

**BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of  
SEAN WU,

Appeal No. **26-042**

Appellant(s)

VS.

DEPARTMENT OF BUILDING INSPECTION,

PLANNING DEPARTMENT APPROVAL Respondent

## NOTICE OF APPEAL

**NOTICE IS HEREBY GIVEN THAT** on August 5, 2026, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on July 23, 2026 to Jinghui Wu, of an Alteration Permit (Revision to Permit No. 202603127448: new deck at rear (8 x 20ft) and minor layout changes) at 2463 Alemany Blvd.

**APPLICATION NO. 2026/07/14/5029**

**FOR HEARING ON September 23, 2026**

Address of Appellant(s):

Address of Other Parties:

Sean Wu, Appellant(s)  
2457 Alemany Boulevard  
San Francisco, CA 94112

Jinghui Wu, Permit Holder(s)  
c/o Arten Chan, Agent for Permit Holder(s)



Date Filed: August 5, 2026

**CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS**

**PRELIMINARY STATEMENT FOR APPEAL NO. 26-042**

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I / We, **Sean Wu**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2026/07/14/5029** by the **Department of Building Inspection** which was issued or became effective on: **July 23, 2026**, to: **Jinghui Wu**, for the property located at: **2463 Alemany Blvd.**

**BRIEFING SCHEDULE:**

Appellant's Brief is due on or before: 4:30 p.m. on **September 3, 2026, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.lamarre@sfgov.org](mailto:julie.lamarre@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org), [carey.mcelroy@sfgov.org](mailto:carey.mcelroy@sfgov.org), [jinghuiwu174@gmail.com](mailto:jinghuiwu174@gmail.com)

The permit holder and departments' briefs are due on or before: 4:30 p.m. on **September 17, 2026, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.lamarre@sfgov.org](mailto:julie.lamarre@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org), [carey.mcelroy@sfgov.org](mailto:carey.mcelroy@sfgov.org), [sewu1968@gmail.com](mailto:sewu1968@gmail.com)

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, September 23, 2026, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org). Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

**Please note** that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at [www.sfgov.org/boa](http://www.sfgov.org/boa). You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

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**The reasons for this appeal are as follows:**

See attachment to the preliminary Statement of Appeal.

**Appellant or Agent:**

Signature: Via Email

Print Name: Sean Wu, appellant

提交日期：2026年8月5日

舊金山市縣  
上訴委員會

26-042號上訴案初步陳述

本人/我們（Sean Wu）特此就以下部門行政行為提出上訴：由建築檢查局（Department of Building Inspection）簽發或生效的改造許可證（Alteration Permit）編號 2026/07/14/5029；該許可證或生效日期為 2026 年 7 月 23 日，簽發

陳述書（Brief）提交時間表：

上訴人陳述書提交截止時間：2026 年 9 月 3 日下午 4:30（不晚於聽證會日期前的第三個星期四）。陳述書正文長度不得超過 12 頁，附件數量不限。格式要求為雙倍行距，字號至少 12 磅。電子版須寄至以下信箱：  
[boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.lamarre@sfgov.org](mailto:julie.lamarre@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org),  
[carey.mcelroy@sfgov.org](mailto:carey.mcelroy@sfgov.org), [jinghuiwu174@gmail.com](mailto:jinghuiwu174@gmail.com)

許可證持有人及相關部門的陳述書提交截止時間：2026 年 9 月 17 日下午 4:30（不晚於聽證會日期前的第一個星期四）。陳述書正文長度不得超過 12 頁，附件數量不限。格式要求為雙倍行距，字號至少 12 磅。電子版須寄至以下信箱：  
[boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.lamarre@sfgov.org](mailto:julie.lamarre@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org),  
[carey.mcelroy@sfgov.org](mailto:carey.mcelroy@sfgov.org), [sewu1968@gmail.com](mailto:sewu1968@gmail.com)

無需向委員會辦公室或其他當事人提交陳述書的紙本副本。

聽證會日期：2026 年 9 月 23 日（星期三）下午 5:00，地點：舊金山市政廳（San Francisco City Hall）416 室，地址：1 Dr. Carlton B. Goodlett Place。當事人也可透過 Zoom 遠端參加。有關參加聽證會的資訊將在聽證會日期之前提供。

本上訴案的所有當事人必須遵守上述書面陳述（briefing）時間表；但若聽證會日期變更，該時間表也可能隨之調整。如有任何變更，將發出書面通知。

公眾若希望在聽證會前將相關文件提交給委員會成員，請務必不晚於聽證會日期前一周的星期四下午 4:30，將所有支持或反對意見的文件發送電子郵件至 [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org)。請注意，公眾提交資料中包含的姓名及聯絡資訊將成為公開記錄的一部分。公眾提交資料時可選擇匿名。

請注意，除當事人的書面陳述外，委員會收到的與本上訴案相關的任何資料（包括公眾的支持或反對信函）也都會在聽證會前分發給委員會成員。所有此類資料均可在委員會網站 [www.sfgov.org/boa](http://www.sfgov.org/boa) 上查閱。您也可以根據《舊金山行政法典》（S.F. Admin. Code）第 67.28 條的規定，申請取得提供給委員會成員的聽證會資料的紙本副本，費用為每頁 10 美分。

本次上訴的理由如下：

請參閱初步上訴陳述書的附件。

上訴人或代理人：

簽名：透過電子郵件

姓名（正楷）：Sean Wu（上訴人）

We, the undersigned property owners at 2457 Alemany Boulevard, hereby submit this formal appeal of the permit approval granted for the project at 2463 Alemany Boulevard (permit#202607145029). As the adjacent neighbor, we will be directly and adversely affected by this construction. Our grounds for appeal are outlined below.

**1. Privacy Impacts** - Due to the height and placement of the proposed deck, occupants on the structure will have a direct line of sight into our primary bedroom, located at the rear of our home. The proposed deck would materially diminish our ability to enjoy our bedroom and the rear portion of our property without exposure to views from the neighboring deck.

**2. Noise Impacts** - We are concerned about both construction-related noise and ongoing noise associated with regular use of the deck. Noise generated from gatherings, conversations, or general use of the deck will directly impact our ability to rest and enjoy our home. The proximity and elevation of the deck make these impacts substantial and unavoidable.

**3. Loss of Sunlight and View** - The proposed deck will obstruct our view and reduce sunlight reaching our backyard. We have invested considerable time and effort into cultivating a sustainable vegetable garden. The shading caused by the new deck will impede plant development and negatively affect our ability to maintain this garden, which is an important part of our household's enjoyment of the property.

**4. Neighborhood Aesthetic Impacts** - The proposed deck, measuring approximately 160 square feet, would be the largest rear-protruding structure on our block. Its size and elevation are inconsistent with the existing pattern of development and will negatively affect the visual character of the neighborhood. The structure will be prominently visible from multiple adjoining properties and will alter the established aesthetic of the rear yards along the block.

我們是位於 Alemany Boulevard 2457 號的業主（簽名附後），特此針對 Alemany Boulevard 2463 號項目獲批的許可證（許可證號：202607145029）提出正式申訴。作為緊鄰的鄰居，我們將直接受到該建設工程的不利影響。我們的申訴理由如下：

1. 隱私影響—鑑於擬建露台的高度與位置，站在該露台上的使用者將能直接看到我們位於房屋後方的主臥內部。該露台將嚴重削弱我們享受主臥及後院空間時的私密性，使我們無法在不被鄰居露台視線干擾的情況下使用這些區域。
2. 噪音影響—我們對施工期間產生的噪音以及露台日常使用時可能產生的噪音深感擔憂。聚會、交談或露台常規使用所產生的噪音，將直接影響我們的休息與居家生活品質。由於該露台距離極近且位置較高，這些噪音影響將變得顯著且不可避免。
3. 採光與視野受損—擬建露台將遮擋我們的視野，並減少照射到我們後院的陽光。我們投入了大量時間和精力培育永續的蔬菜園。新露台造成的遮蔽將阻礙植物生長，並影響我們維護菜園的能力；而該菜園正是我們享受這處房產的重要組成部分。
4. 社區景觀影響—擬建露臺面積約 160 平方英尺，將成為我們街區內最大的向後延伸建築結構。其尺寸與高度與現有的開發格局不符，將對社區的視覺風貌產生負面影響。該結構從多個相鄰房產處均清晰可見，並將改變該街區後院既有的景觀風格。

**Permit Details Report****Report Date:** 8/3/2026 8:28:33 AM

Application Number: 202607145029  
 Form Number: 8  
 Address(es): 7043 / 011 / 0 2463 ALEMANY BL  
 Description: REV 202603127448: NEW DECK AT REAR (8X20FT) & MINOR ARCH LAYOUT CHANGES.  
 Cost: \$20,000.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

| Action Date | Stage    | Comments |
|-------------|----------|----------|
| 7/14/2026   | TRIAGE   |          |
| 7/14/2026   | FILING   |          |
| 7/14/2026   | FILED    |          |
| 7/23/2026   | APPROVED |          |
| 7/23/2026   | ISSUED   |          |

**Contact Details:****Contractor Details:**

License Number: 1103286  
 Name: JINGH WU  
 Company Name: JHW CONSTRUCTION  
 Address: 174 MAYNARD ST \* SAN FRANCISCO CA 94112-0000  
 Phone:

**Addenda Details:****Description:**

| Station | Rev# | Arrive  | Start   | In Hold | Out Hold | Finish  | Checked By           | Review Result  | Hold Description                                                                                                                                                                                                                                                                                                      |
|---------|------|---------|---------|---------|----------|---------|----------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INTAKE  |      | 7/14/26 | 7/14/26 |         |          | 7/14/26 | VICTORIO CHRISTOPHER | Administrative |                                                                                                                                                                                                                                                                                                                       |
| CP-ZOC  |      | 7/14/26 | 7/14/26 |         |          | 7/14/26 | MATHUR MANUSHI       | Approved       | 7/14/2026: Approved new rear deck (8' x 20') on the second floor less than 10 feet in height (8'-8" proposed height) not visible from the public right of way. Replacement of three windows and a door with 4 sliding doors. New hardieboard siding on the rear facade. No change to number of units.- Manushi Mathur |
| BLDG    |      | 7/15/26 | 7/15/26 |         |          | 7/15/26 | LIU CHU              | Approved       |                                                                                                                                                                                                                                                                                                                       |
| MECH    |      | 7/17/26 | 7/17/26 |         |          | 7/17/26 | LIGOT PATRICK        | Approved       | OTC Approved.                                                                                                                                                                                                                                                                                                         |
| SFPUC   |      | 7/17/26 | 7/17/26 |         |          | 7/17/26 | ARRIOLA LAURA        | Approved       | OTC - Undersized Water Meter: Capacity Charge not applicable. Not enough additional fixtures/GPM but existing water fixtures indicate a larger meter would be appropriate. Permit applicant can contact PUC, New Installation 415.551.2900, for additional information. Return to Applicant - 7/17/2026               |
| CPB     |      | 7/23/26 | 7/23/26 |         |          | 7/23/26 | VICTORIO CHRISTOPHER | Administrative |                                                                                                                                                                                                                                                                                                                       |

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

| Appointment Date | Appointment AM/PM | Appointment Code | Appointment Type | Description | Time Slots |
|------------------|-------------------|------------------|------------------|-------------|------------|
|------------------|-------------------|------------------|------------------|-------------|------------|

Inspections:

| Activity Date | Inspector | Inspection Description | Inspection Status |
|---------------|-----------|------------------------|-------------------|
|---------------|-----------|------------------------|-------------------|

Special Inspections:

| Addenda No. | Completed Date | Inspected By | Inspection Code | Description | Remarks |
|-------------|----------------|--------------|-----------------|-------------|---------|
|-------------|----------------|--------------|-----------------|-------------|---------|

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

|                                             |
|---------------------------------------------|
| Station Code Descriptions and Phone Numbers |
|---------------------------------------------|

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

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## BRIEF SUBMITTED BY THE APPELLANT(S)

# APPELLANT'S BRIEF

## BEFORE THE SAN FRANCISCO BOARD OF APPEALS

**Appeal of Building Permit No. 202607145029**

**Property:** 2463 Alemany Boulevard, San Francisco, California

**Appellants:** Property Owners at 2457 Alemany Boulevard

**Permit Holder:** Property Owner(s) of 2463 Alemany Boulevard

**Permit:** 202607145029

## I. INTRODUCTION

Appellants, the property owners of 2457 Alemany Boulevard, respectfully submit this Appellant's Brief in support of their appeal of the building permit issued for the proposed rear deck at 2463 Alemany Boulevard.

Appellants are the adjacent neighbors who will be directly affected by the proposed construction. The proposed deck, because of its size, height, placement, and proximity to Appellants' property, would materially affect the privacy, quiet enjoyment, sunlight, views, and established character of the surrounding rear yards.

Appellants recognize that property owners have the right to make reasonable improvements to their property. However, the proposed structure presents significant impacts to the immediately adjoining property that warrant careful consideration by the Board.

For the reasons described below, Appellants respectfully request that the Board grant the appeal and take appropriate action concerning Permit No. 202607145029.

## **II. STATEMENT OF THE CASE**

The permit at issue, Permit No. 202607145029, was issued for construction at 2463 Alemany Boulevard. The proposed project includes a rear deck of approximately 160 square feet.

Appellants own and occupy the neighboring property at 2457 Alemany Boulevard. Because the properties are immediately adjacent, the proposed deck would have a direct and substantial effect on Appellants' use and enjoyment of their home and rear yard.

In particular, the proposed deck would create a direct line of sight toward Appellants' primary bedroom, introduce additional noise impacts associated with construction and use of the deck, reduce sunlight reaching Appellants' backyard and vegetable garden, and create a substantial visual change to the rear-yard environment.

Appellants therefore timely appealed the permit approval and submit this Brief to explain the specific impacts supporting the appeal.

## **III. ISSUES PRESENTED**

The principal issues presented by this appeal are:

1. Whether the proposed deck's height and placement would create unreasonable privacy impacts by allowing occupants of the deck a direct line of sight into Appellants' primary bedroom and rear property.
2. Whether the proposed deck would create substantial noise impacts, both during construction and from its ongoing use.
3. Whether the proposed deck would materially reduce sunlight and views affecting Appellants' backyard and sustainable vegetable garden.

4. Whether the size, height, and prominent location of the proposed approximately 160-square-foot deck are inconsistent with the established pattern and visual character of the surrounding rear yards.
5. Whether, in light of these cumulative impacts, the permit should be modified, conditioned, or otherwise reconsidered to protect the reasonable use and enjoyment of the adjoining property.

## **IV. STATEMENT OF FACTS**

### **A. The Appellants Are the Directly Adjacent Property Owners**

Appellants are the property owners at 2457 Alemany Boulevard, immediately adjacent to the proposed project at 2463 Alemany Boulevard.

The proximity of the two properties is significant because the proposed deck would be elevated and located in the rear portion of the neighboring property. As a result, the effects of the structure would not be remote or merely theoretical. They would occur directly at the boundary between the two properties.

### **B. The Proposed Deck Would Affect Appellants' Privacy**

One of the most significant concerns is the effect of the proposed deck on privacy.

Because of the proposed height and placement of the deck, people standing or sitting on the structure would have a direct line of sight into Appellants' primary bedroom, which is located toward the rear of Appellants' home.

The rear portion of a residential property is ordinarily an area where occupants reasonably expect a substantial degree of privacy. The proposed elevated deck would change that condition by creating an elevated viewing area immediately adjacent to Appellants' property.

The result would be a material reduction in Appellants' ability to use and enjoy their bedroom and rear portion of their property without being exposed to views from the neighboring structure.

This privacy impact is particularly significant because the proposed deck is not simply located at ground level. Its elevation creates a vantage point that would otherwise not exist and would allow occupants of the neighboring property to look directly toward areas of Appellants' home and property that are currently private.

### **C. The Proposed Deck Would Create Noise Impacts**

Appellants are also concerned about both temporary construction noise and ongoing noise associated with use of the proposed deck.

During construction, Appellants may be exposed to noise from construction activities. More importantly, after construction is completed, the deck would create an elevated outdoor gathering area immediately adjacent to Appellants' home.

Ordinary activities such as conversations, gatherings, and general use of the deck could transmit noise directly toward Appellants' property.

Because of the proximity and elevation of the proposed deck, Appellants are concerned that these sounds would interfere with their ability to rest and peacefully enjoy their home. The concern is not based solely on a single potential event. Rather, the issue is the continuing effect that regular use of an elevated outdoor space may have on an immediately adjoining residential property.

## **D. The Proposed Deck Would Significantly Alter the Neighborhood's Rear-Yard Character**

The proposed deck is approximately 160 square feet and would be a substantial rear-protruding structure.

According to Appellants' observations, the proposed deck would be the largest rear-protruding structure on the block.

Its size and elevation would make it prominently visible from multiple adjoining properties and would substantially change the visual character of the rear-yard environment.

The existing pattern of development along the block provides a context for evaluating the effect of a new structure. A large and elevated rear deck would introduce a prominent feature that is inconsistent with that established pattern, according to Appellants.

Appellants respectfully request that the Board consider not only the physical dimensions of the proposed structure, but also its relationship to the surrounding properties and its cumulative visual effect on neighboring rear yards.

## **V. ARGUMENT**

### **A. The Privacy Impact Is Substantial and Direct**

The proposed deck would create a new elevated vantage point immediately next to Appellants' property. Most importantly, occupants of the deck would have a direct line of sight toward Appellants' primary bedroom and rear property.

This is a particularly significant impact because the proposed deck would transform a neighboring area into an elevated observation point overlooking an area of Appellants' home where privacy is especially important.

Appellants respectfully ask the Board to consider the actual relationship between the two properties rather than evaluating the deck in isolation.

The question is not simply whether a deck can be constructed in the abstract. The question is what effect this particular deck, at this particular location and elevation, will have on the immediately adjoining residence.

Here, the effect is a substantial reduction in privacy.

## **B. The Noise Impacts Should Be Considered in Connection With the Deck's Location**

The proposed deck would be located immediately adjacent to Appellants' residence.

Outdoor activities generate sound that can travel toward neighboring properties. An elevated deck may also provide a direct pathway for voices and other ordinary activity to affect adjoining residences.

Appellants are concerned about both the temporary construction impacts and the permanent consequences of having an elevated outdoor gathering space immediately next to their home.

Appellants respectfully request that the Board consider the cumulative effect of these impacts rather than treating them as isolated or hypothetical concerns.

