

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

DRAFT MEETING MINUTES – WEDNESDAY, APRIL 15, 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 Lily Wong.

Jesse Mainardi, Deputy City Attorney, Office of the City Attorney (CAT); Sarah Fabian, 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: Vice President Rebecca Saroyan and Commissioner Robin Abad Ocuillo.

(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 assured the parties that the commissioners were prepared and would do their best to make sure that justice was done for the cases. He stated that it was his pleasure to welcome the Board's newest commissioner, Lily Wong, who was appointed by President Mandelman. He noted Commissioner Wong's extensive community involvement with many San Francisco organizations and her credentials as a graduate of Pepperdine Law School with a specialty in alternative dispute resolution.

Commissioner Lopez echoed President Trasviña's comments and stated that he was very happy to have her on the Board and that he looked forward to serving with her.

PUBLIC COMMENT: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of the March 25, 2026 minutes.

ACTION: Upon motion by President Trasviña, the Board voted 3-0-2 (Vice President Saroyan and Commissioner Abad absent) to adopt the March 25, 2026 meeting minutes.

PUBLIC COMMENT: None.

ITEMS (4A) AND (4B) SHALL BE HEARD TOGETHER

(4A) APPEAL NO. 25-056

<p>MARCO FARINA and GIULIA MAZZA, Appellant(s)</p>	<p>850 Corbett Avenue. Appealing the ISSUANCE on December 4, 2025, to John Orlando, of an Alteration Permit (Unit #1: correct Notice of Violation #202545537 and #202545865, legalize an existing 7'7" tall wood fence at the rear terraces at the first floor; correcting unpermitted electrical lighting installed in common areas; fence length 13' 6"). PERMIT NO. 2025/1125/0412. FOR HEARING TODAY.</p>
<p>vs.</p>	<p>Note: On January 30, 2026, these matters were rescheduled from February 11, 2026 to February 18, 2026. It was necessary to reschedule these cases because the February 11, 2026 meeting was cancelled due to a lack of a quorum (Vice President Saroyan and Commissioner Lopez absent). On February 18, 2026, it was necessary to reschedule these Items to March 11, 2026 due to a lack of a quorum (Vice President Saroyan recused and Commissioner Lopez absent). On March 11, 2026 it was necessary to rescheule these Items to March 25, 2026 due to a lack of a quorum (Commissioner Abad absent and Vice President Saroyan recused). On March 25, 2026, it was necessary to reschedule these Items due to a lack of a quorum (Commissioner Lopez absent and Vice President Saroyan recused).</p>
<p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	

(4B) APPEAL NO. 25-057

<p>MARCO FARINA and GIULIA MAZZA, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>850 Corbett Avenue. Appealing the ISSUANCE on December 4, 2025, to Debra Leong, of an Alteration Permit (Unit #2: correct Notice of Violation #202545537 and #202545865, legalize an existing 7'7" tall wood fence at the rear terraces at the first floor; correcting unpermitted electrical lighting installed in common areas; fence length 13' 6"). PERMIT NO. 2025/1125/0415. FOR HEARING TODAY. See Note in (4A) above.</p>
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ACTION: Upon motion by President Trasviña, the Board voted 3-0-2 (Vice President Saroyan and Commissioner Abad absent) to continue these matters to April 29, 2026, so that Commissioner Abad could participate in the vote, with the intention that a motion would be made to grant the appeals and issue the permits on the condition that they be revised to shorten the fence to six feet and to comply with the Building and Planning Code requirements as they pertain to Emergency Escape and Rescue Openings and open space.

SPEAKERS: Marco Farina, appellant; Giulia Mazza, appellant; Laura Strazzo, attorney for permit holders; Debra Leong, permit holder; Corey Teague, PD; Carey McElroy, DBI.

PUBLIC COMMENT: None.

