

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

MEETING MINUTES – WEDNESDAY, MARCH 11, 2026

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, Vice President Rebecca Saroyan, and Commissioner Jose Lopez.

Jesse Mainardi, Deputy City Attorney, Office of the City Attorney (CAT); Manu Pradhan, Deputy City Attorney, CAT; Joseph Ospital, Senior Building Inspector, Department of Building Inspection (DBI); Carey McElroy, DBI; Jimmy Cheung, Structural Review Manager, DBI; Gregory Slocum, Commercial Permit Manager, San Francisco Public Works, Bureau of Street Use and Mapping (SFPW-BSM); Kyle Thomas, Manager of Port Security, Port of San Francisco (PRT); Kaitlyn Azevedo, Deputy Director of the San Francisco Entertainment Commission (EC); Julie Lamarre, Executive Director; Alec Longaway, Legal Assistant.

ABSENT: Commissioner Robin Abad Ocubillo.

(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. He assured the parties and the public that the Board had reviewed the materials and that it would do its best to provide decisions in the interest of justice and in compliance with the law.

PUBLIC COMMENT: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of the March 4, 2026 minutes.

ACTION: Upon motion by President Trasviña, the Board voted 3-0-1 (Commissioner Abad absent) to adopt the March 4, 2026 minutes as amended by President Trasviña.

PUBLIC COMMENT: None.

ITEMS (4A) AND (4B) SHALL BE HEARD TOGETHER

(4A) APPEAL NO. 25-056

<p>MARCO FARINA and GIULIA MAZZA, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>850 Corbett Avenue. Appealing the ISSUANCE on December 4, 2025, to John Orlando, of an Alteration Permit (Unit #1: correct Notice of Violation #202545537 and #202545865, legalize an existing 7'7" tall wood fence at the rear terraces at the first floor; correcting unpermitted electrical lighting installed in common areas; fence length 13' 6"). PERMIT NO. 2025/1125/0412. FOR HEARING TODAY. Note: On January 30, 2026, these matters was rescheduled from February 11, 2026 to February 18, 2026. It was necessary to reschedule these cases because the February 11, 2026 meeting was cancelled due to a lack of a quorum. On February 18, 2026, it was necessary to reschedule these Items to March 11, 2026 due to a lack of a quorum.</p>
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(4B) APPEAL NO. 25-057

<p>MARCO FARINA and GIULIA MAZZA, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>850 Corbett Avenue. Appealing the ISSUANCE on December 4, 2025, to Debra Leong, of an Alteration Permit (Unit #2: correct Notice of Violation #202545537 and #202545865, legalize an existing 7'7" tall wood fence at the rear terraces at the first floor; correcting unpermitted electrical lighting installed in common areas; fence length 13' 6"). PERMIT NO. 2025/1125/0415. FOR HEARING TODAY. See Note in 4(A) above.</p>
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ACTION: None.

SPEAKERS: Executive Director Lamarre announced that these matters were being rescheduled to March 25, 2026, because of a lack of a quorum (Commissioner Abad was absent and Vice President Saroyan would need to recuse herself from hearing these cases).

PUBLIC COMMENT: None.

ITEMS (5A) AND (5B) SHALL BE HEARD TOGETHER

(5A) APPEAL NO. 25-049

<p>SOUMYA SASTRY, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>1077 Fell Street.</p> <p>Appealing the ISSUANCE on November 14, 2025, to Steven Huang, of an Alteration Permit (recommencement and completion of work approved under: (1) PA# 202304266513 (work on lower unit-kitchen & bath remodel in kind; replace ceiling cans in kind (maintain one-hour rated ceiling); upgrade one subpanel-plumbing as needed; no changes to floor layout; no changes to wall layout; no structural work), and (2) PA #202306099711 (revision to 202304266513 layout change to existing bathroom & kitchen; replace two windows (like for like and not visible from street); lighting upgrade in Kitchen and dining room)). PERMIT NO. 2025/11/14/9676.</p> <p>FOR FURTHER CONSIDERATION</p> <p>Note: On January 14, 2026, upon motion by Commissioner Saroyan the Board voted 3-0-1 (Commissioner Lopez absent) to continue these appeals to February 11, 2026, so that the Department of Building Inspection can provide a factual chart of the permits and the underlying facts and circumstances as specified by Commissioner Abad: A list for each permit which includes the following information: the date the permit application was submitted, the date the permit was issued, the anticipated date of permit expiration, the date that the permit was extended and/or recommenced, an explanation of the timeline impacts for any recommencements or extensions</p> <p>January 29, 2026: It was necessary to reschedule these Items to March 4, 2026 because the February 11, 2026 meeting was cancelled due to a lack of a quorum. On March 4, 2026, upon motion by Vice President Saroyan, the Board voted 3-0-1 (Commissioner Abad absent) to continue these Items to March 11, 2026 for the following reasons: So that Jimmy Cheung, the engineer from DBI who has been reviewing the project, can address the Board; the parties can review the permit issued on March 4, 2026 (#2026/0112/3696); the Board and the parties can learn if the March 4, 2026 permit has any impact on the permits that are the subject of Appeal Nos. 25-049 & 25-050; and to get an opinion from the City Attorney on whether the inspections for the permits being recommenced are still valid.</p>
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(5B) APPEAL NO. 25-050