## **C. The Size and Elevation of the Deck Would Change the Established Rear-Yard Character**

The proposed approximately 160-square-foot deck would be a prominent rear-protruding structure.

Its size and elevation would make it visible from several adjoining properties and would change the existing visual character of the rear yards along the block.

Appellants believe that the proposed structure is substantially different from the existing pattern of rear-yard development and would therefore have a disproportionate visual impact.

The Board should consider whether the proposed structure can be designed or conditioned in a manner that reduces its effect on neighboring properties while still allowing reasonable use of the permit holder's property.

## **E. The Cumulative Impacts Should Be Considered Together**

Each of the concerns described above is significant independently. Taken together, they demonstrate a substantial cumulative impact on Appellants' property.

The proposed deck would:

- reduce privacy by creating a direct view into Appellants' primary bedroom;
- introduce an elevated outdoor area immediately adjacent to Appellants' home;
- create potential ongoing noise impacts;
- affect Appellants' rear-yard views.

- create a large and prominent structure that would alter the established visual character of the block.

These are not unrelated concerns. They all arise from the same fundamental characteristics of the proposed structure: its **size, height, elevation, placement, and proximity to Appellants' property**.

For that reason, Appellants respectfully request that the Board evaluate the overall effect of the project rather than considering each impact in isolation.

## **VI. REQUESTED RELIEF**

Appellants respectfully request that the Board of Appeals:

1. **Grant the appeal** of Permit No. 202607145029;
2. Require consideration of measures that would protect Appellants' privacy and reduce direct views toward their primary bedroom and rear property;
3. Consider measures to reduce the potential noise impacts associated with the deck's location and use;
4. Grant such other relief as the Board determines appropriate and consistent with the applicable requirements.

## **VII. CONCLUSION**

Appellants are not opposed to reasonable improvements to neighboring property. Their concern is that the particular deck approved under Permit No. 202607145029 would have substantial and direct impacts on their home and property. The proposed deck would create a direct line of sight into Appellants' primary bedroom, introduce ongoing noise concerns, affect existing rear-yard

views, and create a large and prominent structure that would alter the established character of the surrounding rear yards.

Because Appellants are the immediately adjacent property owners, these impacts would be experienced directly and on an ongoing basis.

For these reasons, Appellants respectfully request that the San Francisco Board of Appeals grant the appeal.

Respectfully submitted,

*Sharon Duan*

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Appellant / Property Owner  
2457 Alemany Boulevard  
San Francisco, CA

*Sean Wu*

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Appellant / Property Owner  
2457 Alemany Boulevard  
San Francisco, CA

**Date:** August 30, 2026

## **PROPOSED EXHIBITS**

**Exhibit A: Some photos for the proposed deck.**



Red line is about 6 feet in between appellant's primary bedroom window and proposed deck



View from appellant's backyard floor



View from appellant's 2nd level backyard floor

**BRIEF(S) SUBMITTED BY THE PERMIT HOLDER(S)**

## **PERMIT HOLDER'S BRIEF**

### **BEFORE THE SAN FRANCISCO BOARD OF APPEALS**

|                         |                                                            |
|-------------------------|------------------------------------------------------------|
| <b>Appeal No.</b>       | 26-041                                                     |
| <b>Permit</b>           | Building Permit No. 202607145029                           |
| <b>Property</b>         | 2463 Alemany Boulevard, San Francisco, California          |
| <b>Appellants</b>       | Property Owners of 2457 Alemany Boulevard                  |
| <b>Permit Holder</b>    | Property Owner(s) of 2463 Alemany Boulevard                |
| <b>Requested Action</b> | Deny the appeal and uphold the permit without modification |

#### **I. INTRODUCTION AND REQUESTED ACTION**

The Permit Holder respectfully requests that the Board deny the appeal and uphold Building Permit No. 202607145029 without modification. The permit authorizes a modest, approximately 8-foot-by-20-foot rear deck serving a single-family home. The deck is outside the Planning Code's required rear-yard area, does not exceed nine feet in projection, has a walking surface less than ten feet above grade, is set back three feet from the shared property line, and uses an open guardrail and open post-supported construction.

The Appellants identify no violated Planning Code or Building Code provision, no dimensional error in the approved plans, and no variance required for the deck. Their appeal instead relies on generalized concerns about privacy, noise, sunlight, views, and neighborhood character. Those concerns deserve a respectful response, but the approved design already incorporates meaningful limitations that reduce its effects: a three-foot side setback, no stair connection to the yard, access only through the two rear bedrooms, open construction below the deck, and an open guardrail above it.

In this attached-house neighborhood, close relationships between adjacent homes are an existing condition. The permit does not create that condition, and the possibility that neighbors may see or hear ordinary residential activity does not make a properly reviewed single-family improvement invalid. The Board should uphold the City's issuance of the permit.

## **II. PROJECT AND SITE FACTS**

1. The subject property is a single-family home at 2463 Alemany Boulevard, immediately adjacent to the Appellants' property at 2457 Alemany Boulevard.
2. The approved deck is approximately 160 square feet, measuring about 8 feet in depth by 20 feet in width. Its projection is no greater than nine feet.
3. The deck is not located within the code-required rear-yard area, which is measured from the rear lot line under Planning Code Section 134. The property retains its required rear yard.
4. The deck's walking surface is less than ten feet above grade. The deck is supported on posts and remains open below, and the guardrail is open rather than a solid wall.
5. The deck is set back three feet from the shared property line. The Appellants' rear bedroom window is itself approximately three feet from that property line, producing an approximate six-foot separation between the deck and the window, consistent with the Appellants' own exhibit.
6. The deck has no stairs to the rear yard. It can be entered only through the two rear bedrooms, which materially limits circulation and makes it less likely to function as a heavily used gathering area.
7. The rear yard is deep and faces southwest, so it receives substantial sunlight. An existing boundary fence is already approximately seven feet high.

## **III. RESPONSE TO THE APPELLANTS' CLAIMS**

### **A. The Approved Size and Location Are Modest and Code Compliant**

The Appellants repeatedly describe the deck as a large rear-yard intrusion, but that description does not distinguish between the property's overall backyard area and the specific required rear yard regulated by the Planning Code. The approved deck remains outside the

required rear-yard area. It is an open accessory structure of approximately 160 square feet, not an enclosed building addition, and it preserves the deeper portion of the lot as open yard.

Its physical design also limits visual bulk. The walking surface is below ten feet above grade, the area beneath it is open except for supporting posts, the top guardrail is open, and the deck is pulled three feet away from the common property line. These features preserve more light, air, and visual openness than a full-width enclosed addition or a deck built directly to the property line.

## **B. The Design Reasonably Addresses Privacy**

The Permit Holder respects the Appellants' privacy concern and addressed it by setting the deck three feet away from the common property line. Because the Appellants' rear bedroom window is approximately three feet inside their own property, the resulting separation is approximately six feet. That distance is not unusual in a neighborhood of attached homes on narrow urban lots.

The deck also has no exterior stairs and is accessible only from two rear bedrooms. It is therefore not a pass-through from the yard, a commercial gathering space, or common open space serving multiple dwelling units. It is a limited accessory amenity for one family. The appeal assumes intensive and continuous use, but the project's actual access and occupancy do not support that assumption.

A solid privacy wall should not be required. A tall opaque screen could increase perceived mass and create more shade, directly conflicting with the Appellants' sunlight and neighborhood-character concerns. The approved combination of an open guardrail and three-foot setback reasonably balances privacy with light and openness.

### **C. The Record Does Not Establish a Material Sunlight Impact**

The Appellants provide no shadow study, solar analysis, or dimensional evidence showing that the deck will materially reduce sunlight to their vegetable garden or deeper rear yard. Their assertion is therefore speculative.

The physical conditions point in the opposite direction. The deck is limited in depth, set back from the shared property line, open beneath its walking surface, and topped by an open guardrail. The rear yard is deep and southwest-facing and already receives substantial sunlight. Because the deck is attached to the rear of the subject house, the most immediate shade would occur beneath the deck and upon the subject property's own first-floor and near-house area. The side setback, open construction, and remaining yard depth further limit any shadow extending toward the Appellants' garden.

The existing boundary fence, at approximately seven feet in height, is also part of the current light and shadow context. On this record, the Appellants have not shown that the permitted deck will cause a substantial loss of sunlight rather than the limited and changing shadows ordinarily associated with neighboring residential structures.

### **D. Construction and Residential Noise Do Not Justify Revoking the Permit**

The Permit Holder will perform construction during lawful hours and comply with all applicable City noise limits. San Francisco Police Code Sections 2907 and 2908 regulate construction-equipment noise and nighttime construction. Temporary, code-compliant construction activity is an expected consequence of a lawful building permit and is not evidence that the permit itself is invalid.

The claim of permanent noise is also speculative. This is a deck for one single-family home, not an apartment common area, restaurant, event venue, or commercial use. Its only access is through two bedrooms, and it has no stairs to the yard. Ordinary conversation or

occasional family use is normal residential activity. If an actual unreasonable-noise or nuisance issue ever occurs, it can be addressed under the generally applicable laws governing residential conduct; the mere possibility of future noise is not a reason to cancel an otherwise compliant permit.

#### **E. Private Views Are Not Protected by the Planning Code**

The Permit Holder respects the Appellants' preference to preserve their existing backyard view. However, San Francisco Planning staff has repeatedly explained that private views are not protected by the Planning Code or the Residential Design Guidelines. See, for example, Planning Commission Case No. 2019-017985DRP-05 (May 13, 2021) and Case No. 2012.1523D (July 2, 2014). The City protects specified public view corridors, but a private view over an adjoining residential property does not create a right to prevent a code-compliant improvement.

The project nevertheless limits visual effects: it is an open deck rather than an enclosed room, uses posts instead of solid walls below, has an open railing, remains outside the required rear yard, and is set back from the property line.

#### **F. The Deck Is Compatible With the Residential Setting**

The Appellants state, based only on their observations, that the deck would be the largest rear-protruding structure on the block. Their brief provides no block survey, measurements of other properties, streetscape analysis, or other evidence supporting that statement. Their photographs are close-range views of the subject site, not documentation of a blockwide development pattern.

Even if no identical deck existed nearby, that fact would not by itself establish incompatibility. Neighborhood character does not require every property to have the same rear improvement. The relevant question is whether this structure is proportionate to the home and whether its design maintains the light, air, and open-space functions of the rear yards. This deck

is a customary single-family residential amenity, limited to approximately 160 square feet and visually subordinate to the house. It does not enclose additional building volume, does not extend into the required rear-yard area, and leaves the deeper southwest-facing yard open.

The attached-house pattern along this portion of Alemany Boulevard already consists of buildings and windows in close proximity. Within that context, the three-foot side setback, open supports, open railing, limited height, and absence of stairs are context-sensitive design choices. They reduce mass and intensity while allowing reasonable use of the subject property.

#### **G. The Claimed Cumulative Impact Remains Speculative**

Listing several concerns together does not establish a substantial cumulative impact. Privacy is addressed by the setback and limited bedroom-only access; sunlight is preserved by the open construction, open railing, shallow projection, deep southwest-facing yard, and side setback; anticipated use is limited to one family; construction noise is regulated; and private views are not protected. The Appellants have not identified an error in the permit review or demonstrated that the project creates an exceptional impact requiring revocation or redesign.

#### **IV. REQUESTED ACTION**

The Permit Holder respectfully requests that the Board of Appeals:

1. Deny the appeal;
2. Uphold Building Permit No. 202607145029 without modification; and
3. Allow construction to proceed in accordance with the approved plans and all applicable inspection, construction-hour, and noise requirements.

## V. CONCLUSION

The appeal does not identify a code violation or a defect in the City's approval. It asks the Board to revoke or modify a permit based on impacts that are either already reduced by the approved design, unsupported by evidence, regulated through other generally applicable laws, or not protected under the Planning Code. The modest open deck respects the required rear yard, provides a three-foot side setback, preserves a deep southwest-facing yard, and serves only a single-family home through limited bedroom access. The Board should deny the appeal and uphold the permit without modification.

*Respectfully submitted,*

Property Owner(s) and Permit Holder(s)  
2463 Alemany Boulevard  
San Francisco, California  
September 16, 2026

INTERIOR RENOVATION  
2463 ALEMANY BLVD  
SAN FRANCISCO, CA, 94112

SCOPE OF WORK

T. REV TO BPA 202603127448; STRUCTURAL REVISION ADD 2X10 DF AT 16 INCHES ON CENTER PER PLAN.

DRAWING SYMBOLS

- 1

A5

BUILDING ELEVATION TAG
- 1

A8

BUILDING SECTION TAG
- 1

1

KEY NOTE
- 1

1

DOOR TAG
- A

A

WINDOW TAG
- 1

A9

DETAIL TAG

PROJECT INFO

OWNER: JINGH WU  
415-652-3303

PROJECT CONTACT: ARTEN CHAN  
CHANARTEN@GMAIL.COM

BUILDING INFO:

BLOCK: 7043  
LOT: 011  
OCCUPANCY: R-3  
TYPE OF CONSTRUCTION: V-B  
NUMBER OF STORIES: 2  
NUMBER OF DWELLING UNITS: 1

APPLICABLE CODES:

2025 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS  
2025 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS  
2025 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS  
2025 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS  
2025 GREEN BUILDING CODE WITH LOCAL AMENDMENTS  
2025 CALIFORNIA ENERGY CODE  
2025 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS

SHEET INDEX

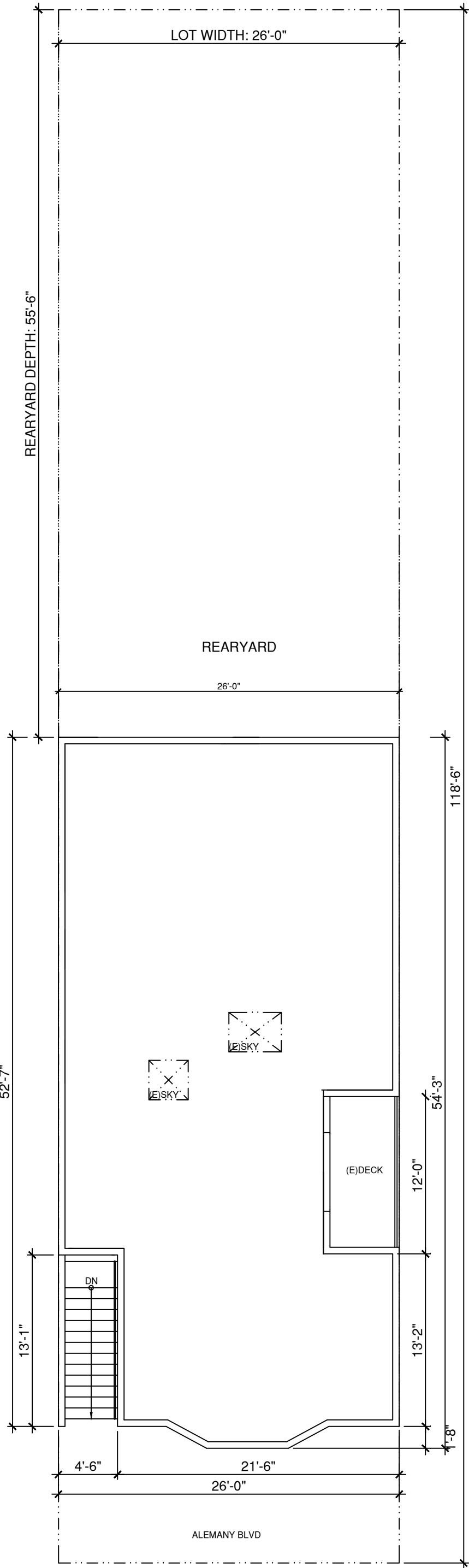
- A0

TITLE SHEET, DRAWING INDEX,  
GENERAL INFO AND (E)/(P)SITE PLAN.
- S3

SECOND FLOOR FRAMING PLAN  
ROOF FRAMING PLAN

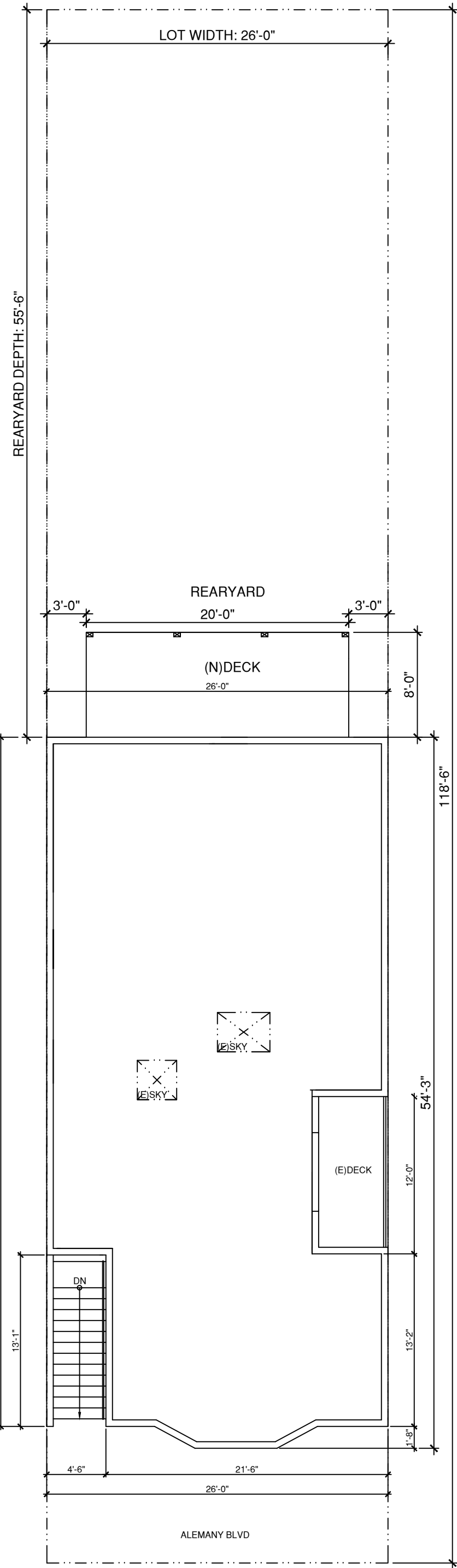
PROJECT DATA

|                                                       |            |
|-------------------------------------------------------|------------|
| EXISTING GARAGE:                                      | 953 SQ. FT |
| EXISTING FIRST FLOOR:                                 | 152 SQ. FT |
| EXISTING SECOND FLOOR:                                | 1175 SQ.FT |
| EXISTING TOTAL GROSS FLOOR AREA: 1327 SQ.FT           |            |
| PROPOSED GARAGE:                                      | 198 SQ.FT  |
| PROPOSED FIRST FLOOR:                                 | 907 SQ.FT  |
| PROPOSED SECOND FLOOR:                                | 1180 SQ.FT |
| PROPOSED TOTAL GROSS FLOOR AREA: 2087 SQ.FT           |            |
| Z55 SQ. FT HABITABLE SPACE ADDED ON GROUND FLOOR UNIT |            |



