



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

1650 Mission St.  
Suite 400  
San Francisco,  
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**SAN FRANCISCO  
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

# NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, February 22, 2017**  
 Time: **Not before 9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Variance (Rear Yard)**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>3851 Market Street</b>	Case No.: <b>2015-007232VAR</b>
Cross Street(s): <b>Alvarado / 23<sup>rd</sup> St.</b>	Building Permit: <b>2015.06.04.8162</b>
Block /Lot No.: <b>2777 / 009</b>	Applicant: <b>Felix Liu</b>
Zoning District(s): <b>RH-2 / 40-X</b>	Telephone: <b>(415) 517-4448</b>
Area Plan: <b>N/A</b>	E-Mail: <b><a href="mailto:FL1021@gmail.com">FL1021@gmail.com</a></b>

## PROJECT DESCRIPTION

The proposal seeks to legalize a 2-story deck structure at the rear of the building, with minor modifications including pulling the deck off the southern side property line by approximately 3.5 feet to align with the edge of the building.

**PER PLANNING CODE SECTION 134**, the subject property is required to maintain a rear yard of between 19.5' and 24' (given the irregular rear property line). The two-story deck proposed for legalization encroaches approximately 5' into the required rear yard; therefore a variance is required.

## ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2015-007232VAR.pdf>

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

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Andrew Perry** Telephone: **(415) 575-9017** E-Mail: **[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)**

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **On January 31<sup>st</sup>, 2017, the Department issued the required Section 311 notification for this project (expires February 2<sup>nd</sup>, 2017).**

## APPEAL INFORMATION

An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

# DECK ADDITION

## 3851 MARKET STREET SAN FRANCISCO, CA 94114

### SYMBOLS & ABBREVIATIONS

∅ &	DIAMETER AND	ID INT	INSIDE DIAMETER INTERIOR
ADD'L	ADDITIONAL		
ADJ	ADJACENT	JT	JOINT
A.F.F.	ABOVE FINISHED FLOOR		
ALT	ALTERNATIVE	LOC	LOCATION
BLDG.	BUILDING		
BLK	BLOCK	MAX	MAXIMUM
BLKG	BLOCKING	MB	MACHINE BOLT
BM	BEAM	MECH	MECHANICAL
BOT	BOTTOM	MFR.	MANUFACTURE
BTB	BACK TO BACK	MIN	MINIMUM
BTWN	BETWEEN	MISC.	MISCELLANEOUS
CANT.	CANTILEVER	(N)	NEW
CBC	CALIFORNIA BUILDING CODE	NO.	NUMBER
C.H.	CEILING HEIGHT	NTS	NOT TO SCALE
CC	CENTER TO CENTER	N.S.	NEAR SIDE
CJ	CONSTRUCTION JOINT		
CLR	CLEAR		
COL.	COLUMN	OC	ON CENTER
CONN.	CONNECTION	OD	OUTSIDE DIAMETER
CONT.	CONTINUED	OH	OPPOSITE HAND
CTR	CENTER	OPNG	OPENING
		OPP	OPPOSITE
D.	DRYER		
DBL	DOUBLE	PERP	PERPENDICULAR
DIA.	DIAMETER		
DIAG.	DIAGONAL		
DN	DOWN	REF	REFERENCE
DO	DITTO	REINF	REINFORCEMENT
DEMO.	DEMOLISH	REQD	REQUIRED
DET	DETAIL	REV	REVISION
DWG	DRAWING		
(E)	EXISTING	SCHED	SCHEDULE
EA.	EACH	SHT	SHEET
E.E.	EACH END	SIM	SIMILAR
E.F.	EACH FACE	SOG	SLAB ON GRADE
EL	ELEVATION	SPEC(S)	SPECIFICATION(S)
EQ	EQUAL	STD	STANDARD
E.S.	EACH SIDE	STL	STEEL
E.W.	EACH WAY	STOR.	STORAGE
EXT	EXTERIOR	STRUC	STRUCTURAL
E.O.D.	EDGE OF DECK	SYM.	SYMMETRICAL
E.O.S.	EDGE OF SLAB		
		T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE
		T.O.S.	TOP OF STEEL OR SLAB
		T.O.W.	TOP OF WALL
		TYP.	TYPICAL
FIN	FINISH(ED)		
FDN	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
FF	FINISH FLOOR		
FLR.	FLOOR		
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
F.S.	FAR SIDE		
FTG	FOOTING	VERT	VERTICAL
		V.I.F.	VERIFY IN FIELD
GA	GAGE		
GALV	GALVANIZED	W/	WITH
GB	GRADE BEAM	W/O	WITHOUT
		W.	WASHER
HDR	HEADER		

### GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS AND DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE OWNER OF THE DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES.
- CONTRACTOR TO REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OF OMISSIONS TO THE ENGINEER FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
- NO DEVIATION FROM THE CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES.
- ALL DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. ALLOW FOR THICKNESS OF FINISH.

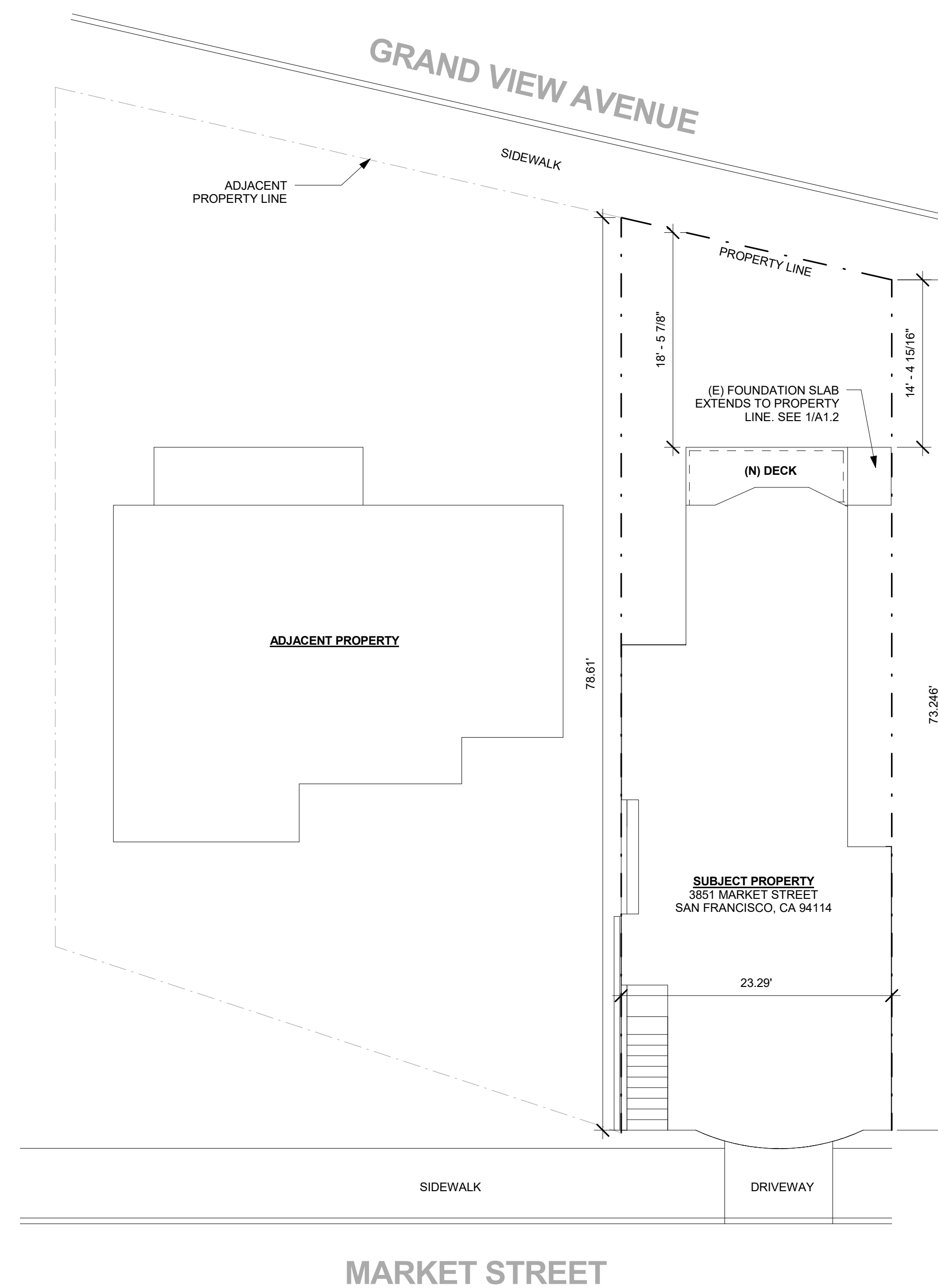
### CODE REFERENCE

ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE:

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 SAN FRANCISCO MUNICIPAL CODE

ALL WORK SHALL MEET TITLE 24, CALIFORNIA ADMINISTRATIVE CODE STANDARDS FOR CONSTRUCTION IN A SEISMIC ZONE. ANY PORTION OF THE WORK SHALL ALSO CONFORM TO THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION, CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND DOCUMENTS TO THE ATTENTION OF THE DESIGNER/DRAFTER IN WRITING. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND / OR ADDENDUM.

