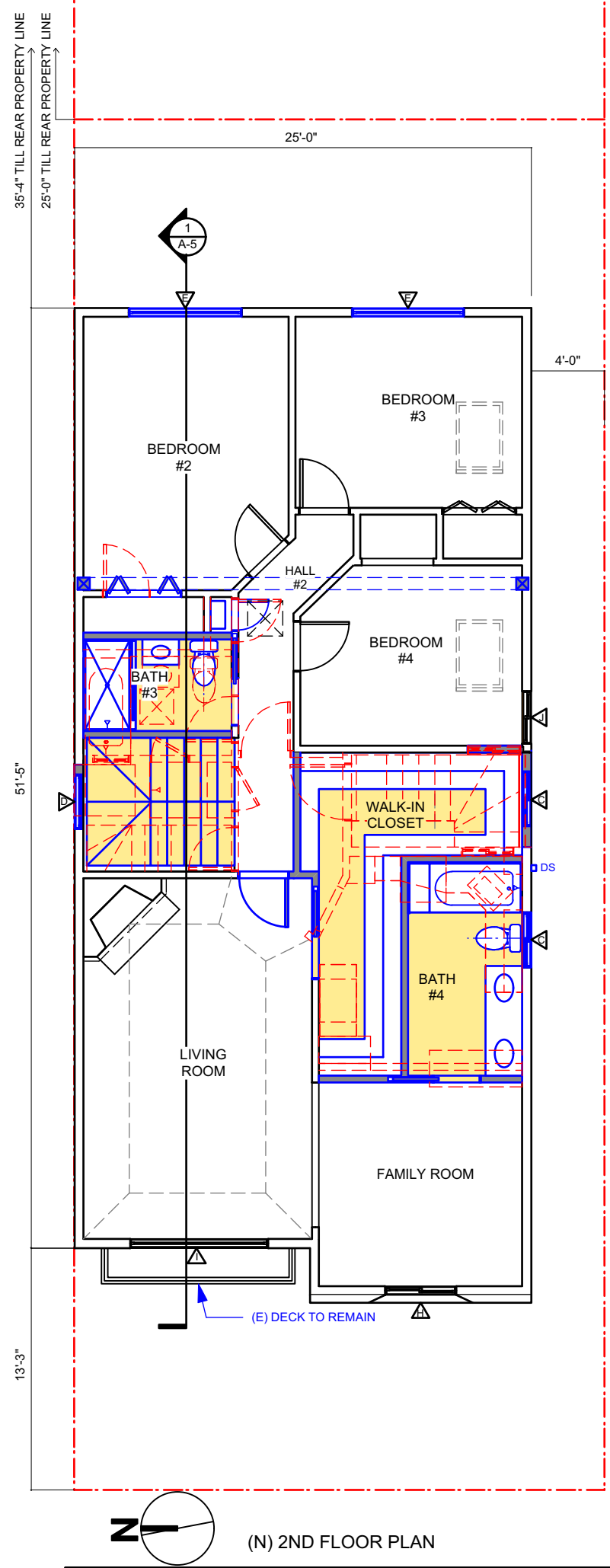
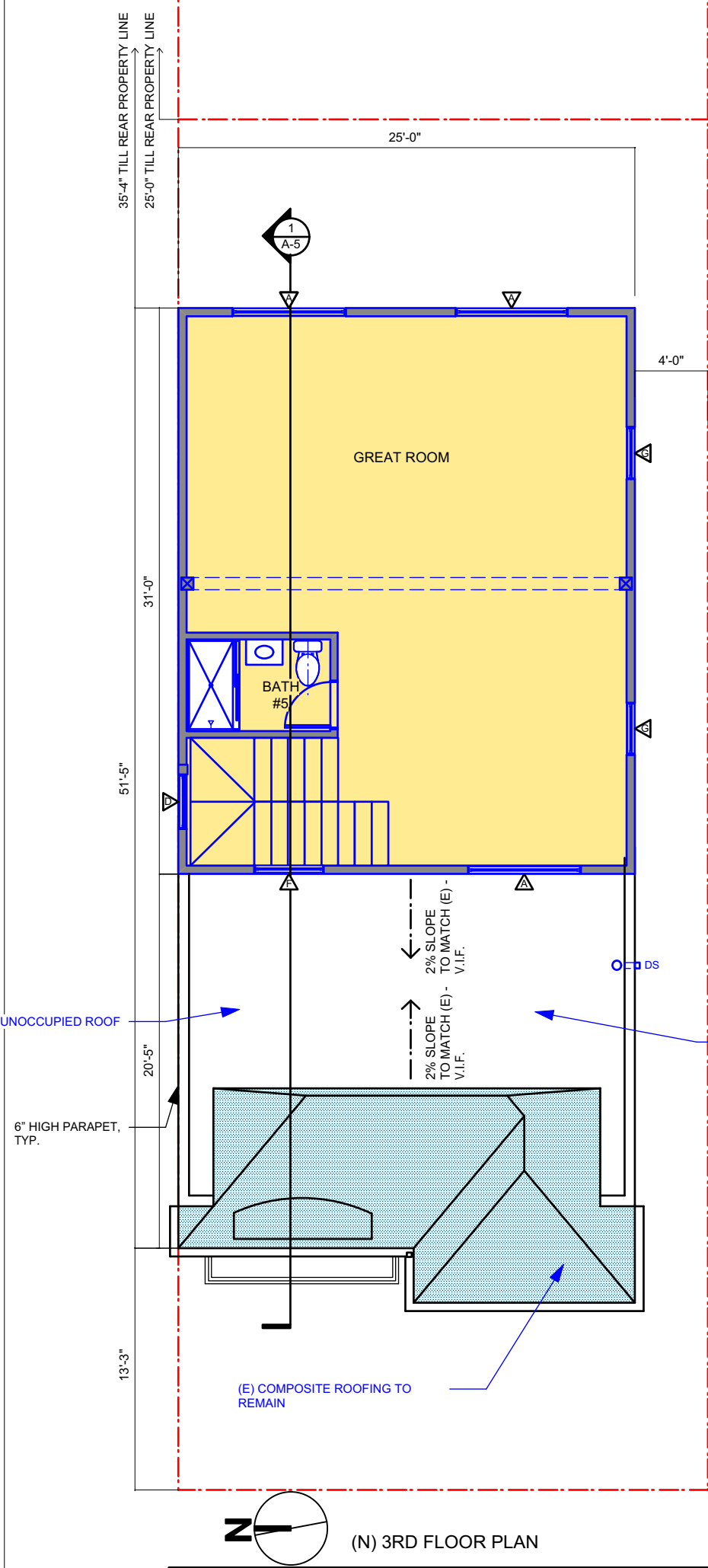


20 INVERNESS DRIVE, SAN FRANCISCO, CA 94132		
BLOCK/LOT# :	7210 / 023	
ZONING:	RH-1	
EXISTING USE:	SINGLE FAMILY	
PROPOSING USE:	SINGLE FAMILY	
TYPE OF CONSTRUCTION:	V-B	
AUTOMATIC FIRE SPRINKLERS:	YES	
NEIGHBORHOOD:	LAKE SHORE	
(E) # OF VEHICULAR PARKING SPACES:		1
(N) # OF VEHICULAR PARKING SPACES:		1
(E) # OF CLASS 1 BICYCLE PARKING SPACES:		0
(N) # OF CLASS 1 BICYCLE PARKING SPACES:		1
LOT SIZE 29'-0" X 100'-0"	2,900.0	SQ.FT.
(E) GROSS FLOOR AREA (1ST FLOOR):	1,285.3	SQ.FT.
(E) GROSS FLOOR AREA (2ND FLOOR):	1,317.3	SQ.FT.
(N) 3RD FLOOR ADD'N (29.7%):	774.0	SQ.FT.
(E) TOTAL GROSS FLOOR AREA:	2,602.6	SQ.FT.
(N) TOTAL GROSS FLOOR AREA:	3,376.6	SQ.FT.

A-1	TITLE SHEET (E) & (N) SITE PLANS
A-2	(E) FLOOR PLANS & ROOF PLAN
A-3	(N) FLOOR PLANS
A-4	(N) ROOF PLAN, WINDOW/DOOR SCHEDULES, AND WINDOW DETAILS
A-5	(E) ELEVATIONS
A-6	(N) ELEVATIONS
A-7	(E) & (N) SECTIONS

SCALE: 1/16" = 1'-0"





ID	TYPE	MANUF. #	ROUGH OPEN'G (W X H)	NOM. HD. HT.	MATERIAL
A	(N) DOUBLE SLIDER	MILGARD	6'-2" X 4'-6"	6'8"	FIBERGLASS
B	(N) DOUBLE SLIDER	MILGARD	4'-0" X 2'-10"	6'8"	FIBERGLASS
C	(N) DOUBLE SLIDER	MILGARD	3'-0" X 2'-10"	6'8"	FIBERGLASS
D	(N) FIXED	MILGARD	3'-0" X 2'-10"	6'8"	FIBERGLASS
E	NOT USED	_____	_____	_____	_____
F	(N) DOUBLE SLIDER	MILGARD	3'-10" X 4'-10"	6'8"	FIBERGLASS
G	(N) DOUBLE SLIDER	MILGARD	2'-10" X 4'-0"	6'8"	FIBERGLASS
H	(E) DOUBLE SLIDER	_____	3'-10 1/2" X 4'-0"	6'8"	ALUM. FRAM'G
I	(E) FIXED W/ SLIDERS	_____	8'-1 1/2" X 7'-1"	6'8"	ALUM. FRAM'G
J	(E) DOUBLE SLIDER	_____	2'-10 3/4" X 5'-0"	6'8"	ALUM. FRAM'G

1. ALL GLAZING TO BE DUAL LOW-E (U-FACTOR ≤ 0.3) INSULATED GLASS.
2. VERIFY ROUGH OPENING REQUIREMENTS WITH WINDOW MANUFACTURER PRIOR TO FRAMING
3. ALL WINDOWS SHALL BE WOOD WINDOW, U.N.O.

ID	TYPE	NOMINAL SIZE	HARDWARE	DOOR EXT.	DOOR INT.	JMB / CASE	MATERIAL
1	ENTRY DOOR	3'-0" X 6'-8" X 1 3/4" S.C.	ENT./D. BLT.	WD. / PNT.	WD. / STN.	WD. / PNT.	WOOD
2	EXTERIOR SWING	3'-0" X 6'-8" X 1 3/4" S.C.	ENT./D. BLT.	WD. / PNT.	WD. / STN.	WD. / PNT.	WOOD
3	4-PANEL EXTERIOR SLIDER	16'-0" X 6'-8" X 1 3/4" S.C.	ENT./D. BLT.	FIBERGLAS	FIBERGLAS	FIBERGLAS	FIBERGLASS

1. ALL GLAZING @ DOORS TO BE DUAL LOW-E (U-FACTOR ≤ 0.3) CLEAR TEMPERED GLASS U.N.O.
2. ALL DOORS TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
3. VERIFY ROUGH OPENING REQUIREMENTS WITH DOOR MANUFACTURER PRIOR TO FRAMING.
4. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT ACCORDING TO CRC. R311.2.
5. ENTRY DOOR SHALL BE PROVIDED WITH A CLEAR WIDTH OF 32" MINIMUM AND A MINIMUM CLEAR HEIGHT OF 78" WITH THE DOOR OPEN 90 DEGREE.
6. LOCKSET, 2 FINGER PULLS, 1 EDGE PULL

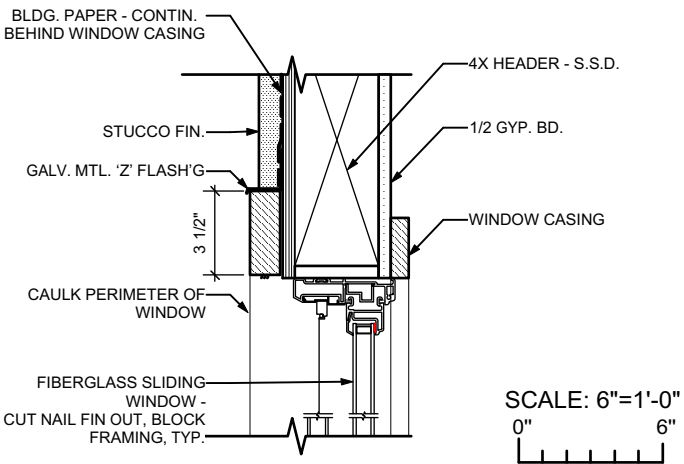


Diagram illustrating the assembly of a window unit, showing the relationship between various components and their assembly order:

- FIBERGLASS SLIDING WINDOW
- PAINTED WD. WIN. STOOL
- RED WD. SUBSILL PAINT FIN.
- 3 1/2"
- STUCCO FIN.
- WIN. FLASH'G PAPER LAP O/ BUILD'G PAPER AND BACK INTO WIN. ROUGH OPEN'G
- BUILDING PAPER
- SCALE: 6"=1'-0"
- 0" 6"

LINE OF SILL BELOW

BUILDING PAPER

WINDOW CASING

2" MIN.

3 1/2"

WIN. FLASH'G PAPER
LAP O' BUILD'G PAPER
AND BACK INTO WIN.
ROUGH OPEN'G

STUCCO FIN

REDWD. SUBSILL BELOW

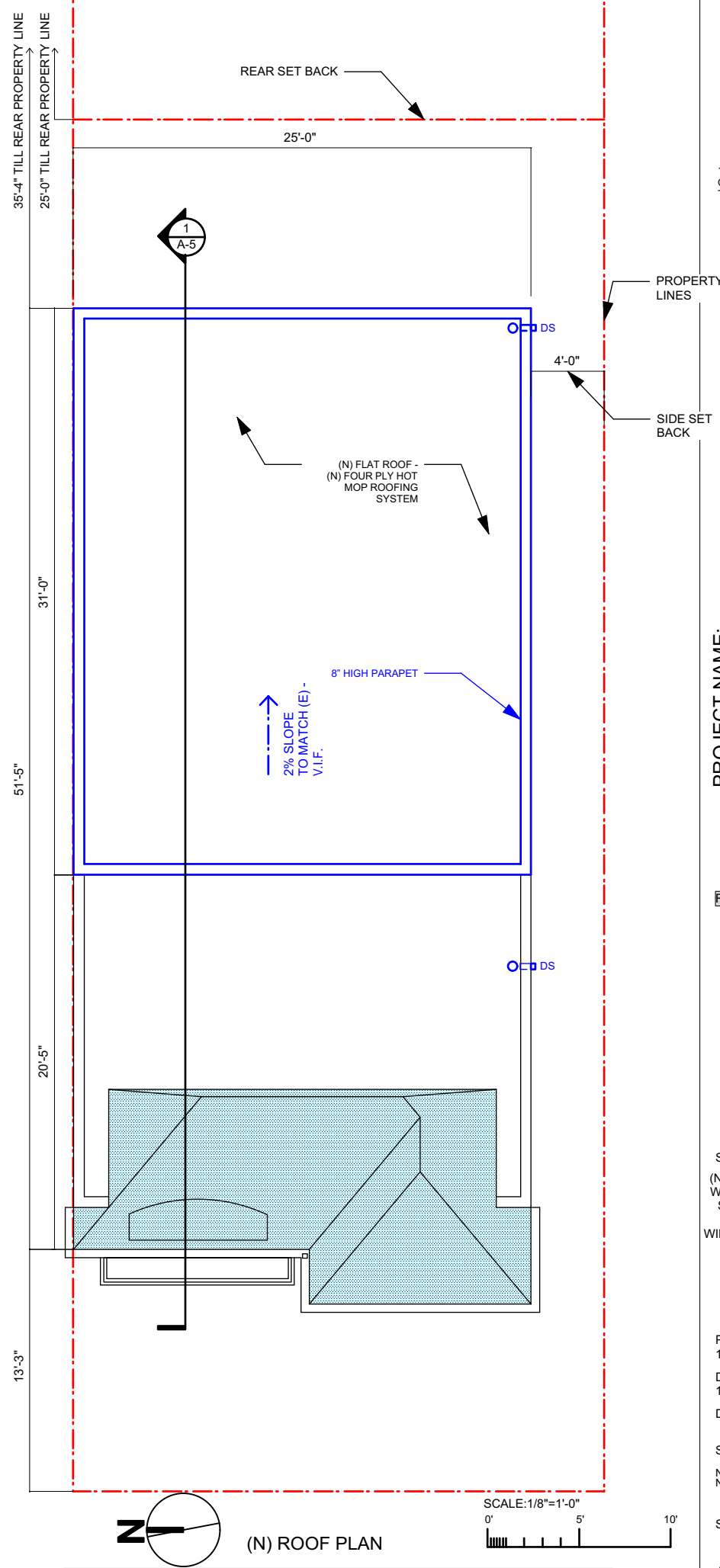
FIBERGLASS SLIDING WINDOW

CUT NAIL FIN OUT, BLOCK FRAMING, TYP.