(E) SITE PLAN

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



(P) SITE PLAN

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

SCOPE OF WORK:

INTERIOR RENOVATION

JOB ADDRESS:

2463 ALEMANY BLVD  
SAN FRANCISCO CA 94112

SHEET TITLE:

TITLE SHEET, DRAWING INDEX  
GENERAL INFO AND PLOT PLAN

PERMIT NUMBER:

REVISIONS

BY

DATE PREPARED: 3/12/2026

SCALE: AS NOTED

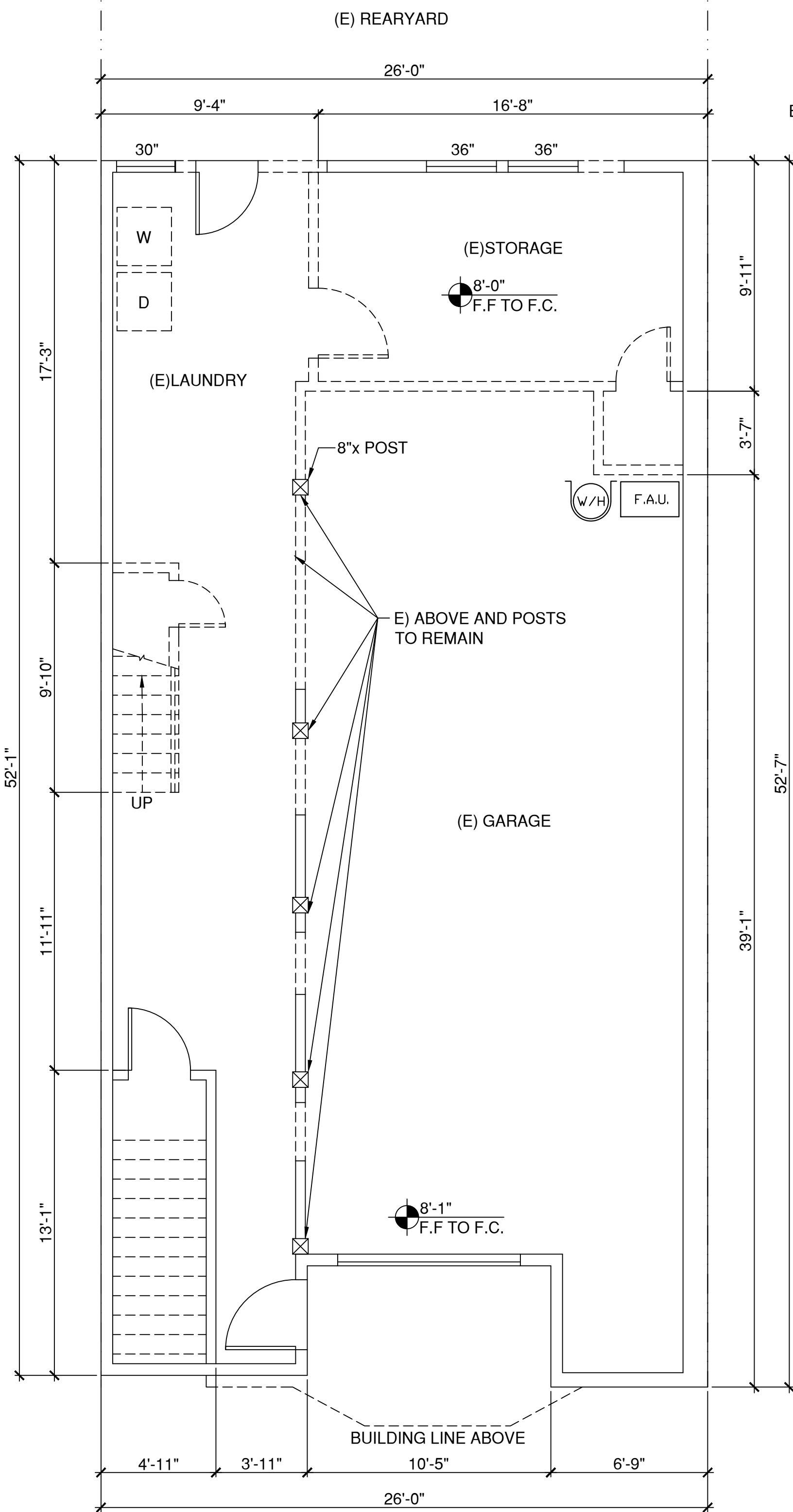
DRAWN BY: A.C

BLOCK/LOT:: 7043/011

SHEET NUMBER

AO

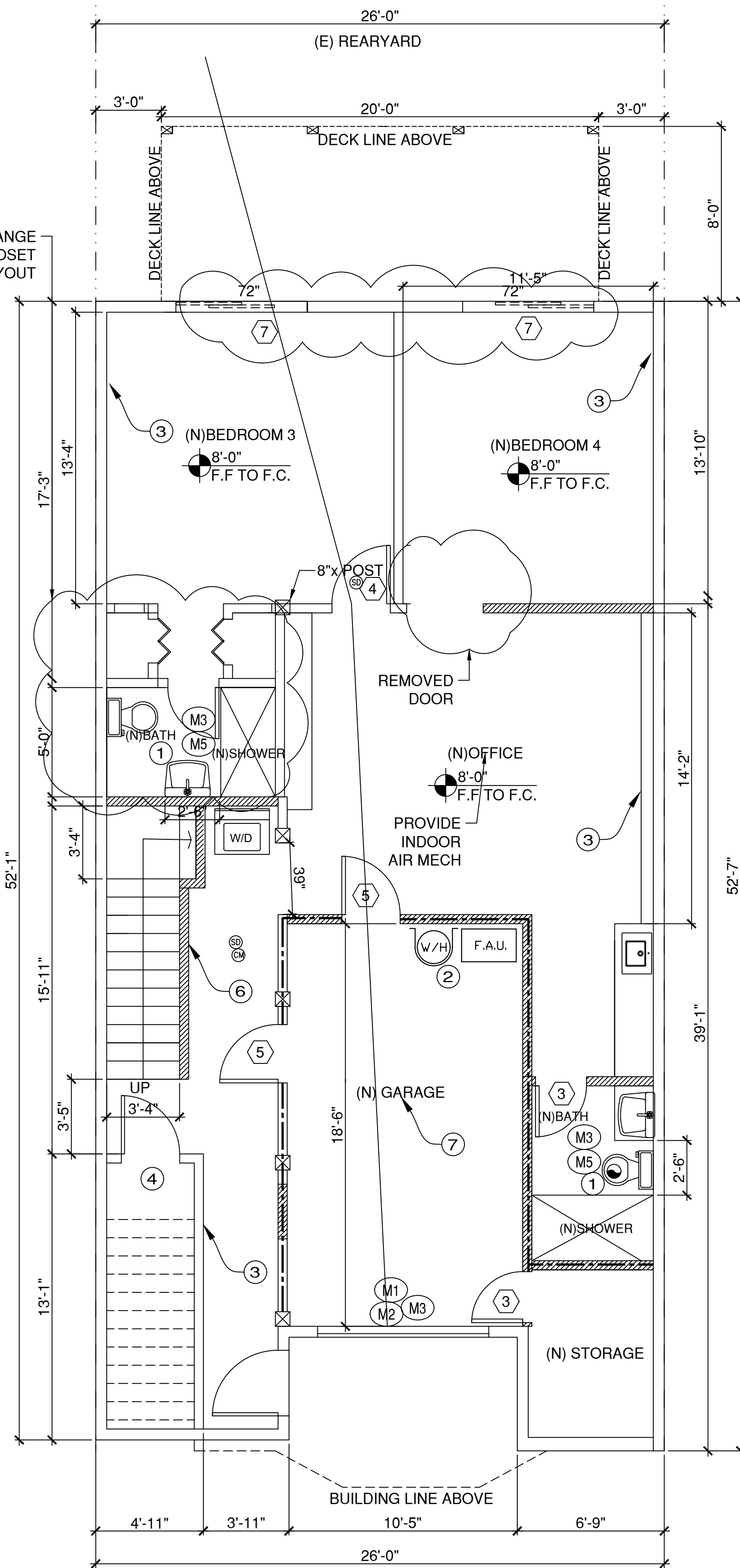
OF 9 SHEETS



(E) FIRST FLOOR PLAN

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

REARRANGE  
BATH AND CLOSET  
LAYOUT



(P) FIRST FLOOR PLAN

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

| ELECTRICAL / MECHANICAL LEGEND |                                                                                                    |
|--------------------------------|----------------------------------------------------------------------------------------------------|
| SYMBOL                         | DESCRIPTION                                                                                        |
|                                | 110V HEAT / SMOKE DETECTOR - HARDWIRE w/ BATTERY BACK-UP                                           |
|                                | 110V CARBON MONOXIDE DETECTOR                                                                      |
|                                | EXHAUST FAN 50 CFM MINIMUM/ LIGHT FIXTURE WITH HUMIDITY CONTROL, SEPARATELY SWITCHED FROM LIGHTING |
|                                | 125 VOLT RECEPTABLE FOR WASHER RECEPTABLE 2022 CALIFORNIA ENERGY CODE 210.8A10                     |
| WALL LEGEND                    |                                                                                                    |
|                                | (E) WALL TO REMAIN                                                                                 |
|                                | DEMO (E) WALL/DOOR/WINDOW/STAIR                                                                    |
|                                | (N) WALL                                                                                           |
|                                | (N) 1 HR FIRE RATED WALL                                                                           |

| INTERIOR DOOR/ WINDOW SCHEDULE                                                                                                                                       |       |        |                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|------------------------------------------------------|
| MARK                                                                                                                                                                 | WIDTH | HEIGHT | COMMENTS                                             |
| 1                                                                                                                                                                    | 1'-0" | 6'-8"  |                                                      |
| 2                                                                                                                                                                    | 2'-0" | 6'-8"  |                                                      |
| 3                                                                                                                                                                    | 2'-4" | 6'-8"  |                                                      |
| 4                                                                                                                                                                    | 2'-8" | 6'-8"  |                                                      |
| 5                                                                                                                                                                    | 2'-8" | 6'-8"  | 20 MIN RATED DOOR SELF CLOSE LATCH WITH SMOKE GASKET |
| 6                                                                                                                                                                    | 3'-0" | 6'-8"  |                                                      |
| 7                                                                                                                                                                    | 3'-3" | 6'-8"  |                                                      |
| WINDOW ABBREVIATION:                                                                                                                                                 |       |        |                                                      |
| SH= SINGLE HUNG SLD=SLIDING                                                                                                                                          |       |        |                                                      |
| WINDOWS SHALL PROVIDE MINIMUM 4% NATURAL VENTILATION AND 8% LIGHT OF THE FLOOR AREA                                                                                  |       |        |                                                      |
| -EGRESS WINDOW SHALL HAVE NET CLEAR OPENING 5.7 SQ FT, SILL HEIGHT MAX 44" OFF FINISH FLOOR, CLEAR WIDTH OPENING SHALL BE 20" MIN AND CLEAR OPENING HEIGHT TO BE 24" |       |        |                                                      |

| MECHANICAL NOTES: |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| M1                | PROVIDE MINIMUM 200 SQ. IN. VENTILATION FOR GARAGE DOOR                                                                                                                                           |
| M2                | FURNACE PROVIDE COMBUSTION AIR FROM EXTERIOR AND PROVIDE 26 GAUGE SHEET METAL DUCTS PER CMC 2025 CH.7 AND CMC 802.6 & 802.8 FOR GAS VENT & SFMC 802.5.2                                           |
| M3                | LIGHTING INSTALLED IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE AT LEAST ONE FIXTURE MUST BE CONTROLLED BY A VACANCY SENSORS.                                                  |
| M4                | TERMINATE GAS VENT 4'-0" FROM PROPERTY LINE AND 2'-0" ABOVE ANY PORTION OF A BUILDING WITHIN 10'-0" COMBUSTION AIR PER CMC CHAPTER 7                                                              |
| M5                | EXHAUST TERMINATION OF 3' FROM PROPERTY LINE & BUILDING OPENINGS WITH BACK DRAFT DAMPER. LENGTH PER MANUFACTURE'S RECOMMENDATION. EXHAUST MUST PROVIDE HUMIDIFY CONTROL AND ENERGY STAR COMPLIANT |
| M6                | EXHAUST TERMINATION 3' FROM PROPERTY LINE AND BUILDING OPENINGS, MAX 14' IN LENGTH INCLUDING (2) 90 DEGREES ELBOW, EXCEPTION: ADD DUCT POWER VENTILATOR BY MANUFACTURE SPEC. PER CMC 504.4        |

| ARCHITECTURAL LEGEND |                                                                                                                                                                                                     |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MARK                 | DESCRIPTION                                                                                                                                                                                         |
| 1                    | (N) FULL TYPICAL BATH/ HALF BATH: WATER CLOSET CLEARANCE, PROVIDE 30" MIN WIDTH, 15" ON CENTER AND 24" MIN CLEAR. IN FRONT . REF TYPICAL CONSTRUCTION DETAIL 11                                     |
| 2                    | APPLIANCES SUCH AS FURNACES AND WATER HEATERS ON SLAB-ON-GRADE SHALL BE INSTALLED ON AN 18" HIGH PRESSURE-TREATED PLATFORM, UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT PER 2022 CMC 305.1. |
| 3                    | PROVIDE ONE HOUR WALL 5/8" TYP X ON INSIDE FACE                                                                                                                                                     |
| 4                    | PROVIDE 5/8" TYP X ON UNDER THE STAIRS                                                                                                                                                              |
| 5                    | PROVIDE KITCHEN HOOD ABOVE, MINIMUM 280 CFM U.O.N REFERENCE 2022 CALIFORNIA ENERGY CODE TABLE 150.0-G                                                                                               |
| 6                    | PROVIDE HANDRAIL AND 42" HEIGHT GUARDRAIL, 4' SPHERE SHALL NOT PASS                                                                                                                                 |
| 7                    | (N) GARAGE & UNIT SEPARATED FROM DWELLING BY 5/8" TYPE X G.B. ON ALL WALLS AND CEILING, INSULATED WALLS w/ MIN. R-19 CEILING INSULATION                                                             |

SCOPE OF WORK:

INTERIOR RENOVATION

JOB ADDRESS:

2463 ALEMANY BLVD  
SAN FRANCISCO CA 94112

SHEET TITLE:

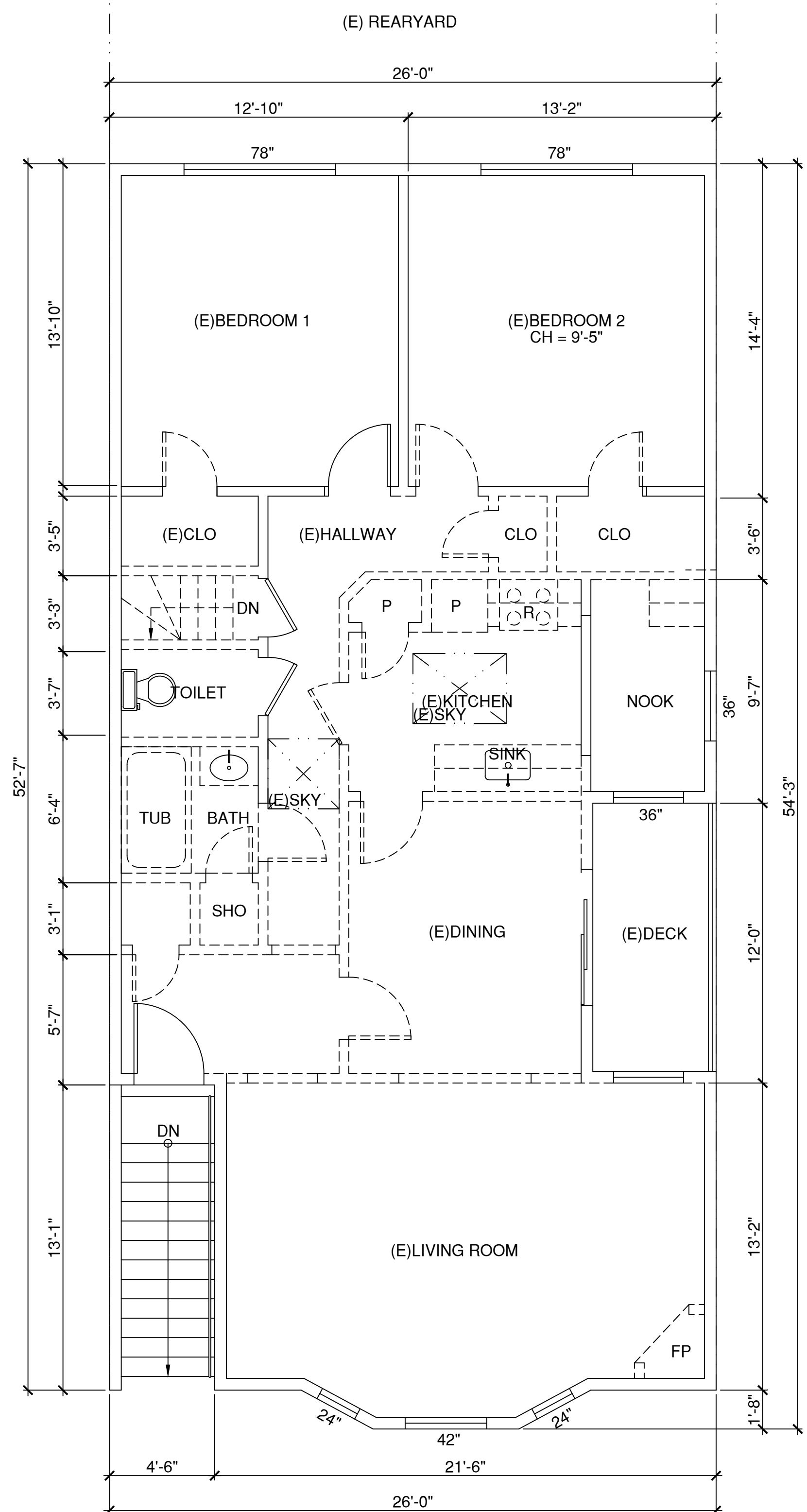
(E)/(P) FIRST FLOOR PLAN

PERMIT NUMBER:

