

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

DRAFT MEETING MINUTES – WEDNESDAY, JULY 10, 2024

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

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

PRESENT: Vice President Alex Lemberg, Commissioner John Trasviña, and Commissioner J.R. Eppler.

Jen Huber, Deputy City Attorney, Office of the City Attorney (CAT); Corey Teague, Zoning Administrator, Planning Department (PD); Kevin Birmingham, Acting Chief Building Inspector, Department of Building Inspection (DBI); Julie Rosenberg, Executive Director; Alec Longaway, Legal Assistant.

ABSENT: President Jose Lopez and Commissioner Swig.

(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 the June 26, 2024 minutes.

ACTION: Upon motion by Commissioner Trasviña, the Board voted 3-0-2 (President Lopez and Commissioner Swig absent) to adopt the June 26, 2024, hearing minutes as amended by Commissioner Trasviña.

PUBLIC COMMENT: None.

(4) APPEAL NO. 24-037

<p>WILLIAM CHAN and LYDIA LEE, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>108 Congdon Street. Appealing the ISSUANCE on May 24, 2024, to Adrian Lavitoria, of an Alteration Permit (revision to Permit Application No. 202403087403 (upgrade rear framing and foundation of one-story, rear popout structure; capture existing framing condition exposed during construction; revised scope of work May 16, 2024, add infill crawl space exterior walls (three sides at rear)). PERMIT NO. 2024/05/07/1613. FOR HEARING TODAY.</p>
--	---

ACTION: Upon motion by Vice President Lemberg, the Board voted 3-0-2 (President Lopez and Commissioner Swig absent) to deny the appeal and uphold the permit on the basis that it was properly issued.

SPEAKERS: William Chan, appellant; Lydia Lee, appellant; Adrian Lavitoria, permit holder; Jessica, agent for permit holder; Corey Teague, PD; Kevin Birmingham, DBI.

PUBLIC COMMENT: None.

(5) APPEAL NO. 24-035

<p>CARLINA HANSEN, Appellant(s)</p> <p>vs.</p> <p>ZONING ADMINISTRATOR, Respondent</p>	<p>1336 Shotwell Street. Appealing the ISSUANCE on May 13, 2024, to Andrew Greenwood, of a Variance Decision (the proposal is to construct a vertical and horizontal extension to the front and rear of the existing single-family building, and to add an Accessory Dwelling Unit (ADU) at the ground floor; Planning Code Section 242 requires the subject property to maintain a rear yard of approximately 22 feet measured from the rear property line; the originally proposed rear addition would encroach approximately seven feet into the required rear yard, therefore, the project requires a variance; Planning Code Section 174 requires projects to meet adopted conditions of approval; a prior variance was granted in 1991 for the subject lot that, as a condition of approval, required the existing building be maintained as a single dwelling unit and that any future additions must obtain a variance, even if within the otherwise permitted buildable area of the lot (Case No. 90.569V); the proposal will expand the building envelope and add a State Mandated ADU on the ground floor; the Zoning Administrator granted the Rear Yard and Conditions of Approval Variances). CASE NO.: 2023-004909VAR. FOR HEARING TODAY.</p>
--	--

ACTION: None. The appeal was withdrawn prior to the hearing.

ADJOURNMENT.

There being no further business, Vice President Lemberg adjourned the meeting at 5:49 p.m.

The supporting documents for this meeting can be found at the following link:
<https://www.sf.gov/meeting/july-10-2024/board-appeals-hearing-july-10-2024>

A video of this meeting, can be found at the following link:
https://sanfrancisco.granicus.com/player/clip/46514?view_id=6&redirect=true

DRAFT