<p>SOUMYA SASTRY, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>1077 Fell Street.</p> <p>Appealing the ISSUANCE on November 14, 2025, to Steven Huang, of an Alteration Permit (recommencement and completion of work approved under: (1) PA# 202309267475 (revision to 202306099711; upgrade structural under dining room & bathroom; replace floor joists, new footing), and (2) PA #202405172393 (revision to 202304266513; existing bathroom layout changed; existing kitchen layout changed; addition-lighting upgrade whole unit; replace two windows like to like, not visible from street; refer to PA# 202306099711 & 202309267475). PERMIT NO. 2025/11/14/9677. FOR FURTHER CONSIDERATION. See Note in (5A) above.</p>
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ACTION: Upon motion by Vice President Saroyan, the Board voted 3-0-1 (Commissioner Abad absent) to deny the appeals and uphold the permits on the basis that they were properly issued.

SPEAKERS: Joseph Ospital, DBI; Jimmy Cheung, DBI; Soumya Sastry, appellant; Steven Huang, permit holder; Kathleen Gevertz, agent for permit holder.

PUBLIC COMMENT: None.

(6) APPEAL NO. 25-040

<p>SAVIOR MICALLEF, Appellant(s)</p> <p>vs.</p> <p>SAN FRANCISCO PUBLIC WORKS, BUREAU OF STREET USE & MAPPING, Respondent</p>	<p>(Revocation of Street Vendor Permit). Appealing the ISSUANCE on September 18, 2025, to Savior Micallef, of a Public Works Order (Revocation of Street Vendor Permit No. 25VDR-00012 because of a history of non-compliance and violation of City rules and regulations beginning on October 7, 2023). ORDER NO. 212110. FOR HEARING TODAY. Note: On November 5, 2025, upon motion by President Trasviña, the Board voted 4-0 to continue this matter to December 17, 2025, given the late hour. The Board further asked the parties to submit briefs addressing the following: (1) The notice provided to the permit holder for the underlying hearing and the Board of Appeals hearing, (2) what transpired at the underlying hearing, (3) the process of the hearing officer's recommendation to the Department (including what was communicated to the permit holder at the underlying hearing), (4) the notice given to the permit holder after the hearing officer made a decision, (5) whether a suspension can be imposed instead of a revocation and the impact a suspension would have on the permit (with an explanation of the logistics of a suspension), and (6) logs of all communications that Public Works had with the permit holder about the revocation hearing process. November 21, 2025: This matter was rescheduled at the initiation of the Board Office and with the agreement of the parties from December 17, 2025 to January 14, 2026 (it was necessary due to a busy calendar on December 17, 2025). On December 18, 2025, the matter was rescheduled to January 28, 2026, at the initiation of the Board Office and with the agreement of the parties, due to a busy calendar on January 14, 2026. January 28, 2026: Upon motion by President Trasviña, the Board voted 3-1 (Commissioner Abad dissented) to continue this matter to March 11, 2026 so that Public Works could provide the following information: (1) A chart enumerating the violations (dates, types of violations and facts supporting the violations) and the amounts of the penalties; the chart should specify if the fines were paid and when they were paid; (2) A legal analysis as to whether multiple charges issued at once are considered a single violation or multiple violations for the purposes of the ordinance (Public Works Code, Article 5.9, Section 5.9-11); and (3) the legal authority for the officers to depart from the fine schedule that is in the ordinance.</p>
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ACTION: Upon motion by President Trasviña, the Board voted 3-0-1 (Commissioner Abad absent) to grant the appeal and overturn the revocation of the permit on the basis that Public Works did not

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establish that the Director had authority under Public Works Code Section 5.9-11(c)(1)(D) to revoke or suspend the vendor's permit.

SPEAKERS: Gregory Slocum, SFPW-BSM; Savior Micallef, appellant.

PUBLIC COMMENT: None.

(7) APPEAL NO. 26-006

STAN FEINSOD, Appellant(s) vs. ENTERTAINMENT COMMISSION, Respondent	311 3rd Street. Appealing the ISSUANCE on February 4, 2026, to 311 Third Street LLC, of a Place of Entertainment Permit (Indoor entertainment allowed Friday-Saturday and up to 4 other times per month until 2:00 a.m.). PERMIT NO. EC-1906 POE. FOR HEARING TODAY.
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ACTION: Upon motion by Commissioner Lopez, the Board voted 3-0-1 (Commissioner Abad absent) to deny the appeal and uphold the permit on the basis that it was properly issued.

SPEAKERS: Deputy City Attorney Mainardi announced that he would recuse himself from hearing this matter due to a professional relationship with the appellant. He left the meeting before the matter started and was replaced by Deputy City Attorney Manu Pradhan who appeared remotely; Stan Feinsod, appellant; Kingston Wu, agent for permit holder; Kaitlyn Azevedo, EC.

PUBLIC COMMENT: Peter Hartman, Mary Lao and Vikki Hart spoke in support of the appellant.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting at 8:03 p.m.

The supporting documents for this meeting can be found at the following link:
<https://www.sf.gov/meeting-20260311-board-of-appeals-hearing>

A video of this meeting, can be found at the following link:
https://sanfrancisco.granicus.com/player/clip/51972?view_id=6&redirect=true