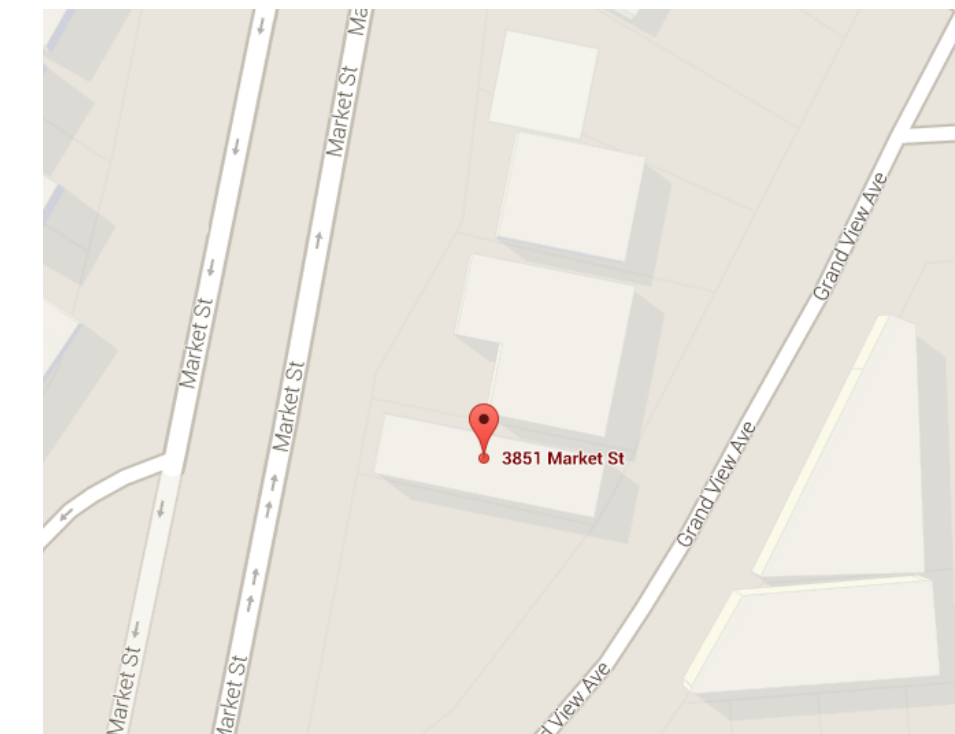
### SITE PLAN



### PROJECT DATA

LOCATION	3851 MARKET STREET SAN FRANCISCO, CA 94114
BLOCK NO.	2777
LOT NO.	009
CONSTRUCTION TYPE	V
NO. OF STORIES	2
NUMBER OF UNITS	1
OCCUPANCY CLASS	R-3
ZONING	RH-2

### VICINITY MAP



### PROJECT DESCRIPTION

SCOPE OF WORK INCLUDE(S):

TO COMPLY WITH NOTICE OF VIOLATION# 201313451

- CONSTRUCT (N) REAR DECKS AT GROUND FLOOR, & LOWER FLOOR
- REMOVE AND REPLACE RAILINGS AT LOWER FLOOR 2 AT (E) REAR FOUNDATION SLAB
- CONVERT (E) WINDOWS AT REAR OF GROUND FLOOR, & LOWER FLOOR TO 5' SLIDING GLASS DOORS.

### CONTRACTOR

CONTACT INFO.:  
PHONE :

### SHEET INDEX

A0.0	PROJECT INFORMATION
A0.1	NOTIFICATION MAP
A0.2	PHOTOS
A1.0	EXISTING & PROPOSED - 2ND & GRND FLOOR PLANS
A1.0	EXISTING & PROPOSED - L1 & L2 FLOOR PLANS
A2.0	ELEVATIONS
A2.1	ELEVATIONS (2)
A2.2	ELEVATIONS (3)
A3.0	SECTIONS
A3.1	SECTIONS (2)

1 (E) SITE PLAN  
1/8" = 1'-0"

DECK ADDITION

3851 MARKET STREET  
SAN FRANCISCO, CA 94114

ISSUED	DATE
REV01 - SF PLAN	9/1/16
REV02 - SF PLAN	10/23/16

### PROJECT TITLE

DECK  
ADDITION

3851 MARKET ST.  
SAN FRANCISCO, CA 94114

### FILE NO.

DRWN BY: F. LIU

DATE : 07/24/13

### CHK'D BY

PROJ. NO. 07242013.02

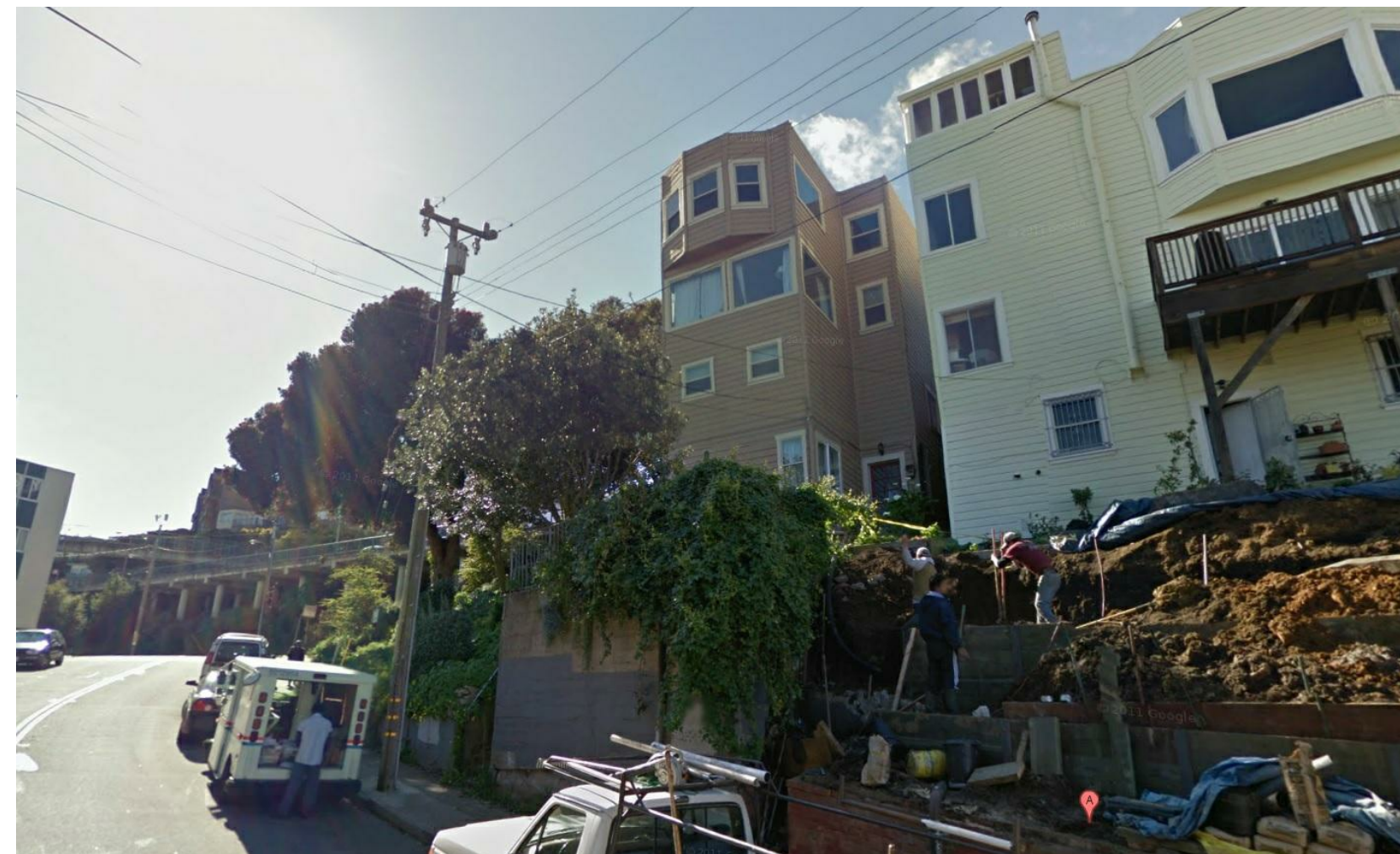
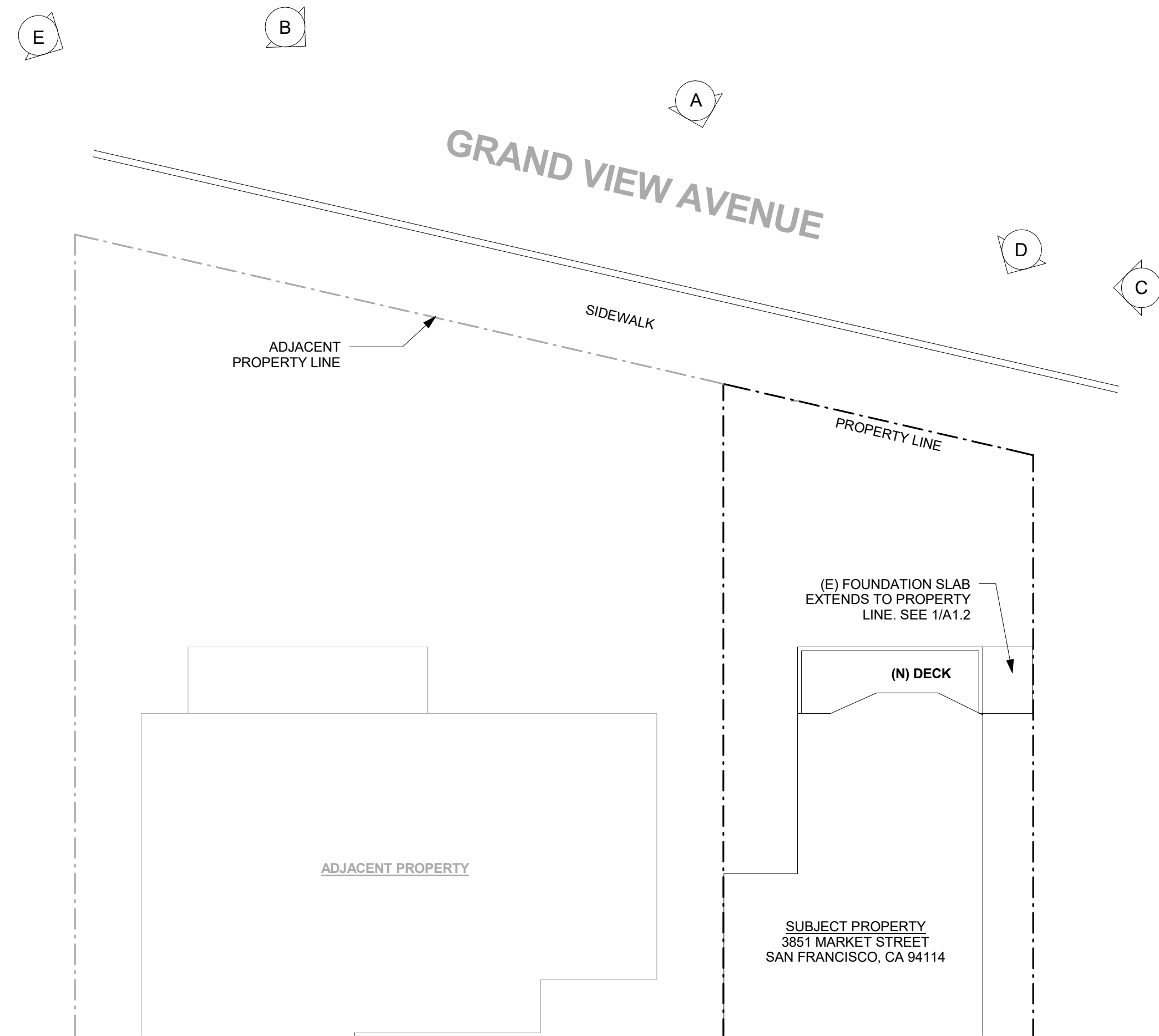
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### SHEET DESCRIPTION

