

# **BOARD OF APPEALS**

## **CITY & COUNTY OF SAN FRANCISCO**

### **MEETING MINUTES – WEDNESDAY, MAY 20, 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); Megan Ryan, Deputy City Attorney, CAT, representing the Department of Public Health (DPH); Corey Teague, Zoning Administrator, Planning Department (PD); Rich Sucre, Deputy Director of Current Planning, PD; Xinyu Liang, Principal Planner for District 3, PD; David Kane, Interim Director, Department of Building Inspection (DBI); Matthew Greene, Deputy Director Inspection Services (DBI); Jimmy Cheung, Professional Civil Engineer and Interim Deputy Director of Permit Services, DBI; Carey McElroy, Senior Building Inspector, DBI; Ray Lui, Principal Engineer, Department of Public Works (SFPW); Javier Rivera, Construction Permits Supervisor (SFPW); Jennifer Callewaert, Acting Director, Environmental Health Branch, Department of Public Health (DPH); Michelle Vega, Principal Environmental Health Inspector, DPH; Ivy Phan, Code Enforcement Investigator, DPH; Sergeant Robert Glenn, San Francisco Police Department (SFPD); 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: Marc Bruno stated that he had to call 311 three times to get the phone number for the Board of Appeals. He stated that they could not find it and noted that there are many other boards and commissions with the word “appeal” in them. He indicated that a supervisor finally found the phone number. Mr. Bruno suggested that the Board reach out to 311 to clarify its phone number so that other members of the public can reach the Board. [Executive Director Lamarre stated that she would reach out to 311 about this issue].

#### **(2) COMMISSIONER COMMENTS & QUESTIONS**

SPEAKERS: President Trasviña thanked Mr. Bruno for bringing this issue to the Board's attention and noted that it was important for the Board to be accessible to the public. He welcomed everyone to the hearing and acknowledged the importance of the matters before the Board. He assured the public that the Board had read the briefs and supplementary materials and that they looked forward to hearing from the parties.

PUBLIC COMMENT: None.

**(3) ADOPTION OF MINUTES**

Discussion and possible adoption of the April 29, 2026 minutes.

ACTION: Upon motion by President Trasviña, the Board voted 5-0 to adopt the April 29, 2026 minutes, as amended by President Trasviña.

PUBLIC COMMENT: None.

**(4) APPEAL NO. 25-059**

<p>JING HUANG and LIYAN WANG, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF PUBLIC HEALTH, Respondent</p>	<p>3446 Balboa Street.</p> <p>Appealing the ISSUANCE on December 19, 2025, to Richmond Serenity Spa, of a DPH Director's Order (REVOCAION of Massage Establishment Health Permit and imposition of \$7,500 in administrative fines for solicitation of lewd conduct or prostitution and engaging in lewd conduct or performing sex acts. The business owners shall be ineligible for a Massage Business Permit for five years from the date of permit revocation).</p> <p>PERMIT NO. ME-120465.</p> <p>FOR FURTHER CONSIDERATION.</p> <p><b>Note: On March 25, 2026, upon motion by Vice President Saroyan, the Board voted 3-0-1 (Commissioner Lopez absent) to continue this matter to May 20, 2026 so that:</b></p> <ul style="list-style-type: none"><li>• <b>DPH can provide a revised transcript of the underlying DPH hearing that is transcribed by a person (given that the transcript submitted for the Board hearing on 3/25/26 was generated by AI and had inaccurate information)</b></li><li>• <b>DPH can provide a copy of Sergeant Robert Glenn's recording of the incident which allegedly took place on 6/17/25</b></li><li>• <b>Sergeant Robert Glenn can attend the hearing (via Zoom or in-person)</b></li></ul> <p>The Board further directed that the recording and revised transcript be provided to the appellants and Board Office by 4:30 p.m. on 4/30/26.</p> <p>The Board allowed for supplemental briefs that primarily address the revised transcript, the officer recording, and the penalties found in San Francisco Health Code Section 29.45(a)(3) and Section 29.45(a)(12), and the extent to which those penalties are discretionary or mandatory. The briefs shall be a maximum of seven pages and shall be double-spaced with a minimum 12-point font. Exhibits are permitted.</p>
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**ACTION:** Upon motion by Commissioner Lopez, the Board voted 3-2 (President Trasviña and Vice President Saroyan dissented) to deny the appeal and uphold the order on the basis that it was properly issued.

SPEAKERS: Megan Ryan, deputy city attorney for DPH; Michelle Vega, DPH; Jennifer Callewaert, DPH; Sergeant Glenn, SFPD; Paul Horcher, attorney for appellants.