SCALE: 6"=1'-0"

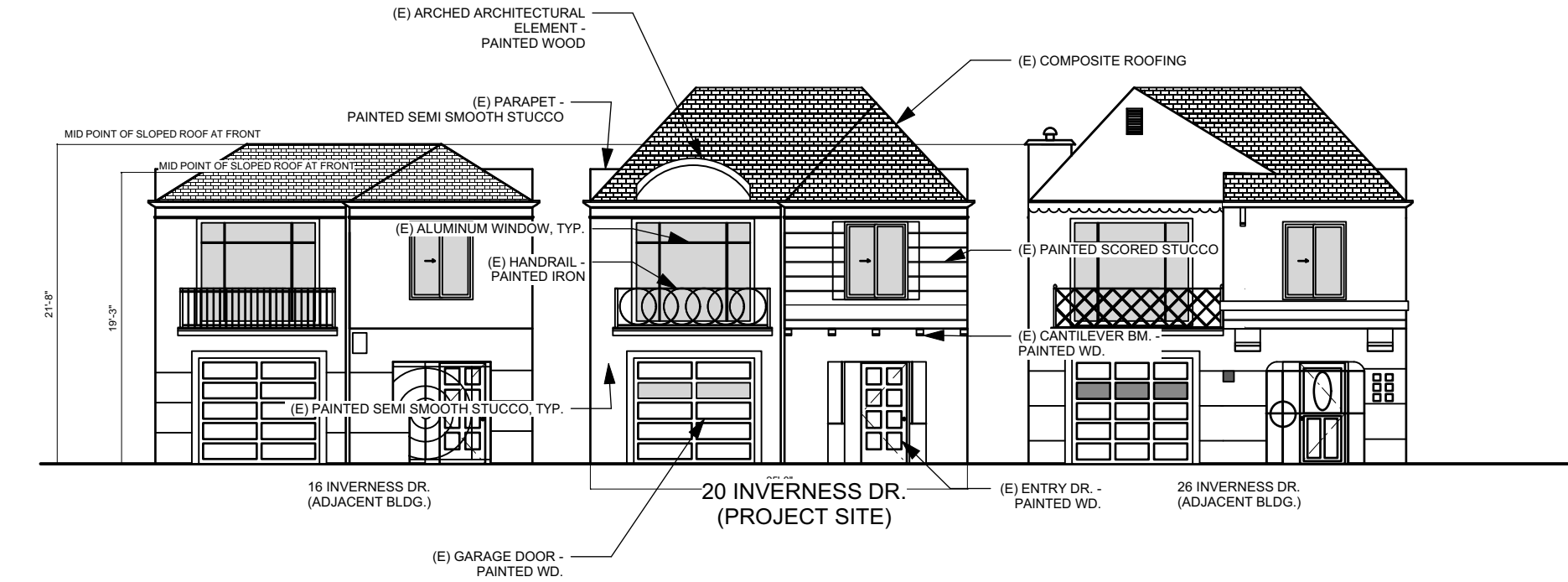
0" 6"

SCALE: 6"=1'-0"

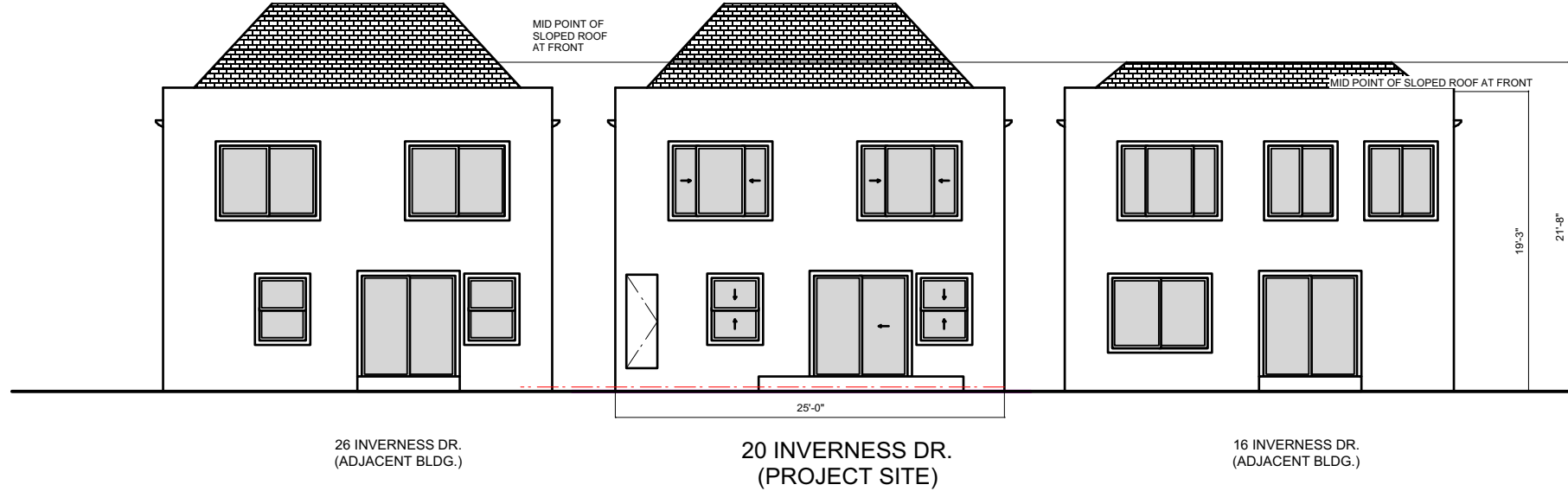


A-4

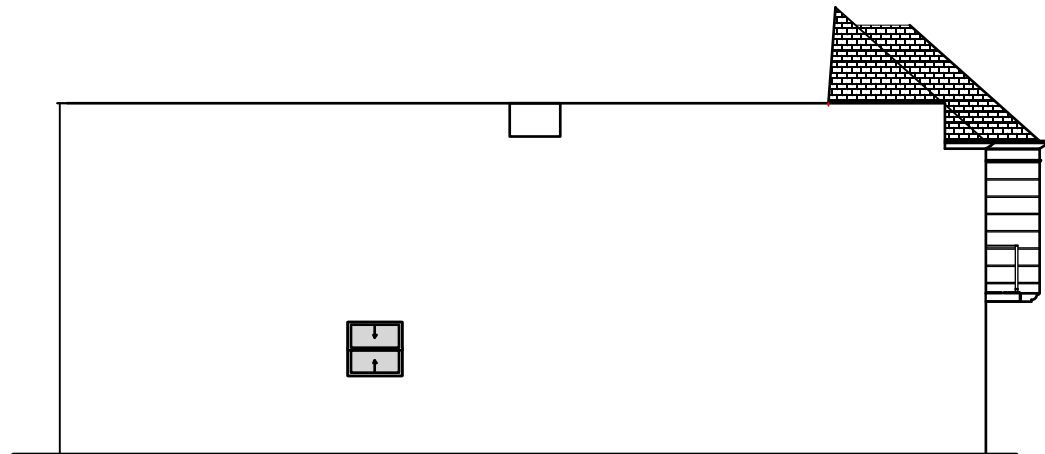
(E) FRONT ELEVATION
(WEST)



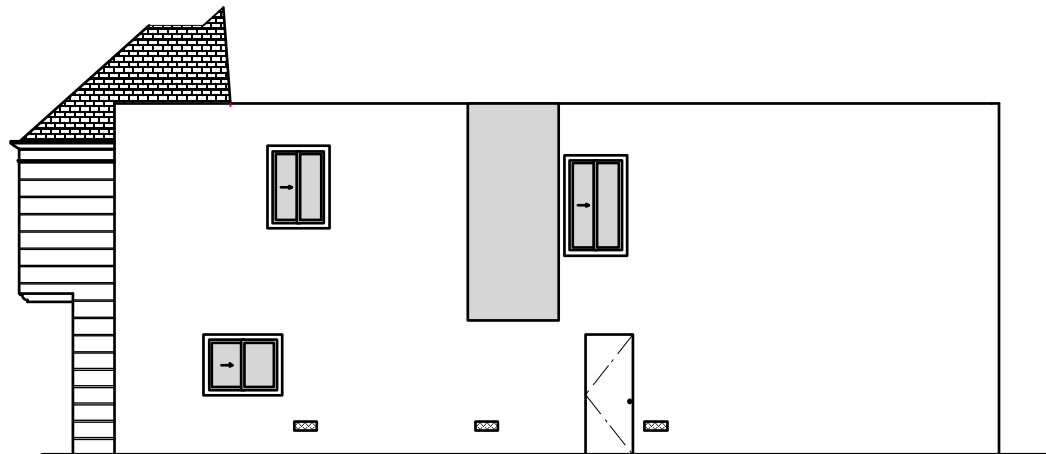
(E) REAR ELEVATION
(EAST)



(E) SIDE
ELEVATION
(NORTH)

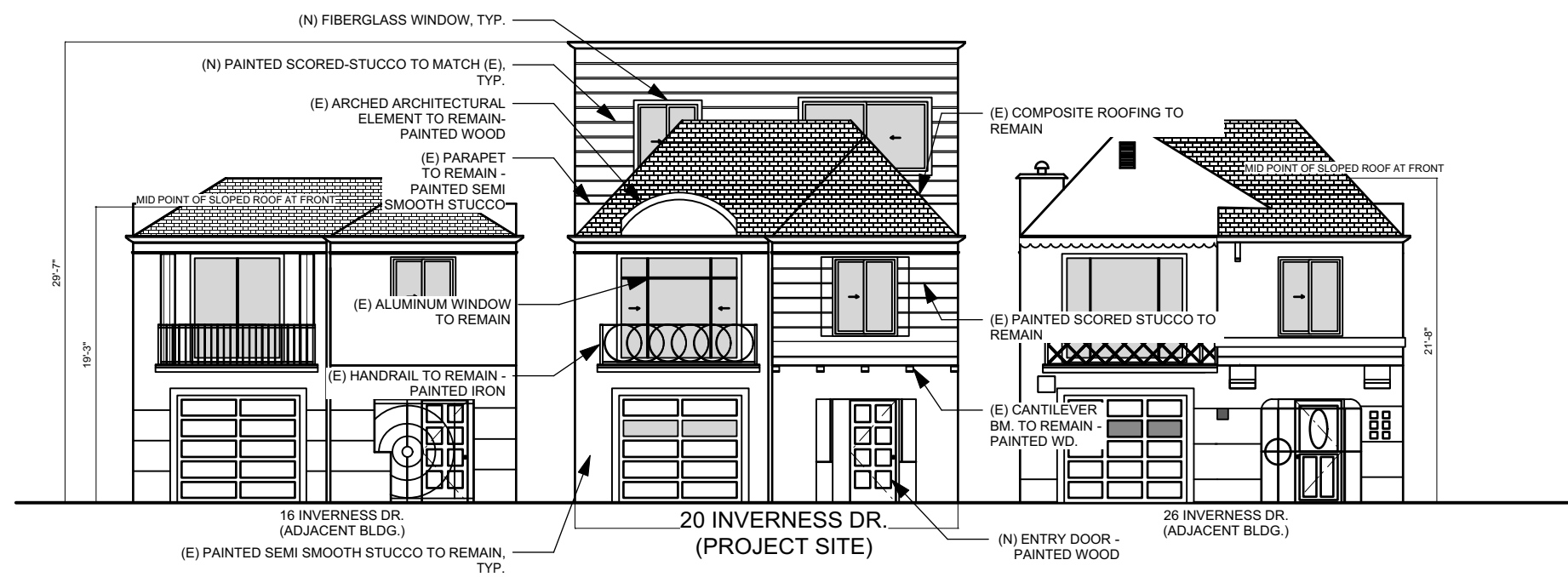


(E) SIDE
ELEVATION
(SOUTH)

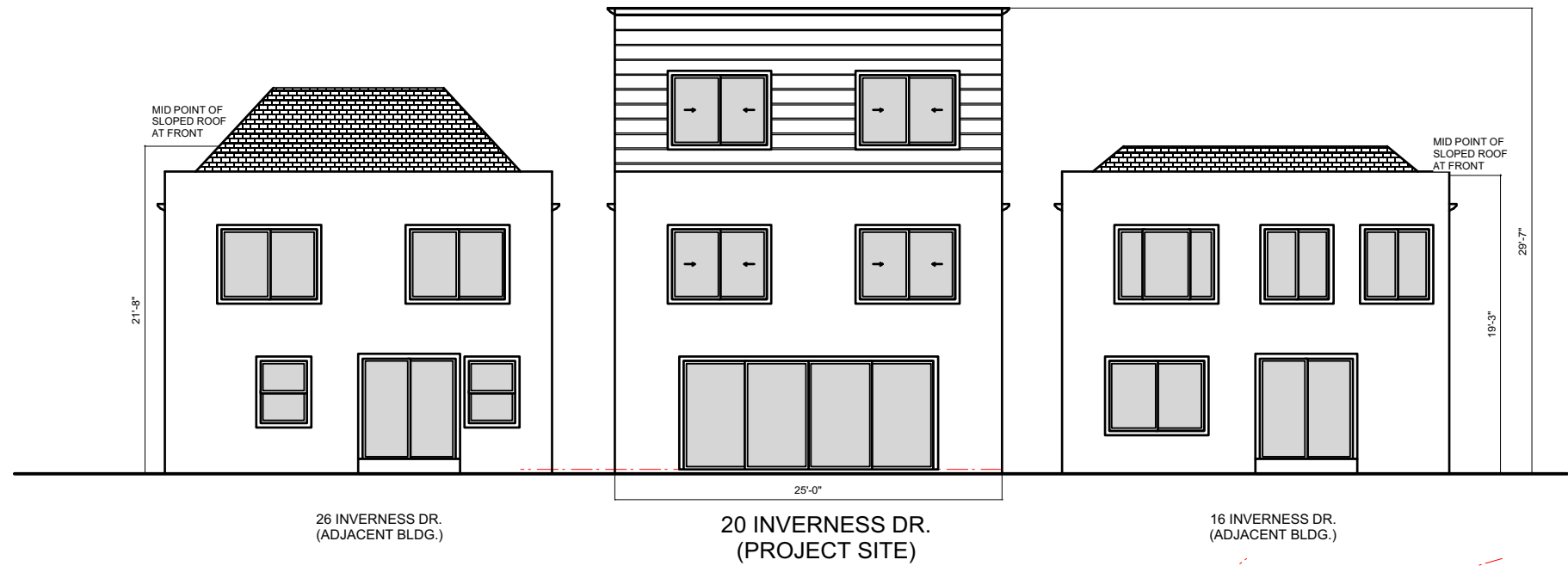


SCALE: 3/8" = 1'-0"

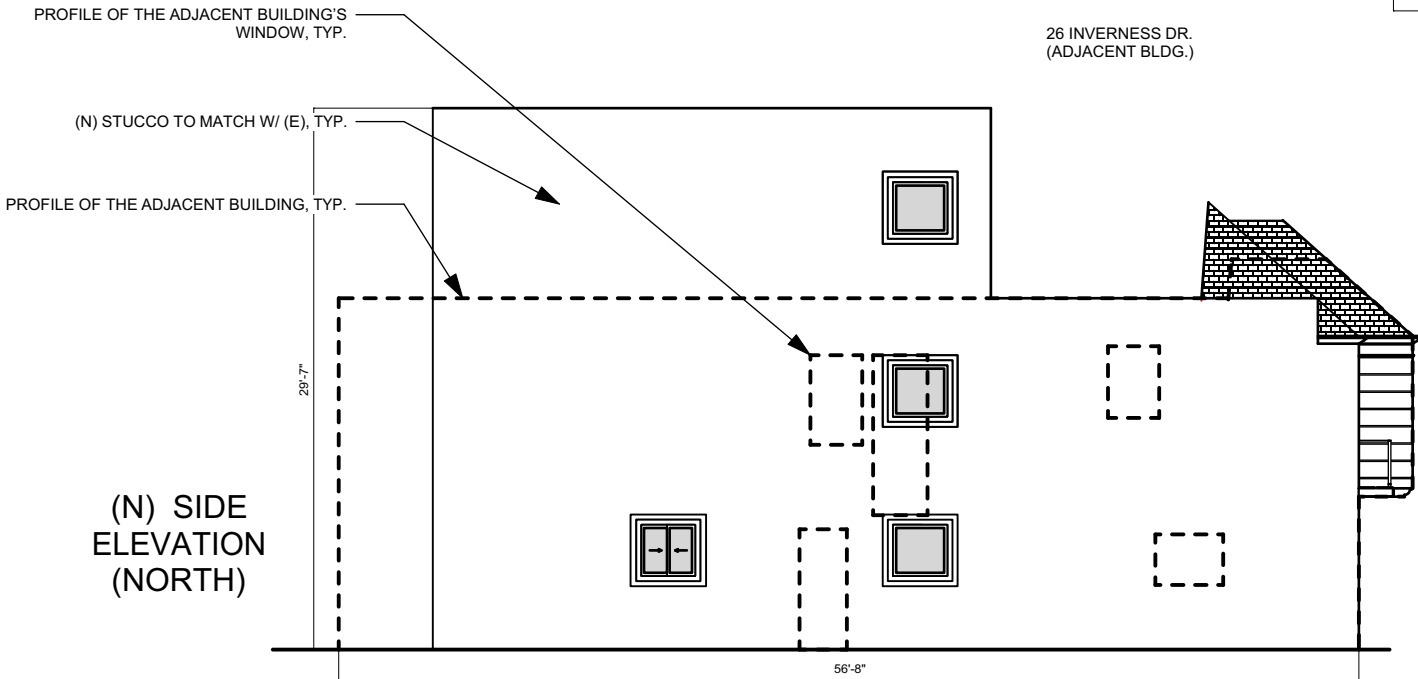
(N) FRONT ELEVATION
(WEST)



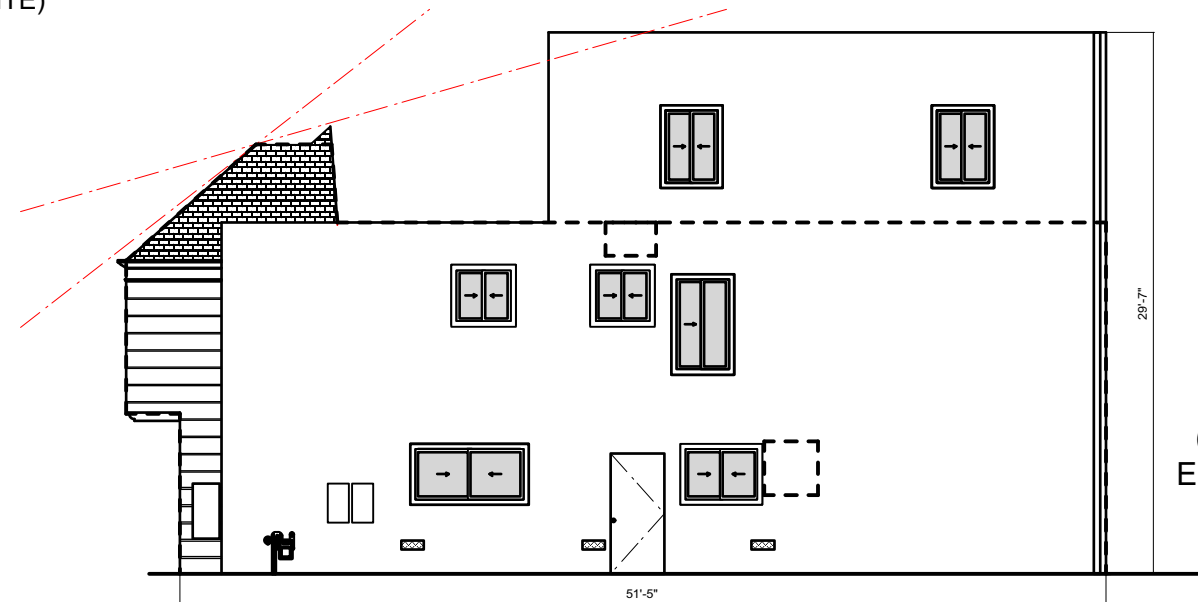
(N) REAR ELEVATION
(EAST)



