

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

DRAFT MEETING MINUTES – WEDNESDAY, JUNE 30, 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, and Commissioner Jose Lopez.

Jesse Mainardi, Deputy City Attorney, Office of the City Attorney (CAT); Corey Teague, Zoning Administrator, Planning Department (PD); Julie Lamarre, Executive Director; Alec Longaway, Legal Assistant.

ABSENT: Commissioner Lily Wong and Commissioner Robin Abad Ocubillo.

(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 the participants to the hearing and stated that the Board looked forward to hearing the presentations.

PUBLIC COMMENT: None.

(3) **ADOPTION OF MINUTES**

Discussion and possible adoption of the May 27, 2026 minutes.

ACTION: Upon motion by President Trasviña, the Board voted 3-0-2 (Commissioner Abad and Commissioner Wong absent) to adopt the May 27, 2026 minutes as amended by President Trasviña.

PUBLIC COMMENT: None.

(4) REHEARING REQUEST FOR APPEAL NO. 26-021

Subject property at 2840 Lake Street. Darryl & Celeste Woo, Taylor & Julia Moore, Marc & Alison Chaput, Susan Cronholm, Katherine Scangos, and Jeff Willis, Appellants, are requesting a rehearing of Appeal No. 26-021, Woo et al. vs. the Zoning Administrator, decided May 27, 2026. At that time, upon motion by Commissioner Lopez, the Board voted 5-0 to deny the appeal and uphold the Variance Decision on the basis that it meets the five findings required by Planning Code Section 305(c). **Determination Holder:** Richard & Fiona Kwee. **Determination Description:** The proposal is to construct a vertical and horizontal addition to the existing single-family building, demolish and replace the rear deck in-kind, and add a new roof deck at the northwest corner of the 3rd story. The proposed building expansion will extend 6 feet 4 inches into the required rear yard. The Zoning Administrator granted a rear yard variance with conditions. **Case No.:** 2015-013369VAR-02.

ACTION: Upon motion by Vice President Saroyan, the Board voted 3-0-2 (Commissioner Abad and Commissioner Wong absent) to deny the request on the basis that it did not meet any of the standards for granting a rehearing request set forth in Article V, Section 9 of the Board Rules.

SPEAKERS: Darryl Woo, appellant; Tom Tunny, attorney for determination holder; Corey Teague, PD.

PUBLIC COMMENT: None.

(5) JURISDICTION REQUEST NO. 26-2

Subject property at 1595 21st Avenue. Bailey Asha-Alexious Slater, the requestor, is asking the Board to take jurisdiction over Alteration Permit No. 2025/10/15/7454, which was issued on October 23, 2025. The appeal period ended on November 7, 2025, and the jurisdiction request was filed at the Board office on June 12, 2026. **Permit Holder:** Joanne Luu. **Permit Description:** First floor: remodel existing bedrooms and bathrooms; add media, one bedroom and powder room; Second floor: total remodel; reconfigure kitchen and dining; add two full baths and office; relocate laundry and utilities; replace front and side windows with vinyl; new patio at rear.

ACTION: Upon motion by Vice President Saroyan, the Board voted 3-0-2 (Commissioner Abad and Commissioner Wong absent) to continue this matter to July 15, 2026, at the request of the parties.

SPEAKERS: None.

PUBLIC COMMENT: None.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting at 5:31 p.m.

The supporting documents for this meeting can be found at the following link:
<https://www.sf.gov/meeting-20260630-board-of-appeals-hearing-june-30-2026>

A video of this meeting, can be found at the following link:
https://sanfrancisco.granicus.com/player/clip/52759?view_id=6&redirect=true

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