

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

MEETING MINUTES – WEDNESDAY, OCTOBER 8, 2025

REGULAR MEETING (IN-PERSON AND REMOTE ACCESS VIA ZOOM)

5:00 P.M., CITY HALL, ROOM 416, ONE DR. CARLTON B. GOODLETT PLACE

PRESENT: President John Trasviña, Commissioner Rick Swig and Commissioner Rebecca Saroyan.

Jesse Mainardi, Deputy City Attorney, Office of the City Attorney (CAT); Corey Teague, Zoning Administrator, Planning Department (PD); Joseph Ospital, Senior Building Inspector, Department of Building Inspection (DBI); Philip Chan, Plan Review Engineer, DBI; Chris Buck, Urban Forester, San Francisco Public Works, Bureau of Urban Forestry (SFPW-BUF); Dan Mauer, Project Manager, Capital Improvement Division, San Francisco Recreation and Parks Department (REC); Julie Lamarre, Executive Director; Alec Longaway, Legal Assistant.

ABSENT: Vice President Jose Lopez.

(1) PUBLIC COMMENT

At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to three minutes. At the discretion of the Board President, public comment and remote public participation may be limited to two minutes per person. If it is demonstrated that public comment and remote public participation will cumulatively exceed 15 minutes, the President may continue Public Comment and/or remote public participation to another time during the meeting.

SPEAKERS: None.

(2) COMMISSIONER COMMENTS & QUESTIONS

SPEAKERS: President Trasviña welcomed everyone to the hearing and thanked staff, the departments and colleagues for their time, expertise and dedication to the items on the agenda. He stated that the Board members were prepared to hear from the parties and public. President Trasviña gave a brief update on the Commission Streamlining Taskforce and noted that the Commission may be recommending to the Board of Supervisors that the Board of Appeals absorb appeals from other commissions.

Commissioner Saroyan thanked President Trasviña for his summary.

PUBLIC COMMENT: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of September 24, 2025 minutes.

ACTION: Upon motion by President Trasviña, the Board vote 3-0-1 (Vice President Lopez absent) to adopt the September 24, 2025 minutes.

PUBLIC COMMENT: None.

(4) REHEARING REQUEST FOR APPEAL NO. 25-029

Subject property at 1077 Fell Street. Soumya Sastry, Appellant, is requesting a rehearing of Appeal No. 25-029, SOUMYA SASTRY vs. DEPT. OF BUILDING INSPECTION decided September 3, 2025. At that time, upon motion by Vice President Lopez, the Board voted 4-0 to deny the appeal and uphold the permit on the basis it was properly issued. **Permit Holder:** Steven Huang. **Permit Description:** Revisions for approved permit application 2024/0517/2393; structural work-approved plan set inaccurately showed the rear wall dimensions; new architectural/structural plans show correct dimensions; minor structural revision. **Permit No.:** 2025/0626/9586.

ACTION: Upon motion by Commissioner Swig, the Board voted 3-0-1 (Vice President Lopez absent) to deny the request on the basis that there was neither new evidence nor manifest injustice. The Board further encouraged the parties and DBI to review the calculations provided by the appellant's structural engineer when it comes time to revise the permit.

SPEAKERS: Soumya Sastry, requestor; Detlev Doring, agent for requestor; Steven Huang, permit holder; Joseph Ospital, DBI; Philip Chan, DBI.

PUBLIC COMMENT: None.

(5) APPEAL NO. 25-028

PACIFIC TOWNHOUSE ASSOCIATION, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	2518 Buchanan Street. Appealing the ISSUANCE on July 10, 2025, to Hestia Trust 2001, of an Alteration Permit (To comply with NOV No. 202538518 repair in kind existing fence and existing roof deck). PERMIT NO. 2025/0710/0533. FOR HEARING TODAY. Note: On September 3, 2025, upon motion by President Trasviña, the Board voted 4-0 to continue this Item to October 8, 2025 at the request of the parties.
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ACTION: Upon motion by President Trasviña, the Board voted 3-0-1 (Vice President Lopez absent) to deny the appeal and uphold the permit on the basis that it is code compliant.

SPEAKERS: Marina Pitts, attorney for appellant; Luke Garvey, attorney for permit holder; Garrett O'Donoghue, agent for permit holder; Corey Teague, PD; Joseph Ospital, DBI.

PUBLIC COMMENT: None.