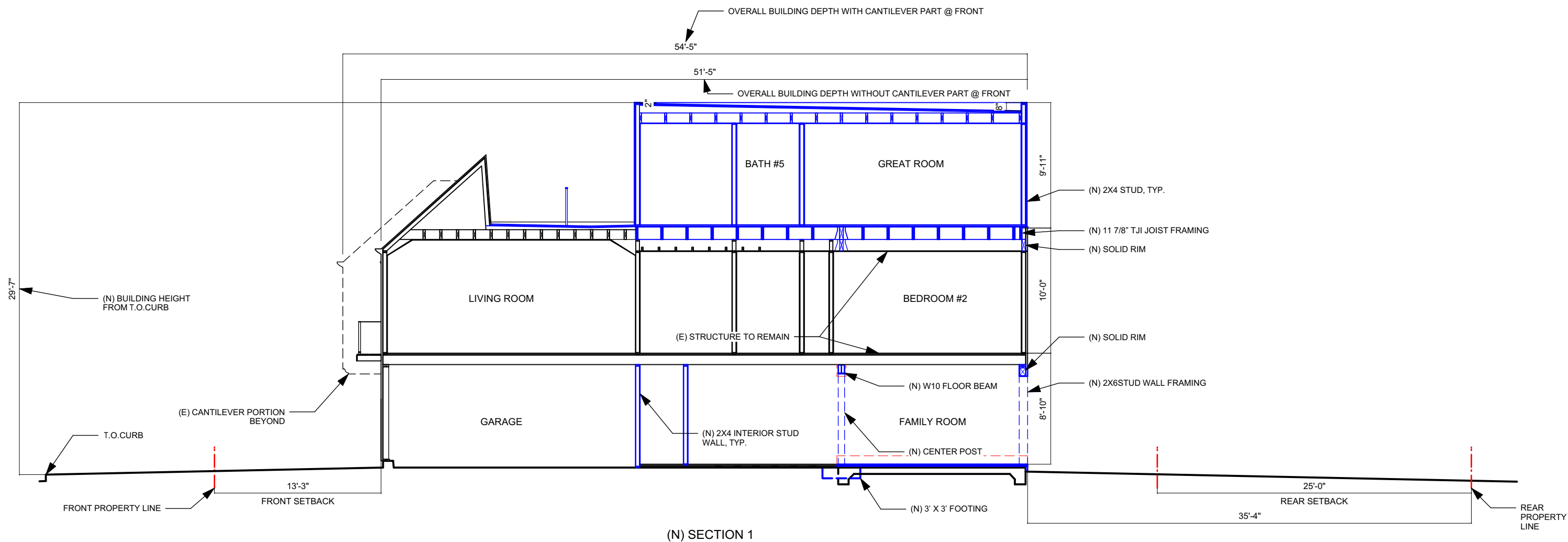
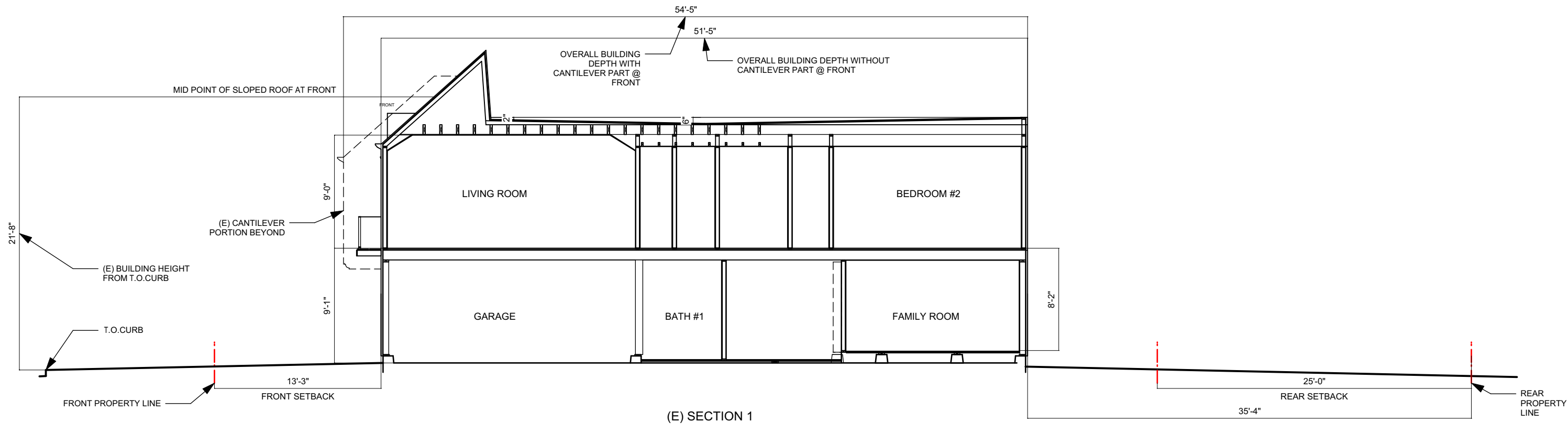
(N) SIDE
ELEVATION
(NORTH)



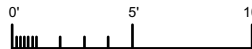
(N) SIDE
ELEVATION
(SOUTH)



SCALE: 3/8"=1'-0"



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



DISCRETIONARY REVIEW REQUEST

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

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

We are very concerned about the shadows being cast by the vertical addition being proposed. I believe it is very telling that both blocks of Inverness Drive do not have such additions. We have reached out to the applicant and have not received any updated shadow image report.

We have grandchildren that my wife, JoAnn, babysits and we lament that the shadows will interfere with our enjoyment of our yard space.

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

Once again, there have been no vertical additions to any house on the east side of Inverness Drive. This includes from Sloat Blvd. to Ocean Ave. and from Ocean To Eucalyptus Drive. I have discussed this with several neighbors and they find the addition out of character for the neighborhood and are concerned for the area.

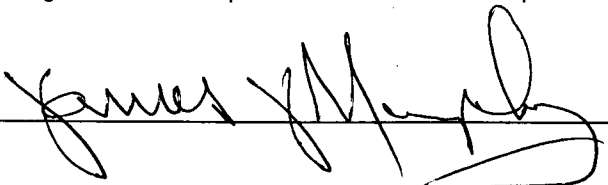
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

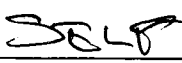
Has the applicant looked into extending the existing space into the backyard? It appears that other homeowners on Inverness may have done so.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature 


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

415.509.2005
Phone

James J. Murphy
Name (Printed)

jjm2917@yahoo.com
Email

For Department Use Only

Application received by Planning Department:

By: 

Date: 



RECEIVED

MAY 22 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW PUBLIC (DRP)
APPLICATION

Discretionary Review Requestor's Information

Name:	Peter Santini		
Address:	2925 26th Avenue	Email Address:	pssjms@sbcglobal.net
		Telephone:	415.566.8084

Information on the Owner of the Property Being Developed

Name:	Kono		
Company/Organization:			
Address:	20 Inverness Drive	Email Address:	unknown
		Telephone:	unknown

Property Information and Related Applications

Project Address:	20 Inverness Drive
Block/Lot(s):	7210/023
Building Permit Application No(s):	2018.0403.5346

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		
<div></div>		

DISCRETIONARY REVIEW REQUEST

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

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

See Attached sheet.

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

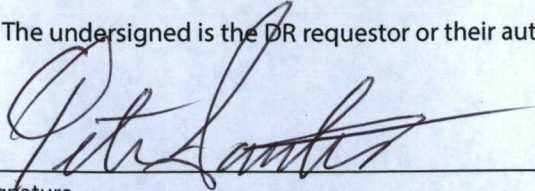
See attached sheet.

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?

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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


Signature

Peter Santini

Name (Printed)

Property Owner

415.566.8084

pssjms@sbcglobal.net

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: JEFF SPEIRS

Date: 5/22/19

Item 1:

Our area is special in its openness & sky views due to very few homes in the area that have vertical additions.

There are no vertical additions to any of the homes on the east side of Inverness Drive.

Our area (Merced Manor) is also unique in having mid-block alleys that add to this openness, the vertical addition to the subject property would diminish this feeling. Also the rear elevation on sheet A-5 & A-6 of the plan are not correct for the adjacent homes. The front elevation may also be incorrect. Photo attached that shows actual view of subject & adjacent homes. The subject home is the middle one.

I have talked to my neighbor at 2929 26th Avenue who claimed that he never received the Planning Department notice, that I believe is within the 150 foot range of the subject property.

Item 2.:

Vertical additions are out of charter for the neighborhood, again there are no vertical additions to any of homes on the east side of Inverness Drive

I know my neighbor has expressed concerns over the possible shadow effects of the vertical addition, my concerns are over the increase reflective glare that my home will receive during the morning and early afternoon hours and over the diminished sky view and openness that I now enjoy. The vertical addition will greatly impact my home & neighbors, particularly our lower level family rooms. Also not only will our backyards lose views and openness but also privacy. The project description shows a change of building height of 4 feet 2 inches, this is misleading to us on 26th Avenue, as from the rear of our homes it would be a 10ft addition. Also please note that the existing peak height of the subject property is of a pyramid shape and the sloping sides act in minimizing the blockage of views. The addition of a square 10 foot addition would greatly impact my existing view. I am attaching additional photos showing backyard and family room views as they now exist.

#1 REAR ELEVATION SUBJECT HOME (CENTER) & ADJACENT HOMES - PLEASE NOTE
ROOF LINES TO COMPARE TO PLANS

ALSO VIEW FROM ^{my}BEDROOM WINDOW



#2 VIEW OF INVERNESS EAST SIDE REGF LINES - NO VERTICAL ADDITIONS



#3 View From Family Room



#4 VIEW FROM MY BACK YARD - CONSIDER IMPACT OF VERTICAL ADDITION,



#5 MOTHER VIEW MY BACK YARD. CONSIDER WHAT A VERTICAL ADDITION
WOULD DO TO VIEW & PRIVACY



H6 VIEW FROM MID-BLACK ALLEY - AGAIN TO CONSIDER IMPACT.



RESPONSE TO DISCRETIONARY REVIEW (DRP)



San Francisco
Planning

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

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

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

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

Project Features

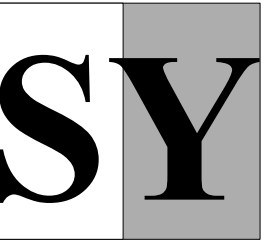
Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature:	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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



SATOKO
YEN

10689 Deep Cliffe Dr.
Cupertino, CA 95014
T 408. 725. 6958

PROJECT NAME:
THE KONNO Residence
20 Inverness Drive, San Francisco, CA

REVISIONS

SHEET TITLE

SCALE

PROJECT NO. 150809

DATE 8 FEB. 2019

DRAWN BY SY

SET OF
NEIGHBORHOOD
NOTIFICATION 311

SHEET NO.



16 INVERNESS DR.
(ADJACENT BLDG.)

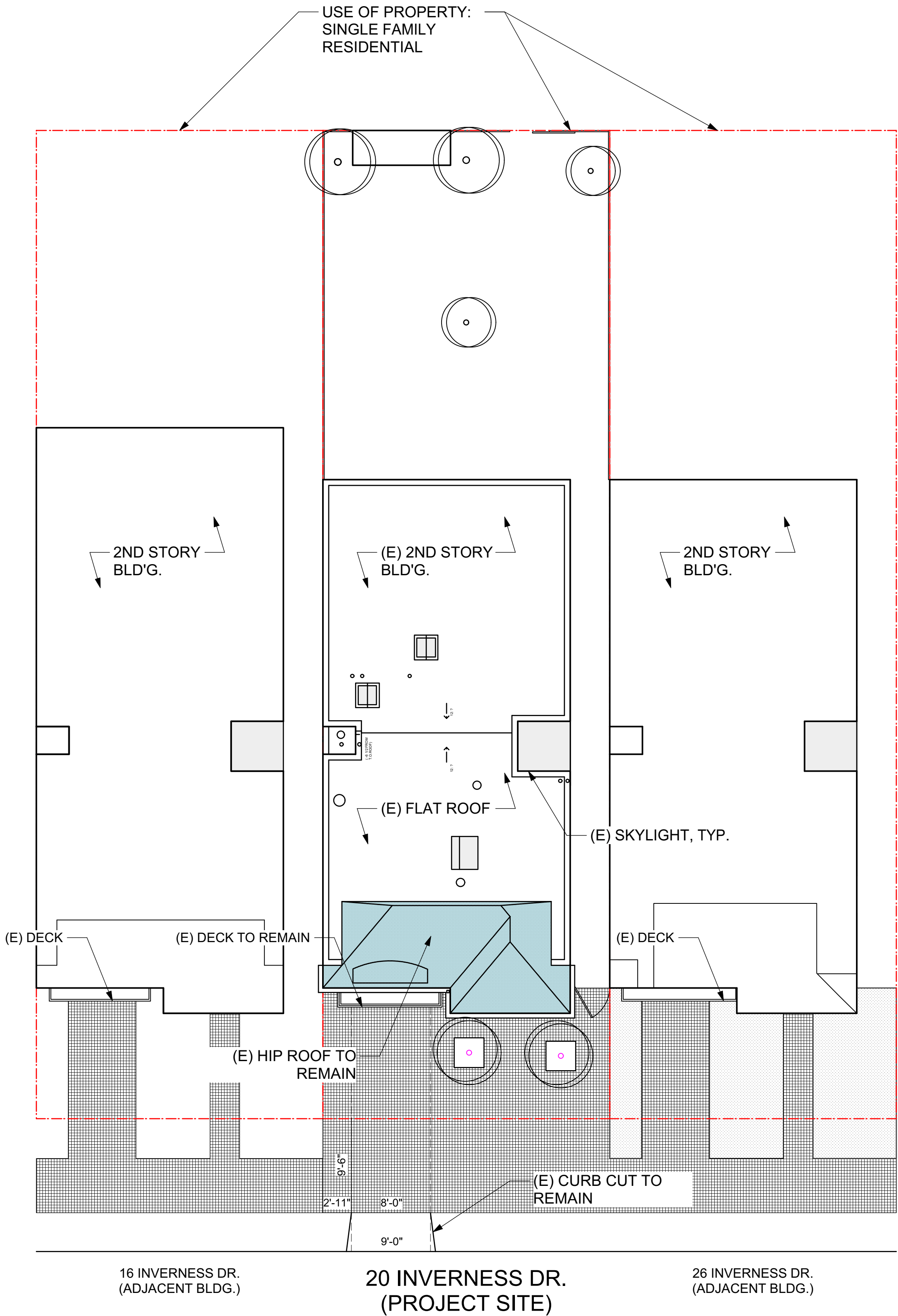
20 INVERNESS DR.
(PROJECT SITE)

26 INVERNESS DR.
(ADJACENT BLDG.)

THE KONNO RESIDENCE

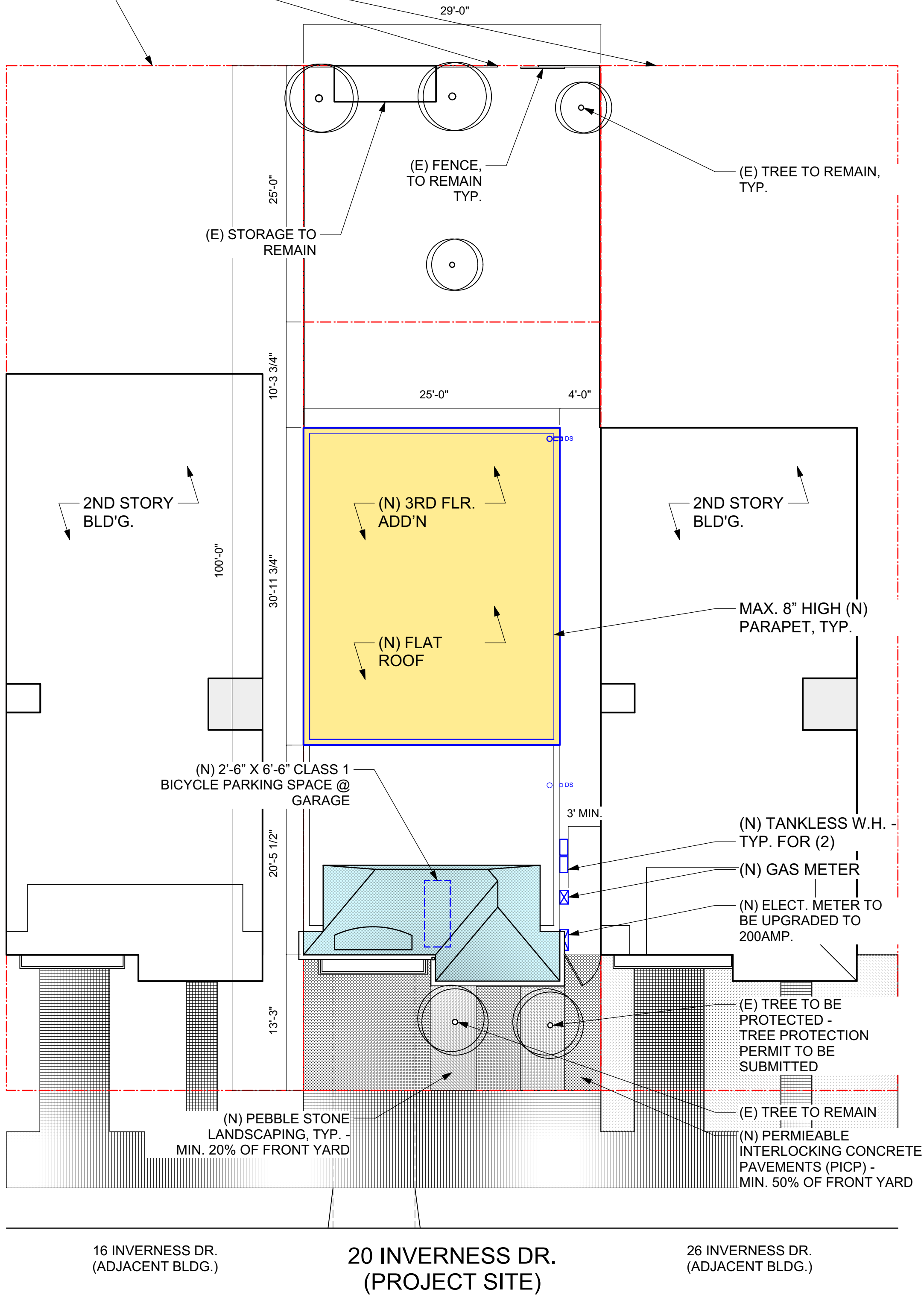
20 Inverness Drive, San Francisco, CA

USE OF PROPERTY:
SINGLE FAMILY
RESIDENTIAL



(E) SITE PLAN

USE OF PROPERTY:
SINGLE FAMILY
RESIDENTIAL



(N) SITE PLAN

PROJECT DATA

20 INVERNESS DRIVE, SAN FRANCISCO, CA 94132		
BLOCK/LOT# :	7210 / 023	
ZONING:	RH-1	
EXISTING USE:	SINGLE FAMILY	
PROPOSING USE:	SINGLE FAMILY	
TYPE OF CONSTRUCTION:	V-B	
AUTOMATIC FIRE SPRINKLERS:	YES	
NEIGHBORHOOD:	LAKE SHORE	
(E) # OF VEHICULAR PARKING SPACES:	1	
(N) # OF VEHICULAR PARKING SPACES:	1	
(E) # OF CLASS 1 BICYCLE PARKING SPACES:	0	
(N) # OF CLASS 1 BICYCLE PARKING SPACES:	1	
LOT SIZE 29'-0" X 100'-0"	2,900.0	SQ.FT.
(E) GLOSS FLOOR AREA (1ST FLOOR):	1,285.3	SQ.FT.
(E) GLOSS FLOOR AREA (2ND FLOOR):	1,317.3	SQ.FT.
(N) 3RD FLOOR ADD'N (29.7%):	774.0	SQ.FT.
(E) TOTAL GLOSS FLOOR AREA:	2,602.6	SQ.FT.
(N) TOTAL GLOSS FLOOR AREA:	3,376.6	SQ.FT.

SCOPE OF WORK

- RELOCATE (E) KITCHEN AT 2ND FLOOR DOWN TO 1ST FLOOR.
- WIDEN (E) STAIRCASE AT CENTER IN THE LIVING SPACE.
- REMOVE (E) STAIRCASE AT FRONT IN THE LIVING SPACE.
- ADD (N) SPRINKLER SYSTEM.
- ADD 3RD FLOOR.
- SEISMIC RETROFIRING.

SHEET INDEX

- | | |
|-------|---|
| A-1.0 | TITLE SHEET
(E) & (N) SITE PLANS |
| A-1.1 | TITLE SHEET
DOOR SCHEDULE, WINDOW SCHEDULE & DETAILS |
| A-2.0 | (E) 1ST FLOOR PLAN |
| A-2.1 | (E) 2ND FLOOR PLAN & ROOF PLAN |
| A-3.0 | (N) 1ST FLOOR PLAN & 2ND FLOOR PLAN |
| A-3.1 | (N) 3RD FLOOR PLAN & ROOF PLAN |
| A-4.0 | (E) ELEVATIONS |
| A-4.1 | (N) ELEVATIONS |
| A-5.0 | (E) LONGITUDINAL SECTIONS |
| A-5.1 | (N) LONGITUDINAL SECTIONS |



SATOKO
YEN

10689 Deep Cliffe Dr.
Cupertino, CA 95014
T 408. 725. 8958

PROJECT NAME:
THE KONNO Residence
20 Inverness Drive, San Francisco, CA

REVISIONS

SHEET TITLE
TITLE SHEET,
(E) & (N)
SITE PLANS

SCALE

PROJECT NO. 150809

DATE 8 FEB. 2019

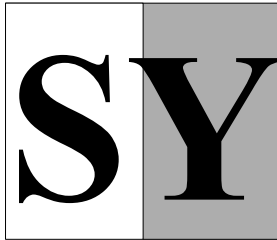
DRAWN BY SY

SET OF
NEIGHBORHOOD
NOTIFICATION 311

SHEET NO.