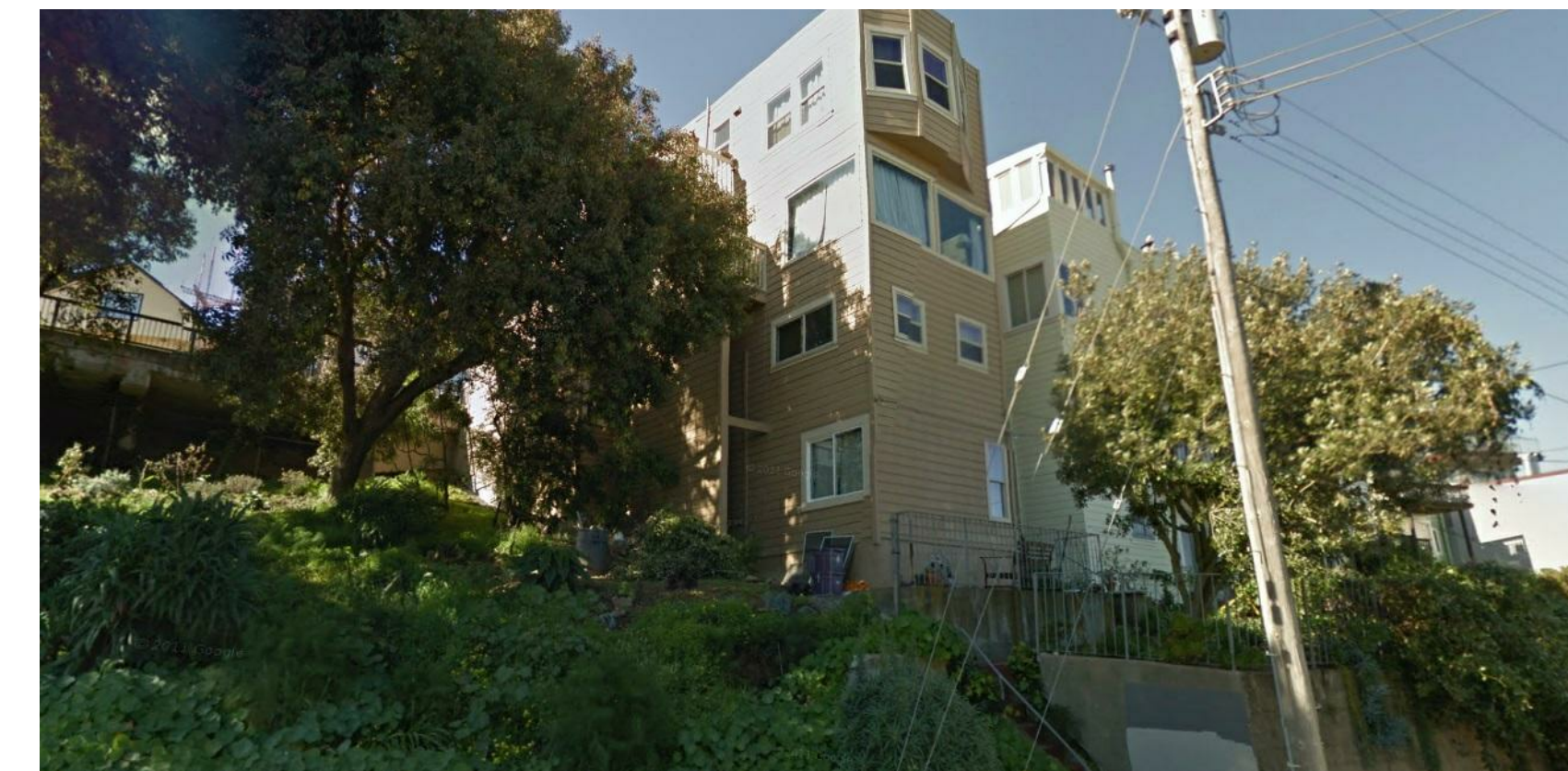
PROJECT  
INFO.