(5) JURISDICTION REQUEST NO. 26-1

Subject property at 158 15th Avenue. Letter from Monica McKay, requestor, asking that the Board take jurisdiction over Alteration Permit, Permit No. 2026/02/09/5519, which was issued on February 11, 2026. The appeal period ended on February 26, 2026, and the jurisdiction request was filed at the Board office on March 6, 2026. **Permit Holder:** Kerry Cooper . **Permit Description:** Revision to Permit Application No. 2022/0825/1288 foundation support. Note: On March 25, 2026, upon motion by President Trasviña, the Board voted 3-0-1 (Commissioner Lopez absent) to continue this matter to April 15, 2026

ACTION: Upon motion by Commissioner Lopez, the Board voted 2-1-2 (President Trasviña dissented and Vice President Saroyan and Commissioner Abad absent) to deny the request on the basis that the City neither intentionally nor inadvertently caused the requestor to be late in filing an appeal. Lacking the three votes needed to pass, the motion failed. No further motions were made so the Jurisdiction Request was denied by operation of law.

SPEAKERS: Laura Strazzo, attorney for requestor; Kerry Copper, permit holder; Ed Cooper, permit holder; Carey McElroy, DBI.

PUBLIC COMMENT: None.

(6) APPEAL NO. 26-012

<p>LINDA HINKEL, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>134 Athens Street. Appealing the ISSUANCE on February 18, 2026, to Primax Investment LLC, of an Alteration Permit (revision to Permit Application #2025-0428-5375: Add walls & windows below rear deck; enclose area below deck and build a bedroom; reference Permit Application #2022/1130/7370 and 2014/0321/1426). PERMIT NO. 2026/01/20/4180. FOR HEARING TODAY.</p>
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ACTION: Upon motion by Commissioner Lopez, the Board voted 3-0-2 (Vice President Saroyan and Commissioner Abad absent) to deny the appeal and uphold the permit on the basis that it was properly issued.

SPEAKERS: Linda Hinkel, appellant; Henry Karnilowicz, agent for permit holder; Kai Tang, agent for permit holder; Corey Teague, PD; Carey McElroy, DBI.

PUBLIC COMMENT: None.

ITEMS (7A) AND (7B) SHALL BE HEARD TOGETHER

(7A) APPEAL NO. 26-011

<p>BUD RYERSON, Appellant(s)</p> <p>vs.</p> <p>ZONING ADMINISTRATOR, Respondent</p>	<p>170 Bocana Street. Appealing the ISSUANCE on February 25, 2026, to Star Family Revocable Trust, of a Variance Decision (the proposal is to construct a vertical addition, replace the rear-stair structure, and remodel the interior of a single-family home; the replacement stairs and firewall will be located within the required rear yard, and therefore a rear yard variance is required; Planning Code Section 242(e)(3) requires a total mass reduction of 650 square feet from the total permitted building area; the project proposes a mass reduction of approximately 288 square feet, therefore a mass reduction variance is required; the Zoning Administrator GRANTED the rear yard and mass reduction variances). CASE NO. 2024-009969VAR. FOR HEARING TODAY.</p>
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(7B) APPEAL NO. 26-013

<p>ROSS INDEN, Appellant(s)</p> <p>vs.</p> <p>ZONING ADMINISTRATOR, Respondent</p>	<p>170 Bocana Street. Appealing the ISSUANCE on February 25, 2026, to Star Family Revocable Trust, of a Variance Decision (the proposal is to construct a vertical addition, replace the rear-stair structure, and remodel the interior of a single-family home; the replacement stairs and firewall will be located within the required rear yard, and therefore a rear yard variance is required; Planning Code Section 242(e)(3) requires a total mass reduction of 650 square feet from the total permitted building area; the project proposes a mass reduction of approximately 288 square feet, therefore a mass reduction variance is required; the Zoning Administrator GRANTED the rear yard and mass reduction variances). CASE No. 2024-009969VAR. FOR HEARING TODAY.</p>
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ACTION: Upon motion by President Trasviña, the Board voted 3-0-2 (Vice President Saroyan and Commissioner Abad absent) to deny the appeals and uphold the Variance Decision on the basis that it meets the five findings required by Planning Code Section 305(c).

SPEAKERS: Bud Ryerson, appellant for Appeal No. 26-011; Ross Inden, appellant for Appeal No. 26-013; Arun Ubale, determination holder; Corey Teague, PD.

PUBLIC COMMENT: None.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting at 9:26 p.m.

The supporting documents for this meeting can be found at the following link:
<https://www.sf.gov/meeting-20260415-board-of-appeals-hearing-april-15-2026>

A video of this meeting, can be found at the following link:
https://sanfrancisco.granicus.com/player/clip/52207?view_id=6&redirect=true