A-1.0

SCALE: 1/8"=1'-0"
0' 5' 10' 20'



SATOKO

YEN

10689 Deep Cliffe Dr.
Cupertino, CA 95014
T 408. 725. 6958

PROJECT NAME:
THE KONNO Residence
20 Inverness Drive, San Francisco, CA

REVISIONS

SHEET TITLE
TITLE SHEET
DOOR SCHEDULE,
WINDOW SCHEDULE
&
DETAILS

SCALE

PROJECT NO. 150809

DATE 8 FEB. 2019

DRAWN BY SY

SET OF
NEIGHBORHOOD
NOTIFICATION 311

SHEET NO.

A-1.1

DOOR SCHEDULE							
ID	TYPE	NOMINAL SIZE	HARDWARE	DOOR EXT.	DOOR INT.	JMB / CASE	MATERIAL
1	ENTRY DOOR	3'-0" X 6'-8" X 1 3/4" S.C.	ENT./D. BLT.	WD./PNT.	WD./STN.	WD./PNT.	WOOD
2	EXTERIOR SWING	3'-0" X 6'-8" X 1 3/4" S.C.	ENT./D. BLT.	WD./PNT.	WD./STN.	WD./PNT.	WOOD
3	4-PANEL EXTERIOR SLIDER	16'-0" X 6'-8" X 1 3/4" S.C.	ENT./D. BLT.	FIBERGLASS	FIBERGLASS	FIBERGLASS	FIBERGLASS

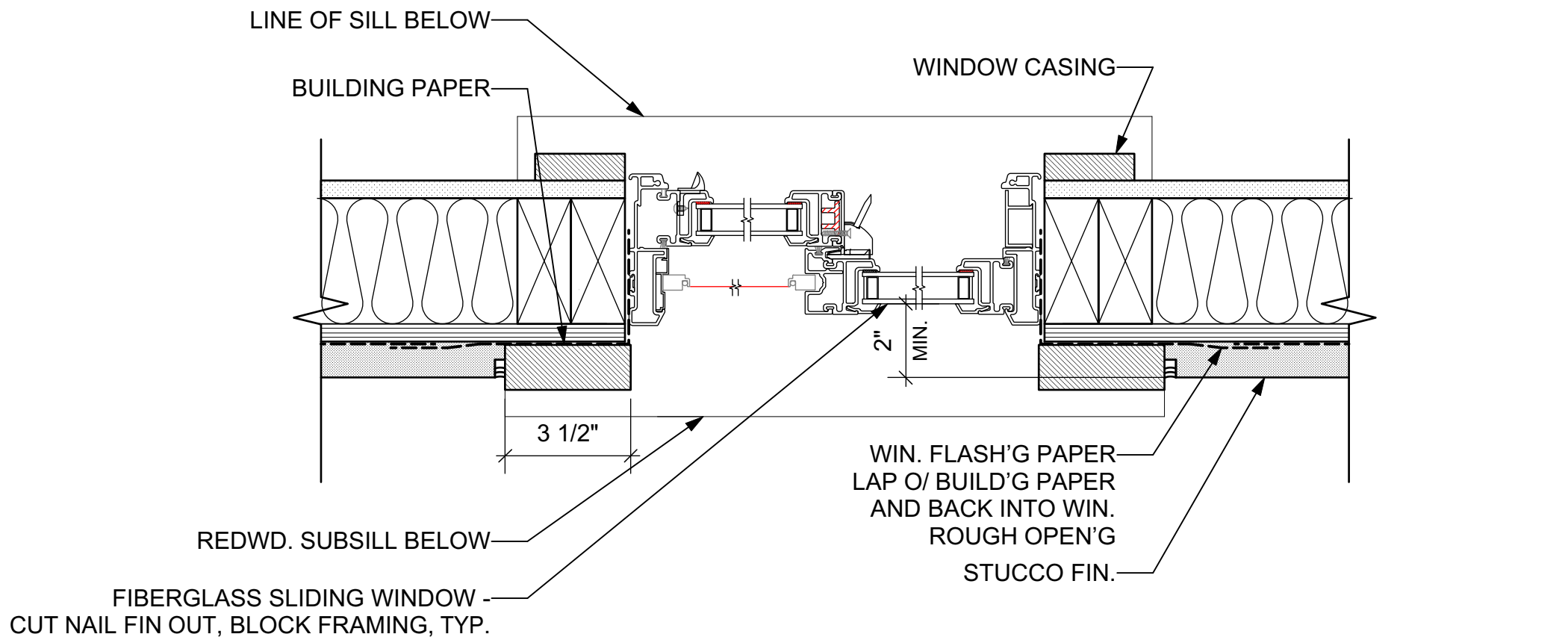
DOOR NOTES:

1. ALL GLAZING @ DOORS TO BE DUAL LOW-E (U-FACTOR ≤ 0.3) CLEAR TEMPERED GLASS U.N.O.
2. ALL DOORS TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
3. VERIFY ROUGH OPENING REQUIREMENTS WITH DOOR MANUFACTURER PRIOR TO FRAMING.
4. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT ACCORDING TO CRC. R311.2.
5. ENTRY DOOR SHALL BE PROVIDED WITH A CLEAR WIDTH OF 32" MINIMUM AND A MINIMUM CLEAR HEIGHT OF 78" WITH THE DOOR OPEN 90 DEGREE.
6. LOCKSET, 2 FINGER PULLS, 1 EDGE PULL

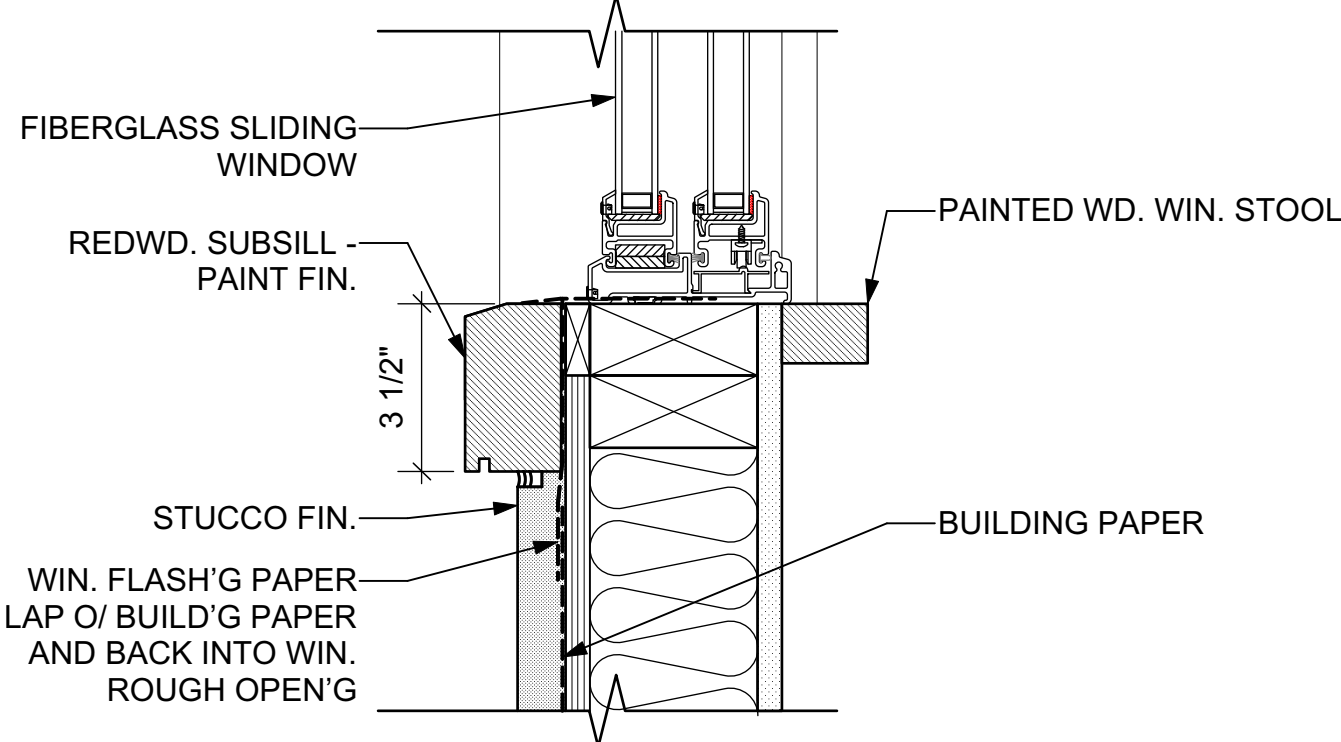
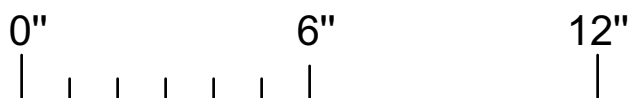
WINDOW SCHEDULE					
ID	TYPE	MANUF. #	ROUGH OPEN'G (W X H)	NOM. HD. HT.	MATERIAL
A	(N) DOUBLE SLIDER	MILGARD	6'-2" X 4'-6"	6'8"	FIBERGLASS
B	(N) DOUBLE SLIDER	MILGARD	4'-0" X 2'-10"	6'8"	FIBERGLASS
C	(N) DOUBLE SLIDER	MILGARD	3'-0" X 2'-10"	6'8"	FIBERGLASS
D	(N) FIXED	MILGARD	3'-0" X 2'-10"	6'8"	FIBERGLASS
E	NOT USED				
F	(N) DOUBLE SLIDER	MILGARD	3'-10" X 4'-10"	6'8"	FIBERGLASS
G	(N) DOUBLE SLIDER	MILGARD	2'-10" X 4'-0"	6'8"	FIBERGLASS
H	(E) DOUBLE SLIDER		3'-10 1/2" X 4'-0"	6'8"	ALUM. FRAM'G
I	(E) FIXED W/ SLIDERS		8'-1 1/2" X 7'-1"	6'8"	ALUM. FRAM'G
J	(E) DOUBLE SLIDER		2'-10 3/4" X 5'-0"	6'8"	ALUM. FRAM'G

WINDOW NOTES:

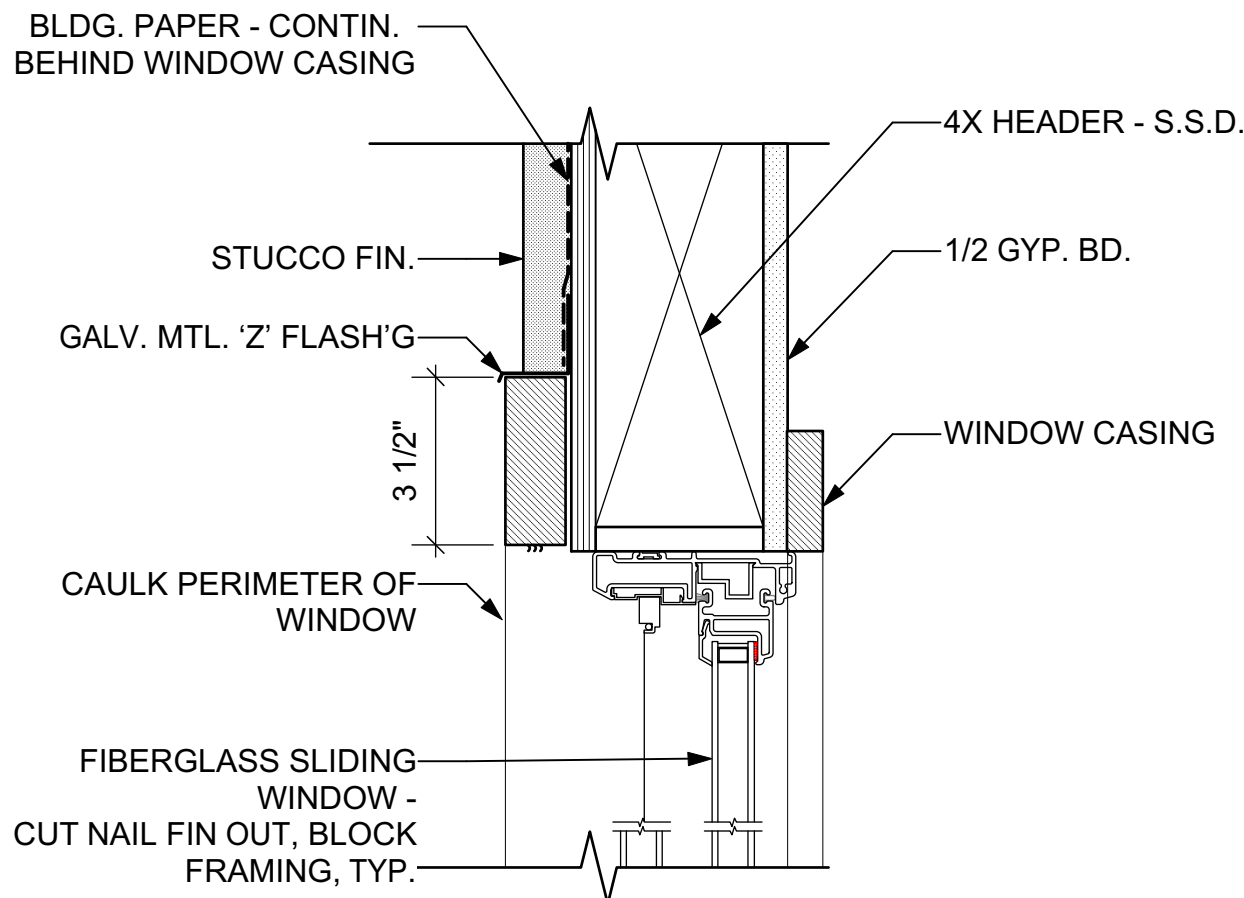
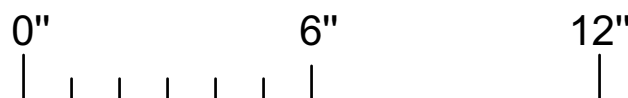
1. ALL GLAZING TO BE DUAL LOW-E (U-FACTOR ≤ 0.3) INSULATED GLASS.
2. VERIFY ROUGH OPENING REQUIREMENTS WITH WINDOW MANUFACTURER PRIOR TO FRAMING.
3. ALL WINDOWS SHALL BE WOOD WINDOW, U.N.O.



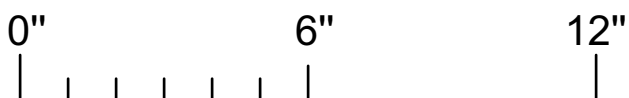
SCALE: 3"=1'-0"



SCALE: 3"=1'-0"



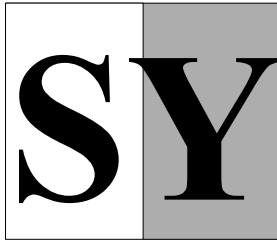
SCALE: 3"=1'-0"



3 SLIDING WIN. JAMB, TYP

2 SLIDING WIN. SILL, TYP

1 SLIDING WIN. HEAD, TYP



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PROJECT NAME:
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REVISIONS

SHEET TITLE
(E) 1ST FLOOR PLAN

SCALE 1/4"=1'-0"

PROJECT NO. 150809

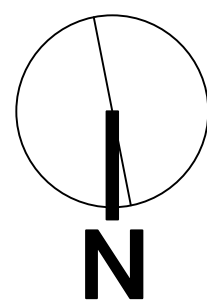
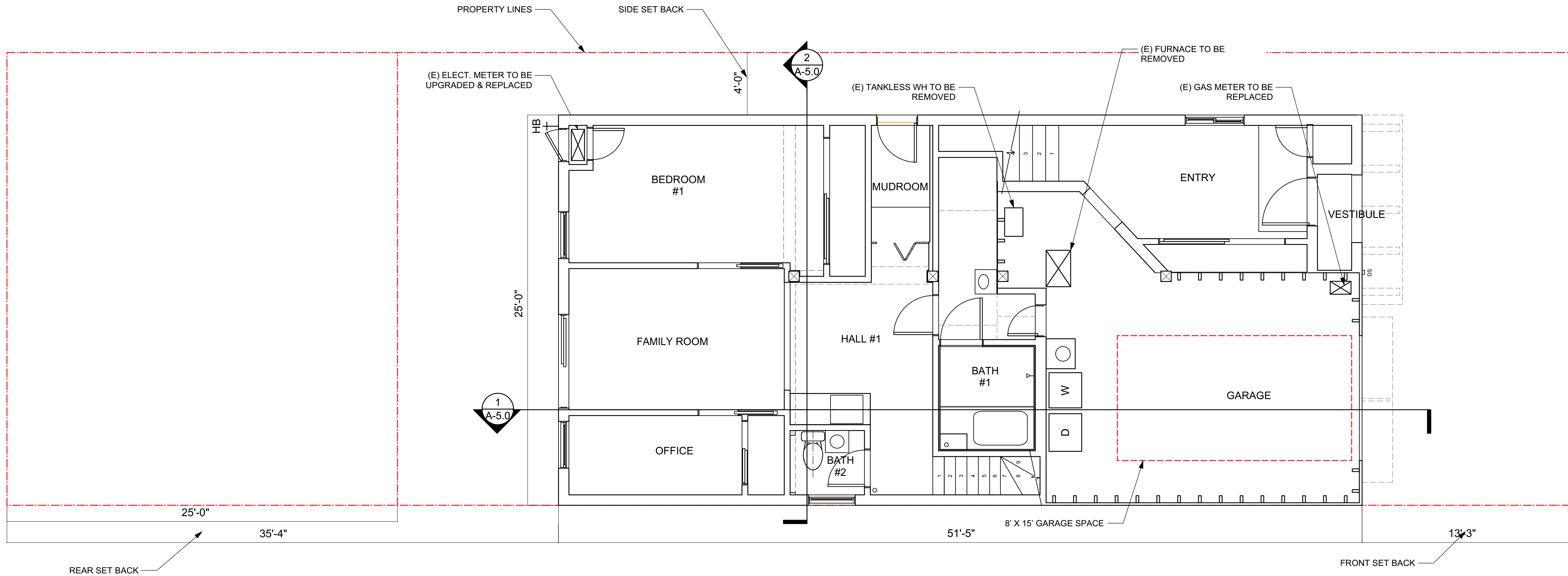
DATE 8 FEB. 2019

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SET OF
NEIGHBORHOOD
NOTIFICATION 311

SHEET NO.