### SHEET NO.

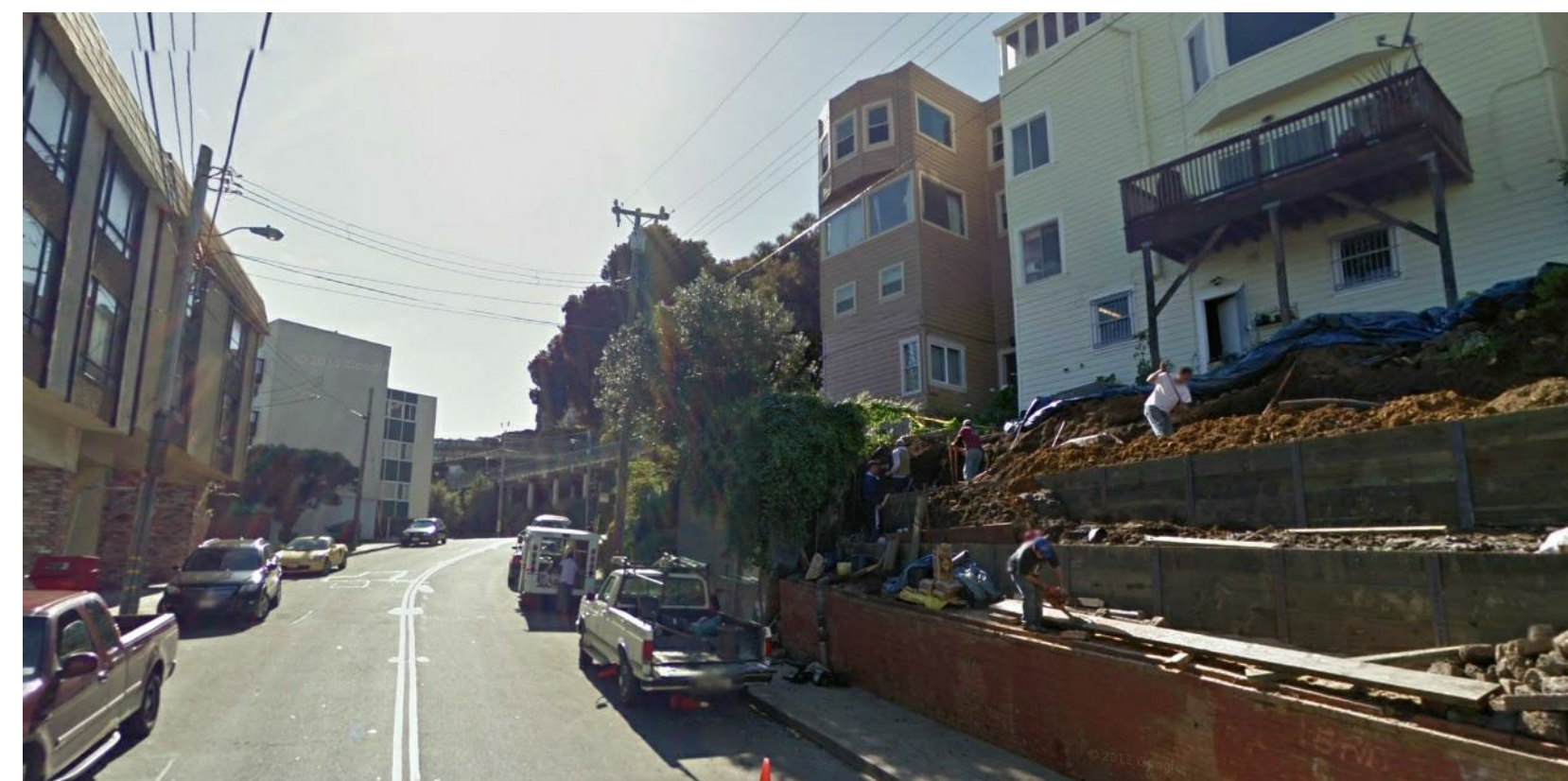
A0.0



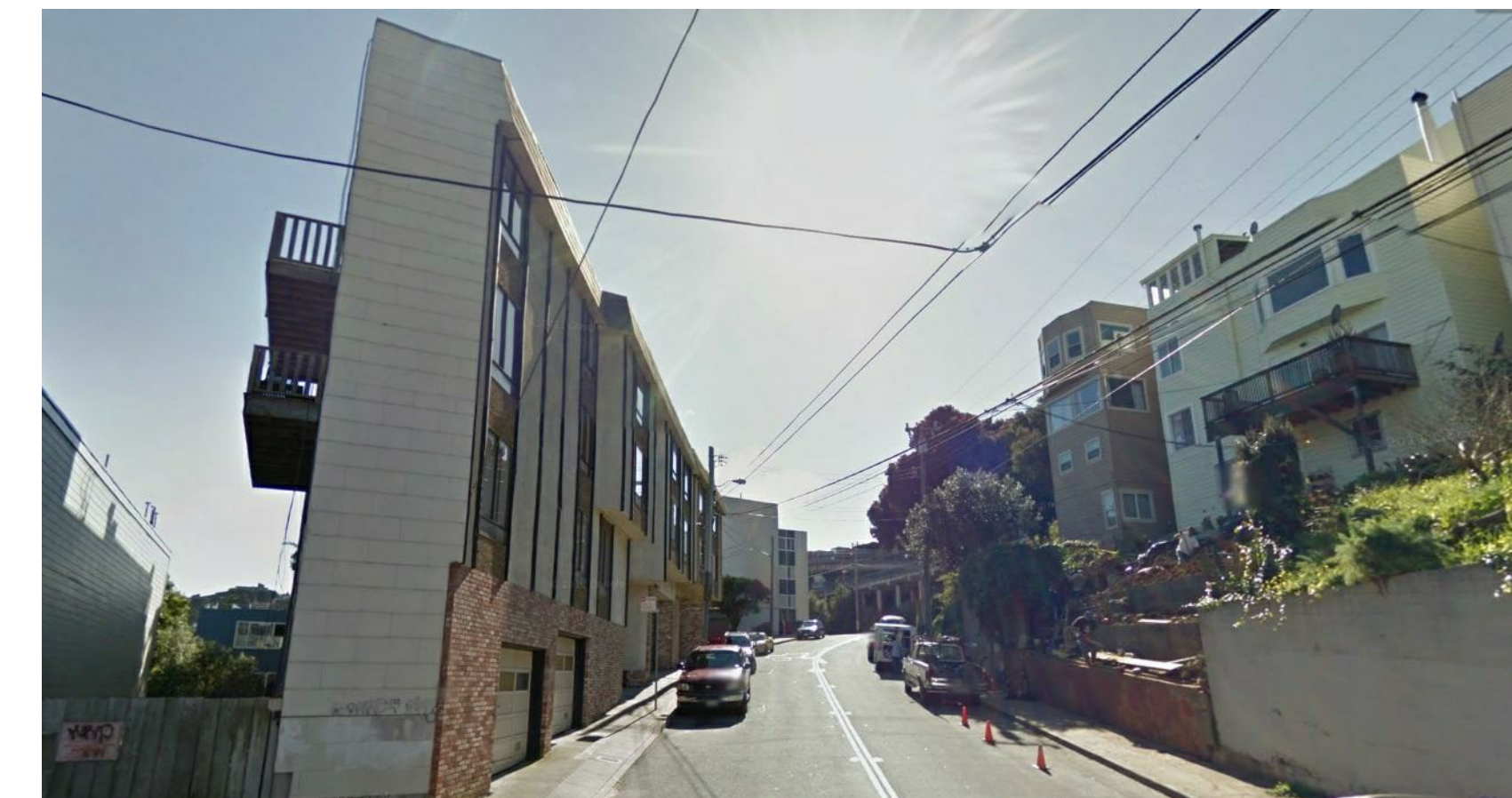
① VIEW A



① VIEW D



① VIEW B



① VIEW E



① VIEW C

**DECK ADDITION**  
3851 MARKET STREET  
SAN FRANCISCO, CA 94114

ISSUED	DATE
REV01 - SF PLAN	9/1/16
REV02 - SF PLAN	10/23/16

**PROJECT TITLE**

**DECK ADDITION**

3851 MARKET ST.  
SAN FRANCISCO, CA 94114

**FILE NO.**  
**DRWN BY:** F. LIU  
**DATE :** 04/15/14  
**CHK'D BY**  
**PROJ. NO.** 07242013.02  
**SCALE** 1/8" = 1'-0"