PUBLIC COMMENT: Billy Abbott, John Logan, and four anonymous callers spoke in support of the department.

**(5) APPEAL NO. 26-019**

<p>NORTH BEACH TENANTS COMMITTEE, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>659 Union Street. Appealing the ISSUANCE on March 27, 2026, to Powell Partners LLC, of a Demolition Permit (Demolish three story, Type 5, Mixed Use Building). PERMIT NO. 2026/0327/8418. FOR FURTHER CONSIDERATION. <b>Note: On April 22, 2026, upon motion by Vice President Saroyan the Board voted 4-0-1 (Commissioner Wong absent) to continue this matter to May 20, 2026.</b> <b>The Board requested that:</b> <b>(1) The deputy city attorney and the parties provide a legal analysis on the Right of Return for the tenants displaced by the fires,</b> <b>(2) DPW provide more information about the scope, nature and timing of the sewer and street paving project and what the department would do if the walls at the subject property were not demolished, and</b> <b>(3) The property owner provides more information about the plans for the future building project, taking into consideration the displaced tenants and the historic nature of the location.</b> <b>The matter was also continued so that the appellant can have the opportunity to hire an expert to evaluate the condition of the building.</b> <b>The Board further requested that DBI direct the property owner to take appropriate measures to secure the building.</b></p>
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**ACTION:** Upon motion by Commissioner Lopez, the Board voted 5-0 to deny the appeal and uphold the permit on the basis that it was properly issued.

SPEAKERS: Commissioner Wong disclosed that she has begun service on the Planning Department's Community Equity Advisory Council, which advises the Department's staff on strategies to engage diverse communities. She stated that this work has not involved the appellant or the permit holder in this matter. She further stated that she did not believe that sitting on the Council would impact her ability to be fair and impartial in this matter. Mary Catherine Wiederhold, attorney for appellant; Theresea Flandrich, appellant; Jeff Jurow, agent for permit holder; Corey Teague, PD; Carey McElroy, DBI; Ray Lui, SFPW; and David Kane, DBI.

PUBLIC COMMENT: Marc Bruno, Katherine Petrin, Bridget Maley, Jill B., Sarah Luger, Bill McLeod, Kathleen Courtney, Lance Carnes, Sarah Goldsmith, Ava Ray McLeod, Rudy Waltz, Mary McGuire, Romalyn S., Jessica Hurwitz, Pete Epstein, Hazel Gonzales, Gina Stella dell'Assunta, Georgia Schuttish, Sam Woodworth, Lisa Awbrey, and an anonymous caller spoke in support of the appellant.

Witt Turner, Peter Kwan, Supervisor Danny Sauter, Jordi Barrientos (on behalf of Senator Scott Weiner), Frank Reedy, Trish, Zach, Jack McVey and Nate V. spoke in support of the permit holder.

An anonymous caller stated that he was not arguing for the appellant or the demolition. Rather he commented on the adjudicative process and the failure of DBI to follow up on a previous complaint made on the property.

**(6) APPEAL NO. 26-020**

<p>ERNIE BEFFEL, Appellant(s)</p> <p>vs.</p> <p>SAN FRANCISCO PUBLIC WORKS, BUREAU OF STREET USE &amp; MAPPING, Respondent</p>	<p>25th Street (from Douglas Street to Homestead Street) and Homestead Street (Between 24th &amp; 25th Street)</p> <p>Appealing the ISSUANCE on March 20, 2026, to PG&amp;E, of an Excavation Permit for the sidewalk/curb, to replace utility poles.</p> <p>PERMIT NO. 26EXC-00282.</p> <p>FOR HEARING TODAY.</p>
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ACTION: Upon motion by President Trasviña, the Board voted 5-0 to continue this matter to August 12, 2026, so that the parties can submit briefs and the Board can see if there is action taken by the Board of Supervisors with respect to the undergrounding of lines at this location.

SPEAKERS: Ernie Beffel, appellant; Felix Gonzales, agent for permit holder; Seandré Chaw, agent for permit holder; Javier Rivera, SFPW.

PUBLIC COMMENT: None.

**ADJOURNMENT.**

There being no further business, President Trasviña adjourned the meeting at 9:40 p.m.

The supporting documents for this meeting can be found at the following link:  
<https://www.sf.gov/meeting-20260520-board-of-appeals-hearing-may-20-2026>

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

[https://sanfrancisco.granicus.com/player/clip/52482?view\\_id=6&redirect=true](https://sanfrancisco.granicus.com/player/clip/52482?view_id=6&redirect=true)