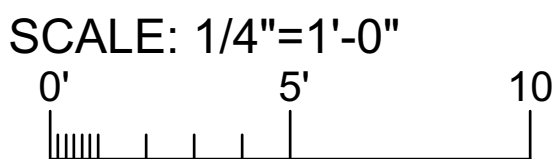
A-2.0

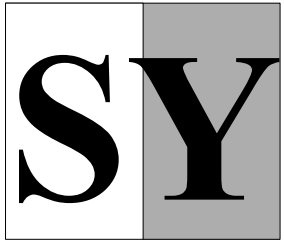


(E) 1ST FLOOR PLAN

WALL LEGEND

(E) WALL





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REVISIONS

SHEET TITLE
(E) 2ND FLOOR PLAN
AND
ROOF PLAN

SCALE 1/4"=1'-0"

PROJECT NO. 150809

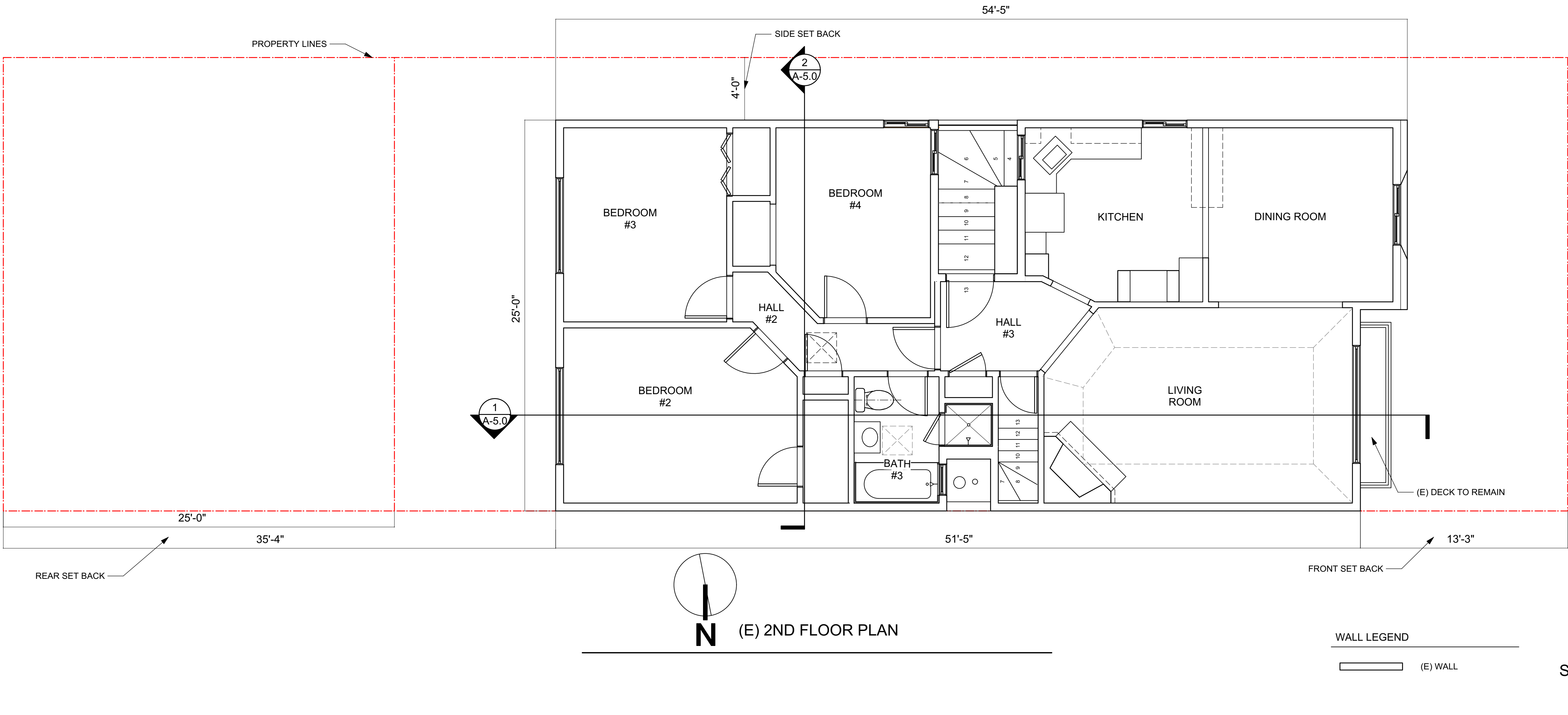
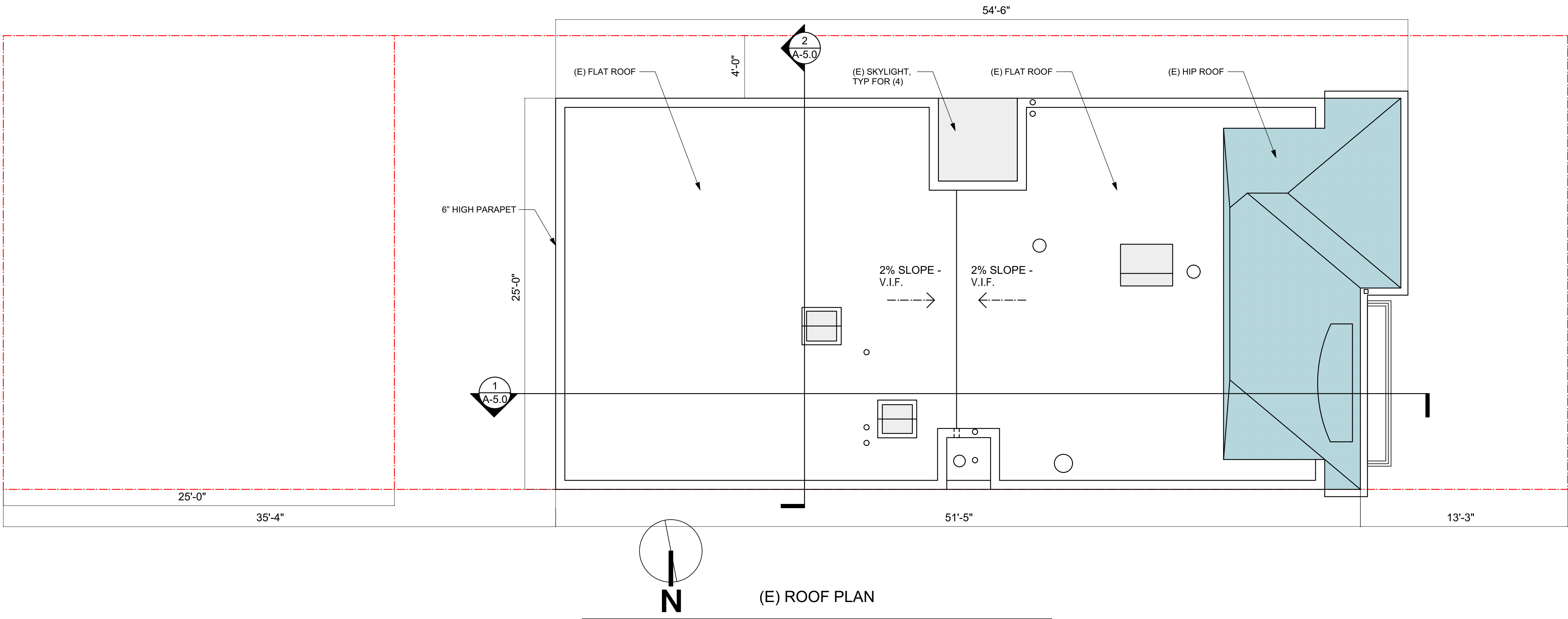
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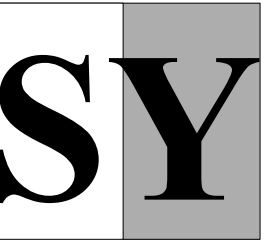
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NOTIFICATION 311

SHEET NO.

A-2.1





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PROJECT NAME:
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REVISIONS

SHEET TITLE
(N) 1ST FLOOR PLAN
&
2ND FLOOR PLAN

SCALE

PROJECT NO. 150809

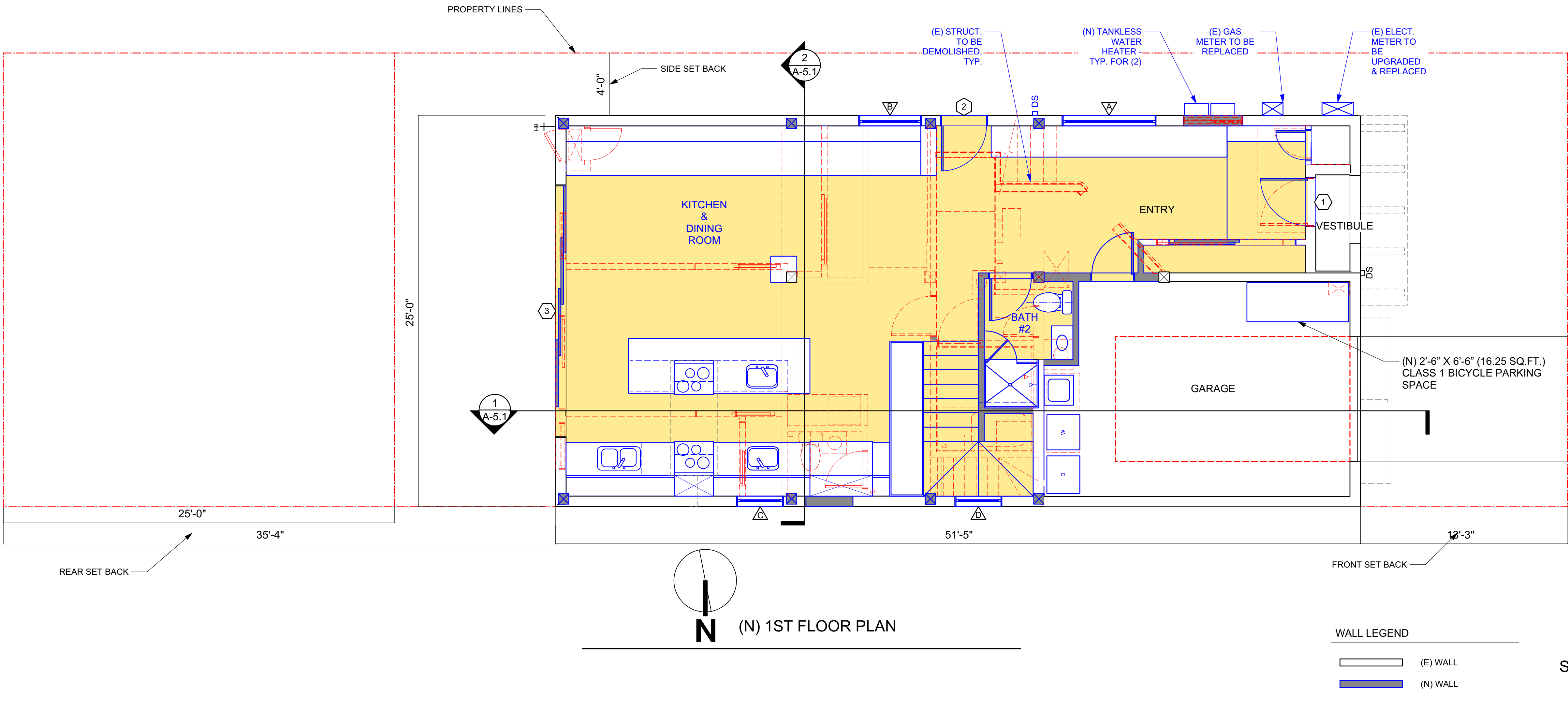
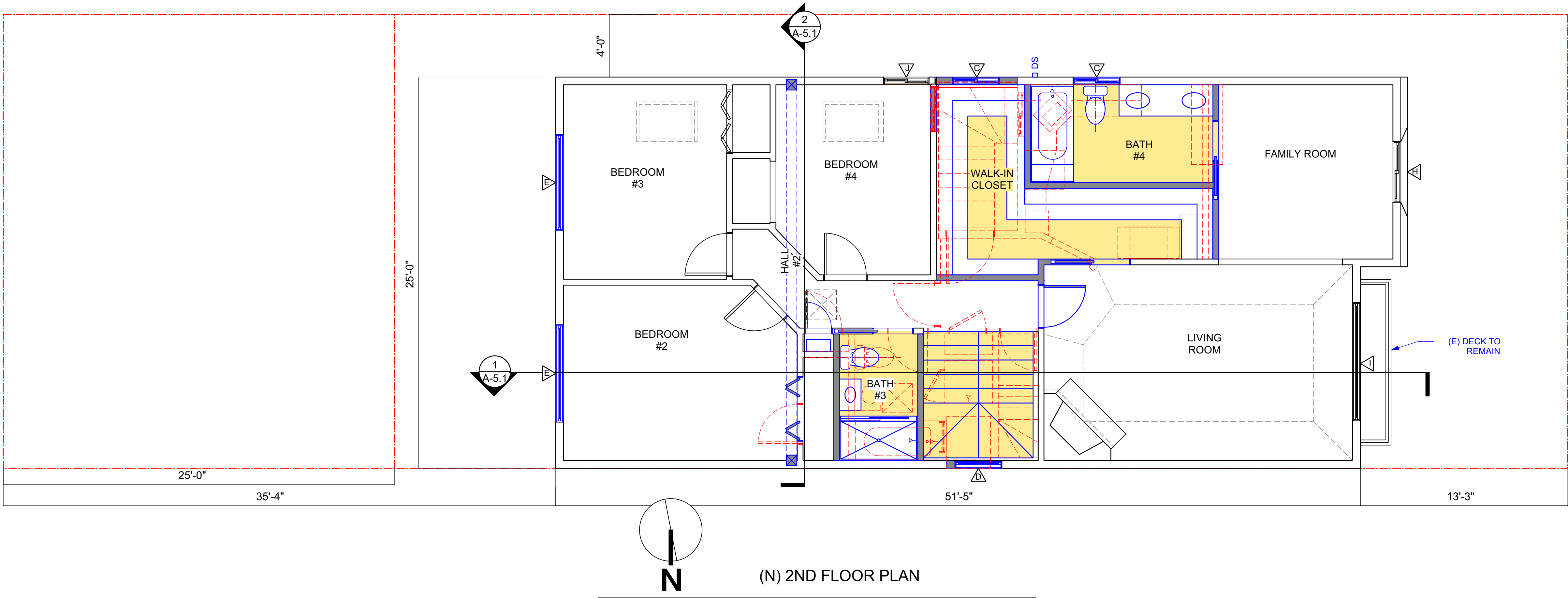
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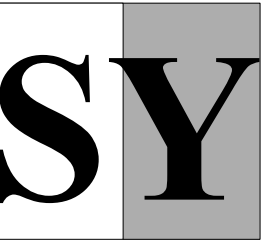
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SET OF
NEIGHBORHOOD
NOTIFICATION 311

SHEET NO.

A-3.0





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PROJECT NAME:
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20 Inverness Drive, San Francisco, CA

REVISIONS

SHEET TITLE
(N) 3RD FLOOR PLAN
&
ROOF PLAN

SCALE

PROJECT NO. 150809

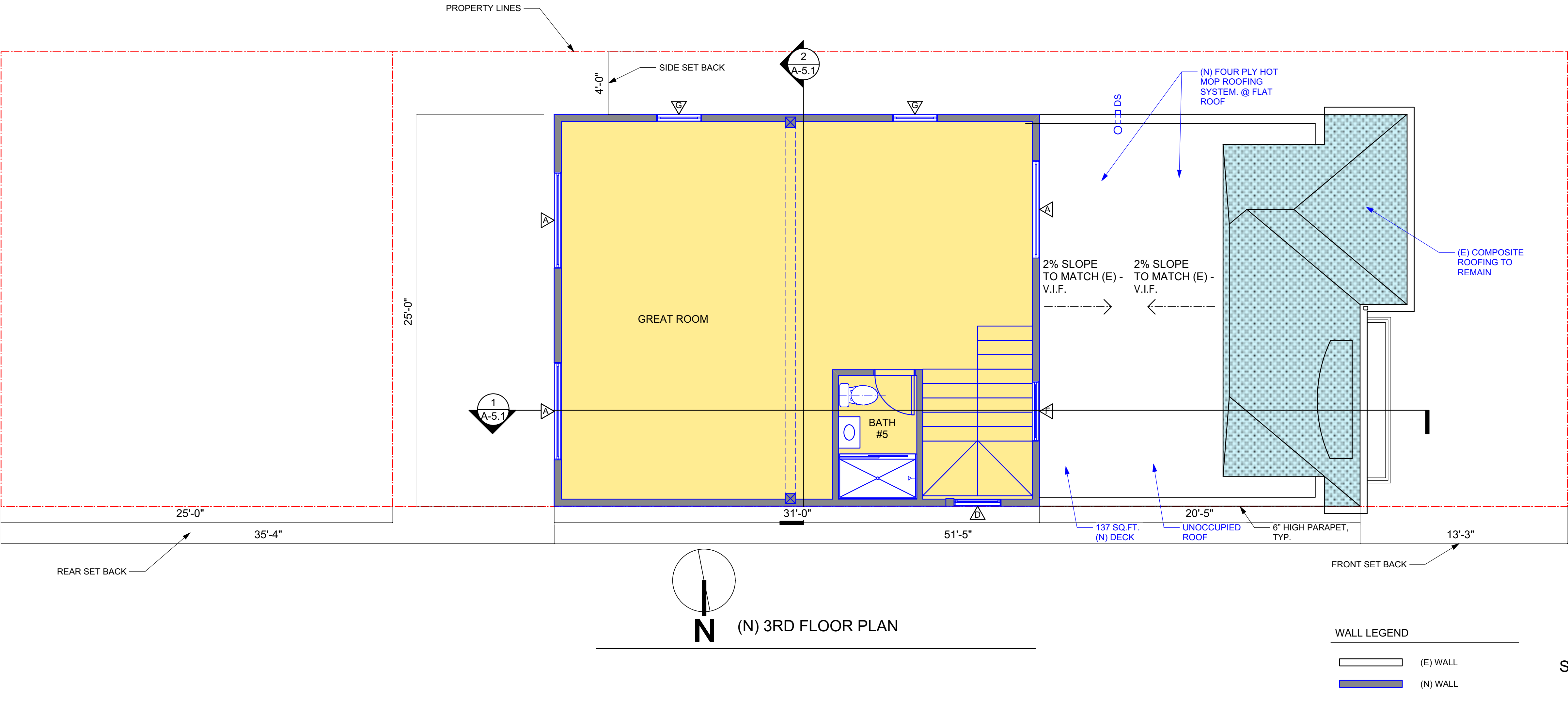
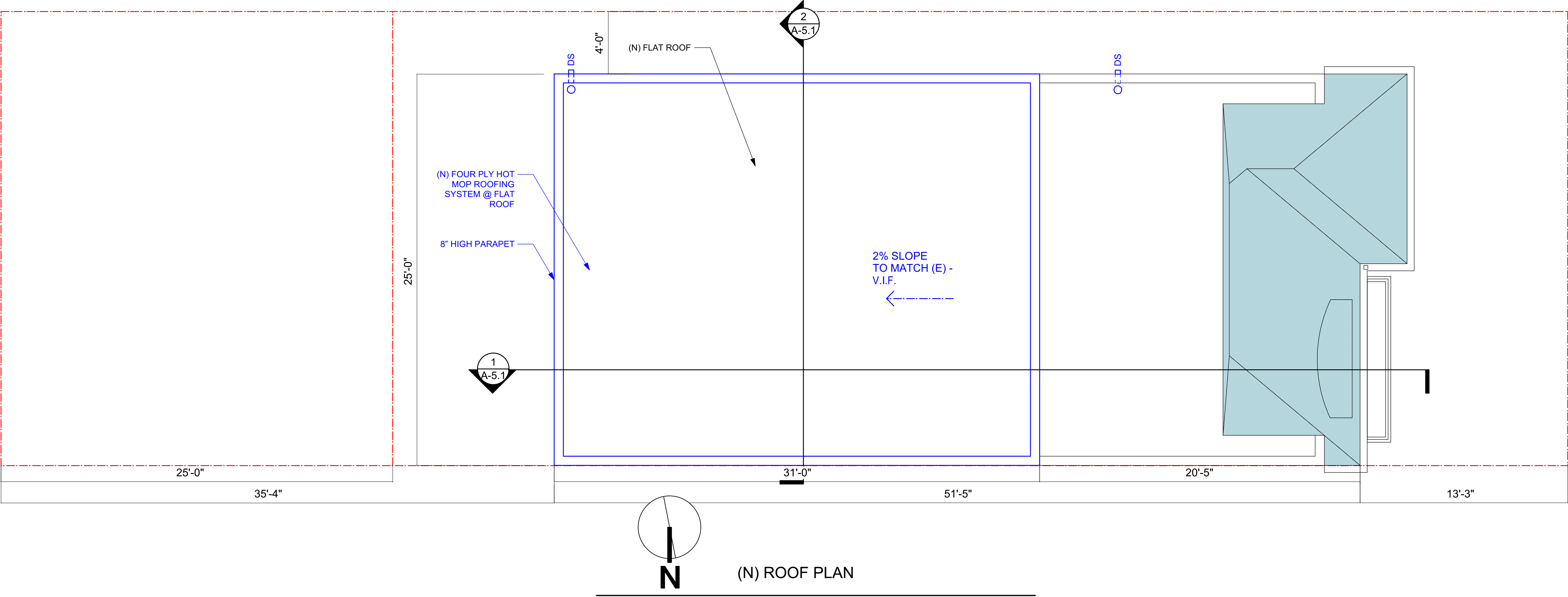
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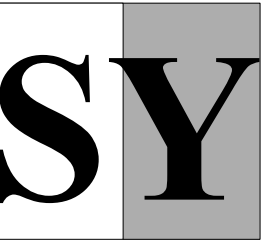
DRAWN BY SY

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NEIGHBORHOOD
NOTIFICATION 311

SHEET NO.

