BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

DRAFT MEETING MINUTES – WEDNESDAY, OCTOBER 14, 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, Commissioner Jose Lopez, and Commissioner Robin Abad Ocubillo.

Taylor Jaszewski, Deputy City Attorney, Office of the City Attorney (CAT); Corey Teague, Zoning Administrator, Planning Department (PD); Carey McElroy, Senior Building Inspector, Department of Building Inspection (DBI) (attending via Zoom); Charlie Murphy, Assistant Superintendent, San Francisco Public Works, Bureau of Urban Forestry (BUF); Julie Lamarre, Executive Director; Alec Longaway, Legal Assistant.

ABSENT: Vice President Rebecca Saroyan and Commissioner Lily Wong.

(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 apologized for the absence of two commissioners. He stated that if the votes of the absent commissioners would have a potentially impactful change in the overall action by the commissioners, then the matter would be continued to another date.

PUBLIC COMMENT: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of the October 7, 2026 minutes.

ACTION: Upon motion by President Trasviña, the Board voted 3-0-2 (Vice President Saroyan and Commissioner Wong absent) to adopt the October 7, 2026 meeting minutes.

PUBLIC COMMENT: None.

(4) **APPEAL NO. 26-039**

NINA SALTMAN, Appellant(s) vs. SAN FRANCISCO PUBLIC WORKS, BUREAU OF URBAN FORESTRY, Respondent	4227 26th Street. Appealing the ISSUANCE on July 24, 2026, to Nina Saltman, of a Public Works Order (denial of an application to remove one significant tree, a Mexican Fan Palm, with replacement; the tree is 35 feet in height and went decades of growth to reach its current size and should be maintained). ORDER NO. 300186 (Permit No. 795261). FOR FURTHER CONSIDERATION. **Note: On September 2, 2026, upon motion by Vice President Saroyan, the Board voted 4-0-1 (Commissioner Abad absent) to continue this matter to October 14, 2026, so that: (1) BUF can determine if it is feasible for a DPW engineer to evaluate the safety of the retaining wall, and if so, the engineer will perform a safety analysis, and (2) BUF can submit the notes from the arborist who provided information to the hearing officer at the underlying DPW hearing. This motion was made on the basis that the commissioners did not have enough information to decide the appeal.**

ACTION: Upon motion by Commissioner Abad, the Board voted 3-0-2 (Vice President Saroyan and Commissioner Wong absent) to continue this matter to October 28, 2026 so that the absent commissioners can participate in the deliberation and vote. The commissioners expressed an intention to grant the appeal and issue the order on the condition it be revised to allow for the removal of the tree without replacement on the basis of public safety and to mitigate potential harm to life and property.

SPEAKERS: Charlie Murphy, BUF; Nina Saltman, appellant.

PUBLIC COMMENT: Sarina Dayal, Sara, Daniel Saltman and Caitlyn Gainor spoke in support of the appellant.

DRAFT

(5) **APPEAL NO. 26-047**

JASON O'CONNOR and LEANNE O'CONNOR, Appellant(s) vs. ZONING ADMINISTRATOR, Respondent	678 Vermont Street. Appealing the ISSUANCE on July 29, 2026, to Jason O'Connor, of a Notice of Violation (The Planning Department's records reflect that the subject property is developed with a two-story building authorized for residential use with one dwelling unit. The Planning Department finds that an Unauthorized Unit was located on the ground floor of the subject building and removed without a required Conditional Use Authorization). RECORD NO. 2026-001954ENF. FOR HEARING TODAY.

ACTION: On October 14, 2026, upon a motion by Commissioner Lopez, the Board voted 2-1-2 (Commissioner Abad dissented and Vice President Saroyan and Commissioner Wong absent) to grant the appeal and overturn the Notice of Violation on the basis that the Zoning Administrator abused his discretion in issuing the Notice of Violation given the existence of Rent Board records supporting the potential existence of a rental in the lower unit; given these facts, the Planning Department should have conducted a further investigation into the history of the lower unit. There were insufficient votes for the motion to pass. Upon a motion by President Trasviña, the Board voted 3-0-2 (Vice President Saroyan and Commissioner Wong absent) to continue this Item to October 28, 2026 so that the absent commissioners could participate in the deliberation and vote.

SPEAKERS: Tom Tunny, attorney for appellants; Jason O'Connor, appellant; Leanne O'Connor, appellant; Corey Teague, PD.

PUBLIC COMMENT: David Spahn and Malie Medeirar spoke in support of the department.

Karen Ames spoke in support of the appellants.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting at 7:16 p.m.

The supporting documents for this meeting can be found at the following link:
https://www.sf.gov/meeting-20261014-board-of-appeals-hearing-october-14-2026

A video of this meeting, can be found at the following link:
https://sanfrancisco.granicus.com/player/clip/53352?view_id=6&redirect=true

DRAFT