**SHEET DESCRIPTION**

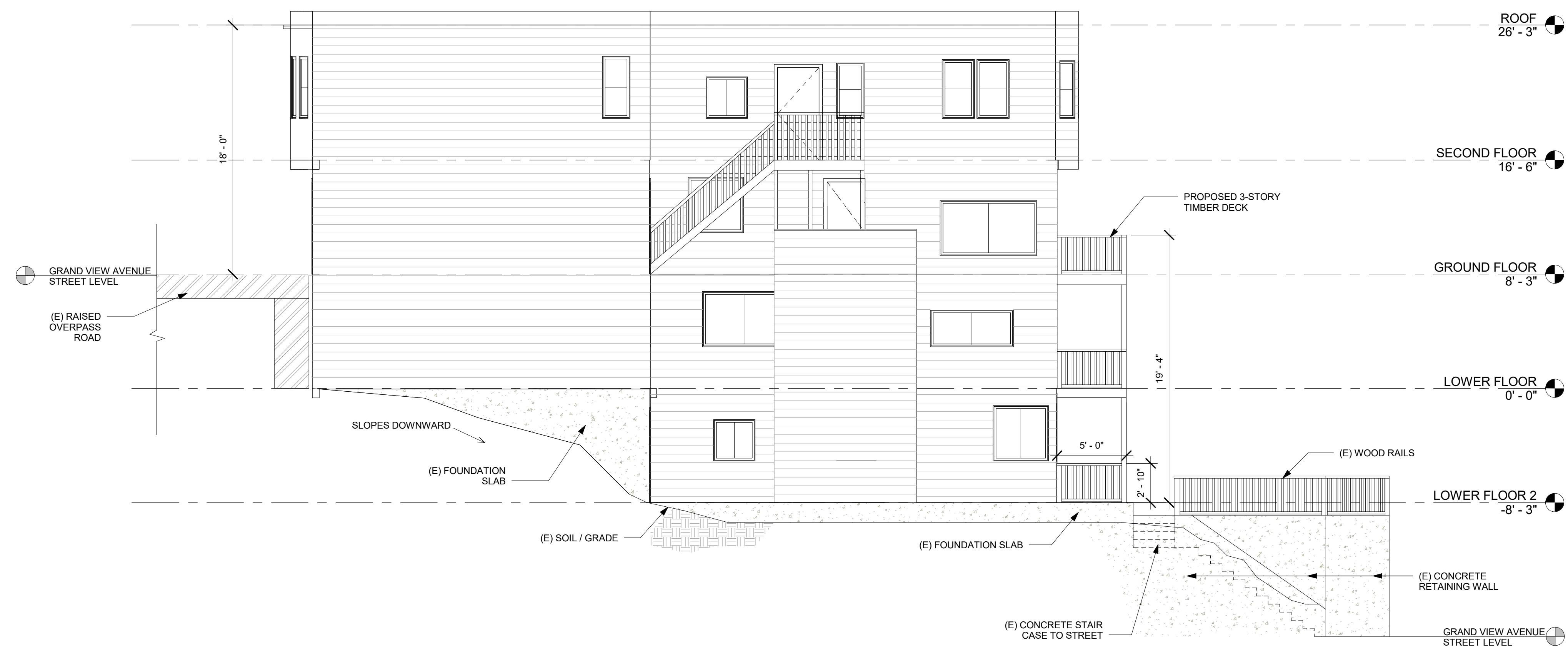
**PHOTOS**

**SHEET NO.**

**A0.2**



1 EXISTING SOUTH ELEVATION  
3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
3/16" = 1'-0"

**DECK ADDITION**  
3851 MARKET STREET  
SAN FRANCISCO, CA 94114

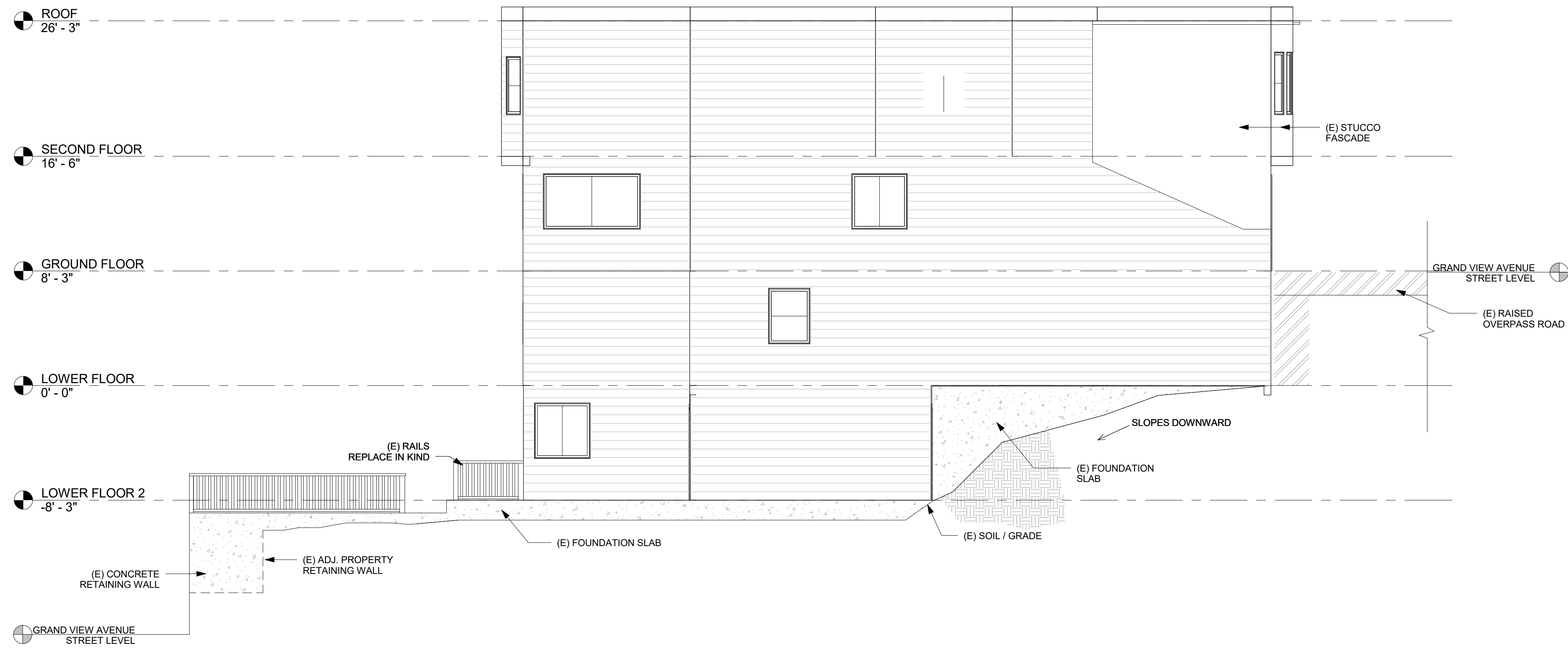
ISSUED	DATE
REV01 - SF PLAN	9/1/16
REV02 - SF PLAN	10/23/16

**PROJECT TITLE**  
**DECK ADDITION**  
3851 MARKET ST.  
SAN FRANCISCO, CA 94114

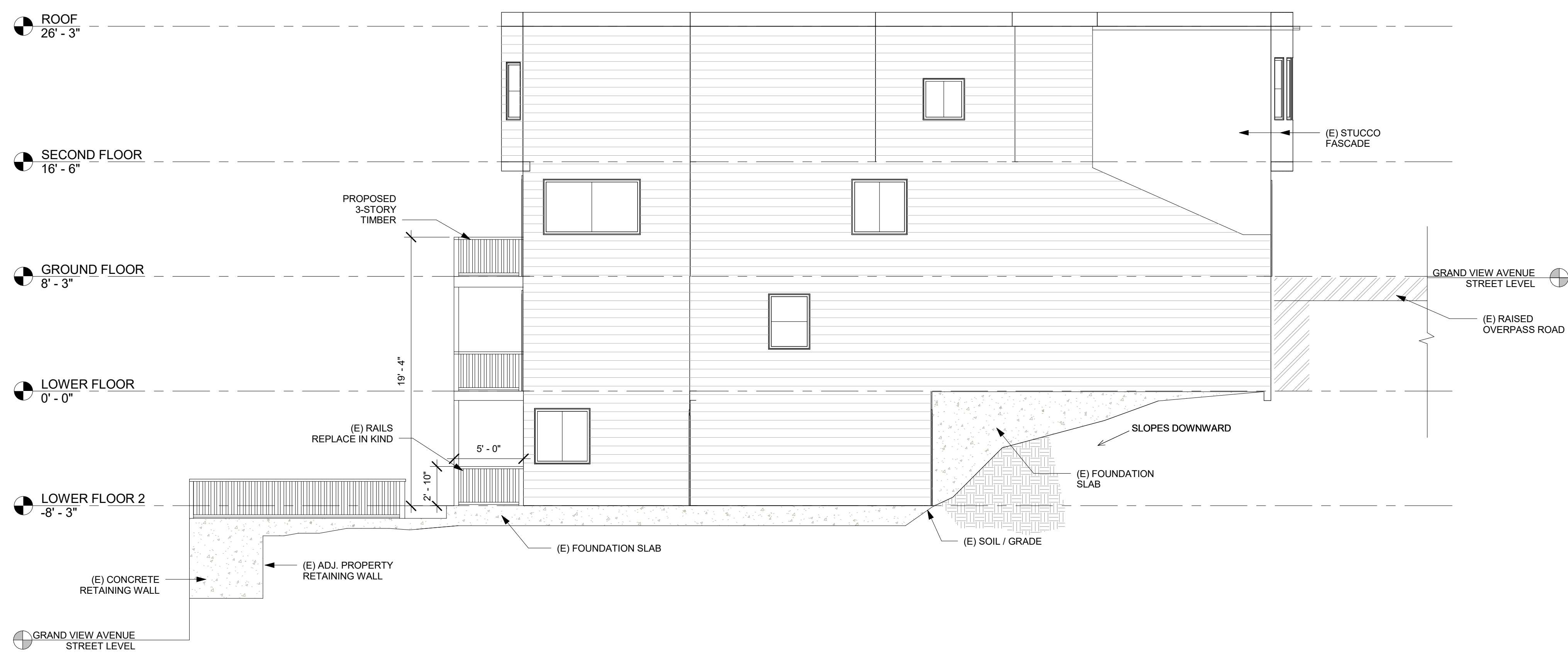
**FILE NO.**  
**DRWN BY:** F. LIU  
**DATE :** 04/15/14  
**CHK'D BY**  
**PROJ. NO.** 07242013.02  
**SCALE** 3/16" = 1'-0"