| REVISIONS | BY |
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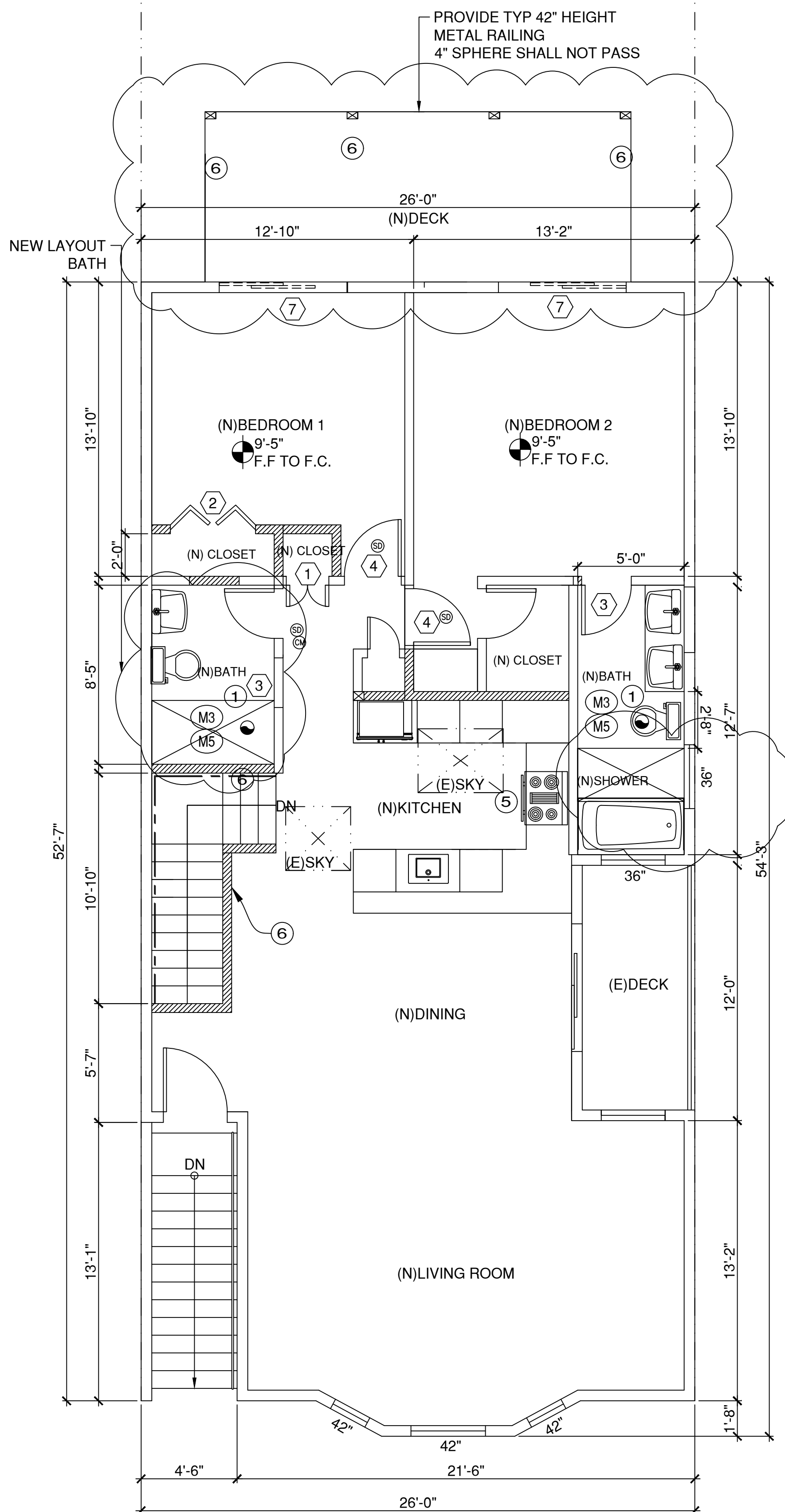
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SCALE: 1/4"=1'-0"  
DRAWN BY: A.C  
BLOCK/LOT:: 7043/011

SHEET NUMBER  
A1  
OF 9 SHEETS



(E) SECOND FLOOR PLAN

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



(P) SECOND FLOOR PLAN

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

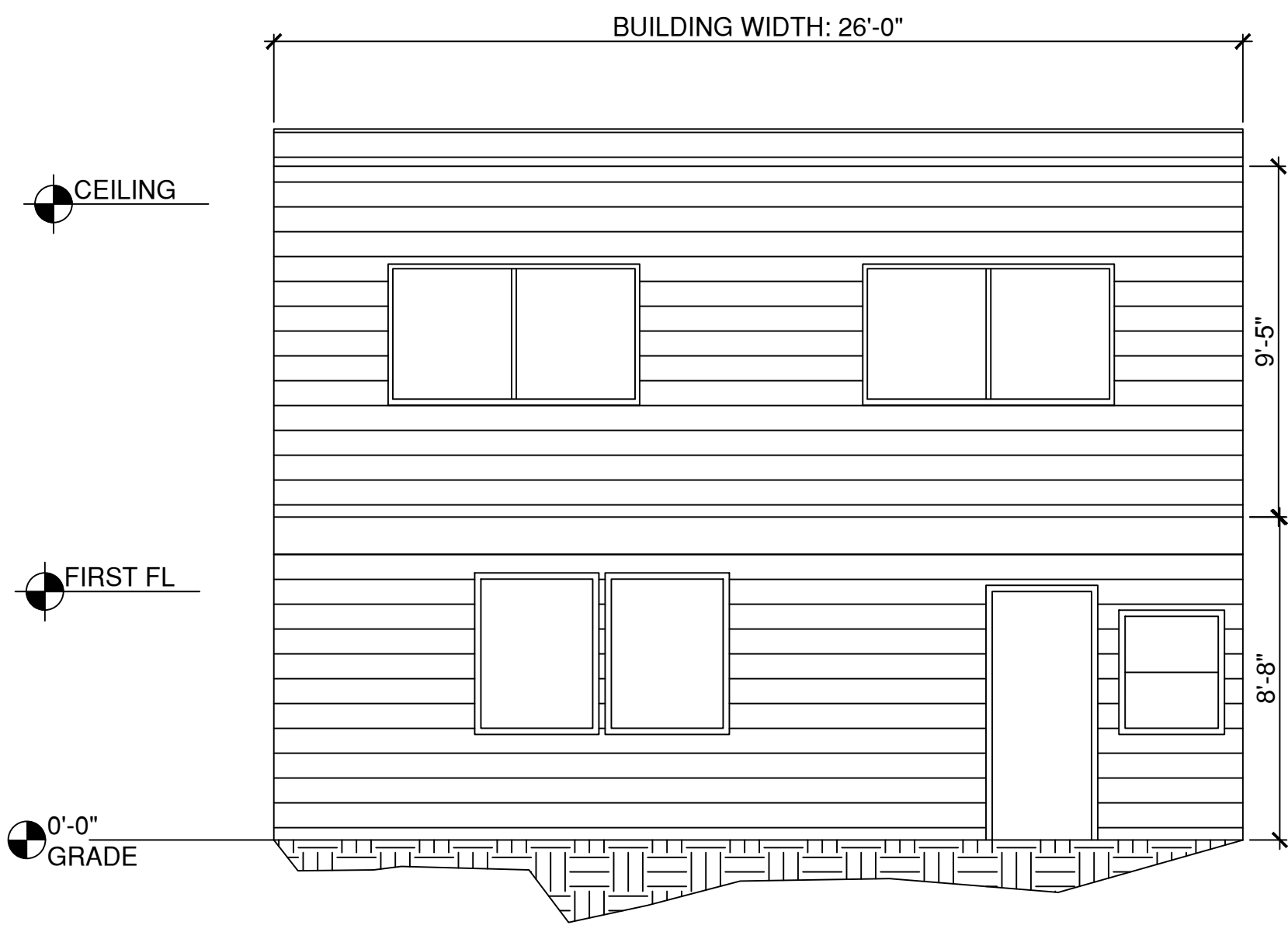
| ELECTRICAL / MECHANICAL LEGEND |                                                                                                    |
|--------------------------------|----------------------------------------------------------------------------------------------------|
| SYMBOL                         | DESCRIPTION                                                                                        |
|                                | 110V HEAT / SMOKE DETECTOR - HARDWIRE w/ BATTERY BACK-UP                                           |
|                                | 110V CARBON MONOXIDE DETECTOR                                                                      |
|                                | EXHAUST FAN 50 CFM MINIMUM/ LIGHT FIXTURE WITH HUMIDITY CONTROL, SEPARATELY SWITCHED FROM LIGHTING |
|                                | 125 VOLT RECEPTABLE FOR WASHER RECEPTABLE 2022 CALIFORNIA ENERGY CODE 210.8A10                     |
| WALL LEGEND                    |                                                                                                    |
|                                | (E) WALL TO REMAIN                                                                                 |
|                                | DEMO (E) WALL/DOOR/WINDOW/STAIR                                                                    |
|                                | (N) WALL                                                                                           |
|                                | (N) 1 HR FIRE RATED WALL                                                                           |

| INTERIOR DOOR/ WINDOW SCHEDULE                                                                                                                                       |       |        |                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|------------------------------------------------------|
| MARK                                                                                                                                                                 | WIDTH | HEIGHT | COMMENTS                                             |
| 1                                                                                                                                                                    | 1'-0" | 6'-8"  |                                                      |
| 2                                                                                                                                                                    | 2'-0" | 6'-8"  |                                                      |
| 3                                                                                                                                                                    | 2'-4" | 6'-8"  |                                                      |
| 4                                                                                                                                                                    | 2'-8" | 6'-8"  |                                                      |
| 5                                                                                                                                                                    | 2'-8" | 6'-8"  | 20 MIN RATED DOOR SELF CLOSE LATCH WITH SMOKE GASKET |
| 6                                                                                                                                                                    | 3'-0" | 6'-8"  |                                                      |
| 7                                                                                                                                                                    | 6'-0" | 6'-8"  | SLD DOOR VINYL EERO                                  |
| WINDOW ABBREVIATION:                                                                                                                                                 |       |        |                                                      |
| SH= SINGLE HUNG                                                                                                                                                      |       |        |                                                      |
| CS= CASEMENT SLD= SLIDING                                                                                                                                            |       |        |                                                      |
| WINDOWS SHALL PROVIDE MINIMUM 4% NATURAL VENTILATION AND 8% LIGHT OF THE FLOOR AREA                                                                                  |       |        |                                                      |
| -EGRESS WINDOW SHALL HAVE NET CLEAR OPENING 5.7 SQ FT, SILL HEIGHT MAX 44" OFF FINISH FLOOR, CLEAR WIDTH OPENING SHALL BE 20" MIN AND CLEAR OPENING HEIGHT TO BE 24" |       |        |                                                      |

| MECHANICAL NOTES: |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| M1                | PROVIDE MINIMUM 200 SQ. IN. VENTILATION FOR GARAGE DOOR                                                                                                                                           |
| M2                | FURNACE PROVIDE COMBUSTION AIR FROM EXTERIOR AND PROVIDE 26 GAUGE SHEET METAL DUCTS PER CMC 2025 CH.7 AND CMC 802.6 & 802.8 FOR GAS VENT & SFMC 802.5.2                                           |
| M3                | LIGHTING INSTALLED IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE AT LEAST ONE FIXTURE MUST BE CONTROLLED BY A VACANCY SENSORS.                                                  |
| M4                | TERMINATE GAS VENT 4'-0" FROM PROPERTY LINE AND 2'-0" ABOVE ANY PORTION OF A BUILDING WITHIN 10'-0" COMBUSTION AIR PER CMC CHAPTER 7                                                              |
| M5                | EXHAUST TERMINATION OF 3' FROM PROPERTY LINE & BUILDING OPENINGS WITH BACK DRAFT DAMPER. LENGTH PER MANUFACTURE'S RECOMMENDATION. EXHAUST MUST PROVIDE HUMIDIFY CONTROL AND ENERGY STAR COMPLIANT |
| M6                | EXHAUST TERMINATION 3' FROM PROPERTY LINE AND BUILDING OPENINGS, MAX 14' IN LENGTH INCLUDING (2) 90 DEGREES ELBOW, EXCEPTION: ADD DUCT POWER VENTILATOR BY MANUFACTURE SPEC. PER CMC 504.4        |

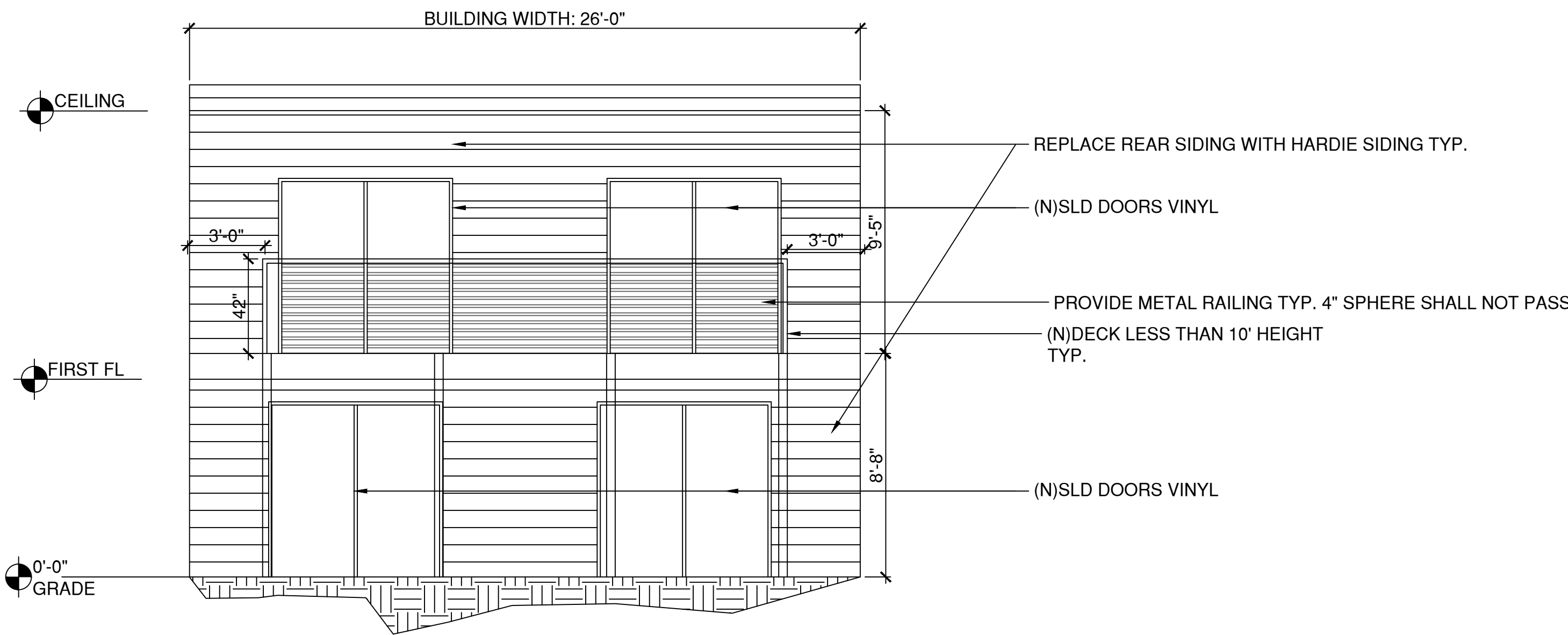
| ARCHITECTURAL LEGEND |                                                                                                                                                                                                     |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MARK                 | DESCRIPTION                                                                                                                                                                                         |
| 1                    | (N) FULL TYPICAL BATH/ HALF BATH: WATER CLOSET CLEARANCE, PROVIDE 30" MIN WIDTH, 15" ON CENTER AND 24" MIN CLEAR. IN FRONT . REF TYPICAL CONSTRUCTION DETAIL 11                                     |
| 2                    | APPLIANCES SUCH AS FURNACES AND WATER HEATERS ON SLAB-ON-GRADE SHALL BE INSTALLED ON AN 18" HIGH PRESSURE-TREATED PLATFORM, UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT PER 2022 CMC 305.1. |
| 3                    | PROVIDE ONE HOUR WALL 5/8" TYP X ON INSIDE FACE                                                                                                                                                     |
| 4                    | PROVIDE 5/8" TYP X ON UNDER THE STAIRS                                                                                                                                                              |
| 5                    | PROVIDE KITCHEN HOOD ABOVE, MINIMUM 280 CFM U.O.N REFERENCE 2022 CALIFORNIA ENERGY CODE TABLE 150.0-G                                                                                               |
| 6                    | PROVIDE HANDRAIL AND/OR 42" HEIGHT GUARDRAIL, 4' SPHERE SHALL NOT PASS                                                                                                                              |
| 7                    | (N) GARAGE & UNIT SEPARATED FROM DWELLING BY 5/8" TYPE X G.B. ON ALL WALLS AND CEILING, INSULATED WALLS w/ MIN. R-19 CEILING INSULATION                                                             |

| SCOPE OF WORK:                                              |  |
|-------------------------------------------------------------|--|
| INTERIOR RENOVATION                                         |  |
| JOB ADDRESS:<br>2463 ALEMANY BLVD<br>SAN FRANCISCO CA 94112 |  |
| SHEET TITLE:                                                |  |
| (E)/(P) SECOND FLOOR PLAN                                   |  |
| PERMIT NUMBER:                                              |  |
|                                                             |  |
|                                                             |  |
|                                                             |  |
|                                                             |  |
| DATE PREPARED: 3/12/2026                                    |  |
| SCALE: 1/4"=1'-0"                                           |  |
| DRAWN BY: A.C                                               |  |
| BLOCK/LOT:: 7043/011                                        |  |
| SHEET NUMBER                                                |  |
| A2                                                          |  |
| OF 9 SHEETS                                                 |  |