A-3.1





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REVISIONS

SHEET TITLE
(E) ELEVATIONS

SCALE

PROJECT NO. 150809

DATE 8 FEB. 2019

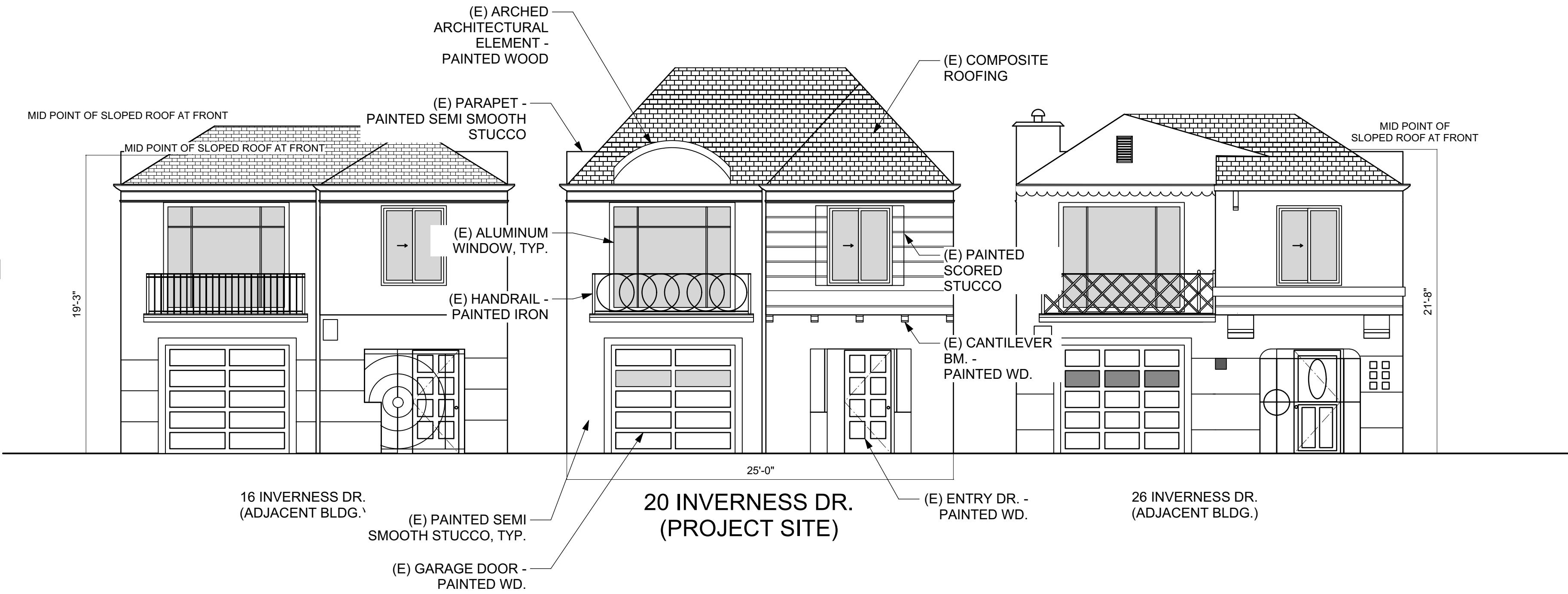
DRAWN BY SY

SET OF
NEIGHBORHOOD
NOTIFICATION 311

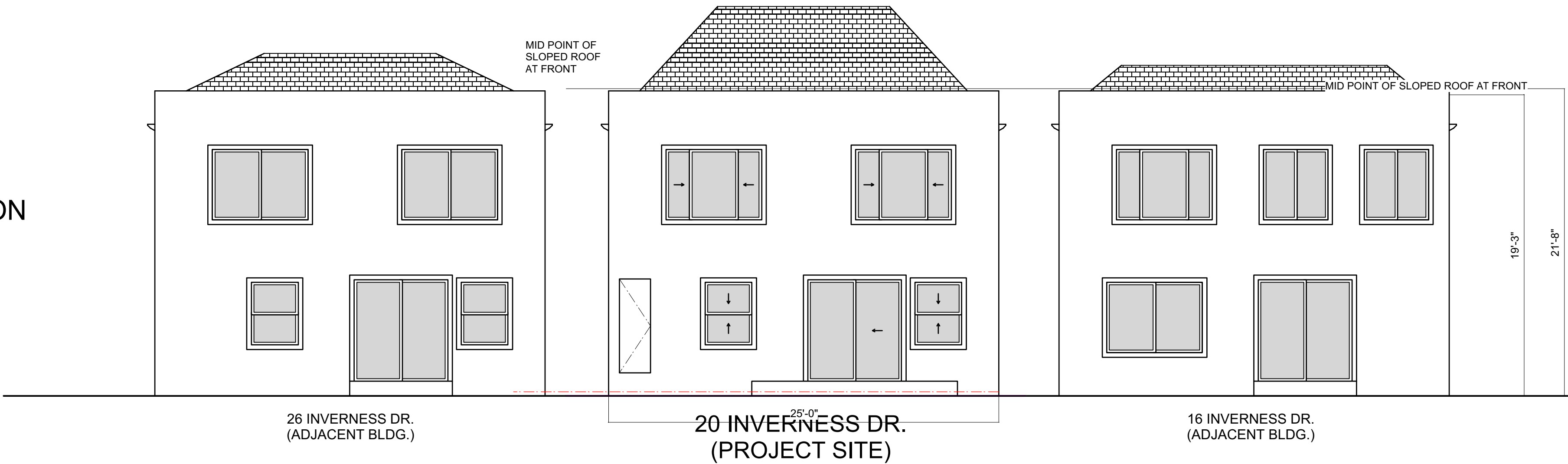
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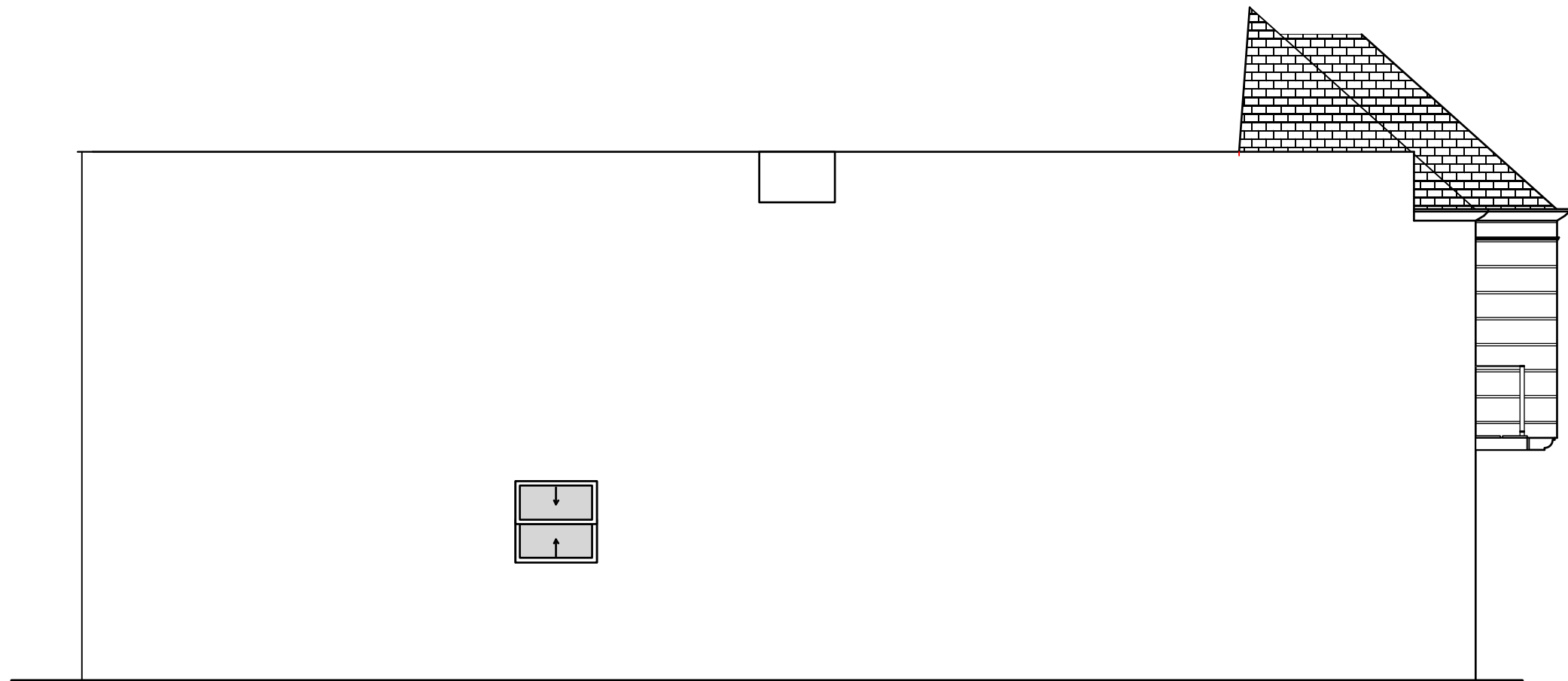
(E) FRONT ELEVATION
(WEST)



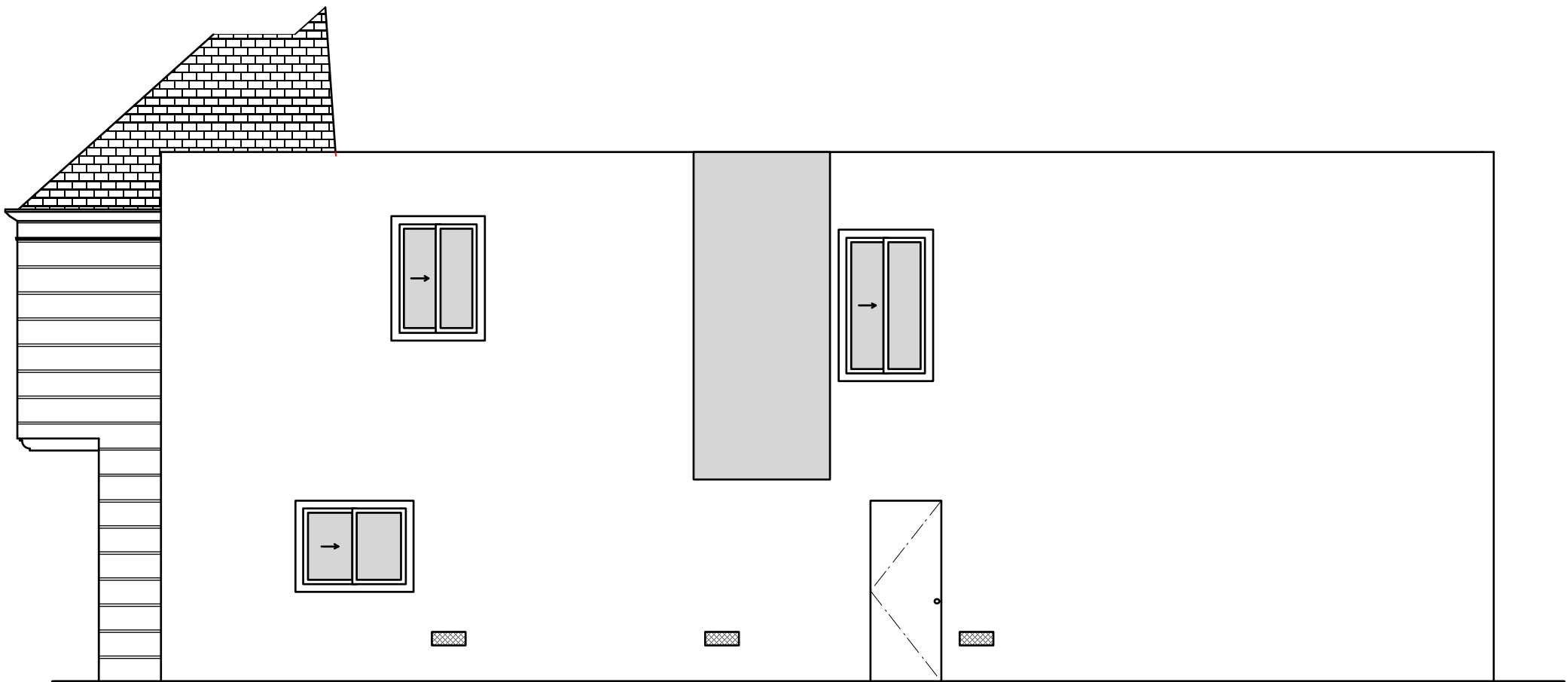
(E) REAR ELEVATION
(EAST)



(E) SIDE
ELEVATION
(NORTH)

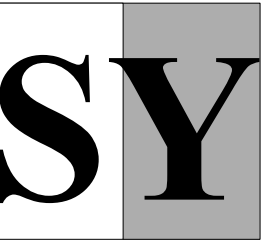


(E) SIDE
ELEVATION
(SOUTH)



SCALE: 3/16" = 1'-0"





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SHEET TITLE
(N) ELEVATIONS

SCALE

PROJECT NO. 150809

DATE 8 FEB. 2019

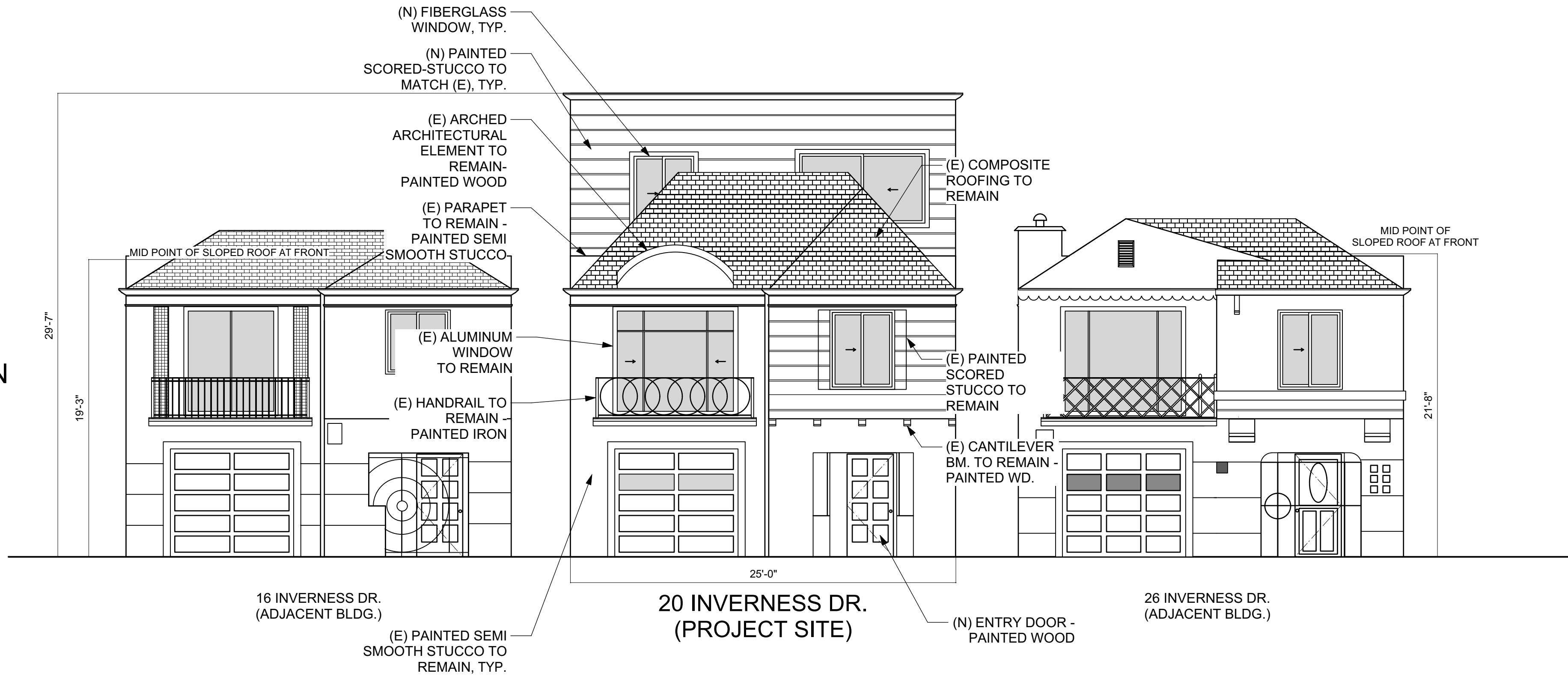
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NEIGHBORHOOD
NOTIFICATION 311

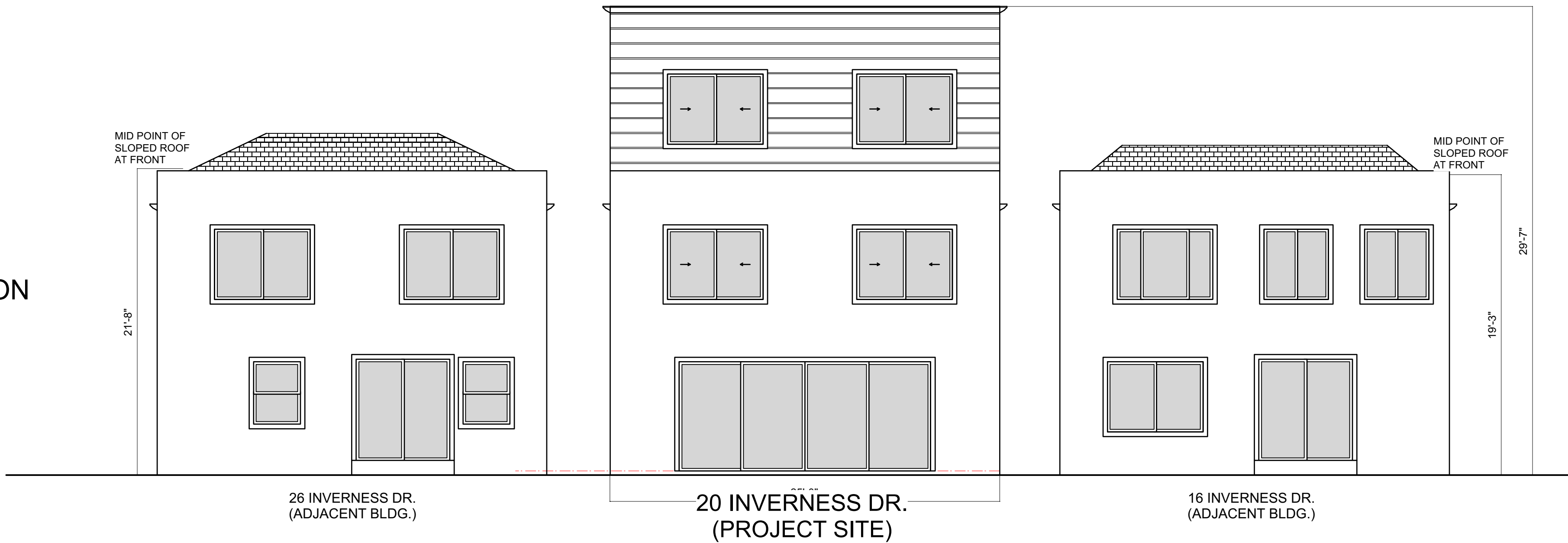
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A-4.1