**SHEET DESCRIPTION**  
**ELEVATIONS**

**SHEET NO.**  
**A2.0**



1 EXISTING NORTH ELEVATION  
3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION  
3/16" = 1'-0"

**DECK ADDITION**  
3851 MARKET STREET  
SAN FRANCISCO, CA 94114

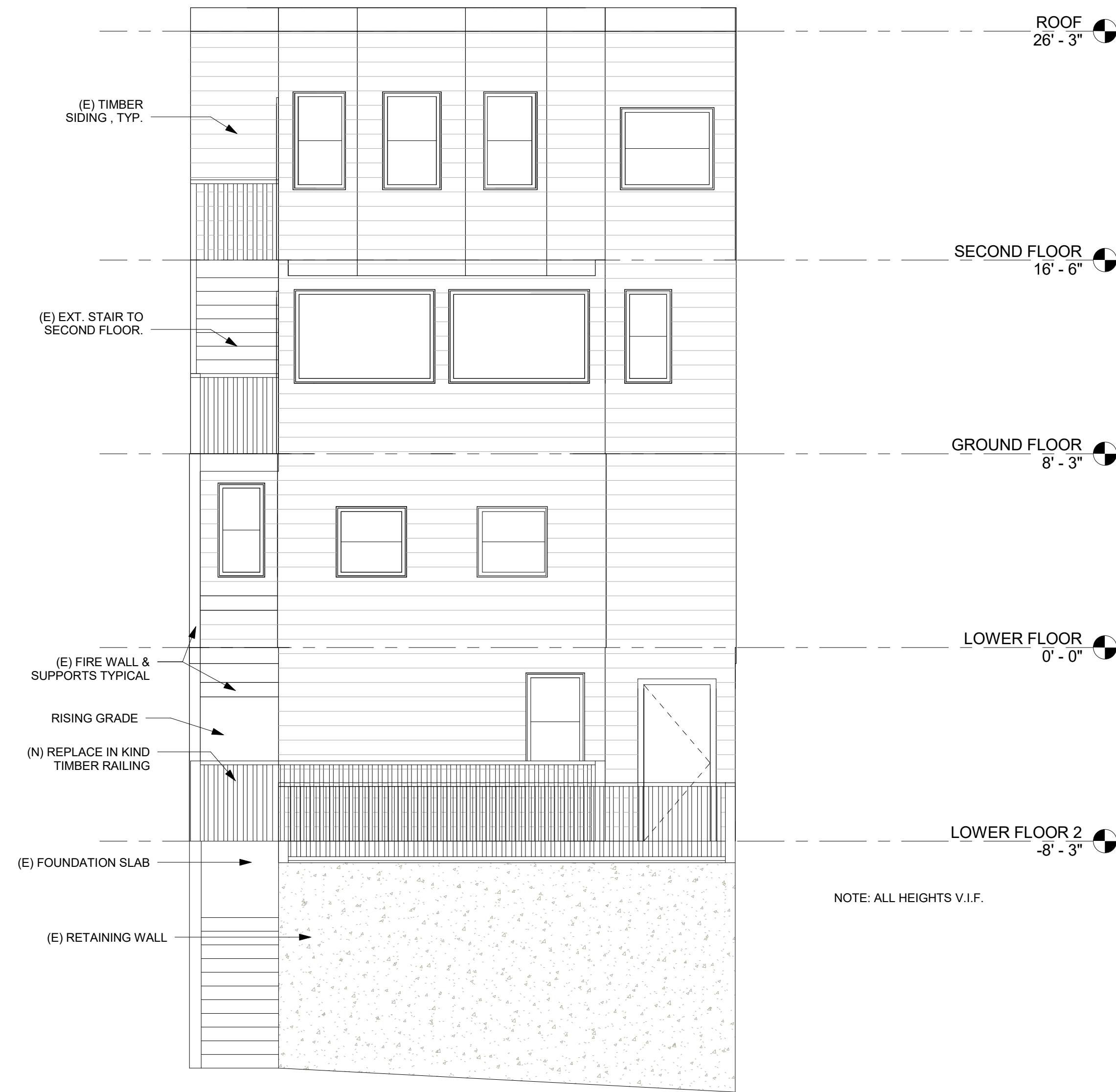
ISSUED	DATE
REV01 - SF PLAN	9/1/16
REV02 - SF PLAN	10/23/16

**PROJECT TITLE**  
**DECK ADDITION**  
3851 MARKET ST.  
SAN FRANCISCO, CA 94114

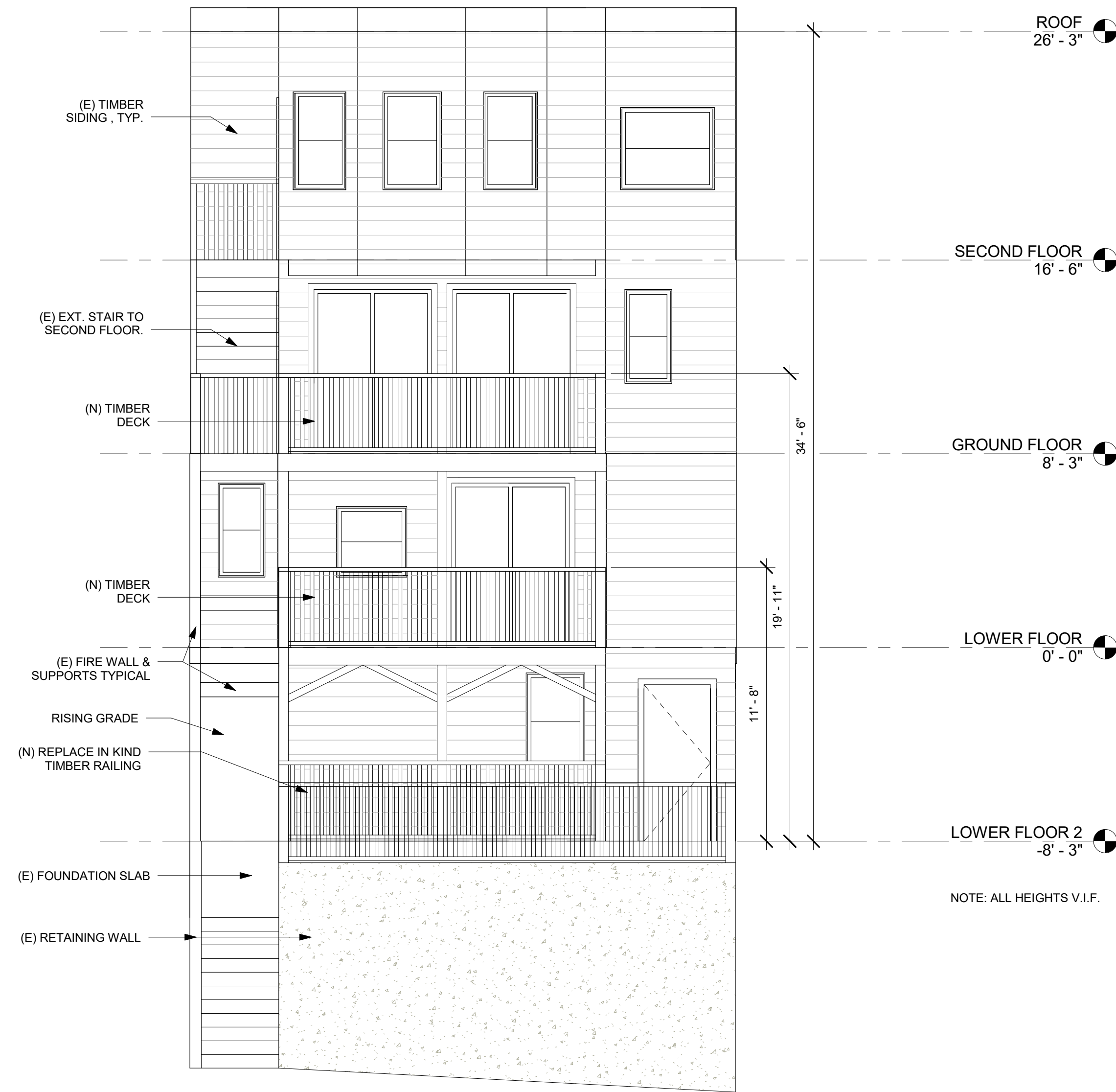
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DATE : 09/01/16  
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PROJ. NO. 07242013.02  
SCALE 3/16" = 1'-0"

