

**BOARD OF APPEALS**

**CITY & COUNTY OF SAN FRANCISCO**

**DRAFT MEETING MINUTES - WEDNESDAY, JANUARY 13, 2021**  
**REMOTE MEETING VIA ZOOM**

PRESENT: President Ann Lazarus, Vice President Darryl Honda, Commissioner Rick Swig, Commissioner Eduardo Santacana and Commissioner Tina Chang.

Brad Russi, Deputy City Attorney, Office of the City Attorney (CAT); Scott Sanchez, Deputy Zoning Administrator, Planning Department (PD); Joseph Duffy, Acting Deputy Director, Department of Building Inspection (DBI); Chris Buck, Urban Forester, San Francisco Public Works, Bureau of Urban Forestry (SFPW-BUF); Julie Rosenberg, Executive Director; Alec Longaway, Legal Process Clerk.

**(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 January 6, 2021 minutes.

ACTION: Upon motion by Commissioner Santacana, the Board voted 5-0 to adopt the January 6, 2021 minutes.

PUBLIC COMMENT: None.

**ITEMS (4A) AND (4B) SHALL BE HEARD TOGETHER**

**(4A) JURISDICTION REQUEST NO. JR-20-6**

**Subject property at 2346 Chestnut Street.** Letter from Christina Caccamo, requestor, asking that the Board take jurisdiction over Alteration Permit No. 2020/0706/9638, which was issued on July 22, 2020. The appeal period ended on August 6, 2020, and the jurisdiction request was filed at the Board office on October 23, 2020. **Permit Holder:** Adam Rosenblum. **Permit Description:** Add walk-in cooler at back side alley area on existing slab; the refrigerator is 6' x 6' and is not visible from the street or accessible to public. **Note: On November 18, 2020, upon motion by Vice President Honda, the Board voted 4-0 to continue this Item to January 13, 2021, at the request of the parties.**

**(4B) JURISDICTION REQUEST NO. JR-20-7**

**Subject property at 2346 Chestnut Street.** Letter from Christina Caccamo, requestor, asking that the Board take jurisdiction over Electrical Permit No. E2020/08/14/9148, which was issued on August 15, 2020. The appeal period ended on August 31, 2020, and the jurisdiction request was filed at the Board office on October 23, 2020. **Permit Holder:** Adam Rosenblum. **Permit Description:** Install a 220 Volt 30 Amp. disconnect for walk-in cooler. **Note: On November 18, 2020, upon motion by Vice President Honda, the Board voted 4-0 to continue this Item to January 13, 2021, at the request of the parties.**

**ACTION:** Upon motion by Vice President Honda, the Board voted 5-0 to continue these Items to February 10, 2021, at the request of the parties.

**SPEAKERS:** None.

**PUBLIC COMMENT:** None.

**(5) APPEAL NO. 20-064**

<p>JOEL TOMEI, Appellant(s)</p> <p>vs.</p> <p>ZONING ADMINISTRATOR, Respondent</p>	<p>172 21st Avenue.</p> <p>Appealing the ISSUANCE on September 16, 2020, to Ralph Chapin, of a Variance Decision (the proposal is to demolish the existing rear deck and stairs and construct a landing and stairs with a reduced footprint; the proposed landing and stairs will extend 6 feet 11 inches from the rear building wall; the subject property is required to maintain a rear yard of approximately 28 feet, which is the average depth of the rear building walls of the two adjacent buildings; the existing deck and stairs are located entirely within the required rear yard; the proposed landing and stairs would result in a smaller footprint, but also would be located entirely in the required rear yard and therefore, a rear yard variance is required; the Zoning Administrator granted the rear yard variance).</p> <p>CASE NO. 2018-007914VAR.</p> <p>FOR HEARING TODAY.</p>
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**ACTION:** Upon motion by Vice President Honda, the Board voted 5-0 to continue this matter to February 17, 2021, so that: (1) the determination holder can share the revised plans with the neighbor to the south of the subject property, given that the revised plans impact this neighbor's

property, and (2) the Board's Executive Director and Deputy Zoning Administrator can modify the five findings of the variance decision, as needed, if the revised plans are adopted by the Board.

SPEAKERS: Joel Tomei, appellant; Chris Sullivan, agent for determination holder; Ralph Chapin, determination holder; Scott Sanchez, PD; Joseph Duffy, DBI.

PUBLIC COMMENT: None.

**(6) APPEAL NO. 20-081**

<p>JOHN NULTY, Appellant(s)</p> <p>vs.</p> <p>SAN FRANCISCO PUBLIC WORKS, BUREAU OF URBAN FORESTRY, Respondent</p>	<p>198 McAllister Street.</p> <p>Appealing the ISSUANCE on November 18, 2020, to UC Hastings, of a Public Works Order (approval to remove 8 street trees with replacement on the following conditions: a) adoption of UC Hastings' "Green Community Benefits Plan" to include a minimum of 3-1 replacement for the 8 street trees removed with 36" box trees on the frontage of the construction site; per UC Hastings' plans and assessments, 14 trees are feasible at the construction site; remaining trees to be planted off-site; on-site and off-site planting number will work in concert with one another; b) maintenance of (including replacement, if necessary) of all planted trees for a minimum of 36 months; c) as practical, new plantings should provide appropriate tree protection to reduce the incident of vandalism; d) plant larger stature, climate appropriate trees where feasible per BUF Staff recommendations; e) provide BUF with list of potential off-site planting sites).</p> <p>ORDER NO. 203887. FOR HEARING TODAY.</p>
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ACTION: Upon motion by Vice President Honda, the Board voted 5-0 to deny the appeal and uphold the order on the basis that it was properly issued.

SPEAKERS: John Nulty, appellant; Justin Zucker, attorney for determination holder; Rhiannon Bailard, agent for determination holder; Chris Buck, BUF.

PUBLIC COMMENT: Executive Director Rosenberg shared a voice mail from a member of the public that was received by the Board Office (the anonymous caller stated that she did not have information about how to call into the hearing and asked that the hearing be postponed because there were many unrepresented people).

Simon Bertrang (on behalf the Tenderloin Community Benefit District), Curtis Bradford (on behalf of the Tenderloin People's Congress), and Joshua Klipp spoke in support of the determination holder.

Lance Carnes and Michael spoke in support of the appellant.

**ADJOURNMENT**

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There being no further business, President Lazarus adjourned the meeting at 6:45p.m.

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

<https://sfgov.org/bdappeal/meeting/board-appeals-january-13-2021-supporting-documents>

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

[https://sanfrancisco.granicus.com/MediaPlayer.php?view\\_id=6&clip\\_id=37524](https://sanfrancisco.granicus.com/MediaPlayer.php?view_id=6&clip_id=37524)