

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

DRAFT MEETING MINUTES – WEDNESDAY, NOVEMBER 19, 2025

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 Rick Swig, and Commissioner Rebecca Saroyan.

Jesse Mainardi, Deputy City Attorney, Office of the City Attorney (CAT); Corey Teague, Zoning Administrator, Planning Department (PD); Joseph Ospital, Senior Building Inspector, Department of Building Inspection (DBI); Julie Lamarre, Executive Director; Alec Longaway, Legal Assistant.

ABSENT: Vice President Jose Lopez.

(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: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of November 5, 2025 minutes.

ACTION: Upon motion by President Trasviña, the Board voted 3-0-1 (Vice President Lopez absent) to adopt the November 5, 2025 minutes as amended by President Trasviña.

PUBLIC COMMENT: None.

(4) APPEAL NO. 25-033

<p>JESSICA MYRA and MEHMET OZBEK, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>589-591 Connecticut Street. Appealing the ISSUANCE on August 15, 2025, to Eric Hole, of an Alteration Permit (remodel existing two-unit building, including a horizontal addition at the rear, conversion of the existing unconditioned basement to habitable space, expansion of a portion of the first floor to accommodate a new entry for the lower unit, and upgrade of all building systems). PERMIT NO. 2023/10/23/9219. FOR FURTHER CONSIDERATION. Note: On October 8, 2025, upon motion by Commissioner Saroyan, the Board voted 3-0-1 (Vice President Lopez absent) to continue this matter to November 19, 2025 to allow the permit holder time to revise the plans, so that they are complete and code compliant.</p>
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ACTION: No action was taken by the Board. President Trasviña rescheduled this matter to December 10, 2025, due to a lack of a quorum (Vice President Lopez was absent and Commissioner Saroyan potentially needed to recuse herself from hearing the case).

SPEAKERS: None.

PUBLIC COMMENT: None.

(5) APPEAL NO. 25-036

<p>TEAMSTERS LOCAL 665, Appellant(s)</p> <p>vs.</p> <p>ZONING ADMINISTRATOR, Respondent</p>	<p>1942 & 1960 Folsom Street.</p> <p>Appealing the ISSUANCE on August 19, 2025, to DD Holdings A, LLC, of a Letter of Determination (The request seeks determinations by the Zoning Administrator (ZA) on: (1) the proposed land use of the existing warehouse building (the proposed business would use the existing warehouse to create, test, and refine an autonomous delivery system including assembling and maintenance of drones, and drone technology; accessory office space and break rooms would also be located within the existing warehouse for employees), and (2) a determination of Laboratory Use's inclusion of outdoor testing of autonomous aerial delivery systems (drone testing would be conducted on the outside off-street parking lot between the hours of 9:00 a.m. and 6:00 p.m.) The ZA determined that the proposed land use is a Laboratory Use as defined in Planning Code Section 102 and that Laboratory Use is principally permitted at the subject location).</p> <p>RECORD NO. 2025-005253ZAD.</p> <p>FOR HEARING TODAY.</p>
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ACTION: Upon motion by Commissioner Swig, the Board voted 3-0-1 (Vice President Lopez absent) to deny the appeal and uphold the Letter of Determination on the basis that the Zoning Administrator did not err and the determination was properly issued.

SPEAKERS: Mark Gleason, agent for the appellant; Megan Jennings, attorney for determination holder; Jim O'Sullivan, agent for determination holder; Kaitlyn Sikora, attorney for determination holder; Victor Ruiz-Cornejo, agent for determination holder; Corey Teague, PD.

PUBLIC COMMENT: Hana Haber and Erick Arguello spoke in support of the appellant.

ITEMS (6A) AND (6B) SHALL BE HEARD TOGETHER

(6A) APPEAL NO. 25-041

CPH 564, LP, Appellant(s) vs. PLANNING COMMISSION, Respondent	570 Market Street. Appealing the ISSUANCE on September 11, 2025, to Frontier Group LLC, of Planning Commission Motion No. 21806 (adopting findings to approve a Downtown Project Authorization pursuant to Planning Code Sections 210.2 and 309, to allow the demolition of an existing approximately 16,000 square-foot, two-story commercial building and construction of a new 126,333 gross-square foot, twenty-nine story over basement hotel structure that includes 211 hotel rooms, 3,386 square feet of lower level retail, a 4,211 square foot Privately Operated Public Open Space (POPOS) and eight Class 1 and eight Class 2 bicycle parking spaces). RECORD NO. 2019-017622DNX. FOR HEARING TODAY.
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(6B) APPEAL NO. 25-042

BCAL 44 MONTGOMERY PROPERTY LLC, Appellant(s) vs. PLANNING COMMISSION, Respondent	570 Market Street. Appealing the ISSUANCE on September 11, 2025, to Frontier Group LLC, of Planning Commission Motion No. 21806 (adopting findings to approve a Downtown Project Authorization pursuant to Planning Code Sections 210.2 and 309, to allow the demolition of an existing approximately 16,000 square-foot, two-story commercial building and construction of a new 126,333 gross-square foot, twenty-nine story over basement hotel structure that includes 211 hotel rooms, 3,386 square feet of lower level retail, a 4,211 square foot Privately Operated Public Open Space (POPOS) and eight Class 1 and eight Class 2 bicycle parking spaces). RECORD NO. 2019-017622DNX. FOR HEARING TODAY.
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ACTION: No action was taken by the Board. President Trasviña rescheduled these matters to December 17, 2025, due to a lack of a quorum (Vice President Lopez was absent and Commissioner Saroyan potentially needed to recuse herself from hearing these cases).

PUBLIC COMMENT: None.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting at 6:20 pm.

The supporting documents for this meeting can be found at the following link:

<https://www.sf.gov/meeting-20251119-board-of-appeals-hearing-november-19-2025>

A video of this meeting, can be found at the following link:

https://sanfrancisco.granicus.com/player/clip/51196?view_id=6&redirect=true

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