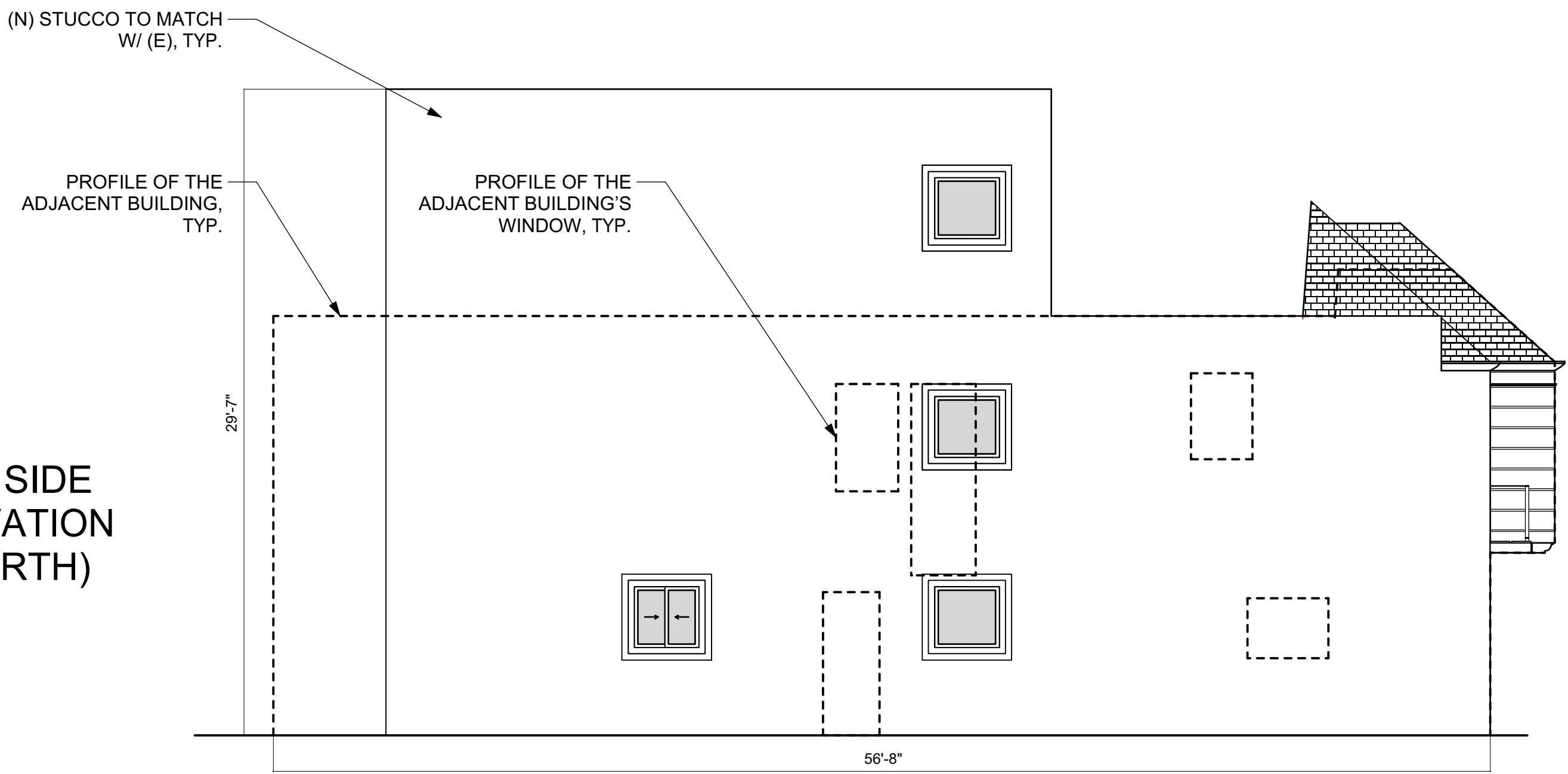
(N) FRONT ELEVATION
(WEST)



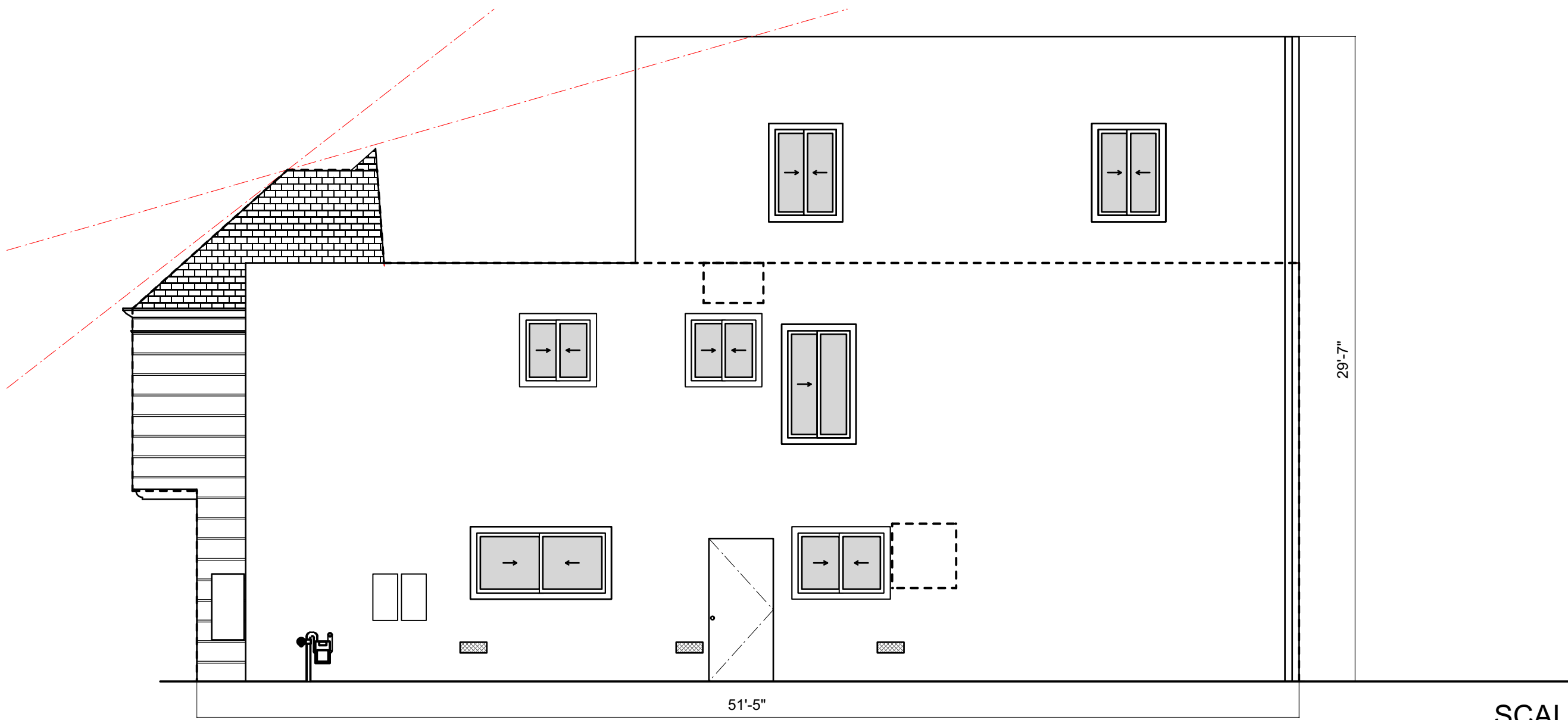
(N) REAR ELEVATION
(EAST)



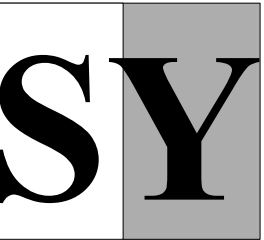
(N) SIDE
ELEVATION
(NORTH)



(N) SIDE
ELEVATION
(SOUTH)



SCALE: 3/16" = 1'-0"
0' 5' 10'



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REVISIONS

SHEET TITLE
(E) LONGITUDINAL
SECTIONS

SCALE

PROJECT NO. 150809

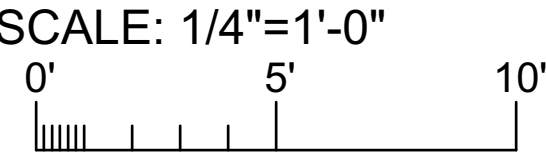
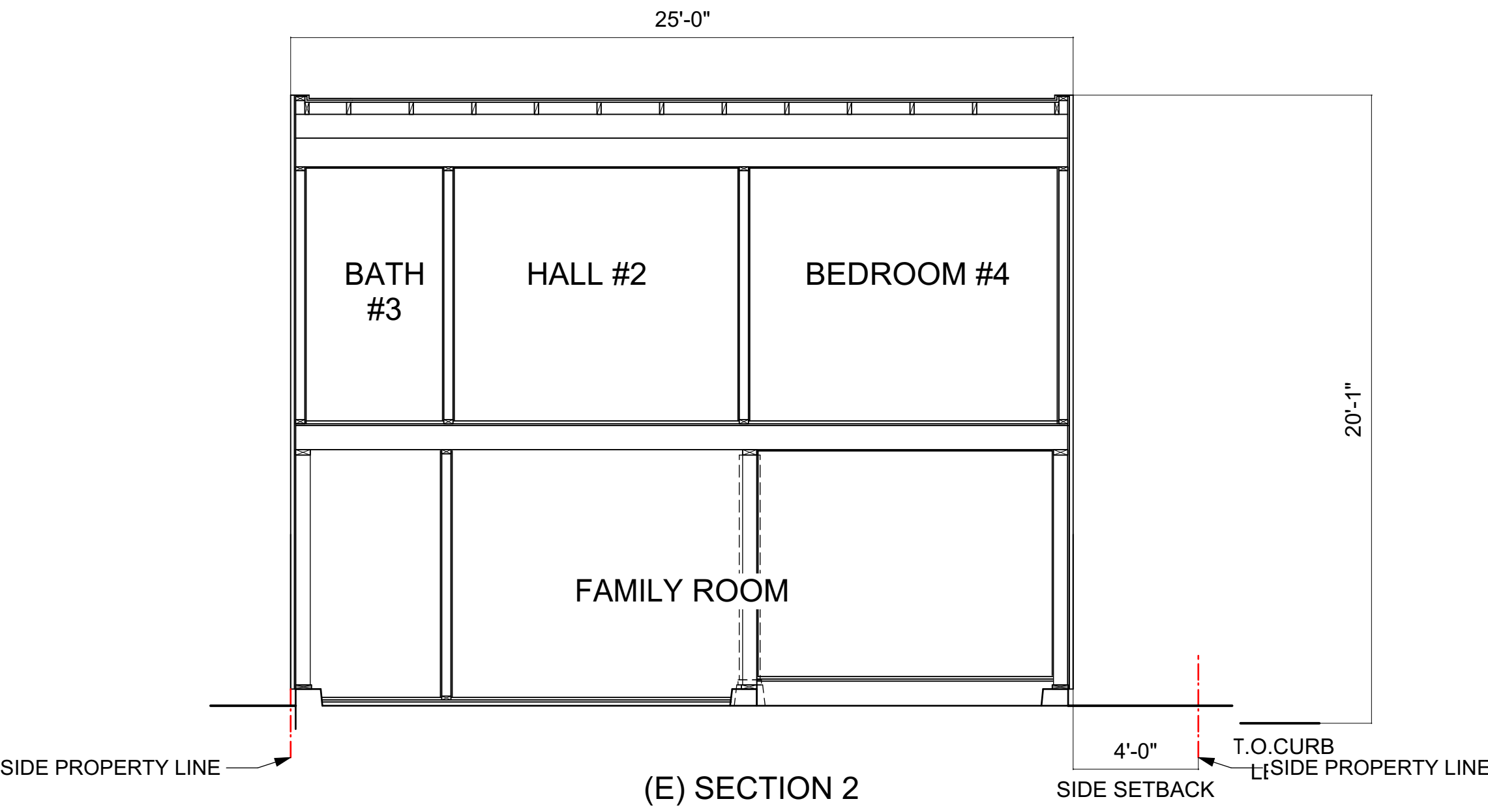
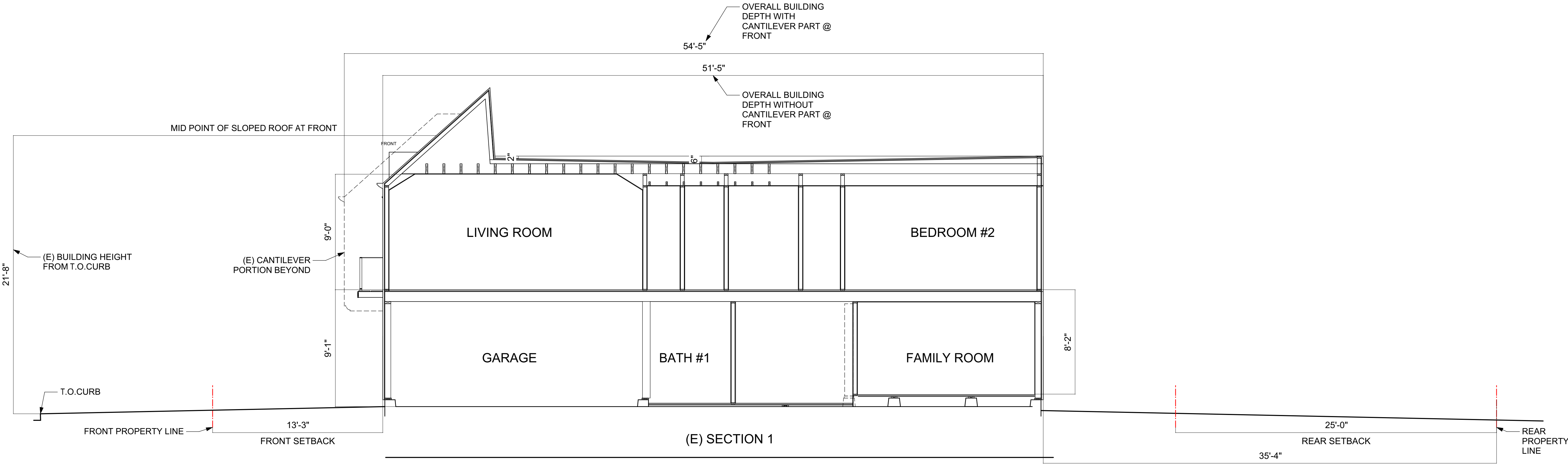
DATE 8 FEB. 2019

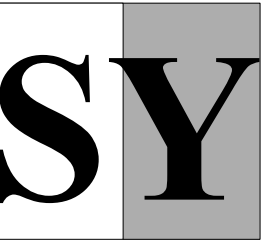
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NOTIFICATION 311

SHEET NO.

A-5.0





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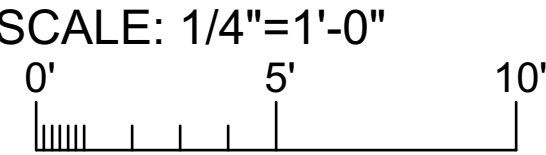
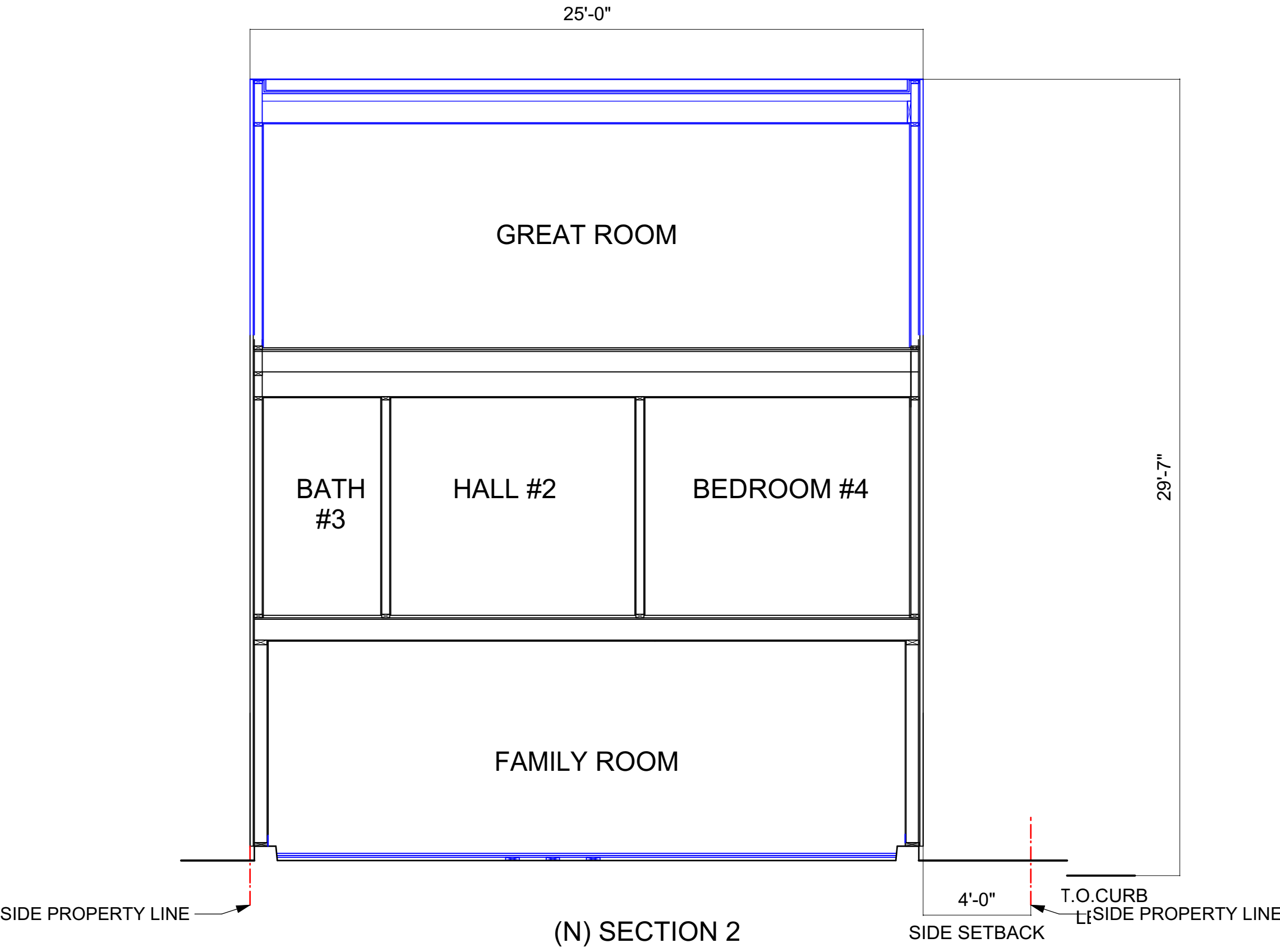
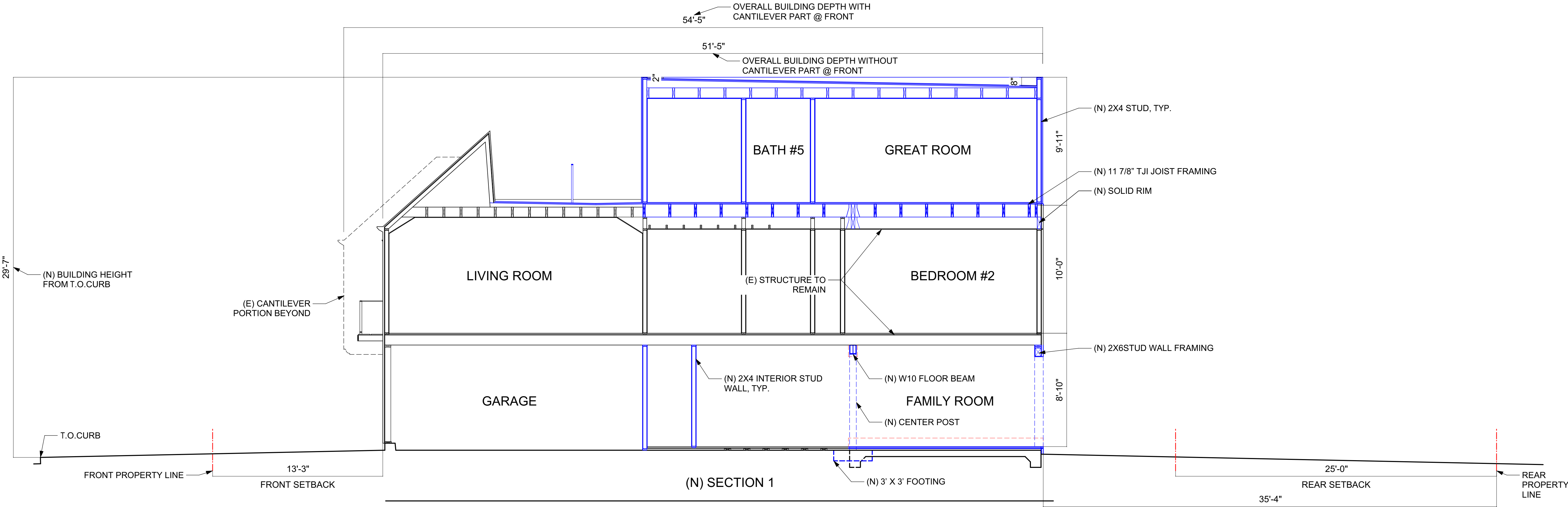
SHEET TITLE
(N) LONGITUDINAL
SECTIONS

