

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

MEETING MINUTES – WEDNESDAY, OCTOBER 12, 2022

HYBRID MEETING (IN-PERSON AND REMOTE ACCESS VIA ZOOM)

5:00 P.M., CITY HALL, ROOM 416, ONE DR. CARLTON B. GOODLETT PLACE

PRESENT: President Rick Swig, Vice President Jose Lopez, Commissioner Alex Lemberg, Commissioner John Trasviña, and Commissioner J.R. Eppler.

Jon Givner, Deputy City Attorney, Office of the City Attorney (CAT); Corey Teague, Zoning Administrator, Planning Department (PD); Matthew Greene, Acting Chief Building Inspector, Department of Building Inspection (DBI); Julie Rosenberg, 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 may be limited to two minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President may continue Public Comment to another time during the meeting.

SPEAKERS: None.

(2) COMMISSIONER COMMENTS & QUESTIONS

SPEAKERS: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of the September 28, 2022 minutes.

ACTION: Upon motion by Commissioner Trasviña, the Board voted 5-0 to adopt the September 28, 2022 meeting minutes.

PUBLIC COMMENT: None.

(4) SPECIAL ITEM: INFORMATIONAL PRESENTATION BY THE PLANNING DEPARTMENT

Overview of the Planning Department's Review/Entitlement Process.

A presentation on the Planning Department's review process for common types of applications (building permits, discretionary review, conditional use authorization, variances, large project authorization etc.). The presentation will also cover Section 308.2 of the Planning Code and discuss the appeal process of actions taken by the Zoning Administrator, including but not limited to variances, letters of determination, revocation and suspension requests, and notices of violations.

SPEAKERS: Corey Teague, Zoning Administrator.

PUBLIC COMMENT: Robert Fruchtman stated that he found the presentation informative and thanked the Zoning Administrator. He further urged the commissioners to take into account, when making decisions on appeals, the fact that appeals drive up the costs of construction and housing projects and contribute to delays. He referenced the 2017 study by the U.C. Berkeley Turner Center which talked about the major drivers of rising housing construction costs in San Francisco. The study stated that one challenge was the frequency of appeals on projects, and it further noted that every permit in San Francisco was appealable.

(5) APPEAL NO. 22-056

TAMAR BEN-SHACHAR and MICHAEL JIN, Appellant(s)	51 Pixley Street.
vs.	Appealing the ISSUANCE on July 19, 2022, of an Alteration Permit (remove existing 50 square-foot wood framed deck (non-conforming) and wood framed stairs; remove existing man-door and replace with new window).
DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	PERMIT NO. 2021/04/16/8740. FOR HEARING TODAY.

ACTION: Upon motion by President Swig, the Board voted 5-0 to deny the appeal and uphold the permit on the basis that it was properly issued.

SPEAKERS: Tamar Ben-Shachar, appellant; Michael Jin, appellant; Corey Teague, PD; Matthew Greene, DBI.

PUBLIC COMMENT: None.

ADJOURNMENT.

There being no further business, President Swig adjourned the meeting at 6:47 p.m.

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

<https://sfgov.org/bdappeal/meeting/board-appeals-october-12-2022-supporting-documents>

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

https://sanfrancisco.granicus.com/player/clip/42228?view_id=6&redirect=true&h=2bf47a419fb39e0d3af8c29d78238934