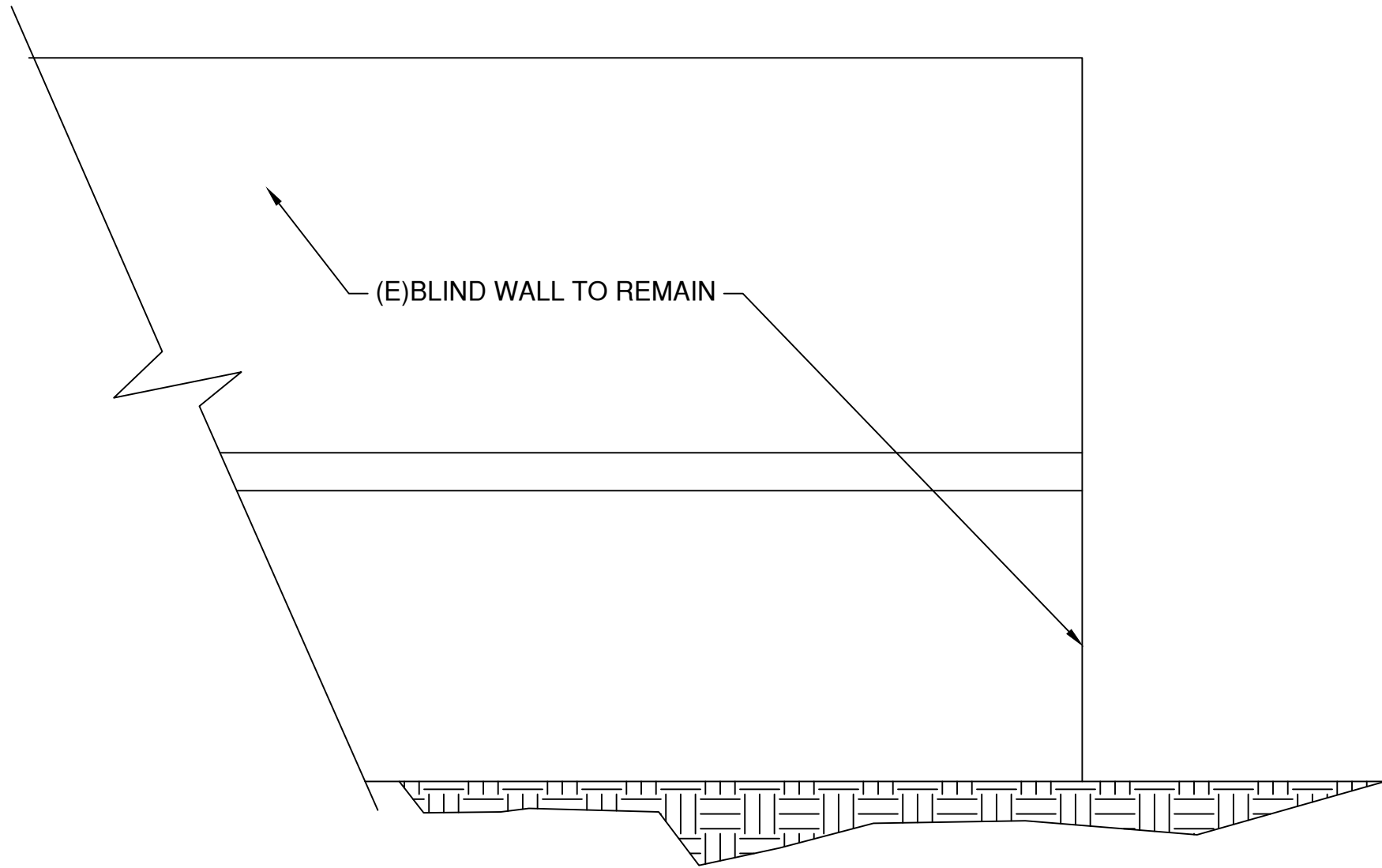
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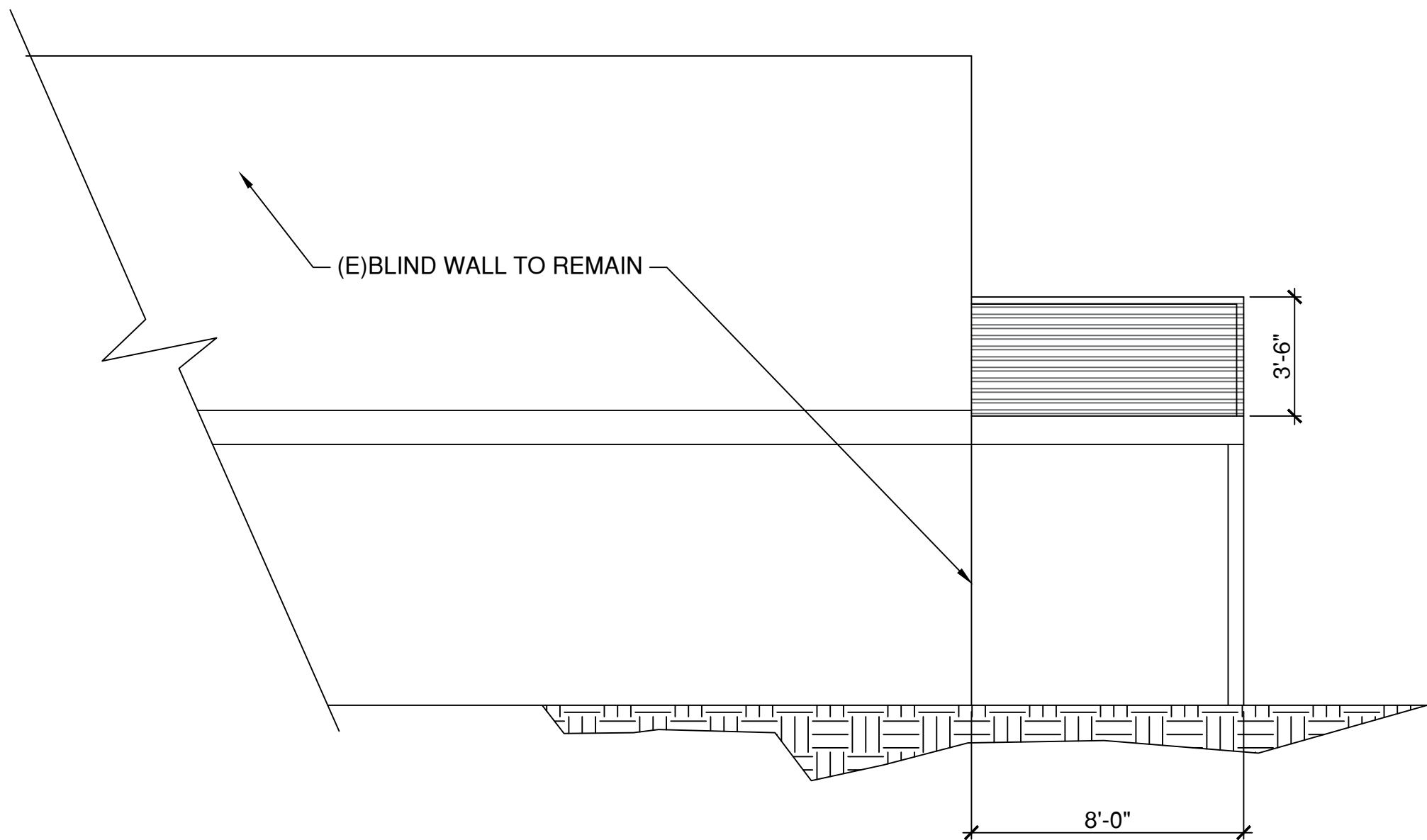
(P) REAR ELEVATION

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



(E) SIDE ELEVATION

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



(P) SIDE ELEVATION

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

|                     |                                             |
|---------------------|---------------------------------------------|
| SCOPE OF WORK:      |                                             |
| INTERIOR RENOVATION |                                             |
| JOB ADDRESS:        | 2463 ALEMANY BLVD<br>SAN FRANCISCO CA 94112 |

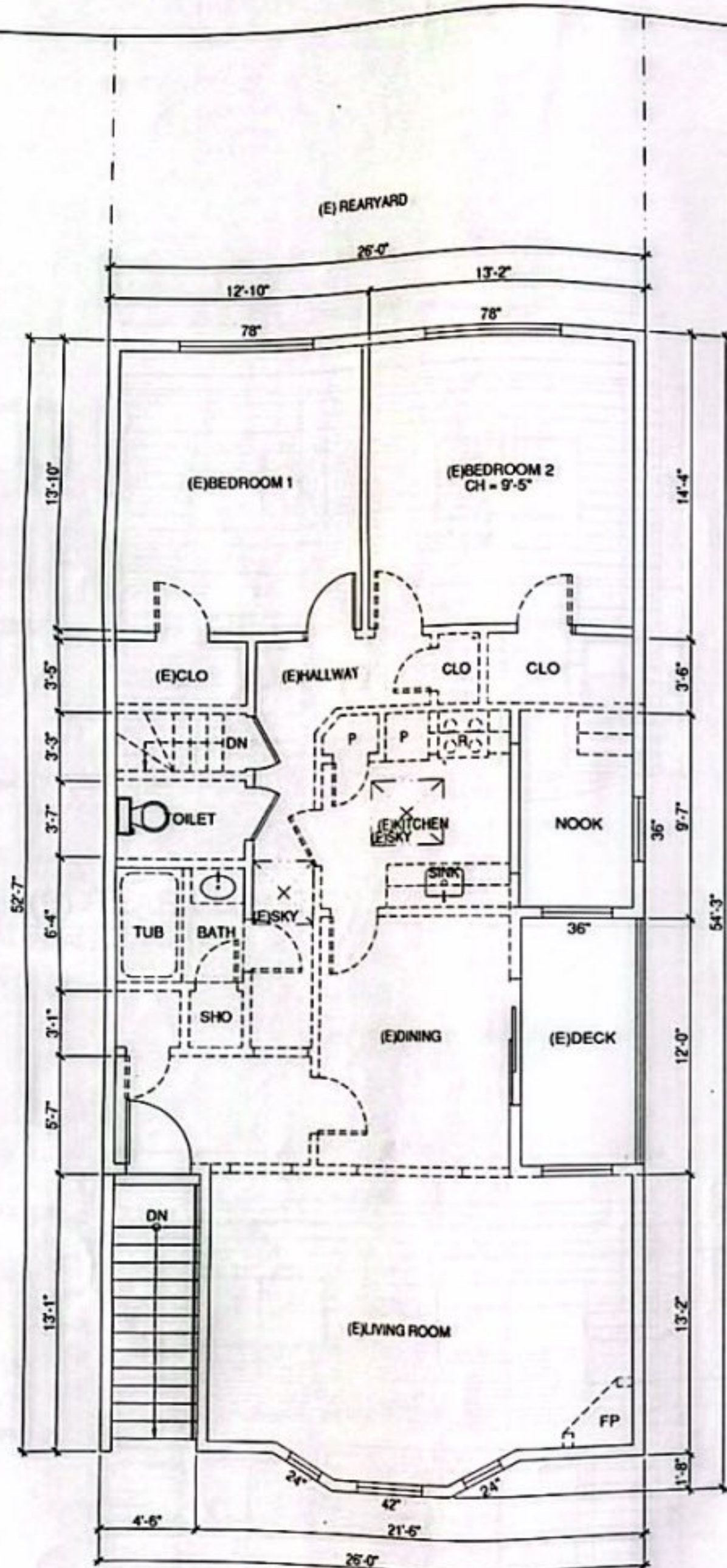
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| SHEET TITLE:   | (E)/(P)REAR ELEVATIONS |
|                | (E)/(P)SIDE ELEVATIONS |
| PERMIT NUMBER: |                        |

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| REVISIONS | BY |
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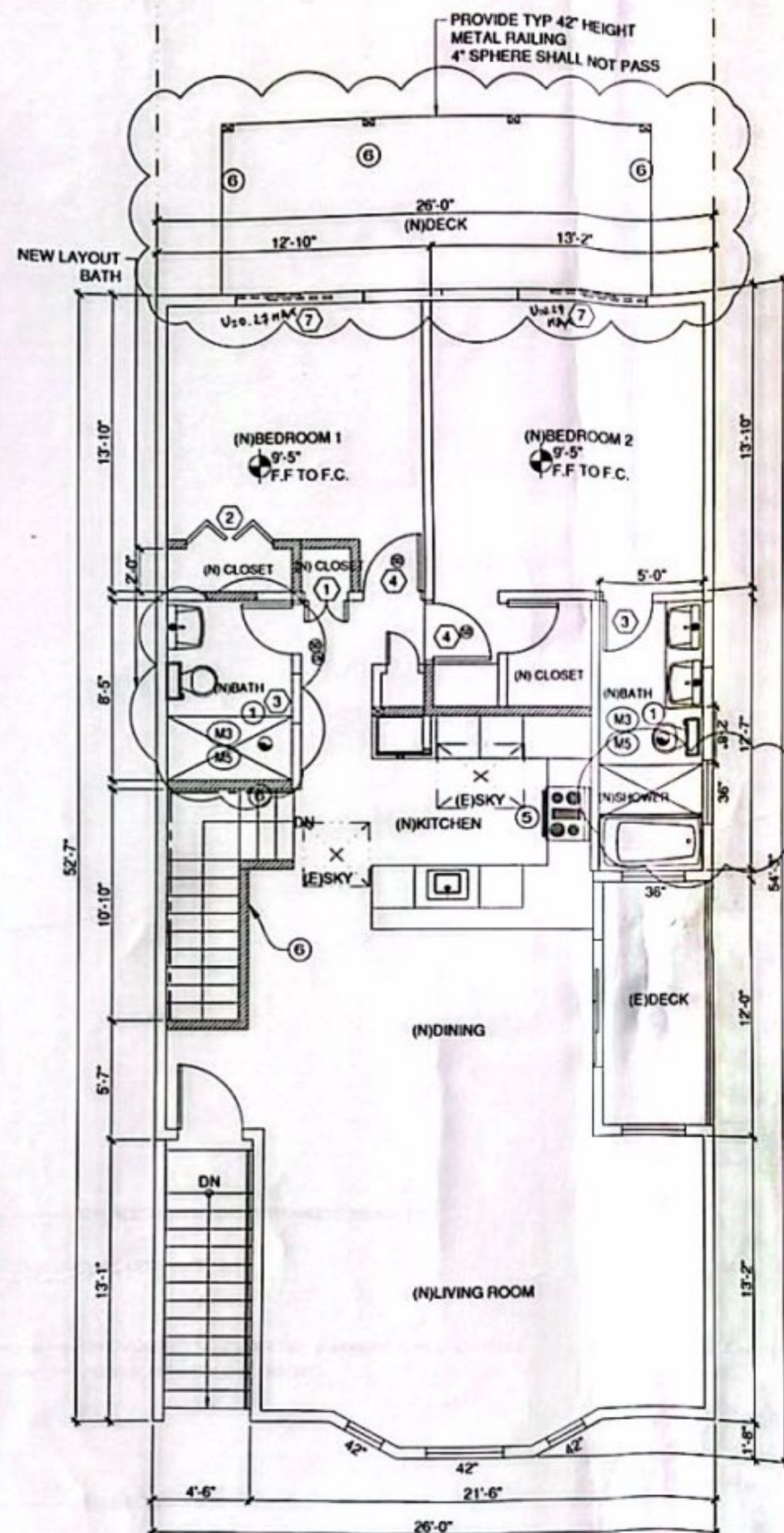
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|----------------|------------|
| DATE PREPARED: | 3/12/2026  |
| SCALE:         | 1/4"=1'-0" |
| DRAWN BY:      | A.C        |
| BLOCK/LOT::    | 7043/011   |
| SHEET NUMBER   | A2.1       |
| OF 9 SHEETS    |            |







(E) SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



(P) SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

| ELECTRICAL / MECHANICAL LEGEND |                                                                                                    |
|--------------------------------|----------------------------------------------------------------------------------------------------|
| SYMBOL                         | DESCRIPTION                                                                                        |
| ⊙                              | 110V HEAT / SMOKE DETECTOR - HARDWIRE w/ BATTERY BACK-UP                                           |
| ⊙                              | 110V CARBON MONOXIDE DETECTOR                                                                      |
| ⊙                              | EXHAUST FAN 50 CFM MINIMUM/ LIGHT FIXTURE WITH HUMIDITY CONTROL, SEPARATELY SWITCHED FROM LIGHTING |
| ⊙                              | 125 VOLT RECEPTACLE FOR WASHER RECEPTACLE 2022 CALIFORNIA ENERGY CODE 210.8A10                     |

| WALL LEGEND |                                 |
|-------------|---------------------------------|
| —           | (E) WALL TO REMAIN              |
| - - -       | DEMO (E) WALL/DOOR/WINDOW/STAIR |
| ---         | (N) WALL                        |
| ---         | (N) 1 HR FIRE RATED WALL        |

| INTERIOR DOOR/ WINDOW SCHEDULE |       |        |                                                      |
|--------------------------------|-------|--------|------------------------------------------------------|
| MARK                           | WIDTH | HEIGHT | COMMENTS                                             |
| ①                              | 1'-0" | 6'-8"  |                                                      |
| ②                              | 2'-0" | 6'-8"  |                                                      |
| ③                              | 2'-4" | 6'-8"  |                                                      |
| ④                              | 2'-8" | 6'-8"  |                                                      |
| ⑤                              | 2'-8" | 6'-8"  | 20 MIN RATED DOOR SELF CLOSE LATCH WITH SMOKE GASKET |
| ⑥                              | 3'-0" | 6'-8"  |                                                      |
| ⑦                              | 6'-0" | 6'-8"  | SLD DOOR VINYL EERO                                  |

**WINDOW ABBREVIATION:**  
SH-SINGLE HUNG  
CS-CASEMENT  
SLD-SLIDING  
WINDOWS SHALL PROVIDE MINIMUM 4% NATURAL VENTILATION AND 8% LIGHT OF THE FLOOR AREA  
EGRESS WINDOW SHALL HAVE NET CLEAR OPENING 5.7 SQ FT, SILL HEIGHT MAX 44" OFF FINISH FLOOR, CLEAR WIDTH OPENING SHALL BE 20" MIN AND CLEAR OPENING HEIGHT TO BE 24"