SCALE
PROJECT NO. 150809
DATE 8 FEB. 2019
DRAWN BY SY

SET OF
NEIGHBORHOOD
NOTIFICATION 311

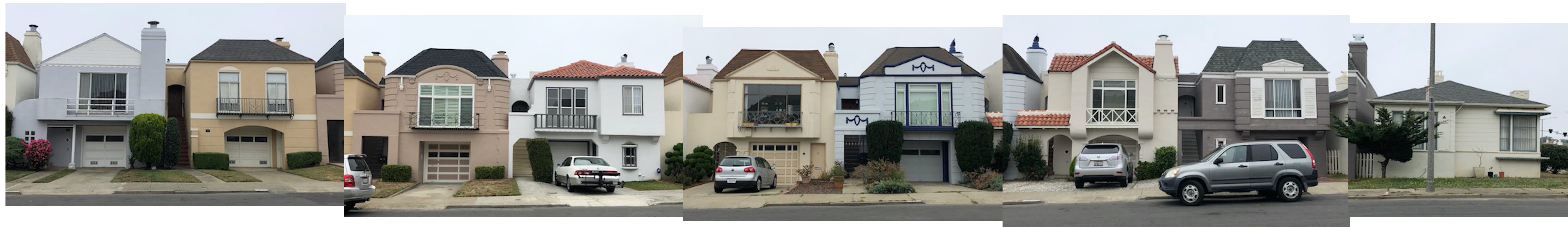
SHEET NO.

A-5.1





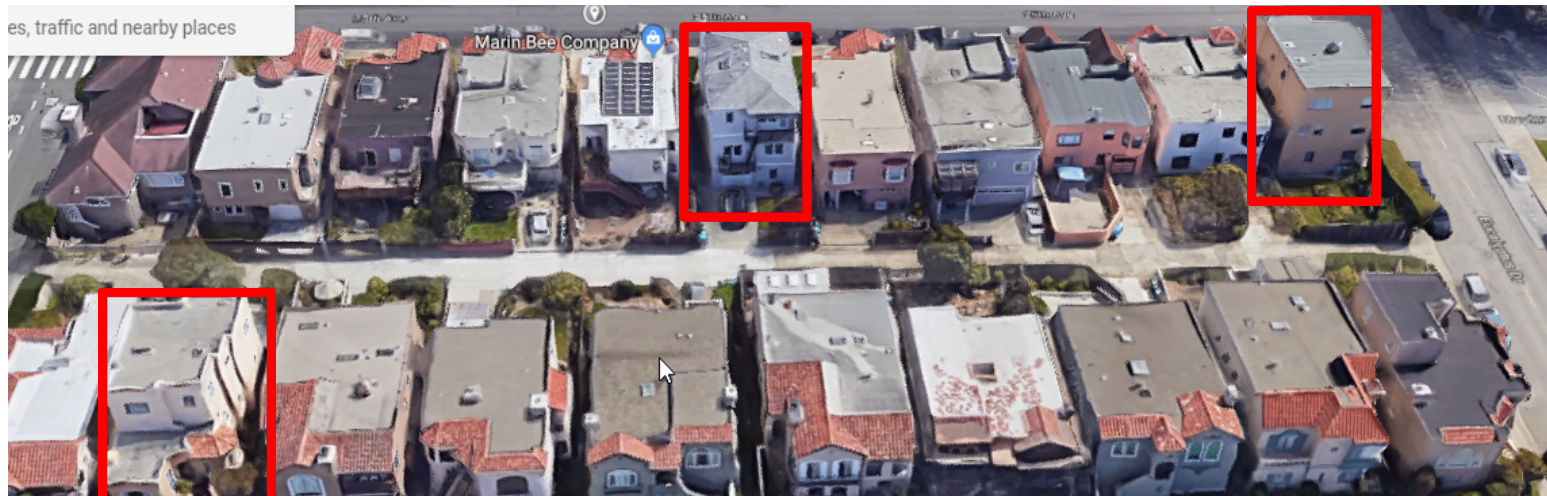
20 INVERNESS DR.



On INVERNESS between OCEAN and EUCALYPTUS

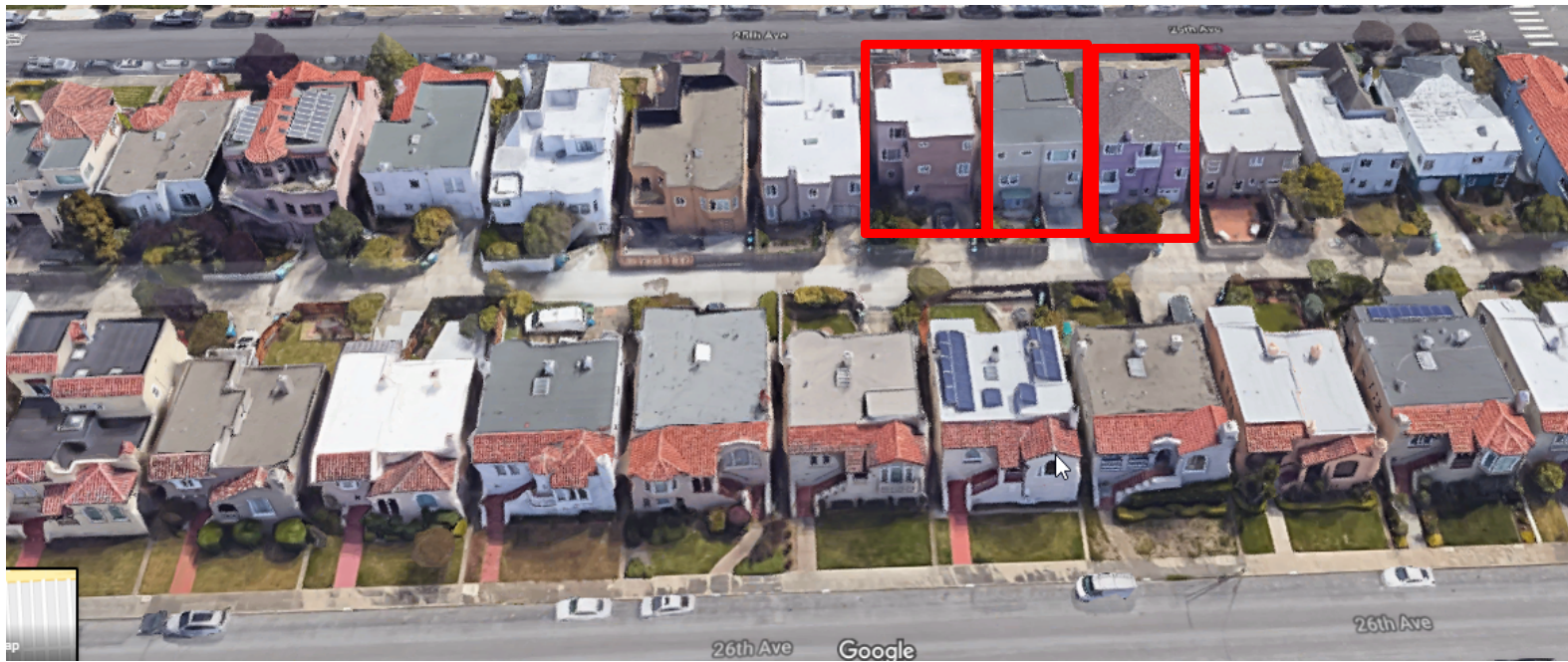


On 25th AVE and 26th AVE between OCEAN and EUCALYPTUS





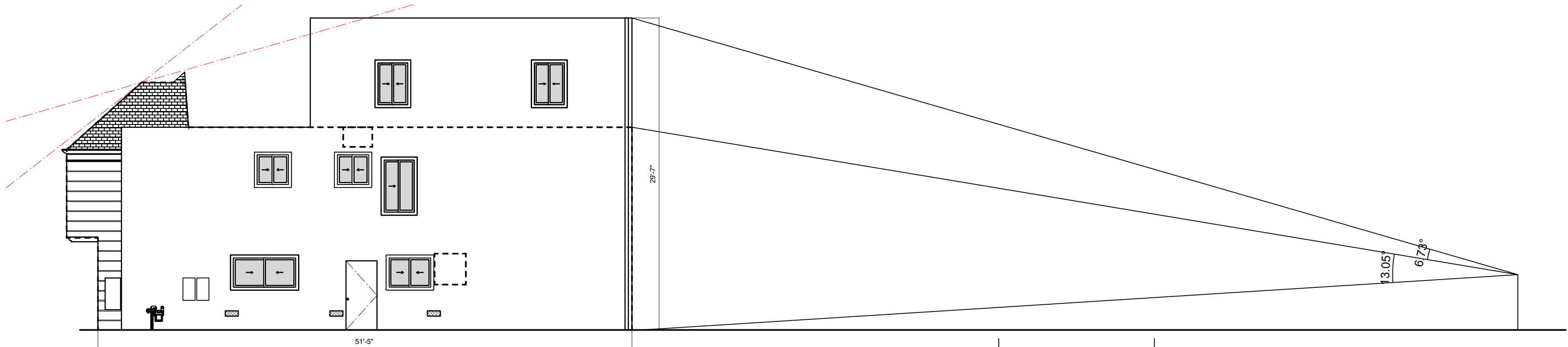
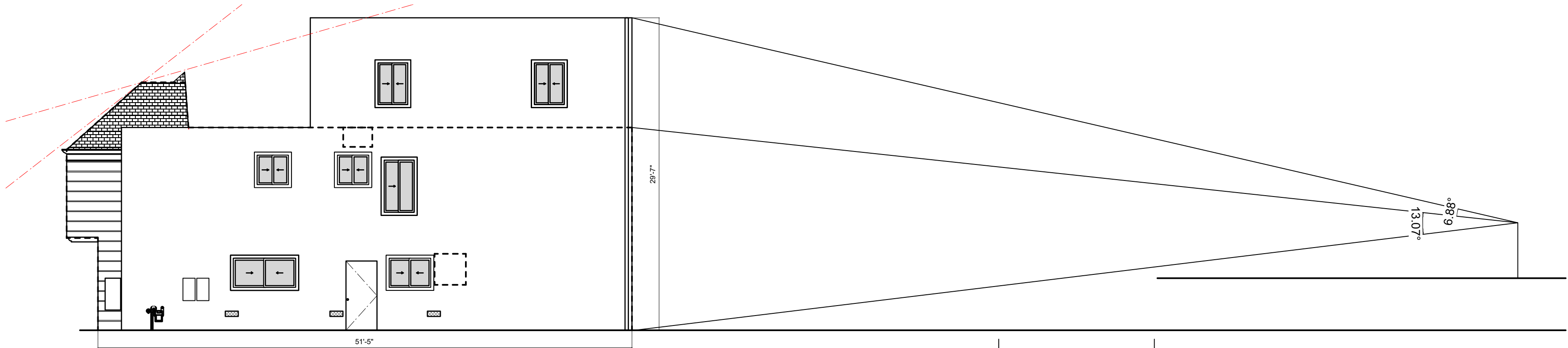
On 25th AVE between SLOAT and OCEAN











DIFFERENCE OF ELEVATION ANGLE IS MAX. 7

I checked the size and shape of the shadow from 8:00 AM till 4:00 PM, every 1 hour on 22nd of each month in 2019 using the following web site.

<http://shadowcalculator.eu/#/lat/37.73377987097971/lng/-122.48283450378895>

According to this research, the only time that your property is shaded by the shadow of the proposed 3rd story addition but not the current 2nd story of Konno's residence is around 3:00PM-4:00PM in February.

-----The time zone when your property is shaded by the building on 20 Inverness Dr.-----

2019.01.22 3:00 PM (by the current 2nd story, not the proposed 3rd story addition)

2019.01.22 4:00 PM (by the current 2nd story, not the proposed 3rd story addition)

2019.02.22 3:00 PM (by the proposed 3rd story addition)

2019.02.22 4:00 PM (by the proposed 3rd story addition)

2019.10.22 4:00 PM (by the current 2nd story, not the proposed 3rd story addition)

2019.11.22 3:00 PM (by the current 2nd story, not the proposed 3rd story addition)

2019.11.22 4:00 PM (by the current 2nd story, not the proposed 3rd story addition)

Please see the attached file, which shows the biggest shade in my research that the 3rd story addition cast on your property (4:00PM on 2019.02.22).

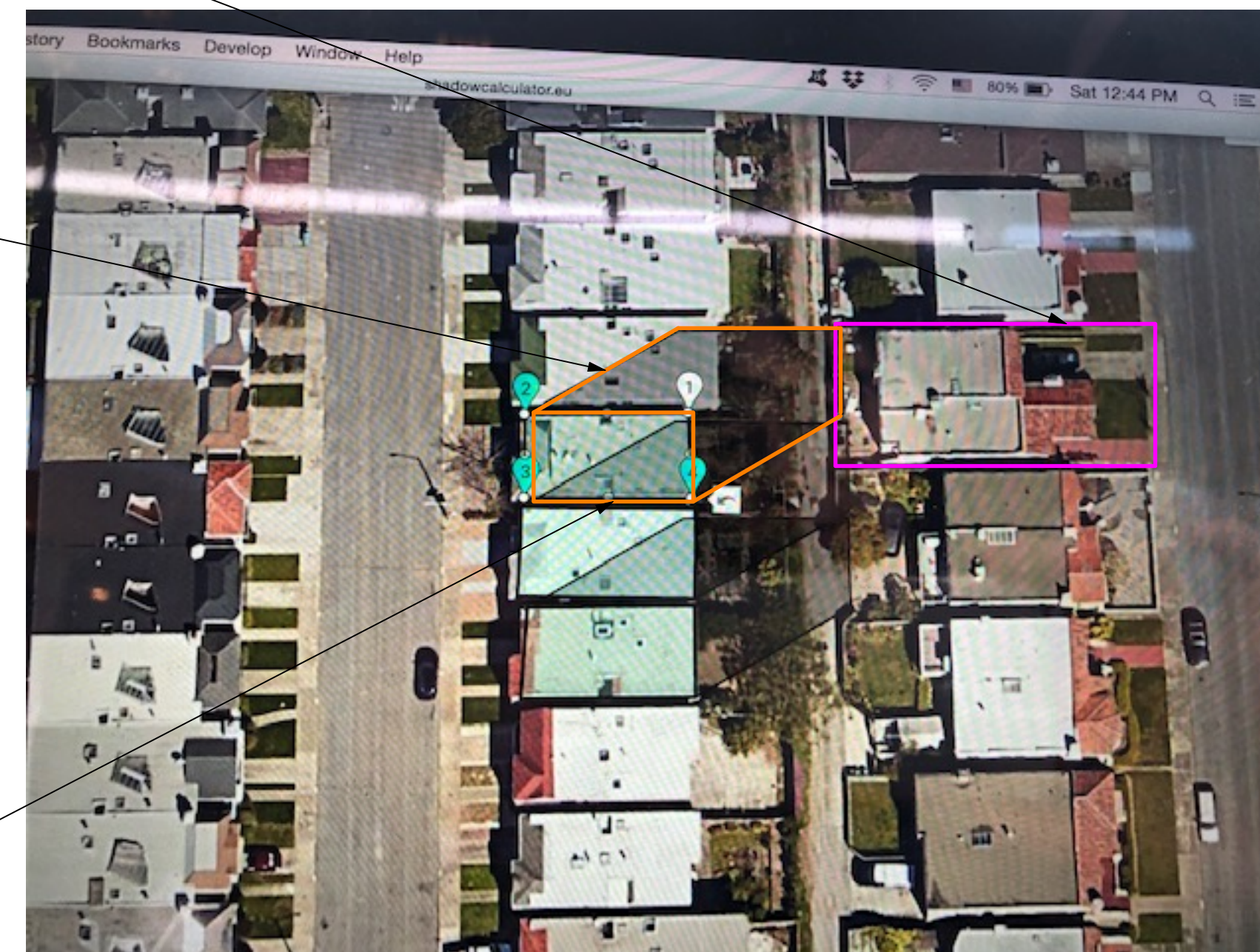
Attachments area

Your property

Shadow by Konno's residence

**2019.02.22
16:00**

Konno's residence



2ND STORY



Shadow by another residence

3RD STORY

The biggest shade in my research that 3rd story addition casts on your property

**2019.11.22
16:00**



2ND STORY

Your property is shaded by the current 2nd story, not the proposed 3rd story addition