

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

DRAFT MEETING MINUTES – WEDNESDAY, MAY 27, 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, Commissioner Robin Abad Ocubillo, and Commissioner Lily Wong.

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.

(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: Georgia Schuttish spoke about the Valley Street project. She stated that it was tantamount to a demolition and the property owner should have gotten a demolition permit as that would have enabled better oversight of the house.

(2) **COMMISSIONER COMMENTS & QUESTIONS**

SPEAKERS: President Trasviña noted that Ms. Schuttish was referring to items that were no longer on the agenda. Regarding the case to be heard, he assured the parties that the Board had read the materials submitted and that it was ready to hear the matter. He welcomed everyone to the hearing.

PUBLIC COMMENT: None.

(3) **ADOPTION OF MINUTES**

Discussion and possible adoption of the May 20, 2026 minutes.

ACTION: Upon motion by President Trasviña, the Board voted 5-0 to adopt the May 20, 2026 meeting minutes.

PUBLIC COMMENT: None.

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

(4A) APPEAL NO. 26-022

JEREMY BEAL, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent	248 Valley Street. Appealing the ISSUANCE on April 7, 2026, to Lucas Wiseman, of a Plumbing Permit (eight new bathrooms, five shower pans, two kitchens, two laundry rooms and installation of two water heaters). PERMIT NO. PP20260407390. FOR HEARING TODAY.
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(4B) APPEAL NO. 26-023

JEREMY BEAL, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent	248 Valley Street. Appealing the ISSUANCE on April 7, 2026, to Lucas Wiseman, of a Mechanical Permit (install new mini-splits in both units: 11 mini-splits). PERMIT NO. PM20260407392. FOR HEARING TODAY.
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(4C) APPEAL NO. 26-025

JEREMY BEAL, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent	248 Valley Street. Appealing the ISSUANCE on May 5, 2026, to Lucas Wiseman, of an Alteration Permit (Addressing permit only: Purpose of this permit is to create the address 248 A Valley Street; Link to APN 6614/015; 248 A Valley St is to be assigned to new unit; Reference Permit Application # 2022-1223-9051). PERMIT NO. 2026/04/20/9756. FOR HEARING TODAY.
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ACTION: None.

SPEAKERS: Executive Director Lamarre stated that after a review of the record, a determination was made that the Board of Appeals lacked jurisdiction to hear these appeals. She stated that the permits that were appealed were postentitlement phase permits for the housing development project approved under Planning Commission Motion No. 21448 (2022-008784CUA) and Building Permit No. 2022/1223/9051, which authorized the construction of two dwelling units, and therefore were not subject to appeal under Government Code Section 65913.3(c)(3). She further stated that the appeals had been administratively dismissed pursuant to Article V, Section 11 of the Rules of the Board of Appeals.

PUBLIC COMMENT: None.

(5) APPEAL NO. 26-021

<p>DARRYL & CELESTE WOO, TAYLOR & JULIA MOORE, SUSAN CRONHOLM, KATHERINE SCANGOS, JEFF WILLIS, MARC & ALISON CHAPUT, Appellant(s)</p> <p>vs.</p> <p>ZONING ADMINISTRATOR, Respondent</p>	<p>2840 Lake Street. Appealing the ISSUANCE on April 6, 2026, to Richard & Fiona Kwee, of a Variance Decision (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. FOR HEARING TODAY.</p>
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ACTION: 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).

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 the determination holder in this matter. She further stated that she did not believe that sitting on the Council would impact her ability to be fair and impartial. Darryl Woo, appellant; Jeff Willis, appellant; Tom Tunny, attorney for determination holder; Mark English, agent for determination holder; Corey Teague, PD; Marc Chaput, appellant; Richard Kwee, determination holder.

PUBLIC COMMENT: None.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting at 7:34 p.m.

The supporting documents for this meeting can be found at the following link:
<https://www.sf.gov/meeting-20260527-board-of-appeals-hearing-may-27-2026>

A video of this meeting, can be found at the following link:
https://sanfrancisco.granicus.com/player/clip/52518?view_id=6&redirect=true