- MECHANICAL NOTES:**
- (M1) PROVIDE MINIMUM 200 SQ. IN. VENTILATION FOR GARAGE DOOR
  - (M2) FURNACE PROVIDE COMBUSTION AIR FROM EXTERIOR AND PROVIDE 26 GAUGE SHEET METAL DUCTS PER CMC 2025 CH 7 AND CMC 802.6 & 802.8 FOR GAS VENT & SFMC 802.5.2
  - (M3) LIGHTING INSTALLED IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE AT LEAST ONE FIXTURE MUST BE CONTROLLED BY A VACANCY SENSORS.
  - (M4) TERMINATE GAS VENT 4'-0" FROM PROPERTY LINE AND 2'-0" ABOVE ANY PORTION OF A BUILDING WITHIN 10'-0" COMBUSTION AIR PER CMC CHAPTER 7
  - (M5) EXHAUST TERMINATION OF 3' FROM PROPERTY LINE & BUILDING OPENINGS WITH BACK DRAFT DAMPER. LENGTH PER MANUFACTURE'S RECOMMENDATION. EXHAUST MUST PROVIDE HUMIDIFY CONTROL AND ENERGY STAR COMPLIANT
  - (M6) EXHAUST TERMINATION 3' FROM PROPERTY LINE AND BUILDING OPENINGS, MAX 14' IN LENGTH INCLUDING (2) 90 DEGREE ELBOW, EXCEPTION: ADD DUCT POWER VENTILATOR BY MANUFACTURE SPEC. PER CMC 504.4

| ARCHITECTURAL LEGEND |                                                                                                                                                                                                     |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MARK                 | DESCRIPTION                                                                                                                                                                                         |
| ①                    | (N) FULL TYPICAL BATH/ HALF BATH: WATER CLOSET CLEARANCE, PROVIDE 30" MIN WIDTH, 15" ON CENTER AND 24" MIN CLEAR. IN FRONT. REF TYPICAL CONSTRUCTION DETAIL 11                                      |
| ②                    | APPLIANCES SUCH AS FURNACES AND WATER HEATERS ON SLAB-ON-GRADE SHALL BE INSTALLED ON AN 18" HIGH PRESSURE-TREATED PLATFORM, UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT PER 2022 CMC 305.1. |
| ③                    | PROVIDE ONE HOUR WALL 1/2" TYP X ON INSIDE FACE                                                                                                                                                     |
| ④                    | PROVIDE 1/2" TYP X ON UNDER THE STAIRS                                                                                                                                                              |
| ⑤                    | PROVIDE KITCHEN HOOD ABOVE, MINIMUM 280 CFM U O N REFERENCE 2022 CALIFORNIA ENERGY CODE TABLE 150.0-G                                                                                               |
| ⑥                    | PROVIDE HANDRAIL AND/OR 42" HEIGHT GUARDRAIL. 4" SPHERE SHALL NOT PASS                                                                                                                              |
| ⑦                    | (N) GARAGE & UNIT SEPARATED FROM DWELLING BY 1/2" TYPE X G.B. ON ALL WALLS AND CEILING, INSULATED WALLS w/ MIN. R-19 CEILING INSULATION                                                             |

Chu Lin DBI  
JUL 15 2026

Patrick Light DBI  
JUL 17 2026

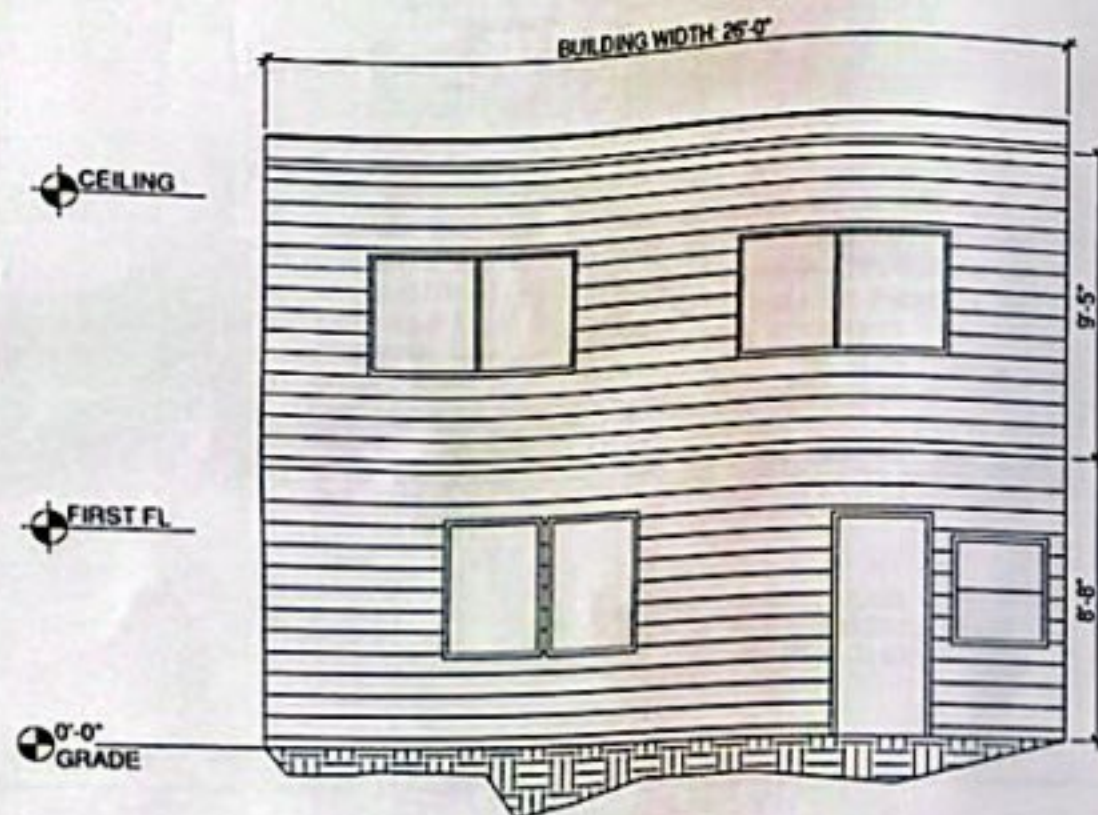
RECEIVED

JUL 14 2026

DEPT OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR DIGITIZING  
ACCEPTED

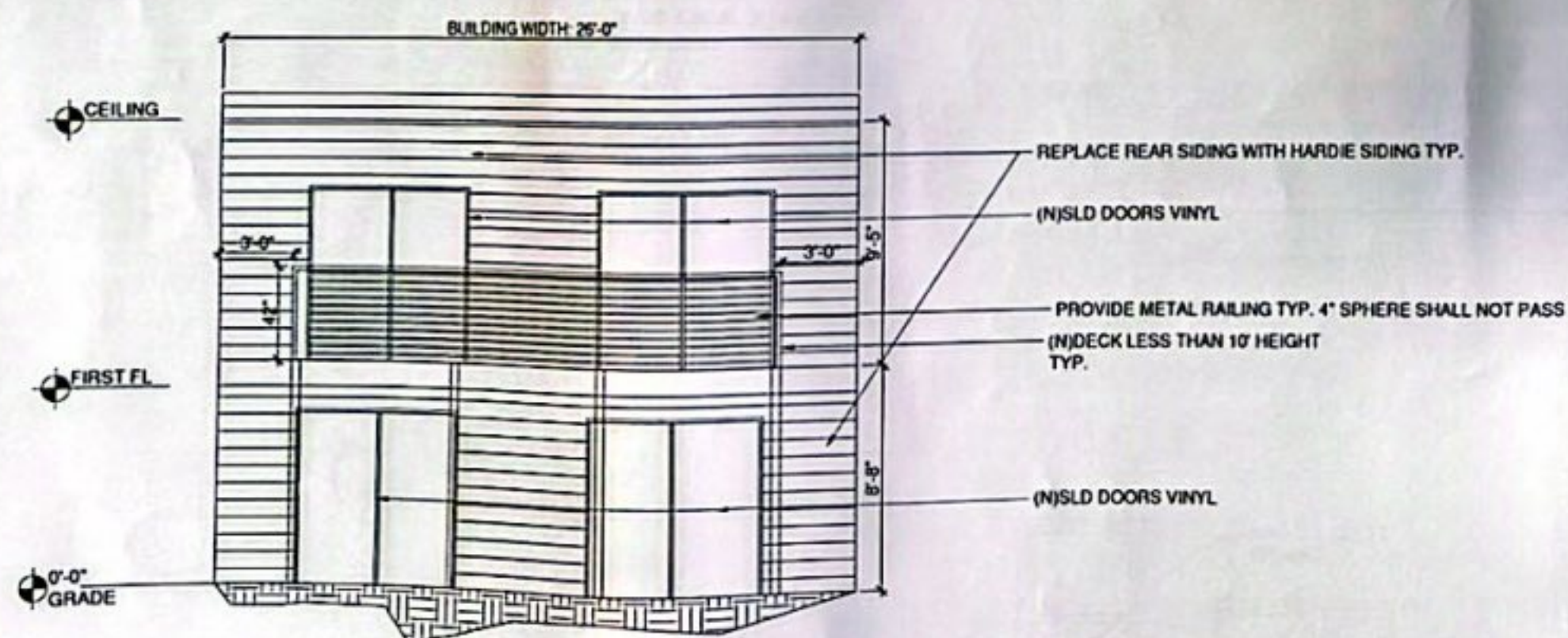
MM  
Manushi Mathur  
JUL 14 2026  
SF Planning Department

|                                                                                                                                                                                               |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| SCOPE OF WORK:                                                                                                                                                                                |            |
| INTERIOR RENOVATION                                                                                                                                                                           |            |
| JOB ADDRESS:                                                                                                                                                                                  |            |
| 2463 ALEMANY BLVD                                                                                                                                                                             |            |
| SAN FRANCISCO CA 94112                                                                                                                                                                        |            |
| SHEET TITLE:                                                                                                                                                                                  |            |
| (E)/(P) SECOND FLOOR PLAN                                                                                                                                                                     |            |
| PERMIT NUMBER:                                                                                                                                                                                |            |
| <br>JUL 23 2026<br> |            |
| REVISIONS                                                                                                                                                                                     | BY         |
|                                                                                                                                                                                               |            |
|                                                                                                                                                                                               |            |
|                                                                                                                                                                                               |            |
|                                                                                                                                                                                               |            |
| DATE PREPARED                                                                                                                                                                                 | 3/12/2026  |
| SCALE:                                                                                                                                                                                        | 1/4"=1'-0" |
| DRAWN BY:                                                                                                                                                                                     | A.C        |
| BLOCK/LOT:                                                                                                                                                                                    | 7043/011   |
| SHEET NUMBER                                                                                                                                                                                  | A2         |
| OF 8 SHEETS                                                                                                                                                                                   |            |



(E) REAR ELEVATION

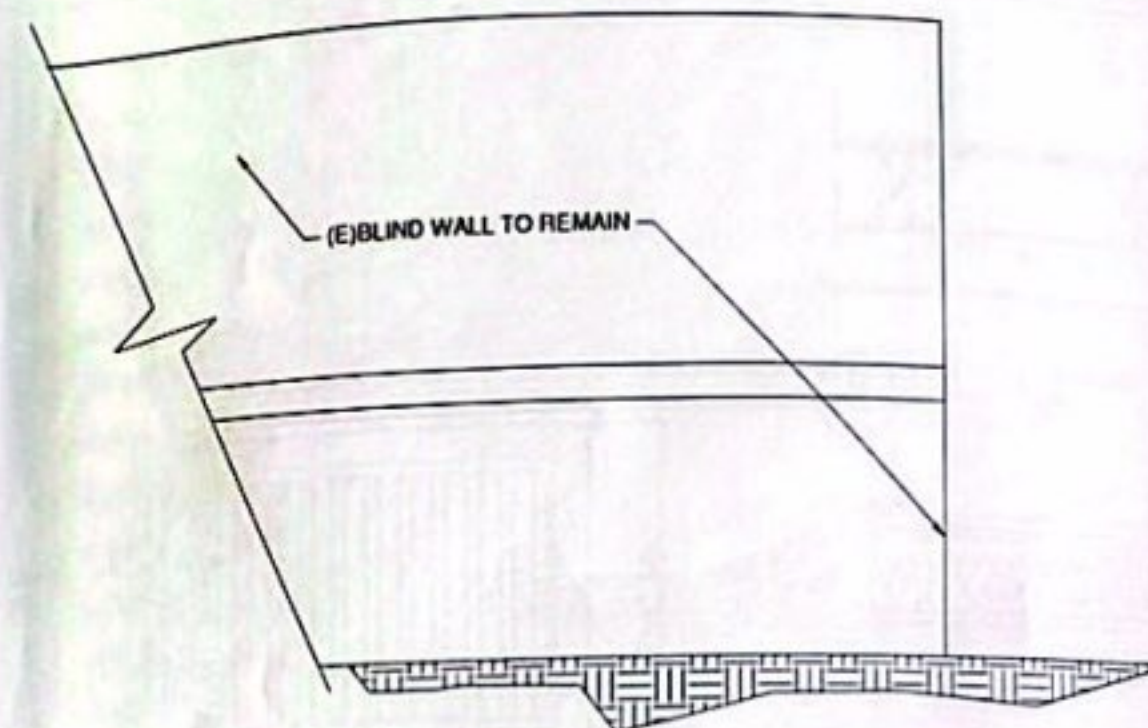
SCALE: 1/4" = 1'-0"



(P) REAR ELEVATION

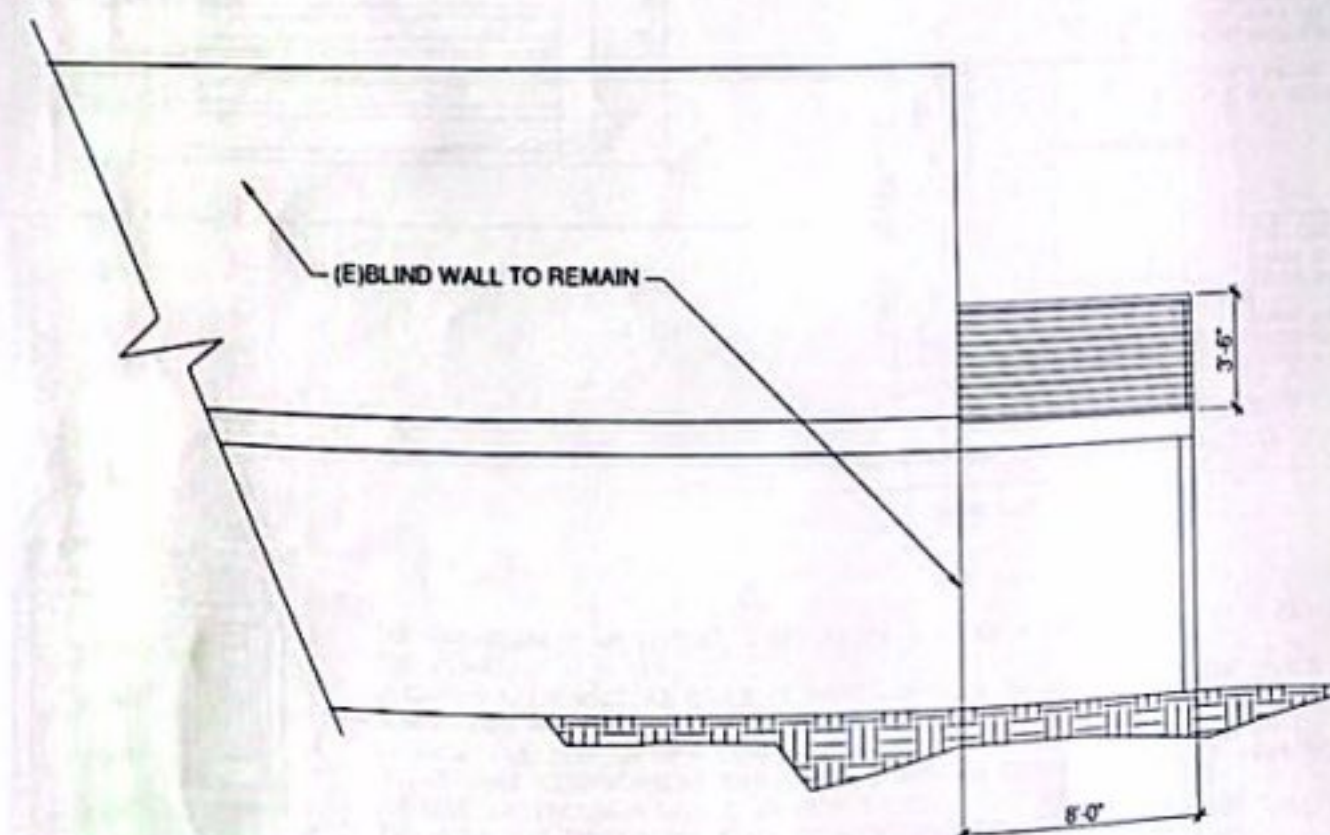
SCALE: 1/4" = 1'-0"

MM  
Manushi Mathur  
JUL 14 2026  
SF Planning Department



(E) SIDE ELEVATION

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



(P) SIDE ELEVATION

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

Chu Liu, DBI  
JUL 15 2026

RECEIVED

JUL 14 2026

DEPT OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR ENGINEERING  
ACCEPTED

SCOPE OF WORK:  
INTERIOR RENOVATION  
JOB ADDRESS:  
2463 ALEMANY BLVD  
SAN FRANCISCO CA 94112

SHEET TITLE:  
(E)/(P) REAR ELEVATIONS  
(E)/(P) SIDE ELEVATIONS  
PERMIT NUMBER:



REVISIONS BY

DATE PREPARED: 3/12/2026

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

DRAWN BY: A.C

BLOCK/LOT: 7043/011

SHEET NUMBER

A2.1

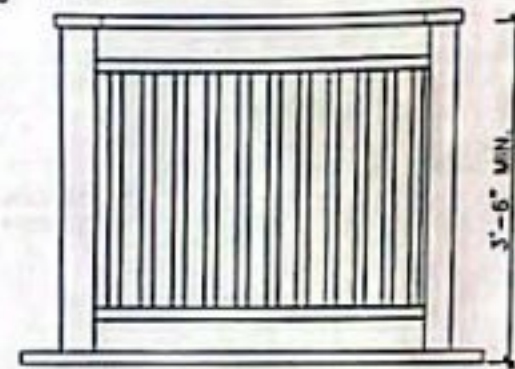
OF 8 SHEETS

# NOTES:

- 1) STAIRWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CBC 1011
- 2) THE RISE SHALL BE FROM A MIN. OF 7" TO A MAX. OF 7 1/2" AND THE MIN. TREAD DEPTH SHALL BE 10", A NOSING PROJECTION NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WITH TREAD DEPTH LESS THAN 11".
- 3) NOSING SHALL HAVE A CURVATURE OR BEVEL NOT LESS THAN 1/8" BUT NOT MORE THAN 3/8" FROM THE FOREMOST PROJECT OF THE TREAD.
- 4) STAIR TREADS AND RISERS SHALL BE UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8".
- 5) SEE HANDRAIL DETAIL 4/A
- 6) IF GLASS IS USED, IT SHALL BE OF LAMINATED GLASS CONSTRUCTED OF FULLY TEMPERED OR HEAT-STRENGTHENED GLASS PER CBC 2407 AND SHALL HAVE A MINIMUM OF 3 GLASS BALUSTERS

