

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

AGENDA FOR REGULAR MEETING - WEDNESDAY, SEPTEMBER 14, 2016

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

(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. 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.

(2) **COMMISSIONER COMMENTS & QUESTIONS**

(3) **ADOPTION OF MINUTES**

Discussion and possible adoption of the August 24, 2016 minutes.

(4) **REHEARING REQUEST**

Subject property at 350 Ellis Street. Petr Shkolnik, appellant, is requesting a rehearing of Appeal No. 16-110, Shkolnik vs. DBI, PDA, decided August 17, 2016. At that time, the Board voted 5-0 to uphold the permit on the basis that it was properly issued. Permit Holder: San Francisco Housing Authority. **Project:** accessibility upgrades; ground floor addition; office/common area and lobby renovation; storefront replacement; elevator modernization; energy and envelope improvements; unit accessibility upgrades; casework, appliances, fixtures, finishes and lighting upgrades; site improvements; north and south façade improvement. Application No. 2015/11/18/2921.

(5) **REHEARING REQUEST**

Subject property at 95 Nordhoff Street. Judith Tick and Steven Ganz, appellants, are requesting a rehearing of Appeal No. 16-037, Tick & Ganz vs. SFPW-BUF, decided on August 17, 2016. At that time, the Board voted 2-3 (President Honda, Vice President Fung and Commissioner Wilson dissented) to grant the appeal and deny the permit on the basis that moving the tree would significantly change the character of the neighborhood. Lacking the four votes needed to pass, the motion failed. With no further motion made, the permit was upheld by operation of law. Permit Holder: 95 Nordhoff LLC. **Project:** moving a tree from its current location to the rear of the property. Permit No. 777169.

(6) APPEAL NO. 16-052

<p>EDMUND LOUIE & MARY PARKS, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>482 16th Avenue. Appealing the ISSUANCE on March 23, 2016, to Mark Sole, of an Alteration Permit (rotate stairs off of second floor rear deck into rear yard by 90 degrees; BPA No. 2012/05/21/0880 shows deck and permitted stair orientation; to comply with NOV 201525661). APPLICATION NO. 2016/01/04/6278. PUBLIC HEARING HELD ON JULY 13, 2016. FOR FURTHER CONSIDERATION TODAY. Note: this matter was continued to allow time for the parties to discuss resolution.</p>
---	--

(7) APPEAL NO. 16-010

<p>JULIE GOOT, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL</p>	<p>119 Stillings Avenue. Appealing the ISSUANCE on January 14, 2016, to Xiaoqi Wu, of an Alteration Permit (add bathroom, bedroom, and laundry in the garage; add a deck at second floor in the rear yard per plan). APPLICATION NO. 2016/01/04/6318. FOR HEARING TODAY.</p>
--	--

(8) APPEAL NO. 16-114

<p>PETER PAPADOPOULOS, Appellant(s) vs. PLANNING COMMISSION, Respondent</p>	<p>2000-2070 Bryant Street. Appealing the ISSUANCE on June 02, 2016, to Nick Podell, of a Planning Code Section 329 Large Project Authorization (to allow the new construction of a six-story, 68ft tall, mixed-use building with 199 dwelling units, up to 7,007sf of retail/trade shop use, and a total of 12,000sf of PDR use, and a modification to the requirements for: rear yard; ground floor ceiling height for non-residential uses; off-street freight loading; horizontal mass reduction; and flexible units-modification to the accessory use provisions of the Planning Code). MOTION NO. 19658. FOR HEARING TODAY.</p>
---	---

(9) APPEAL NO. 16-122

JESSE FOWLER, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	1188 Diamond Street. Appealing the ISSUANCE on June 15, 2016, to Farrallon Real Estate 5 LLC, of a Site Permit (excavate 2ft at garage; new floor between existing first and second story; fill in lightwell; new room and bath at new fourth floor; rear addition; remodel interior totally; replace all windows; replace electrical and plumbing, including fixtures; new facade materials; new foundation). APPLICATION NO. 2015/03/23/1599S. FOR HEARING TODAY.
--	--

(10) APPEAL NO. 16-054

SNYDER TRUST ENTERPRISES, Appellant(s) vs. ZONING ADMINISTRATOR, Respondent	450 Alabama Street. Appealing the ISSUANCE on March 24, 2016 of a Notice of Violation & Penalty (alleging violations of the Planning Code regarding a change of use of the subject property from an industrial to an office use). FOR HEARING TODAY.
---	--

ADJOURNMENT.

Note: The materials for each item on this agenda may include some or all of the following documents: Preliminary Statement of Appeal; Departmental determination being appealed; briefs submitted by Appellants, Permit Holders, Respondent Departments or Other Parties; submittals by members of the public; and correspondence. These items, and any materials related to an item on this agenda that are distributed to the Board members at the hearing, are available for public inspection at the Board's office during normal office hours (Monday to Friday, 8:00 a.m. to 5:00 p.m., 1650 Mission Street, Room 304) and in the hearing room on the date the matter is scheduled to be heard. Please call 415-575-6880 if you have any questions concerning this agenda.