**SHEET DESCRIPTION**  
**ELEVATIONS**  
**(2)**

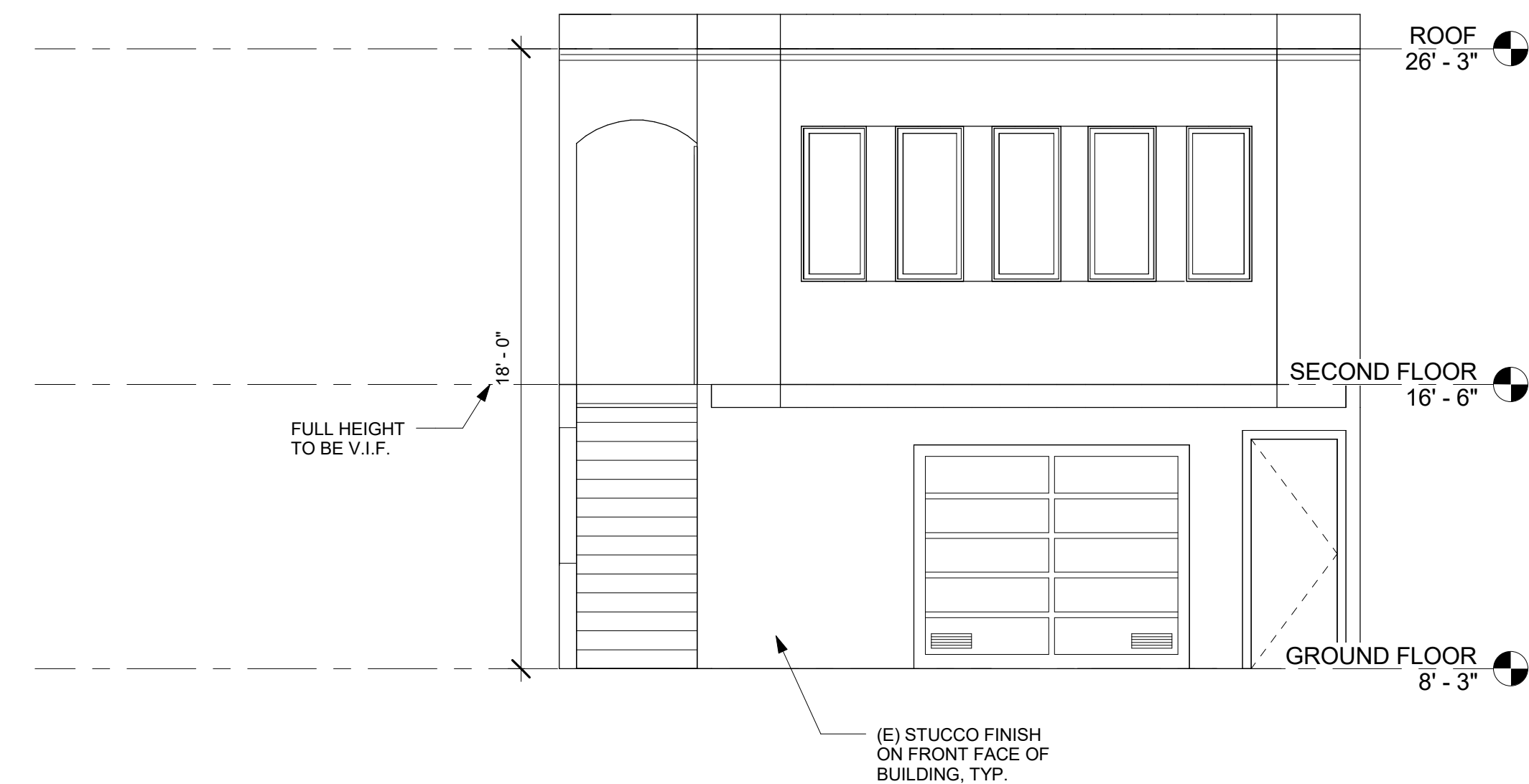
**SHEET NO.**  
**A2.1**



① EXISTING EAST ELEVATION  
1/4" = 1'-0"



② PROPOSED EAST ELEVATION  
1/4" = 1'-0"



③ EXISTING WEST ELEVATION  
1/4" = 1'-0"

**DECK ADDITION**  
3851 MARKET STREET  
SAN FRANCISCO, CA 94114

ISSUED	DATE
REV01 - SF PLAN	9/1/16
REV02 - SF PLAN	10/23/16

**PROJECT TITLE**  
**DECK ADDITION**

3851 MARKET ST.  
SAN FRANCISCO, CA 94114

**FILE NO.**

**DRWN BY:** F.LIU

**DATE :** 04/15/14

**CHK'D BY**

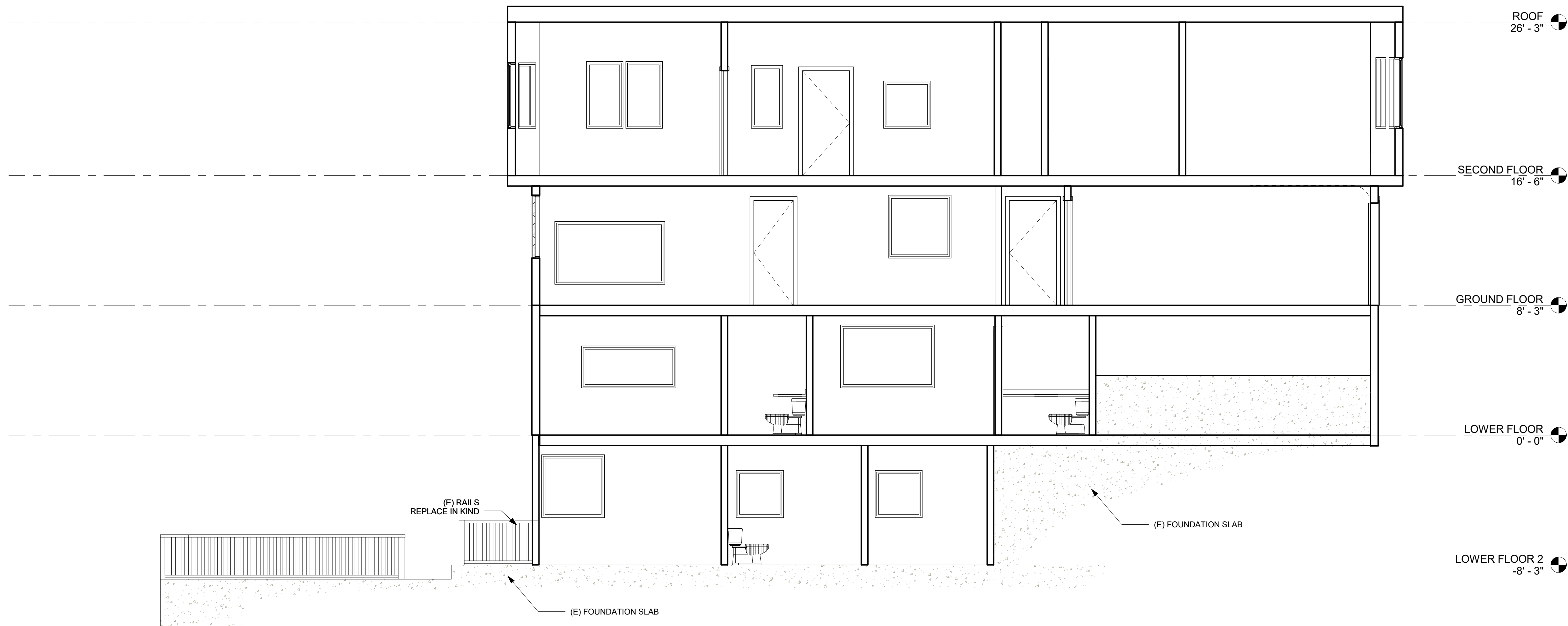
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**SCALE** 1/4" = 1'-0"

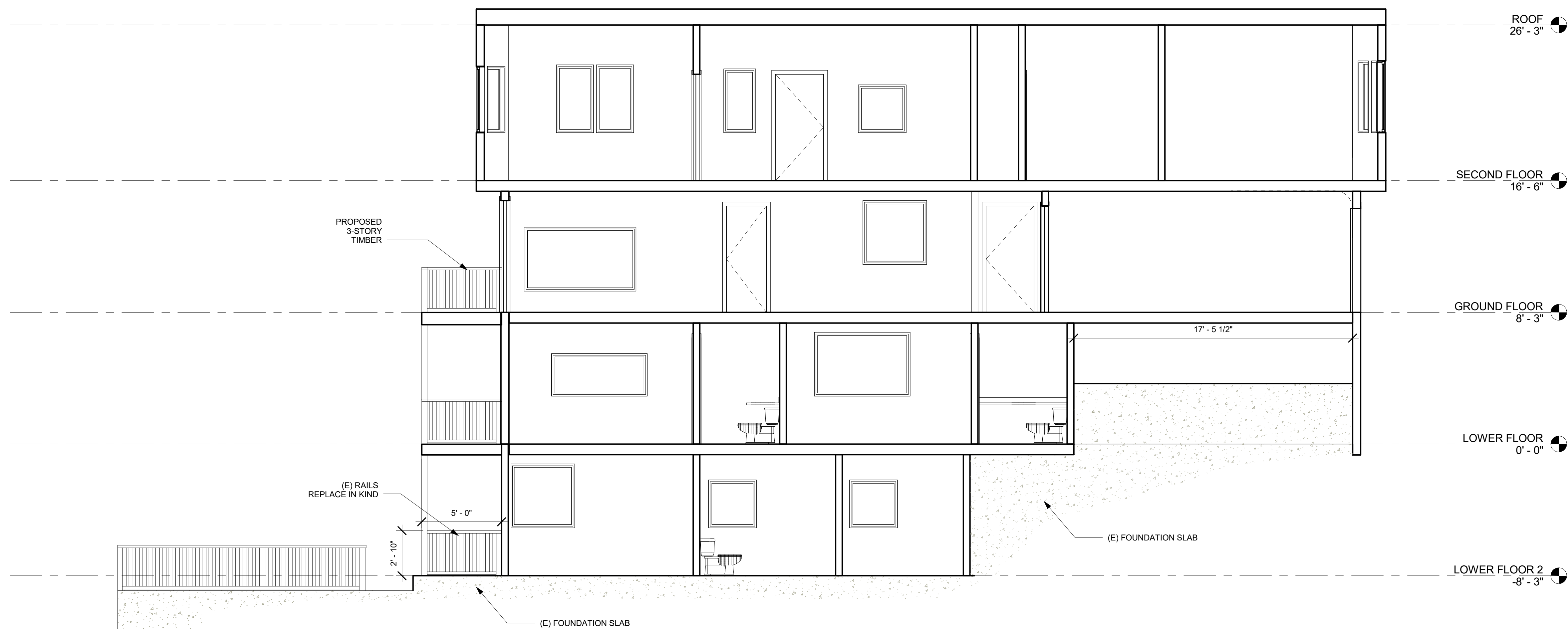
**SHEET DESCRIPTION**  
**ELEVATIONS (3)**