(6) APPEAL NO. 25-007

TENDERLOIN TREE CAMPAIGN, Appellant(s) vs. SAN FRANCISCO PUBLIC WORKS, BUREAU OF URBAN FORESTRY, Respondent	50 United Nations Plaza. Appealing the ISSUANCE on January 28, 2025, to Tenderloin Tree Campaign, of a Public Works Order (Public Works was asked to evaluate the condition of the trees at United Nations Plaza by the Recreation and Park Department which manages some surrounding areas. Public Works maintains the trees in the public right-of-way and staff determined that three trees are in poor health and a hazard. The recommendation is to remove three street trees and replace them with fourteen, 24" box size trees). ORDER NO. 211379. FOR HEARING TODAY.
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ACTION: Upon motion by Commissioner Saroyan, the Board voted 3-0-1 (Vice President Lopez absent) to deny the appeal and uphold the order on the basis that it was properly issued. The Board further strongly recommended that: (1) the Recreation & Parks Department recognize Michael and John Nulty for their service to San Francisco in terms of their advocacy on behalf of the trees; and (2) the Recreation & Parks Department plant, irrigate and protect ten new, 48-inch box size trees, five of these trees to be located adjacent to the Asian Art Museum and five on United Nations Plaza. The Board also requested that the Executive Director calendar an Item in the future so that the commissioners may consider drafting a letter to the Board of Supervisors which addresses the fact that the Recreation & Parks Department intentionally removed the three trees prior to the expiration of the Order's 15-day appeal window.

SPEAKERS: Joshua Klipp, attorney for appellant; Dan Mauer, REC; Chris Buck, SFPW-BUF; John Nulty, agent for appellant.

PUBLIC COMMENT: Michael Nulty and Bunny spoke in support of the appellant.

(7) APPEAL NO. 25-033

JESSICA MYRA and MEHMET OZBEK, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	589-591 Connecticut Street. Appealing the ISSUANCE on August 15, 2025, to Eric Hole, of an Alteration Permit (remodel existing two-unit building, including a horizontal addition at the rear, conversion of the existing unconditioned basement to habitable space, expansion of a portion of the first floor to accommodate a new entry for the lower unit, and upgrade of all building systems). PERMIT NO. 2023/10/23/9219. FOR HEARING TODAY.
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ACTION: Upon motion by Commissioner Saroyan, the Board voted 3-0-1 (Vice President Lopez absent) to continue this matter to November 19, 2025, to allow the permit holder time to revise the plans so that they are complete and code compliant.

SPEAKERS: Mehmet Ozbek, appellant; Jessica Myra, appellant; Eric Jacobs, agent for permit holder; Corey Teague, PD; Joseph Ospital, DBI.

PUBLIC COMMENT: None.

(8) APPEAL NO. 25-032

GABE POLK and LEAH SCHRAGA, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	466 Elizabeth Street. Appealing the ISSUANCE on August 25, 2025, to Elizabeth Home LLC, of an Alteration Permit (add new roof deck to existing Permit Application No. 2019-0603-2332; new stair to roof, new railings (glass); new decking; roof deck area is proposed 496 square feet). PERMIT NO. 2025/04/24/5190. FOR HEARING TODAY. Note: On September 3, 2025, upon motion by President Trasviña, the Board voted 4-0 to continue this Item to October 8, 2025 at the request of the parties.
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ACTION: Upon motion by President Trasviña, the Board voted 3-0-1 (Vice President Lopez absent) to continue this matter to October 29, 2025, due to the late hour of the meeting.

SPEAKERS: None.

PUBLIC COMMENT: None.

(9) SPECIAL ITEM

Discussion and Possible Action: The Commission Streamlining Taskforce solicited feedback from the Board of Appeals about operational improvements that the Board of Appeals and other commissions might benefit from. This will be an opportunity to discuss what works well and to identify opportunities for improvement. Feedback will inform potential recommendations for the Commission Streamlining Task Force to consider at later meetings.
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SPEAKERS: Given the late hour, the Executive Director suggested that in lieu of hearing this Item, the commissioners could email her in their individual capacity, if they had feedback for the Commission Streamlining Task Force. The Executive Director would thereafter forward any feedback to the Commission Streamlining Task Force. President Trasviña agreed with this approach.

PUBLIC COMMENT: None.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting 10:24 p.m.

The supporting documents for this meeting can be found at the following link:
<https://www.sf.gov/meeting-20251008-board-of-appeals-hearing-october-8-2025>

A video of this meeting, can be found at the following link:

https://sanfrancisco.granicus.com/player/clip/50919?view_id=6&redirect=true