

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

DRAFT MEETING MINUTES – WEDNESDAY, APRIL 22, 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, Commissioner Jose Lopez and Commissioner Robin Abad Ocuillo.

Jesse Mainardi, Deputy City Attorney, Office of the City Attorney (CAT); Corey Teague, Zoning Administrator, Planning Department (PD); Rich Sucre, Deputy Director of Current Planning, PD; Xinyu Liang, Principal Planner for District 3, PD; Matthew Greene, Deputy Director Inspection Services, Department of Building Inspection (DBI); Jimmy Cheung, Professional Civil Engineer and Interim Deputy Director of Permit Services, DBI; Carey McElroy, Senior Building Inspector, DBI; Ray Lui, Principal Engineer, Department of Public Works (DPW); Julie Lamarre, Executive Director; Alec Longaway, Legal Assistant.

ABSENT: 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 noted that it had been specially scheduled due to the importance of the issue. He assured everyone present that the Board took the matter seriously and had carefully reviewed the record.

PUBLIC COMMENT: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of the April 15, 2026 minutes.

ACTION: Upon motion by Commissioner Lopez, the Board voted 4-0-1 (Commissioner Wong absent) to adopt the April 15, 2026 minutes, as amended by President Trasviña.

PUBLIC COMMENT: None.

(4) APPEAL NO. 26-019

NORTH BEACH TENANTS COMMITTEE, Appellant(s)	659 Union Street. Appealing the ISSUANCE on March 27, 2026, to Powell Partners LLC, of a Demolition Permit (Demolish three-story, Type 5, Mixed-Use Building). PERMIT NO. 2026/0327/8418. FOR HEARING TODAY.
vs.	
DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	

ACTION: Upon motion by Vice President Saroyan the Board voted 4-0-1 (Commissioner Wong absent) to continue this matter to May 20, 2026.

The Board requested that:

- (1) The deputy city attorney and the parties provide a legal analysis on the Right of Return for the tenants displaced by the fires,
- (2) DPW provide more information about the scope, nature and timing of the sewer and street paving project and what the department would do if the walls at the subject property were not demolished, and
- (3) The property owner provide more information about the plans for the future building project, taking into consideration the displaced tenants and the historic nature of the location.

The matter was also continued so that the appellant would have the opportunity to hire an expert to evaluate the condition of the building.

The Board further requested that DBI direct the property owner to take appropriate measures to secure the building.

SPEAKERS: Theresa Flandrich, agent for appellant; John Kevlin, attorney for permit holder; Corey Teague, PD; Carey McElroy, DBI; Jimmy Cheung, DBI; Matthew Greene, DBI; Rich Sucre, PD; Ray Lui, DPW.

PUBLIC COMMENT: Marc Bruno, Aaron Peskin, Jill B., Anthony Landis, Paul Erickson [read a letter from Dan Macarini], Romalyn Schmaltz, Sarah Luger, Judy Irving, Stan Hayes, Scott Hayes, Gina Stella Dell'Assunta, Blandina Farley, Maureen Brown, Bridet Maley, Georgia Schuttish, Hazel Gonzalez, unidentified Zoom attendee [stated he was a displaced tenant], Samuel Woodworth, Katherine Petrin and Catherine Courtney spoke in support of the appellant.

Supervisor Danny Sauter, Peter Kwan, Zach and Bruno Kanter spoke in support of the permit holder.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting at 8:32 p.m.

The supporting documents for this meeting can be found at the following link:
<https://www.sf.gov/meeting-board-of-appeals-april-22-2026>

A video of this meeting, can be found at the following link:
https://sanfrancisco.granicus.com/player/clip/52262?view_id=6&redirect=true

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