**SHEET NO.**  
**A2.2**





2 EXISTING SECTION A  
1/4" = 1'-0"



1 PROPOSED SECTION A  
1/4" = 1'-0"

**DECK ADDITION**

3851 MARKET STREET  
SAN FRANCISCO, CA 94114

ISSUED	DATE
REV01 - SF PLAN	9/1/16
REV02 - SF PLAN	10/23/16

**PROJECT TITLE**

**DECK  
ADDITION**

3851 MARKET ST.  
SAN FRANCISCO, CA 94114

**FILE NO.**

DRWN BY: F.LIU

DATE : 10/26/16

CHK'D BY

PROJ. NO. 07242013.02

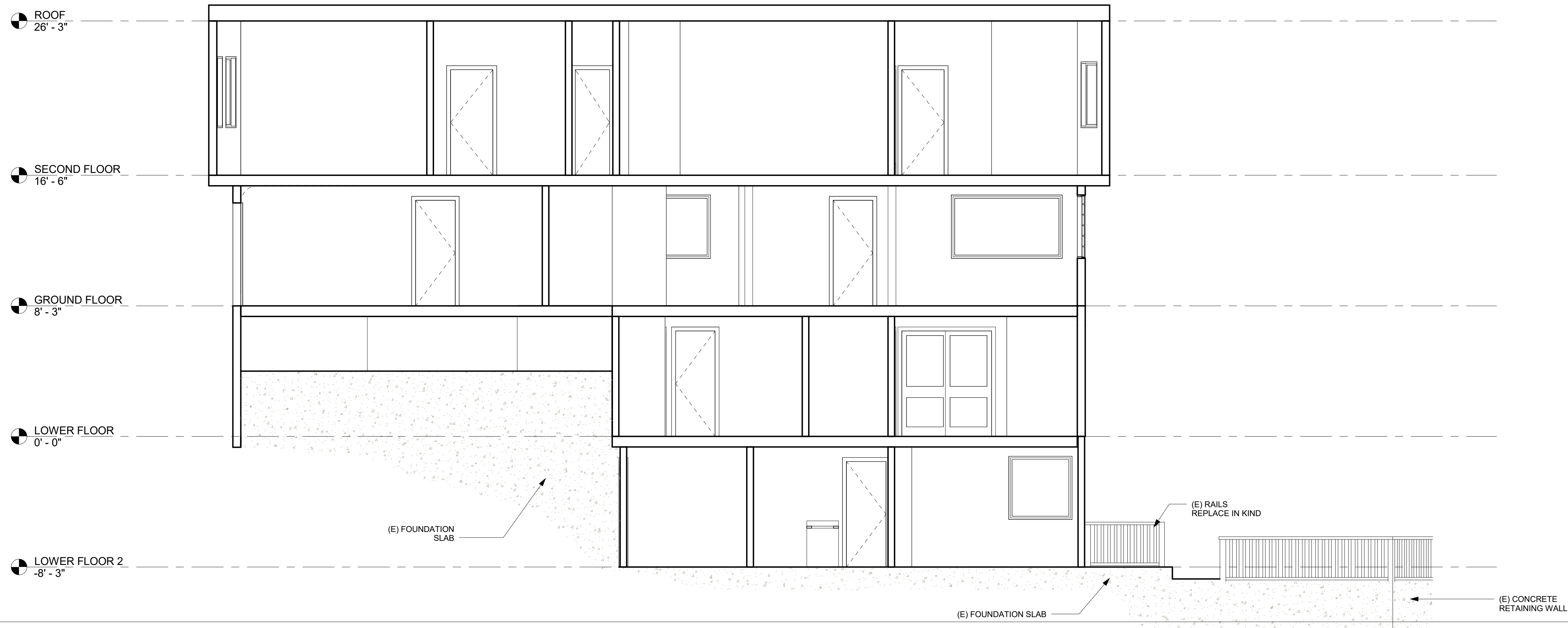
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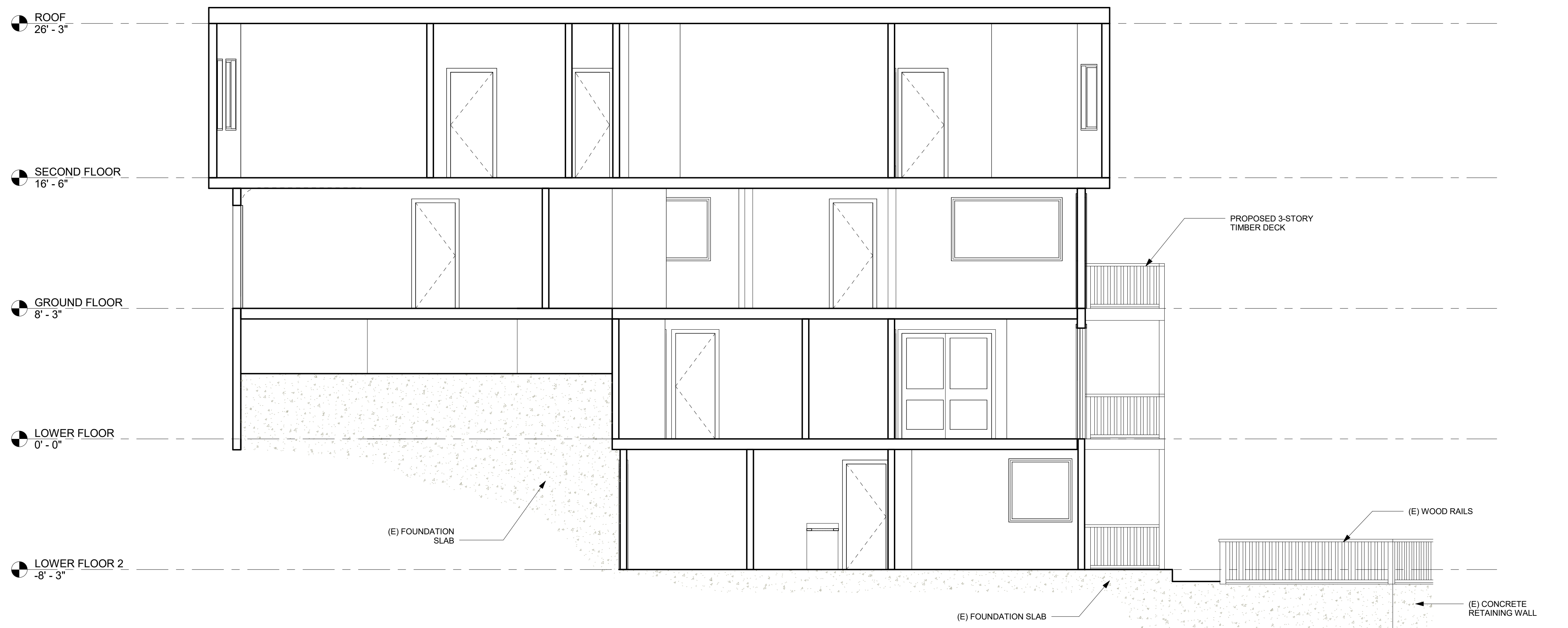
**SECTIONS**

**SHEET NO.**

**A3.0**



2 EXISTING SECTION B  
1/4" = 1'-0"



1 PROPOSED SECTION B  
1/4" = 1'-0"

**DECK ADDITION**  
3851 MARKET STREET  
SAN FRANCISCO, CA 94114

ISSUED	DATE
REV01 - SF PLAN	9/1/16
REV02 - SF PLAN	10/23/16

**PROJECT TITLE**  
**DECK ADDITION**  
3851 MARKET ST.  
SAN FRANCISCO, CA 94114

**FILE NO.**  
**DRWN BY:** F.LIU  
**DATE :** 10/23/16  
**CHK'D BY**  
**PROJ. NO.** 07242013.02  
**SCALE** 1/4" = 1'-0"

**SHEET DESCRIPTION**  
**SECTIONS (2)**

**SHEET NO.**  
**A3.1**