

**BOARD OF APPEALS**

**CITY & COUNTY OF SAN FRANCISCO**

**DRAFT MEETING MINUTES – WEDNESDAY, NOVEMBER 13, 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: President Jose Lopez, Vice President John Trasviña, and Commissioner Rick Swig.

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: Commissioner J.R. Eppler.

(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 October 30, 2024 minutes.

ACTION: Upon motion by President Lopez, the Board voted 3-0-1 (Commissioner Eppler absent) to adopt the October 30, 2024 minutes.

PUBLIC COMMENT: None.

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**(4) JURISDICTION REQUEST NO. 24-7**

**Subject property at 85 Homestead Street.** Letter from Helene Cohen, requestor, asking that the Board take jurisdiction over Plumbing Permit No. PW20210105587, which was issued on January 5, 2021. The appeal period ended on January 20, 2021, and the jurisdiction request was filed at the Board office on October 21, 2024. **Permit Holder:** Virginia Daws. **Permit Description:** Work category: 1p; replace sewer line from foundation to housetrap.

**ACTION:** Upon motion by President Lopez, the Board voted 3-0-1 (Commissioner Eppler 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.

**SPEAKERS:** Helene Cohen, requestor; Ernie Beffel, speaker for permit holder; Kevin Birmingham, DBI.

**PUBLIC COMMENT:** None.

**(5) APPEAL NO. 24-056**

SHRAVANI SADINENI and MANISH NERLEKAR, Appellant(s)	557 Wisconsin Street. Appealing the ISSUANCE on September 13, 2024, to Tiffany Tran, of an Alteration Permit (roof deck addition at rear of existing single-family dwelling; new roof hatch and stairs to roof).
vs.	PERMIT NO. 2024/0913/0723. FOR HEARING TODAY.
DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	

**ACTION:** Upon motion by Commissioner Swig, the Board voted 3-0-1 (Commissioner Eppler absent) to deny the appeal and uphold the permit on the basis that it was properly issued.

**SPEAKERS:** Shravani Sadineni, appellant; Ross Mulcahy, permit holder; Tiffany Tran, permit holder; Colm O'Suilleabhain, agent for permit holders; Corey Teague, PD; Kevin Birmingham, DBI.

**PUBLIC COMMENT:** Karen Yang spoke in support of the appellants.

**(6) APPEAL NO. 24-040**

<p>THE DOGPATCH NEIGHBORHOOD ASSOCIATION and POTRERO BOOSTERS NEIGHBORHOOD ASSOCIATION, Appellant(s)</p> <p>vs.</p> <p>PLANNING COMMISSION, Respondent</p>	<p>700 Indiana Street. Appealing the ISSUANCE on June 13, 2024, to MBC BioLabs, of Planning Commission Motion No. 21576 (adopting findings relating to a Large Project Authorization pursuant to Planning Code Section 329, to allow the construction of more than 25,000 gross square feet in the Urban Mixed Use District and to allow for an exception from horizontal mass reduction requirements for large lots of Planning Code as part of a project that would demolish a 15,068-square-foot, one-story commercial building and construct a new 70,650 gross-square-foot, three-story, 48-foot tall, non-life science laboratory building). RECORD NO. 2023-001074ENX/SHD. FOR HEARING TODAY. <b>Note: On July 24, 2024, at the initiation of the Board Office, this Item was rescheduled from August 28, 2024, to October 9, 2024. It was necessary to reschedule the matter due to a pending CEQA appeal scheduled to be heard by the Board of Supervisors on September 24, 2024 (appeal denied). On September 25, 2024, this Item was rescheduled from October 9, 2024 to October 30, 2024, given that there would not be a quorum for this case on October 9, 2024 (President Lopez would be absent and Commissioner Eppler would be required to recuse himself from hearing the matter). On October 30, 2024, upon a motion by Vice President Trasviña, the Board voted 2-1-0 (Commissioner Swig dissented and Commissioner Eppler recused) to continue this Item to November 13, 2024 so that the parties can continue negotiating on this matter.</b></p>
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**ACTION:** Upon motion by Vice President Trasviña, the Board voted 3-0-1 (Commissioner Eppler absent) to continue this Item to December 11, 2024, at the request of the parties.

**SPEAKERS:** None.

**PUBLIC COMMENT:** None.

**ADJOURNMENT.**

There being no further business, President Lopez adjourned the meeting 7:55 p.m.

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

<https://www.sf.gov/meeting/november-13-2024/board-appeals-hearing-november-13-2024>

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

[https://sanfrancisco.granicus.com/player/clip/47641?view\\_id=6&redirect=true](https://sanfrancisco.granicus.com/player/clip/47641?view_id=6&redirect=true)

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