

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

MEETING MINUTES – WEDNESDAY, APRIL 29, 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, Commissioner Jose Lopez, Commissioner Robin Abad Ocubillo and Commissioner Lily Wong.

Jesse Mainardi, Deputy City Attorney, Office of the City Attorney (CAT); Corey Teague, Zoning Administrator, Planning Department (PD); Carey McElroy, Senior Building Inspector, Department of Building Inspection (DBI); Anne Trickey, Senior Program Officer, SF Arts Commission (AC); Jennifer Atwood, Program Manager, AC; Julie Lamarre, Executive Director; Alec Longaway, Legal Assistant.

(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 they would do their best to make just decisions.

PUBLIC COMMENT: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of the April 22, 2026 minutes.

ACTION: Upon motion by President Trasviña, the Board voted 4-0-1 (Commissioner Wong absent) to adopt the April 22, 2026 meeting minutes.

PUBLIC COMMENT: None.

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

(4A) APPEAL NO. 26-014

JIANFU WEI, Appellant(s) vs. ARTS COMMISSION, Respondent	Appealing the SUSPENSION on February 26, 2026, of JianFu Wei's Street Artist License until June 23, 2026 (Violation of the Street Artist Ordinance and Items 2, 3, and 19 of the Code of Conduct for physically restraining art vendor Zhong Yu Wang (License No. 9021) on November 28, 2025). License No. 8970. FOR HEARING TODAY.
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(4B) APPEAL NO. 26-017

JEI YIN, Appellant(s) vs. ARTS COMMISSION, Respondent	Appealing the SUSPENSION on February 26, 2026, of Jei Yin's Street Artist License until June 23, 2026 (Violation of the Street Artist Ordinance and Items 2, 3, and 19 of the Code of Conduct for attempting violence against art vendor Zhong Yu Wang (License No. 9021) on November 28, 2025). LICENSE NO. 10086 FOR HEARING TODAY.
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(4C) APPEAL NO. 26-018

YINGZHI GE, Appellant(s) vs. ARTS COMMISSION, Respondent	Appealing the SUSPENSION on February 26, 2026, of Yingzhi Ge's Street Artist License until June 23, 2026 (Violation of the Street Artist Ordinance and Items 2, 3, and 19 of the Code of Conduct for violence against art vendor Zhong Yu Wang (License # 9021) on November 28, 2025). LICENSE NO. 10088 FOR HEARING TODAY.
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ACTION: Upon motion by Commissioner Lopez, the Board voted 5-0 to grant the appeals and overturn the suspension of the licenses on the basis that: (1) the appellants were not afforded due process for the underlying hearing before the Art Commission's Street Artists Program Committee, and (2) there was insufficient evidence to establish the violations.

SPEAKERS: Jianfu Wei, appellant (Appeal No. 26-014) (with a Cantonese interpreter); Jei Yin, appellant (Appeal No. 26-017) (with a Mandarin interpreter); Yingzhi Ge, appellant (Appeal No. 26-018) (with a Mandarin Interpreter); Anne Trickey, AC; Jennifer Atwood, AC.

PUBLIC COMMENT: ZiJie Mei and Yazhi Ge spoke in support of the appellants.

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

(5A) 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 Nos. 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.</p> <p>Note: On January 30, 2026, these matters were rescheduled from February 11, 2026 to February 18, 2026. It was necessary to reschedule these Items because the February 11, 2026 meeting was cancelled due to a lack of a quorum (Vice President Saroyan and Commissioner Lopez absent). On February 18, 2026, it was necessary to reschedule these Items to March 11, 2026 due to a lack of a quorum (Vice President Saroyan recused and Commissioner Lopez absent). On March 11, 2026 it was necessary to reschedule these Items to March 25, 2026 due to a lack of a quorum (Commissioner Abad absent and Vice President Saroyan recused). On March 25, 2026, it was necessary to reschedule these Items to April 15, 2026 due to a lack of a quorum (Commissioner Lopez absent and Vice President Saroyan recused). On April 15, 2026, upon motion by President Trasviña, the Board voted 3-0-2 (Vice President Saroyan and Commissioner Abad absent) to continue these matters to April 29, 2026, so that Commissioner Abad could participate in the vote, with the intention that a motion would be made to grant the appeals and issue the permits on the condition that they be revised to shorten the fence to six feet and to comply with the Building and Planning Code requirements as they pertain to Emergency Escape and Rescue Openings and open space.</p>
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(5B) APPEAL NO. 25-057

MARCO FARINA and GIULIA MAZZA, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	850 Corbett Avenue. Appealing the ISSUANCE on December 4, 2025, to Debra Leong, of an Alteration Permit (Unit #2: correct Notice of Violation Nos. 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 (5A) above.
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ACTION: Upon motion by President Trasviña, the Board voted 4-0-1 (Vice President Saroyan recused) to grant the appeals and issue the permits on the condition that they be revised to shorten the fence to six feet in height and to comply with the Building and Planning Code requirements as they pertain to Emergency Escape and Rescue Openings and open space. This motion was made on the basis that these changes make the project Code compliant.

SPEAKERS: Vice President Saroyan disclosed that she works as a contract attorney for a law firm in San Francisco called the Mitzel Group. She stated that as part of that job, she performed a discrete assignment with unrelated work in November 2025 for the firm that represents the permit holder, Patterson & O'Neill. She further stated that after consulting with the City Attorney's Office, she would be recusing herself from hearing these matters. Marco Farina, appellant; Laura Strazzo, attorney for permit holders; Corey Teague, PD; Carey McElroy, DBI.

PUBLIC COMMENT: None.

ITEMS (6A) AND (6B) SHALL BE HEARD TOGETHER

(6A) APPEAL NO. 26-015

DANIELA RUBIO, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	50 Beaumont Avenue. Appealing the ISSUANCE on March 6, 2026, to Pon-Barry Praedium, LLC, of a Site Permit (new construction of a four-story, Type-B, two-family residential building). PERMIT NO. 2023/06/09/9739. FOR HEARING TODAY.
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(6B) APPEAL NO. 26-016

DANIELA RUBIO, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	50 Beaumont Avenue. Appealing the ISSUANCE on March 6, 2026, to Pon-Barry Praedium, LLC, of a Demolition Permit (Front: demolish a single family Type-B, one- story, residential dwelling). PERMIT NO. 2023/06/09/9740. FOR HEARING TODAY.
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ACTION: Upon motion by Commissioner Lopez, the Board voted 4-0-1 (Vice President Saroyan absent) to deny the appeals and uphold the permits on the basis that they were properly issued.

SPEAKERS: Daniela Rubio, appellant; Louise Pon-Barry, agent for permit holder; Corey Teague, PD; Carey McElroy, DBI.

PUBLIC COMMENT: None.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting at 9:42 p.m.

The supporting documents for this meeting can be found at the following link:
<https://www.sf.gov/meeting-20260429-board-of-appeals-hearing-april-29-2026>

A video of this meeting, can be found at the following link:
https://sanfrancisco.granicus.com/player/clip/52309?view_id=6&redirect=true