Date posted: **September 09, 2016**

MEMBERS OF THE BOARD OF APPEALS

DARRYL HONDA	PRESIDENT
FRANK FUNG	VICE PRESIDENT
ANN LAZARUS	COMMISSIONER
RICK SWIG	COMMISSIONER
BOBBIE WILSON	COMMISSIONER

PROCEDURE AT HEARINGS

Except when the Presiding Officer finds good cause to order the presentations otherwise, the order of presentation of an appeal shall be as follows: (a) the appellant shall speak first and shall be allowed seven minutes to present relevant testimony and evidence. Then the permit holder, representatives of the department, board, commission or person from whose order the appeal is taken, and/or other parties, shall be allowed seven minutes for presentation of relevant testimony and evidence. Three minutes for rebuttal shall be provided to all parties in this same order; (b) the Board may request a departmental response at its own discretion. For rehearing requests and jurisdiction requests, each party shall be allowed three minutes to present testimony and evidence, with no rebuttal.

Other persons desiring to speak before the Board on an appeal may speak once for up to three minutes, unless the presiding officer further limits time uniformly.

Those members of the public who intend to testify about a particular appeal and wish to have the Board give their testimony evidentiary weight for purposes of deciding the appeal are asked to take an oath. Please note that any member of the public may speak without being sworn-in pursuant to their rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code).

SPECIAL NOTES

If the Board continues a matter to a specific date that is announced to the parties in the hearing room, no additional mailed notice will be sent. Please call the Board office at 415-575-6880 for scheduling or other information during regular business hours, or visit our website at www.sfgov.org/boa.

The complete Rules of the Board are available for review at the Board office, and on our website.

Material submitted by the public for Board review prior to a scheduled hearing before the Board, should be addressed to the Board President, and be received at the Board office, 1650 Mission Street, Room 304, no later than 4:30 p.m. one Thursday prior to the scheduled public hearing. Persons unable to attend the scheduled public hearing may submit written comments regarding a calendared item to the Board office. Comments received before noon on the day of the hearing will

REGULAR MEETING, BOARD OF APPEALS, SEPTEMBER 14, 2016 - PAGE 5

be made a part of the official record and will be brought to the attention of the Board at the public hearing. For complete distribution to all Commissioners of the Board, necessary staff and case files, submit an original and ten copies. Please note that names and addresses included in these submittals will become part of the public record. Submittals may be made anonymously.

Pursuant to Government Code § 65009, if you challenge, in court, the approval of a variance or development permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Appeals at, or prior to, the public hearing.

Calendared items are sometimes withdrawn or rescheduled the day of hearing, or are taken out of order to accommodate special needs. The Board urges all parties to be present in the hearing room from 5:00 p.m. so that everyone has an opportunity to participate in the relevant public hearing when it is called.

PROHIBITION OF SOUND-PRODUCING ELECTRONIC DEVICES

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

ACCESSIBILITY INFORMATION

Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the accessibility hotline at 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142.

American sign language interpreters, translation services and/or sound enhancement will be available upon request by contacting Board staff at 575-6880 at least 48 hours prior to the hearing.

Intérpretes de lenguaje de señas americano, servicio de traducción y/o mejoramiento del sonido estará disponible a petición contactando con personal de la Junta al 415-575-6880 por lo menos 48 horas antes de la audiencia.

美国手语翻译, 翻译服务和/或声音增强将可在聆讯前48小时通过联系575-6880局人员要求.

Ang mga tagapagsalin sa lenggwaheng pasenyas, mga serbisyong pagsasalin at/o mga gamit upang pabutihin ang pakikinig ay maaaring hilingin sa Board Staff sa 575-6880 sa hindi bababa na 48 oras bago mag hearing.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force: by mail to Administrator, Sunshine Ordinance Task Force, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102-4689; by phone at (415) 554-7724; by fax at (415) 554-7854; or by e-mail at sof@sfgov.org. Citizens interested in obtaining a free copy of the Sunshine Ordinance may request a copy from the Sunshine Ordinance Task Force Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the internet at www.sfgov.org/sunshine.

LOBBYING ACTIVITY

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; web site www.sfgov.org/ethics.

SUGGESTIONS TO IMPROVE EFFICIENCY

The Board welcomes suggestions from the public regarding improvement of the efficiency of its operations. Please direct your comments and suggestions to Board staff, at 415-575-6880 or fax 415-575-6885. A customer satisfaction survey form is available at the meetings, the Board office, and on the Board's web site, www.sfgov.org/boa.

DVD'S OF MEETINGS

DVD's of meetings may be obtained from SFGOVTV. Please telephone 415-554-4188 or go to <http://sfgovtv.org> for information.

**BOARD OF APPEALS
CITY & COUNTY OF SAN FRANCISCO**
1650 Mission Street, Room 304
San Francisco, California 94103