

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

AGENDA FOR REGULAR MEETING - WEDNESDAY, MAY 5, 2021

5:00 P.M., REMOTE MEETING VIA ZOOM

THE PUBLIC MAY JOIN THE MEETING BY COMPUTER OR TELEPHONE:

Access by Computer:

<https://us02web.zoom.us/j/82916565149>

Access by Telephone:

Dial: 1-669-900-6833

Webinar ID: 829 1656 5149

(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.

(2) COMMISSIONER COMMENTS & QUESTIONS

(3) ADOPTION OF MINUTES

Discussion and possible adoption of the April 21, 2021 minutes.

(4) JURISDICTION REQUEST NO. JR-21-3

Subject property at 282 Urbano Drive. Letter from David and Doris Yee, requestors, asking that the Board take jurisdiction over the Planning Department's Request for the Suspension of Building Permit No. 2017/0928/9834. The Suspension Request was issued on March 22, 2021. The appeal period ended on April 6, 2021, and the jurisdiction request was filed at the Board office on April 13, 2021. **Determination Description:** There is an active Notice of Violation (Case No. 2017-001555ENF) issued on the property pertaining to unauthorized exterior alterations; the subject property is a historic resource located within the Ingleside Terrace Historic District; BP No. 2017/0522/7307 was issued to abate the violation, but the work has not been completed and additional work has commenced beyond the scope of approvals, including the installation of unauthorized windows; the Planning Dept. requires that any pending violations be resolved prior to the issuance of any separate permits. **Permit that is the subject of the Suspension Request (2017/0928/9834):** Basement: add one bedroom, media room, entertainment room, one full bathroom and wine cellar per plans; add interior staircase between basement and first floor to create interior connection per plans.

(5) APPEAL NO. 21-015

NOEL FRELICOT, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	2472 Vallejo Street. Appealing the ISSUANCE on February 22, 2021, to Evelyn Hu, of an Alteration Permit (kitchen and bath remodel; remove one set of convenience stairs; fully infill small remainder of lightwell by connecting preexisting firewalls). PERMIT NO. 2020/12/30/1935. FOR FURTHER CONSIDERATION. Note: On April 21, 2021, upon motion by President Honda, the Board voted 4-0 to continue this matter to May 5, 2021 so that the parties can work together on a solution and address the concerns raised by Acting Deputy Director Duffy and Deputy Zoning Administrator Sanchez.
---	---

(6) APPEAL NO. 21-019

CYNTHIA YEE, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	2019 23rd Avenue. Appealing the ISSUANCE on March 8, 2021, to Ricky Dung and Carolyn Zhen, of a Site Permit (horizontal & vertical addition; addition to the rear of existing 2-story building). PERMIT NO. 2018/08/30/8786. FOR HEARING TODAY.
---	--

(7) APPEAL NO. 21-025

RENEE YATES, Appellant(s) vs. SAN FRANCISCO PUBLIC WORKS, BUREAU OF URBAN FORESTRY, Respondent	603-607 Congo Street. Appealing the ISSUANCE on March 18, 2021, to Renee Yates, of a Public Works Order (denial of the request to remove the significant deodar cedar tree on the property and a recommendation that the property owner continue to follow the guidance of a Certified Arborist and submit the required restructuring plan, as required by Order No. 201971). ORDER NO. 204492. FOR HEARING TODAY.
--	---

REGULAR MEETING, BOARD OF APPEALS, MAY 5, 2021 - PAGE 3

(8) APPEAL NO. 21-018

AMY YU, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	530 Stockton Street. Appealing the ISSUANCE on March 2, 2021, to 530 Stockton Street LP, of an Alteration Permit (Ground floor ADUs Per Ordinance No. 162-16; convert existing garage and storage into three dwelling units within existing envelope; five new bathrooms, three new dishwashers, three new washers/dryers and new windows facing the street). PERMIT NO. 2019/1231/1128. FOR HEARING TODAY.
--	--

(9) APPEAL NO. 21-010

ROBERT KORMAN, Appellant(s) vs. ZONING ADMINISTRATOR, Respondent	2455 Jackson Street. Appealing the ISSUANCE on January 27, 2021, to Robert Korman, of a Notice of Violation & Penalty Decision (the property is in violation of the Planning Code due to non-compliance with Planning Code Sections 171, 172, 175, and 317; the subject property is authorized as five dwelling units and the violation pertains to the unauthorized construction and possible removal of a dwelling unit; extensive work at roof level has taken place and a new story has been built at the back of the property without benefit of permits; DBI has also confirmed that the work has been done on the top floor/roof including extensive reframing of roof structure; in-fill of west light well on east 2nd, 3rd, and 4th floors; addition of skylights and creation of a roof deck and living space). COMPLAINT NO. 2018-015640ENF. 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 website (<http://www.sfgov.org/boa>) and upon request by emailing the Board Office boardofappeals@sfgov.org. Please call 628-652-1150 if you have any questions concerning this agenda.

Date posted: **April 30, 2021**

MEMBERS OF THE BOARD OF APPEALS
--

DARRYL HONDA	PRESIDENT
RICK SWIG	VICE PRESIDENT
ANN LAZARUS	COMMISSIONER
TINA CHANG	COMMISSIONER
VACANT	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

The Board reserves the right to not start an item on the agenda after 10:00 p.m.

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 (628) 652-1150 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 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 boardofappeals@sfgov.org , 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

REGULAR MEETING, BOARD OF APPEALS, MAY 5, 2021 - PAGE 5

boardofappeals@sfgov.org. Comments received before noon on the day of the hearing will be made a part of the official record and will be brought to the attention of the Board at the public hearing. 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 at the hearing 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

If you need technical assistance or would like to receive instruction on how to access the meeting via Zoom, please email or call the Board Office: boardofappeals@sfgov.org or (628) 652-1150.

To obtain a disability-related modification or accommodation, including auxiliary aids or services to participate in the meeting, please contact the Board office at least 48 hours before the meeting at boardofappeals@sfgov.org or (628) 652-1150.

American sign language interpreters, translation services and/or sound enhancement will be available upon request by contacting Board staff at (628) 652-1150 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 (628) 652-1150 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652-1150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 (628) 652-1150 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) 554-5163; or by e-mail at soff@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/CAMPAIGN CONTRIBUTIONS

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 25 Van Ness Ave., Suite 220, San Francisco, CA 94102; telephone: (415) 252-3100; email ethics.commission@sfgov.org; web site www.sfgov.org/ethics.

Under Campaign and Governmental Conduct Code Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit sfethics.org.

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 boardofappeals@sfgov.org or (628) 652-1150. A customer satisfaction survey form is available at the meetings, the Board office, and on the Board's web site, www.sfgov.org/boa.

ONLINE VIDEO STREAMING OF MEETINGS

Online video streaming and audio and video file downloads of Board meetings are available at: https://sanfrancisco.granicus.com/ViewPublisher.php?view_id=6.

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

49 South Van Ness Avenue, Suite 1475

San Francisco, California 94103

Note: The physical office is closed to the public until further notice. If you need to contact the Board, please email boardofappeals@sfgov.org or call (628) 652-1150.