## 1 STAIRWAY DETAIL

SCALE: 3/4" = 1'-0"

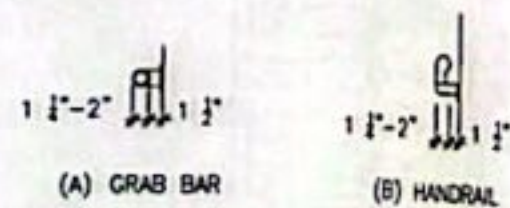


# NOTES:

- 1) GUARDRAIL SHALL COMPLY WITH CBC 1015.
- 2) GUARDRAIL SHALL BE PROVIDED ALONG OPEN SIDED WALKING SURFACES THAT ARE MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 26" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
- 3) GUARD HEIGHT SHALL NOT BE LESS THAN 42".
- 4) GUARD SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4"Ø.
- 5) IF GLASS IS USED, IT SHALL BE OF LAMINATED GLASS CONSTRUCTED OF FULLY TEMPERED OR HEAT-STRENGTHENED GLASS PER CBC 2407 AND SHALL HAVE MINIMUM OF 3 GLASS BALUSTERS

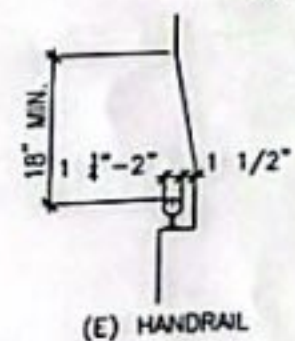
## 2 GUARD RAIL DETAIL

SCALE: 3/4" = 1'-0"

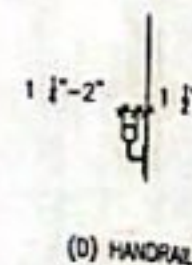


(A) GRAB BAR

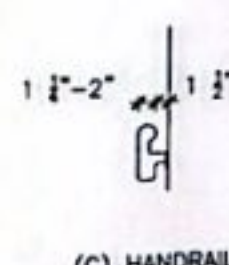
(B) HANDRAIL



(E) HANDRAIL



(D) HANDRAIL



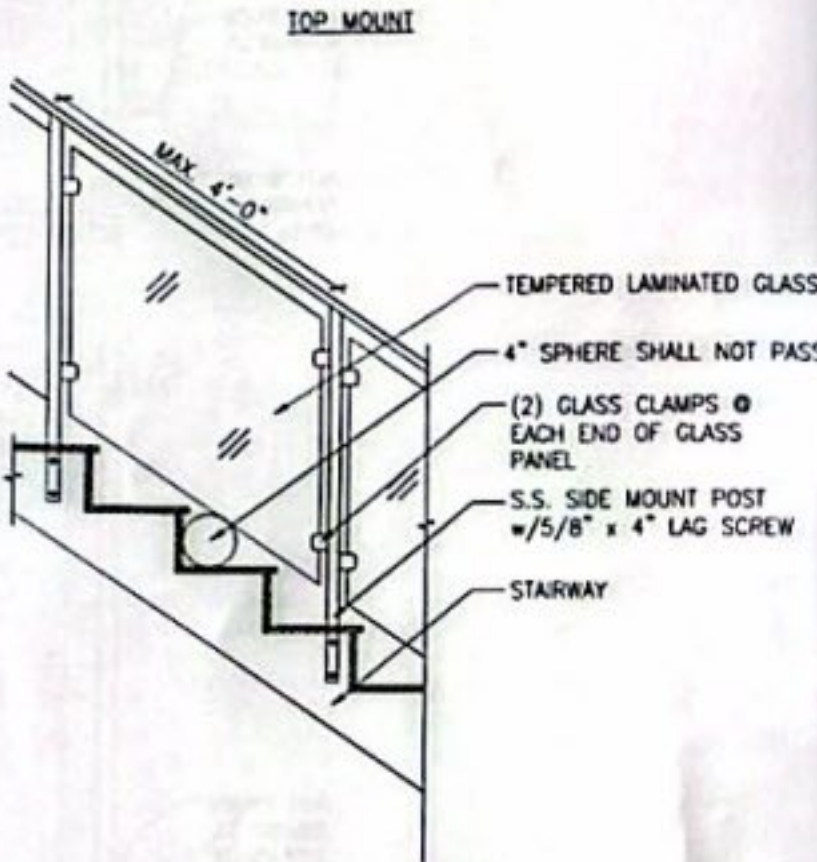
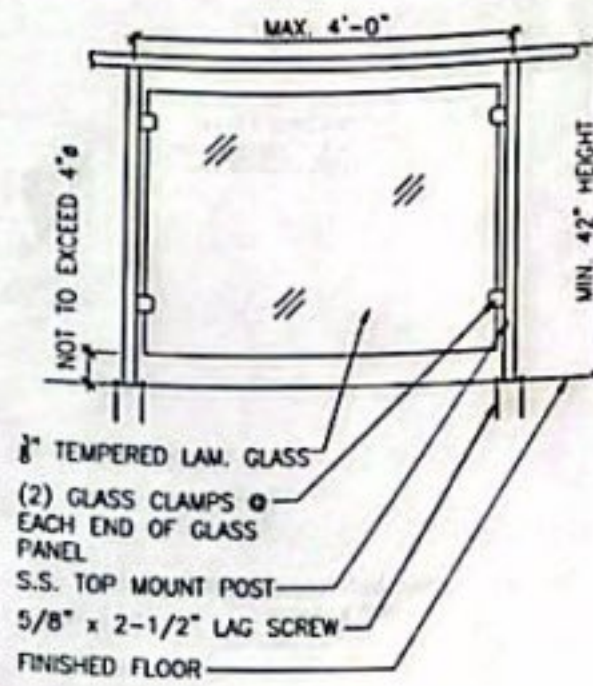
(C) HANDRAIL

# NOTES:

- 1) MINIMUM HANDRAIL HEIGHTS OF 34" TO 38" ABOVE TREAD NOSING (CBC 1014.2)
- 2) HANDRAIL SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT AND SHALL TERMINATE INTO A NEWEL POSTS OR SAFETY TERMINALS (CBC 1014.4)
- 3) HANDRAIL GRIP SIZE SHALL BE 1 1/2" TO 2" IN CROSS SECTIONAL DIMENSION (CBC 1014.3.1)

## 4 HANDRAIL DETAIL

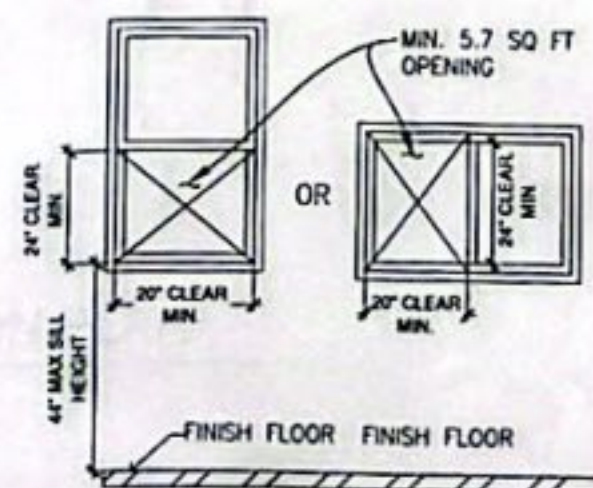
SCALE: 3/4" = 1'-0"



STAIRCASE

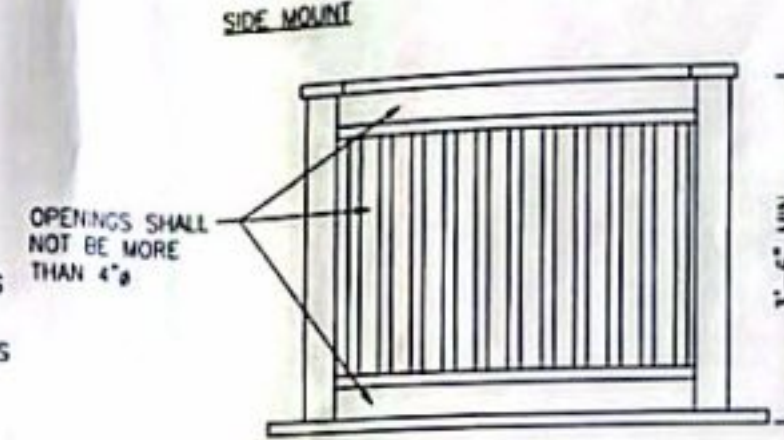
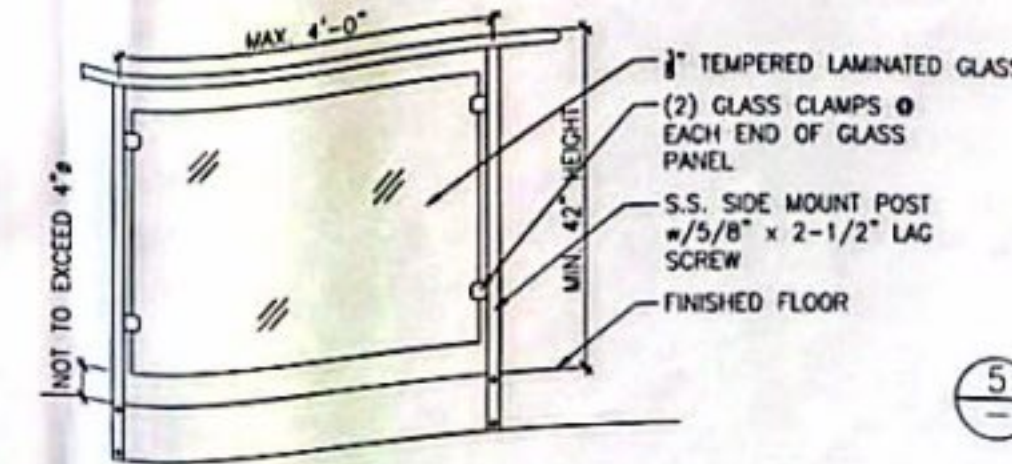
## 3 RAILING DETAIL

SCALE: 3/4" = 1'-0"



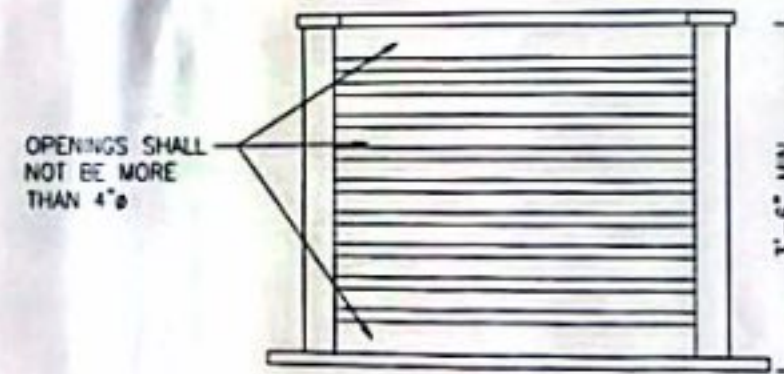
## 9 RESCUE WINDOW DETAIL

SCALE: N.T.S.

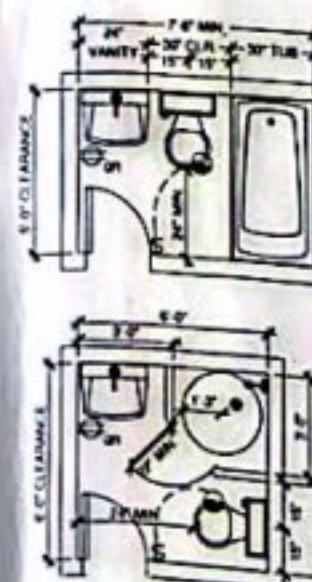


NOTES: GUARDRAIL FINISH MATERIAL CAN BE SUBSTITUTED WITH WOOD. GUARDRAIL OPENINGS SHALL NOT ALLOW A 4"Ø SPHERE PASS THRU. THE GUARDRAIL SHALL BE A MIN. HEIGHT OF 42".

ALTERNATE WOOD RAILING TBD



OPENINGS SHALL NOT BE MORE THAN 4"Ø



## 10 TYPICAL BATHROOM PLAN

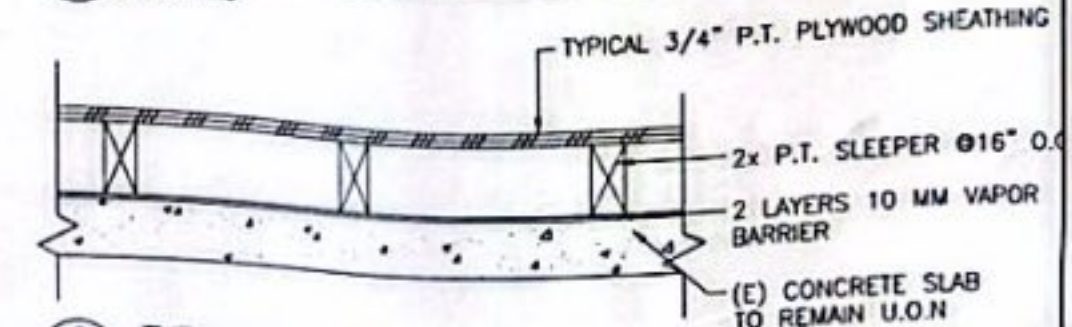
SCALE: N.T.S.

# NOTE:

1. THE BATHROOM PLAN IS JUST A REFERENCE ONLY OF A TYPICAL DESIGN OF A BATHROOM LAYOUT, NOT ALL DETAILS SHOWN FOR CLARITY.
2. REQUIRED CLEARANCE AT WATER CLOSETS - MINIMUM 30 INCHES WIDE CLEAR SPACE AT WATER CLOSET EXTENDING AT LEAST 24 INCHES IN FRONT OF THE WATER CLOSET IS REQUIRED CPC 402.5
3. MINIMUM SIZE FOR SHOWER COMPARTMENTS.
4. THE SHOWER COMPARTMENT SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCHES CIRCLE. CPC 408.6
5. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70 INCHES ABOVE THE SHOWER CPC 408.6
6. SHOWERS SHALL HAVE A MINIMUM 22 INCHES DOOR FOR EGRESS CPC 408.5
7. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLET(S). OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED FROM THE 20-AMP BRANCH CIRCUIT WHEN THE CIRCUIT SUPPLIES A SINGLE BATHROOM.
8. GLAZING IN ENCLOSURES FOR WET SURFACES (TUBS AND SHOWERS) WITHIN 60" RADIUS SHALL BE TEMPERED SAFETY GLAZING. GLAZING IN ANY PORTION OF A BUILDING WALL, WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE TEMPERED SAFETY GLAZING.
9. ALL PERMANENT LIGHTING IN BATHROOMS THAT ARE TO BE REMODELED SHALL BE HIGH EFFICACY (E.G. FLUORESCENT) OR SHALL BE CONTROLLED BY A VACANCY SENSOR.

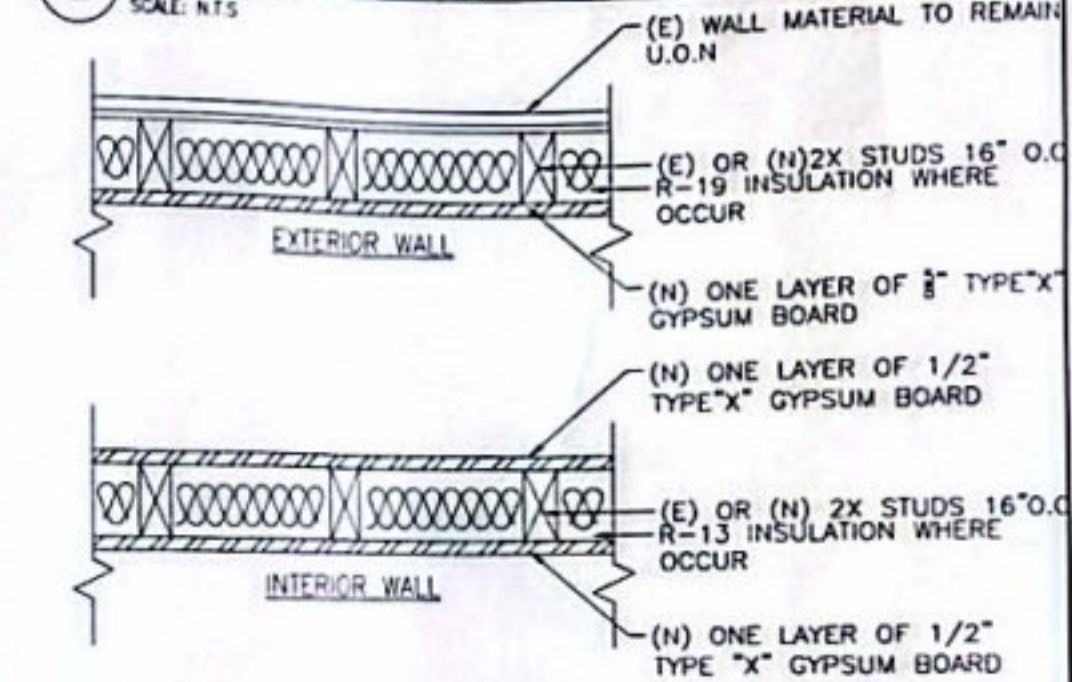
## 5 ONE HOUR FLOOR/CEILING DETAIL

SCALE: N.T.S.



