BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

MEETING MINUTES – WEDNESDAY, SEPTEMBER 23, 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 Robin Abad Ocubillo, and Commissioner Lily Wong.

Jesse Mainardi, Deputy City Attorney, Office of the City Attorney (CAT); Taylor Jaszewski, Deputy City Attorney, CAT; Corey Teague, Zoning Administrator, Planning Department (PD); Carey McElroy, Senior Building Inspector, Department of Building Inspection (DBI); Julie Lamarre, Executive Director; Alec Longaway, Legal Assistant.

ABSENT: Commissioner 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. He stated that the commissioners had read the materials and were prepared to move forward.

PUBLIC COMMENT: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of the September 16, 2026 minutes.

ACTION: Upon motion by President Trasviña, the Board voted 4-0-1 (Commissioner Lopez absent) to adopt the September 16, 2026 meeting minutes.

PUBLIC COMMENT: None.

(4) **APPEAL NO. 26-042**

SEAN WU, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	2463 Alemany Blvd. Appealing the ISSUANCE on July 23, 2026, to Jinghui Wu, of an Alteration Permit (Revision to Permit No. 202603127448: new deck at rear (8 x 20 feet) and minor layout changes). PERMIT NO. 2026/07/14/5029. FOR HEARING TODAY.

ACTION: Upon motion by President Trasviña, the Board voted 4-0-1 (Commissioner Lopez absent) to deny the appeal and uphold the permit on the basis it was properly issued. The Board further encouraged the parties to speak directly to each other to see if there could be any collaboration on such matters as the times and days that the deck would be used and the materials used for the railings, with the goal of the parties peacefully coexisting.

SPEAKERS: Commissioner Wong disclosed that she sits 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 had not involved the appellant or permit holder, and she did not accept any payment or honorarium for her service on the Council. She further stated that she did not believe sitting on the Council would have an impact on her ability to be fair and impartial for the case.

Sean Wu, appellant; Arten Chan, agent for permit holder; Corey Teague, PD; Carey McElroy, DBI.

PUBLIC COMMENT: None.

(5) **APPEAL NO. 26-043**

VIVIENNE YU, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	1943 31st Avenue. Appealing the ISSUANCE on July 29, 2026, to Xiang Xu, of an Alteration Permit (two-story rear addition including one bedroom, one bathroom, and rear exterior stair at second floor; two bedrooms and one bathroom on the ground floor). PERMIT NO. 2018/08/31/8960. FOR HEARING TODAY.

ACTION: Upon motion by President Trasviña, the Board voted 3-0-2 (Vice President Saroyan and Commissioner Lopez absent) to deny the appeal and uphold the permit on the basis it was properly issued.

SPEAKERS: Commissioner Wong disclosed that she sits 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 had not involved the appellant or permit holder, and she did not accept any payment or honorarium for her service on the Council. She further stated that she did not believe sitting on the Council would have an impact on her ability to be fair and impartial for the case.
Vivienne Yu, appellant; Jeffery Xu, agent for permit holder; Corey Teague, PD; Carey McElroy, DBI.

PUBLIC COMMENT: None.

(6) **SPECIAL ITEM:**

Discussion and possible adoption of the Departmental Annual Report for Fiscal year 2025-2026.

ACTION: Upon motion by President Trasviña, the Board voted 3-0-2 (Vice President Saroyan and Commissioner Lopez absent) to adopt the Board's Annual Report for FY26.

SPEAKERS: Executive Director Lamarre recognized President Trasviña and Deputy City Attorney Mainardi for their valuable contributions to the report and highlighted various portions of the report.

President Trasviña thanked Executive Director Lamarre for the report and stated that he believed it accurately represented the hard work done by the commissioners. He stated that he was enormously grateful that the commissioners came prepared for the meetings. President Trasviña also expressed appreciation for the Board's staff members.

Commissioner Abad echoed President Trasviña's appreciation. He stated that he thought the report was very thorough and that it was important to be able to see the year-over-year trends and numbers.

Commissioner Wong echoed the efforts that were put into the report. She suggested that the volume of waivers for appeal filing fees be included in next year's report.

PUBLIC COMMENT: None.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting at 6:54 p.m.

The supporting documents for this meeting can be found at the following link:
https://www.sf.gov/meeting-20260923-board-of-appeals-september-23-2026

A video of this meeting, can be found at the following link:
https://sanfrancisco.granicus.com/player/clip/53217?view_id=6&redirect=true