

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

DRAFT MEETING MINUTES – WEDNESDAY, JUNE 18, 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, Vice President J.R. Eppler, Commissioner Rick Swig, and Commissioner Jose Lopez.

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); Julie Lamarre, Executive Director; Alec Longaway, Legal Assistant.

ABSENT: Commissioner Rebecca Saroyan.

(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 stated that June was a month of celebrations, including celebrations for Pride, Father's Day and Juneteenth. He also noted that San Francisco just had a very successful and large graduation from the San Francisco Unified School District public schools. He stated that he thought in each of these, there was a sense of celebration and transformation. As to how this related to what the Board did in the hearing room, he noted that many people go to the Board after repeated efforts to try to transform where they live or their neighborhoods, and that the Board tried to do its best to make sure that people could celebrate outcomes and continue in their dreams, consistent with the law.

PUBLIC COMMENT: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of May 21, 2025 minutes.

ACTION: Upon motion by Vice President Eppler, the Board vote 4-0-1 (Commissioner Saroyan absent) to adopt the May 21, 2025 minutes.

PUBLIC COMMENT: None.

(4) REHEARING REQUEST FOR APPEAL NO. 24-066

Subject property at 695 Rhode Island Street. Dan Feldman, Appellant, is requesting a rehearing of Appeal No. 24-066, DAN FELDMAN vs. DEPT. OF BUILDING INSPECTION, PLANNING DEPT. APPROVAL, decided May 21, 2025. At that time, upon motion by Commissioner Swig, the Board voted 5-0 to deny the appeal and uphold the permit on the basis that the Variance Decision approved under Appeal No. 25-016 makes the permit Code compliant. **Permit Holder:** Charles Quach. **Permit Description:** remodel of an existing two-story, two-unit residence; scope of work to include new rear horizontal extension at existing lower level, first and second floor, and new vertical addition of third floor; façade alterations including a new garage door, driveway and curb cut. **Permit No.:** 2019/12/20/0232.

ACTION: Upon motion by President Trasviña, the Board voted 4-0-1 (Commissioner Saroyan absent) to deny the request on the basis that the new evidence would not have changed the outcome of the original hearing.

SPEAKERS: Brett Gladstone, attorney for requestor; Victor Marquez, attorney for permit holder; Corey Teague, PD.

PUBLIC COMMENT: Tab Buckner and Leonard Jung spoke in support of the requestor.

Alex Lau and Mayumi Fujio spoke in support of the permit holder.

(5) APPEAL NO. 25-018

<p>LING LA, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>807 44th Avenue.</p> <p>Appealing the CANCELLATION on April 17, 2025, of an Alteration Permit (The permit has been cancelled by the Planning Department for the following reason: the revised scope that proposes an internal connection between the Unauthorized Dwelling Unit (UDU) and primary unit is considered a Residential Merger and requires a Conditional Use Authorization (CUA) to be granted by the Planning Commission; to date, the applicant has not submitted a CUA for a Residential Merger and has stated they will not revise the plans to remove the interior connection between the units; Permit Description: Legalize Accessory Dwelling Unit (ADU) one bedroom, one bathroom on the first floor; comply with NOV No. 202183025). PERMIT NO. 2023/09/22/7235.</p> <p>FOR HEARING TODAY.</p>
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ACTION: Upon motion by Commissioner Lopez, the Board voted 4-0-1 (Commissioner Saroyan absent) to deny the appeal and uphold the cancellation of the permit on the basis that it is consistent with the Code.

SPEAKERS: Ling La, appellant; Corey Teague, PD; Joseph Ospital, DBI.

PUBLIC COMMENT: None.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting at 7:10 p.m.

The supporting documents for this meeting can be found at the following link:
<https://www.sf.gov/meeting-20250618-board-of-appeals-hearing-june-18-2025>

A video of this meeting, can be found at the following link:
https://sanfrancisco.granicus.com/player/clip/50269?view_id=6&redirect=true