BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

DRAFT MEETING MINUTES – WEDNESDAY, NOVEMBER 4, 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, Commissioner Robin Abad Ocubillo, and Commissioner Lily Wong.

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

ABSENT: Vice President 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 acknowledged many new faces in the audience and stated that he wanted to make sure the public was aware that the Board had been existence since 1932. He stated that the Board was established by the Charter to make sure that the public was heard on matters of importance to them in their neighborhoods. He further stated that the commissioners had read the materials and were prepared to hear the cases.

PUBLIC COMMENT: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of the October 28, 2026 minutes.

ACTION: Upon motion by President Trasviña, the Board voted 4-0-1 (Vice President Saroyan absent) to adopt the October 28, 2026, meeting minutes.

PUBLIC COMMENT: None.

(4) **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 FURTHER CONSIDERATION. **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. On October 28, 2026, upon motion by President Trasviña, the Board voted 4-0-1 (Vice President Saroyan absent) to continue this matter to November 4, 2026 so that all commissioners could participate in the deliberation and vote.**

ACTION: Upon motion by President Trasviña, the Board voted 4-0-1 (Vice President Saroyan absent) to continue this matter to December 9, 2026, so that the full Board could vote.

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 appellants, 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.

PUBLIC COMMENT: None

(5) **APPEAL NO. 26-057**

GAURAV MATHUR and PUJITA MATHUR, Appellant(s) vs. PLANNING DEPT., Respondent	3829 25th Street. Appealing the ISSUANCE on September 4, 2026, to Gaurav Mathur, of a Request for Suspension of a building permit (the subject permit was issued on December 2, 2025, to allow vertical and horizontal additions to the existing single-family dwelling with removal of 45.2 percent of the Vertical Envelope Elements (exterior wall framing) and 51.4 percent of the Horizontal Elements (horizontal floor and/or roof framing above the first story; a site visit by the Planning Department confirmed that this scope of work had been exceeded with: (1) all vertical wall framing at the first floor level along the east side property line removed where no removal was approved; and (2) more than 90% of the front façade framing removed where removal of not more than 62% was approved). PERMIT NO. 2025/06/03/7833. FOR HEARING TODAY.

ACTION: Upon motion by President Trasviña, the Board voted 3-1-1 (Commissioner Lopez dissented and Vice President Saroyan absent) to deny the appeal and uphold the Suspension Request on the basis that the Zoning Administrator did not err or abuse his discretion. The Board further encouraged the appellants to obtain the appropriate permits to mitigate the safety and weather concerns raised during the hearing.

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 appellants, 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.

Pujita Mathur, appellant; Daniel Cassorla, agent for appellants; Troy Kashanipour, agent for appellants; Corey Teague, PD; Carey McElory, DBI.

PUBLIC COMMENT: Paul, Michael Demetrios, an unidentified woman, Georgia Schuttish, and Serena Young spoke in support of the department.

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(6) **APPEAL NO. 26-058**

TAD DEVLIN, Appellant(s) vs. SAN FRANCISCO PUBLIC WORKS, BUREAU OF URBAN FORESTRY, Respondent	1511 Lyon Street. Appealing the issuance on September 10, 2026, to Tad Devlin, of a Public Works Order (DENIAL of an application to remove a Monterey Cypress tree as it is in fair condition with no major structural deficiencies; there is room to expand the tree basin by up to three feet into the right-of-way while retaining the required six-foot path of travel, which may allow long term coexistence of the tree with a repaired sidewalk. The denial is subject to the following conditions: the required sidewalk repair proceeds on a contingent basis. The applicant shall make every effort to retain the tree during excavation for required sidewalk work and removal will be a last resort. If the supervised excavation confirms that major structural roots cannot be pruned without destabilizing the tree, a removal permit may then be issued with an in-lieu fee to be paid equal to the appraised value of $19,000. If BUF confirms the repair can be completed without such conflict, the denial shall be upheld, and the tree shall be preserved). ORDER NO. 300384. FOR HEARING TODAY.

ACTION: Upon motion by President Trasviña, the Board voted 4-0-1 (Vice President Saroyan absent) to continue this matter to November 10, 2026, at the request of the appellant, given that he received the department's brief late and needed more time to review and prepare for the hearing.

SPEAKERS: None.

PUBLIC COMMENT: None.

(7) **APPEAL NO. 26-032**

CHRISTOPHER RODEHAU, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	18 Wilder Street. Appealing the ISSUANCE on June 5, 2026, to Kimon and Lisa Manolius, of an Alteration Permit (comply with Notice of Violation No. 202547608; in-kind repair of existing concrete retaining walls in rear yard). PERMIT NO. 2026/01/09/3539. FOR HEARING TODAY.

ACTION: Upon motion by Commissioner Abad, the Board voted 4-0-1 (Vice President Saroyan absent) to deny the appeal and uphold the permit on the basis it was properly issued.

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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 holders, 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.

Emily Charley, attorney for permit holders; Corey Teague, PD; Carey McElory, DBI.

[Note, Chris Rodehau, the appellant, was not present at the hearing. The Board's legal assistant called him by telephone during the hearing, and he declined to participate].

PUBLIC COMMENT: None.

(8) **APPEAL NO. 26-048**

MAX DAME and BETH BARMACK and SANJAY KAIRAM, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	15 Park Hill Avenue. Appealing the ISSUANCE on August 17, 2026, to Joseph Chao, of an Alteration Permit (revisions to 201908068086-S1 & 202508213586: horizontal expansion at ground floor to include a bedroom and playroom; new ground floor deck and stairs to garden below; new deck above ground floor horizontal expansion for second floor; new stairs from second floor deck to ground floor deck below; new crawl space storage beneath horizontal ground floor addition). PERMIT NO. 2025/12/30/3034. FOR HEARING TODAY.

ACTION: Upon motion by Commissioner Abad, the Board voted 4-0-1 (Vice President Saroyan absent) to grant the appeal and issue the permit on the condition it be revised to adopt the plans dated 10-29-26 with the requirement that the permit holder add and keep planters with landscaping on the rear deck on the roof of the expanded first floor to create three-foot-wide setbacks on both the north and south sides. The revised plans shall have structural calculations to show that the additional weight of the new planters will not affect the original structural design and the permit holder shall indicate on Page A1.1, drawing 3 (second floor construction plan), that the planters and landscaping are required per the Board of Appeals' decision for Appeal No. 26-048. This motion was made based on the agreement of the parties.

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 holders, 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.

PUBLIC COMMENT: None.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting at 7:58 p.m.

The supporting documents for this meeting can be found at the following link:
https://www.sf.gov/meeting-20261104-board-of-appeals-hearing-november-4-2026

A video of this meeting, can be found at the following link:
https://sanfrancisco.granicus.com/player/clip/53492?view_id=6&redirect=true

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