

**BOARD OF APPEALS**

**CITY & COUNTY OF SAN FRANCISCO**

**MEETING MINUTES – WEDNESDAY, SEPTEMBER 3, 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 Jose Lopez, Commissioner Rick Swig, and Commissioner Rebecca Saroyan.

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); Kaitlyn Azevedo, Deputy Director, Entertainment Commission (EC); 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 and recognized Labor Day and the 108<sup>th</sup> anniversary of the creation of the 363<sup>rd</sup> Regiment of the 91<sup>st</sup> Army Division.

PUBLIC COMMENT: None.

(3) **ADOPTION OF MINUTES**

Discussion and possible adoption of August 27, 2025 minutes.

ACTION: Upon motion by Vice President Lopez, the Board voted 4-0 to adopt the August 27, 2025 minutes.

PUBLIC COMMENT: None.

**(4) APPEAL NO. 25-031**

<p>LAURENTIU TENE, Appellant(s)</p> <p>vs.</p> <p>ENTERTAINMENT COMMISSION, Respondent</p>	<p>550 15th Street. Appealing the ISSUANCE on August 5, 2025, to Creative Art Group Inc. (dba Castle SF), of Place of Entertainment and Extended Hours Premises permits (Indoor entertainment is permitted daily from 6 a.m. until 2 a.m. and until 6 a.m. on Friday and Saturday (into Saturday &amp; Sunday morning) with the following conditions: compliance with the San Francisco Municipal Police Code, compliance with the Commission-approved Security Plan, adherence to the Entertainment Commission’s Good Neighbor Policy, and sound abatement internal limit approved at 95dBA/110dBC maximum measured just outside the dance floor entrance directly across from main entrance. PERMIT NO. EC-1862 (POE &amp; EHP). FOR HEARING TODAY.</p>
--	---

**ACTION:** Upon motion by President Trasviña, the Board voted 2-2 (Vice President Lopez and Commissioner Saroyan dissented) to grant the appeal and revoke the permits on the basis that there was insufficient information provided by the permit holder to demonstrate the full and accurate ownership of the business. Lacking the three votes needed to pass, the motion failed. Upon a motion by Vice President Lopez, the Board voted 2-2 (President Trasviña and Commissioner Swig dissented) to deny the appeal and uphold the permits on the basis that they were properly issued. Lacking the three votes needed to pass, the motion failed. The Board was unable to muster sufficient votes to uphold, reverse or amend the department’s action, therefore the Entertainment Commission’s action to issue the permits became the City’s final decision as a matter of law.

**SPEAKERS:** Himanshu Khatri, attorney for appellant; Laurentiu Tene, appellant; Chris Yazlik, agent for permit holder; Kaitlyn Azevedo, EC.

**PUBLIC COMMENT:** None.

**(5) APPEAL NO. 25-024**

<p>KIMON MANOLIUS and LISA MANOLIUS, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>14 Wilder Street. Appealing the ISSUANCE on June 12, 2025, to Christopher Rodehau, of an Alteration Permit (revision to Permit No. 202501178595; reconfiguration of wall between kitchen and living room and dining room to comply with Notice of Violation No. 202536257). PERMIT NO. 2025/03/17/2402. FOR HEARING TODAY.</p>
--	---

**ACTION:** Upon motion by Vice President Lopez, the Board voted 4-0 to deny the appeal and uphold the permit on the basis that it was properly issued.

**REGULAR MEETING, BOARD OF APPEALS, SEPTEMBER 3, 2025 - PAGE 3**

SPEAKERS: Joseph Ospital, DBI; Ellis Raskin, attorney for appellants; Michael Northover, agent for appellants; Lisa Manolius, appellant; Kimon Manolius, appellant; Emily Charley, attorney for appellants; Chris Rodehau, permit holder.

PUBLIC COMMENT: None.

**(6) APPEAL NO. 25-028**

<p>PACIFIC TOWNHOUSE ASSOCIATION, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>2518 Buchanan Street. Appealing the ISSUANCE on July 10, 2025, to Hestia Trust 2001, of an Alteration Permit (To comply with NOV No. 202538518, repair in kind existing fence and existing roof deck). PERMIT NO. 2025/0710/0533. FOR HEARING TODAY.</p>
---	---

ACTION: Upon motion by President Trasviña, the Board voted 4-0 to continue this matter to October 8, 2025, at the request of the parties.

SPEAKERS: None.

PUBLIC COMMENT: None.

**(7) APPEAL NO. 25-029**

<p>SOUMYA SASTRY, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent</p>	<p>1077 Fell Street. Appealing the ISSUANCE on July 23, 2025, to Steven Huang, of an Alteration Permit (Revisions for approved permit application 2024/0517/2393; structural work-approved plan set inaccurately showed the rear wall dimensions; new architectural/structural plans show correct dimensions; minor structural revision). PERMIT NO. 2025/0626/9586. FOR HEARING TODAY.</p>
---	---

ACTION: Upon motion by Vice President Lopez, the Board voted 4-0 to deny the appeal and uphold the permit on the basis that it was properly issued.

SPEAKERS: Joseph Ospital, DBI; Soumya Sastry, appellant; Detlev Doring, agent for appellant; Kathleen Gevertz, agent for permit holder; Steven Huang, permit holder; Mark Barbagelata, agent for permit holder.

PUBLIC COMMENT: None.

**ADJOURNMENT.**

There being no further business, President Trasviña adjourned the meeting 9:24 p.m.

The supporting documents for this meeting can be found at the following link:

<https://www.sf.gov/meeting-20250903-board-of-appeals-hearing-september-3-2025>

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

[https://sanfrancisco.granicus.com/player/clip/50655?view\\_id=6&redirect=true](https://sanfrancisco.granicus.com/player/clip/50655?view_id=6&redirect=true)