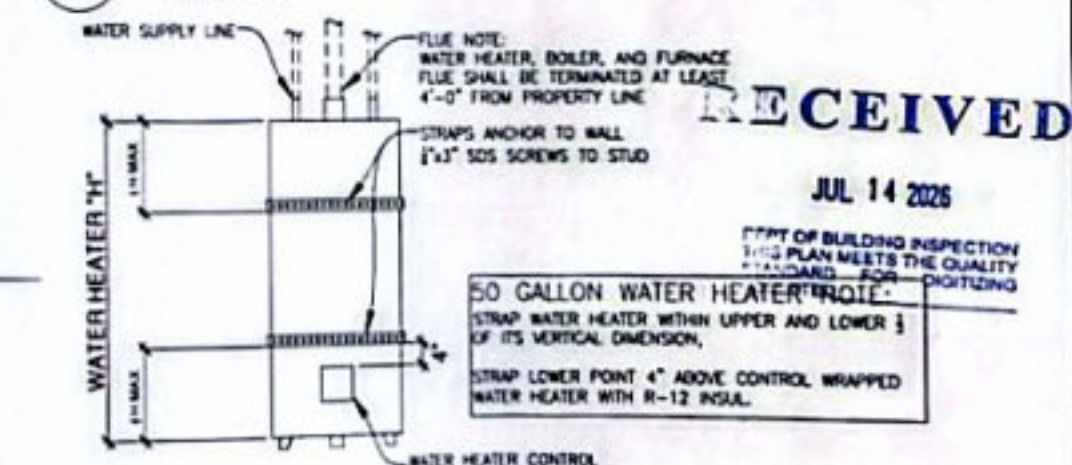
## 6 TYPICAL FLOOR DETAIL

SCALE: N.T.S.



## 7 ONE HOUR WALL DETAIL

SCALE: N.T.S.



## 8 TYPICAL WATER HEATER DETAIL

SCALE: N.T.S.



SCOPE OF WORK:  
INTERIOR RENOVATION

SHEET TITLE:  
TYPICAL CONSTRUCTION DETAILS

PERMIT NUMBER:

JUL 23 2026

JUL 15 2026

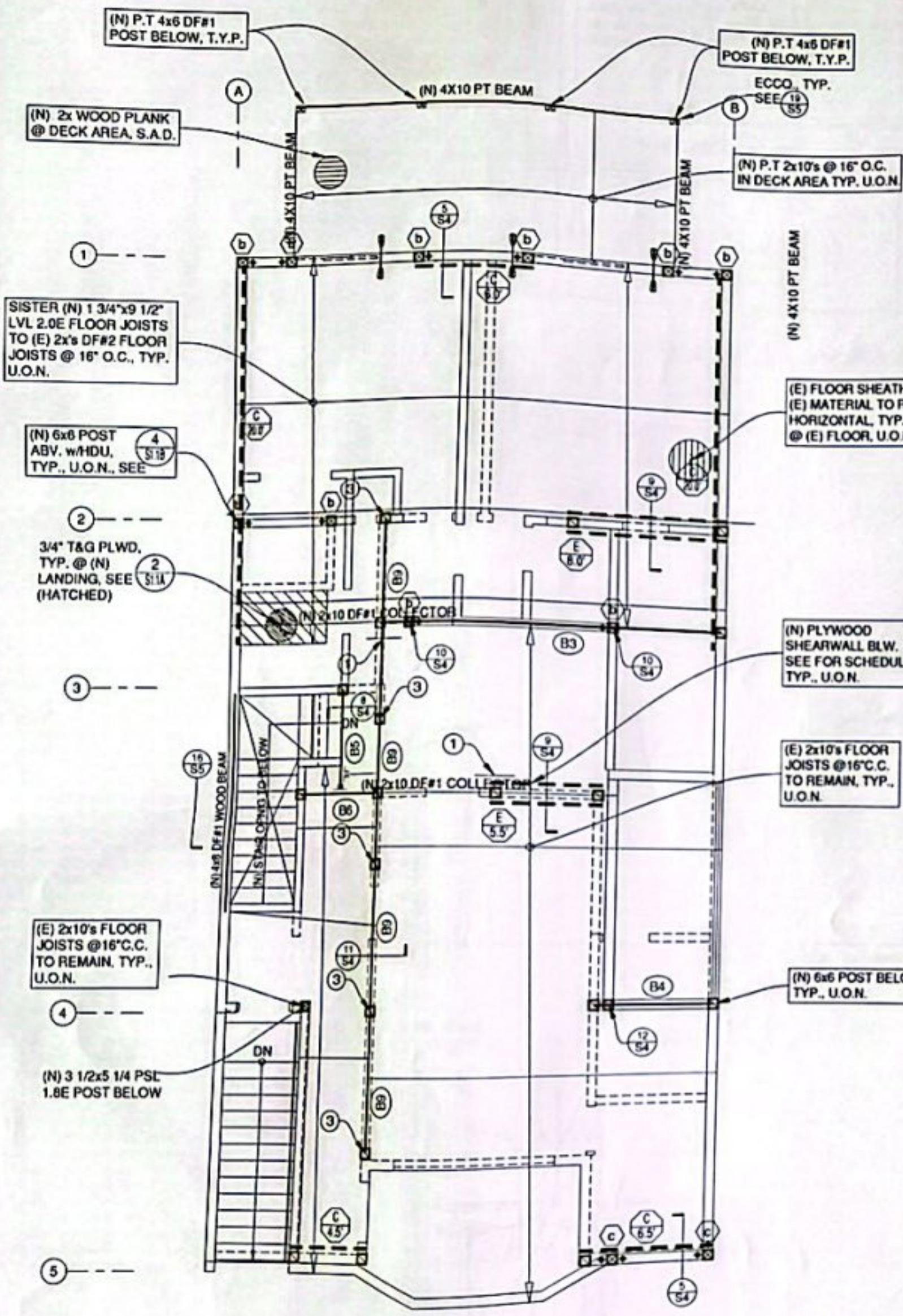
REVISIONS

DATE PREPARED: 3/12/2026  
SCALE: 1/4" = 1'-0"  
DRAWN BY: A.C.  
BLOCK/LOT: 7043/011

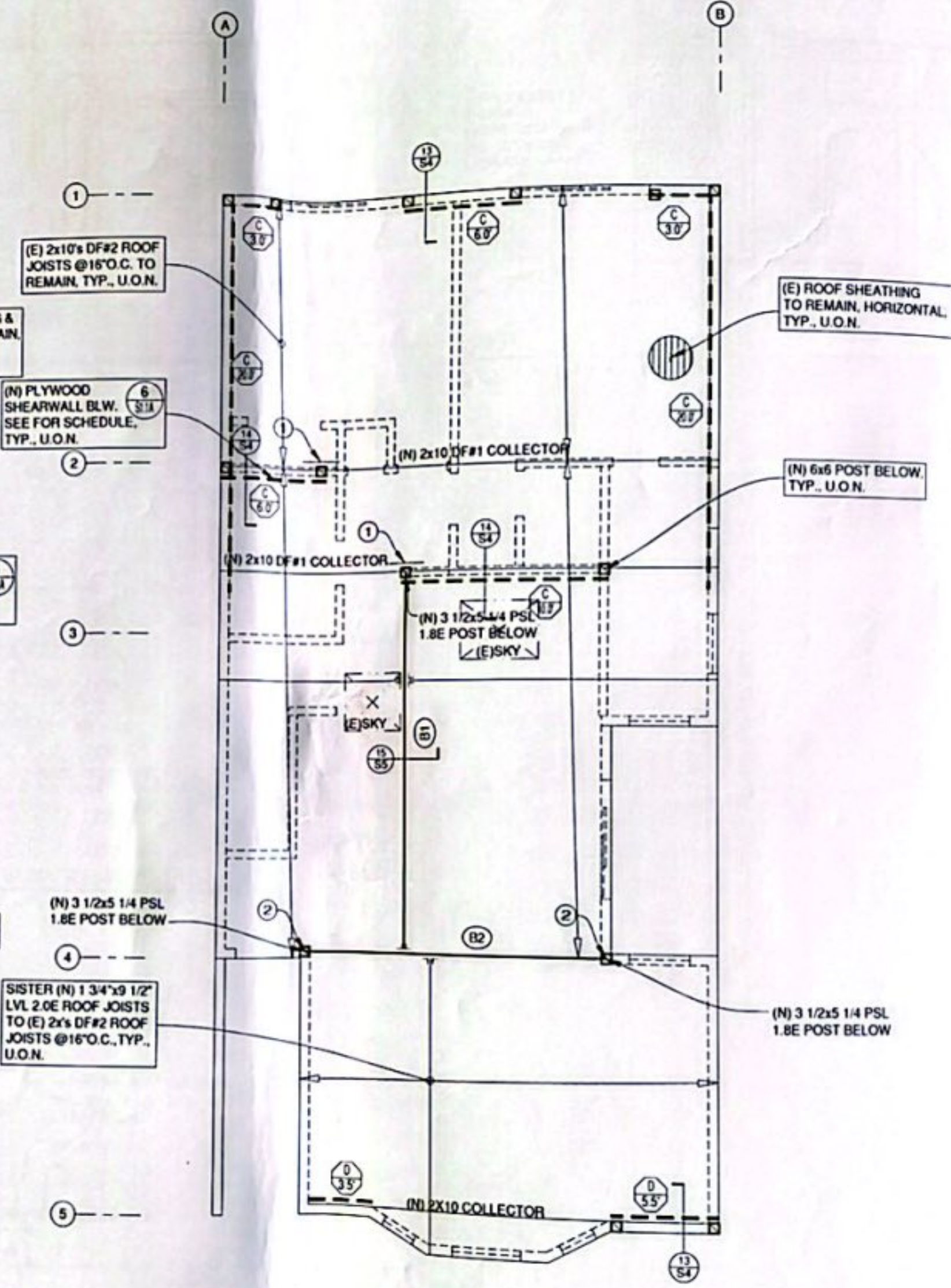
SHEET NUMBER  
A4  
OF 8 SHEETS

JOB ADDRESS:  
2463 ALEMANY BLVD  
SAN FRANCISCO CA 94112

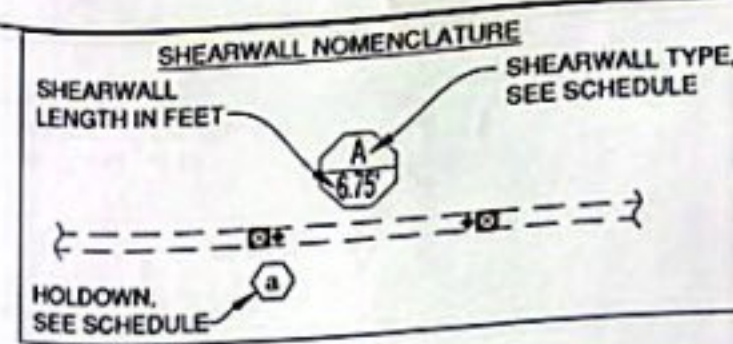




**SECOND FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



Chu Liu, DBI  
JUL 15 2026



**RECEIVED**  
JUL 14 2026  
DEPT OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR DIGITIZING  
/ACCEPTED

| STRUCTURAL LEGEND |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| MARK              | DESCRIPTION                                                                                                                |
| ①                 | PROVIDE (N) CMST12 STRAP @ SHEAR WALL TYP. SEE S5                                                                          |
| ②                 | LOAD TRANSFER END CONNECTION. USE CCG COLUMN CAP & HGUS HANGERS AT ALL BEAM-BEAM & BEAM TO COLUMN CONNECTIONS. TYP. U.O.N. |
| ③                 | (E) WOOD POST TO REMAIN                                                                                                    |

| HOLDOWN SCHEDULE |                        |
|------------------|------------------------|
| MARK             | DESCRIPTION            |
| b                | HDU5 OR EQUIV. STRAP   |
| c                | 2-HDU5 OR EQUIV. STRAP |

| BEAM SCHEDULE |                                                 |
|---------------|-------------------------------------------------|
| MARK          | DESCRIPTION                                     |
| B1            | (N) 5 1/4x11 7/8 PSL 2.2E                       |
| B2            | (N) 3 1/2x11 7/8 PSL 2.2E OR 2-1 3/4x11 1/2 LVL |
| B3            | (N) 7x11 7/8 PSL 2.2E OR 4-1 3/4x11 1/2 LVL     |
| B4            | (N) 3 1/2x9 1/2 PSL 2.2E OR 2-1 3/4x9 1/2 LVL   |
| B5            | (N) 4x10 DF#1                                   |
| B6            | (N) 4x10 DF#1                                   |
| B7            | (N) 4x10 DF#1                                   |
| B8            | (N) 4x10 DF#1                                   |
| B9            | (N) 4x10 DF#1                                   |
|               | (E) WOOD BEAM TO REMAIN, V.I.F.                 |

**SCOPE OF WORK:**  
**INTERIOR RENOVATION**

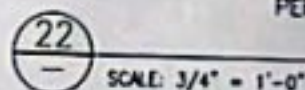
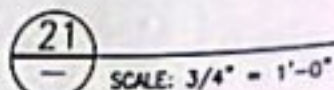
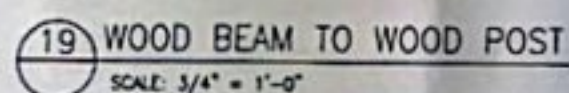
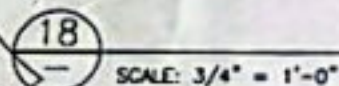
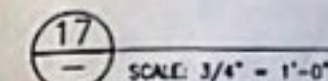
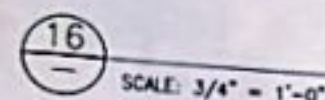
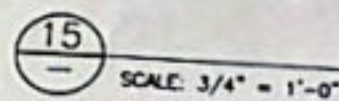
**SHEET TITLE:**  
SECOND FLOOR FRAMING PLAN  
ROOF FRAMING PLAN

**JOB ADDRESS:**  
2463 ALEMANY BLVD  
SAN FRANCISCO CA 94112

**PERMIT NUMBER:**

DATE PREPARED: 3/12/2026  
SCALE: AS NOTED  
DRAWN BY: A.C  
BLOCK/LOT: 7043/011  
SHEET NUMBER: **S3** OF 8 SHEETS

REGISTERED PROFESSIONAL ENGINEER  
TOMMY YUN HONG LEI  
C29384  
CIVIL  
STATE OF CALIFORNIA



SAN FRANCISCO  
DEPT. OF BUILDING INSPECTION  
ISSUED  
JUL 23 2025

TYPE OF BUILDING INSPECTION  
PLAN MEETS THE QUALITY  
STANDARD FOR DIGITIZING



| REVISIONS | E |
|-----------|---|
|           |   |
|           |   |
|           |   |
|           |   |

DATE PREPARED: 3/12/2026  
SCALE: AS NOTED  
DRAWN BY: A.C  
BLOCK/LOT:: 7043/O11  
SHEET NUMBER  
**S5**  
OF 8 SHEETS

2463 ALEMANY BLVD  
SAN FRANCISCO CA 94112

BRIEF SUBMITTED BY THE PLANNING DEPARTMENT



# BOARD OF APPEALS BRIEF

**HEARING DATE: September 23, 2026**

September 17, 2026

**Appeal No.:** 26-042  
**Project Address:** 2463 Alemany Boulevard  
**Block/Lot:** 7043/011  
**Zoning District:** RH-1 (Residential-House, One Family)  
Priority Equity Geographies SUD  
**Height/Bulk:** 40-X  
**Staff Contact:** Corey A. Teague, AICP, Zoning Administrator – (628) 652-7328  
[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)

## Background & Analysis

Building Permit (BP) No. 202607145029 (“Permit”) was filed on July 14, 2026, as a revision to BP No. 202603127448 for a new rear deck addition to the existing single-family building. The proposed deck will be at the second floor with a depth of 8 feet, a height of less than 9 feet, open railing, and 3-foot setbacks at each side. The proposed scope of work does not require neighborhood notification under Planning Code Section 311 or any other neighborhood notification. As such, it was approved over-the-counter by the Planning Department and issued on July 23, 2026.

The Permit is consistent with the Planning Code and Residential Design Guidelines. While the Appellant raises concerns about privacy, the proposal does not create any unique or substantial privacy issues beyond what is expected for development within the City. More specifically, it follows the guidance provided by the Planning Department’s “Residential Decks” handout by providing the 3-foot setbacks at each side.

## Conclusion

The Permit was adequately reviewed by the Planning Department and did not require neighborhood. The Permit is fully consistent with Planning Code and Residential Design Guidelines. None of the issues raised by the Appellant warrant a change to the Permit. Therefore, the Planning Department respectfully requests that the appeal be denied.

cc:     Jinghui Wu (Permit Holder)  
          Arten Chan (Agent for Permit Holder)  
          Sean Wu (Appellant)  
          Carey McElroy (Department of Building Inspection)

## **BRIEF SUBMITTED BY DBI**



## Board of Appeals Brief

Hearing Date: September 23, 2026

September 2, 2026

**RE: Appeal No:** 26-042  
**Permit No:** 2026-0714-5029  
**Subject Property:** 2463 Alemany Blvd.  
**Block / Lot:** 7043 / 011  
**DBI contact:** Carey McElroy, Senior Building Inspector.  
628-652-3779 carey.mcelroy@sfgov.org

### Permit Description and Background:

The permit before the board is PA# 2026-0714-5029 with the Scope of Work as follows:

Revision to PA# 2026-0312-7448: New Deck at rear (8'x20') and minor Architectural layout changes.

The permit was issued on 7/23/2026 as a revision to a previously approved and issued permit.

The scope of work for the original PA# 2026-0312-7448 was: 1<sup>st</sup> Floor new office, two bedrooms and two bathrooms with wet bar. Relocation of laundry and mechanical. 2<sup>nd</sup> Floor Kitchen remodel, new bathrooms. This permit was issued on March 27<sup>th</sup>, 2026.

The plans for the permit under appeal were reviewed and approved over the counter by the Planning Department on 7/14/26, and were reviewed and approved by one of DBI's engineers on 7/15/26 after determining the Architectural and Structural plans complied with all requirements of the 2025 San Francisco Building Code and 2025 California Building Code.



**Conclusion:**

The Department of Building Inspection believes that this project complies with all applicable Building Code requirements, and believes the permit was properly reviewed and approved. Therefore, DBI requests the permit be upheld, and the appeal denied.

Carey McElroy  
Senior Building Inspector  
Department of Building Inspection.

cc. Corey Teague, (Zoning Administrator)

Andrew Perry, (CPC)

Julie Lamarre, (Executive Director B.O.A)

Sharon Duan (Appellant)

Sean Wu (Appellant)

Jinghui Wu (Permit Holder)