

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

DRAFT MEETING MINUTES – WEDNESDAY, JULY 9, 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, Vice President J.R. Eppler, 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); John Kwong, Engineer, San Francisco Public Works, Bureau of Street Use and Mapping (SFPW-BSM); Norman Wong, Engineer, San Francisco Municipal Transportation Agency (SFMTA); Julie Lamarre, Executive Director; Alec Longaway, Legal Assistant.

ABSENT: Commissioner 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: President Trasviña welcomed everyone and apologized for the delay in starting the hearing [caused by technical issues with Zoom]. He stated that he would dispense with his opening statement and further encouraged the other commissioners to do the same so that they could move on to the next items of business.

PUBLIC COMMENT: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of June 18, 2025 minutes.

ACTION: Upon motion by President Trasviña, the Board vote 4-0-1 (Commissioner Lopez absent) to adopt the June 18, 2025 minutes.

PUBLIC COMMENT: None.

(4) JURISDICTION REQUEST NO. 25-4

Subject property at 555 Bryant Street (Bryant and Welsh Street frontages). Letter from The Palms HOA, requestor, asking that the Board take jurisdiction over Street Improvement Permit No. 21IE-00511, which was issued on September 27, 2024. The appeal period ended on October 15, 2024, and the Jurisdiction Request was filed at the Board office on May 8, 2025. **Permit Holder:** Bryant Partners LLC and Bryant & Welsh LLC. **Permit Description:** Sidewalk widening on Welsh and Bryant Streets: Remove and reconstruct new (22') driveway curb cut and sidewalks per approved plans, saw-cut 2' of AC gutter and replace with 2" ACWS over 8" concrete base; additional paving as required and directed by SFPW/BSM inspector.

ACTION: Upon motion by Commissioner Swig, the Board voted 3-1-0 (President Trasviña dissented and Commissioner Lopez absent) to deny the request on the basis that the City did not intentionally or inadvertently cause the requestor to be late in filing the appeal. The Board further recommended that SFPW and SFMTA reach out to the requestor and try to address the concerns raised at the hearing.

SPEAKERS: Adam Pavlacka, agent for requestor; John Kevlin, attorney for permit holder; Corey Teague, PD; John Kwong, Engineer, SFPW-BSM; Norman Wong, Engineer, SFMTA.

PUBLIC COMMENT: Kristen Sasser and Michael Alfaro spoke in support of the requestor.

(5) APPEAL NO. 25-022

<p>OTTORINO PASIAN, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>1934 Jefferson Street.</p> <p>Appealing the ISSUANCE on May 19, 2025, to Jeffrey Drimmer, of an Alteration Permit (new, one-hour rated fire protection wall at roof for a three-story, two-unit building to comply with NOV No. 202304057 and Planning Code Enforcement Case No. 2023011348ENF, and legalize roof deck and stair layout, and remove flue).</p> <p>PERMIT NO. 2025/02/11/0120. FOR HEARING TODAY.</p>
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ACTION: Upon motion by Commissioner Swig, the Board voted 4-0-1 (Commissioner Lopez absent) to deny the appeal and uphold the permit on the basis that it is Code compliant and was properly issued.

SPEAKERS: Laura Strazzo, attorney for appellant; Ambrose Wong, agent for appellant; Jeffrey Drimmer, permit holder; Don David, agent for permit holder; Corey Teague, PD; Joseph Ospital, DBI; Ottorino Pasian, appellant; Vivienne Drimmer, permit holder.

PUBLIC COMMENT: None.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting 7:52 p.m.

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

<https://www.sf.gov/meeting-20250709-board-of-appeals-hearing-july-9-2025>

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

https://sanfrancisco.granicus.com/player/clip/50376?view_id=6&redirect=true

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