

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

AGENDA FOR REGULAR MEETING - WEDNESDAY, AUGUST 18, 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/88945033095>

Access by Telephone:

Call: 16699006833

Webinar ID: 889 4503 3095

(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 August 11, 2021 minutes.

(4) APPEAL NO. 21-053

<p>JACQUELINE MATHERN, Appellant(s)</p> <p>vs.</p> <p>ZONING ADMINISTRATOR, Respondent</p>	<p>1230 Goettingen Street.</p> <p>Appealing the ISSUANCE on June 3, 2021, to Luan-Vu Le, of a Variance Decision (the proposal is to construct a single family, three-story building on a vacant, substandard lot; Planning Code section 134 requires the rear yard to be at least 30% of the lot depth; the proposed building will cover the entire lot and provide no rear yard and therefore a rear yard variance is required; Planning Code Section 135 requires 300 square feet of usable open space for each dwelling unit and the project proposes only 93 square feet of usable open space on a 2nd floor deck and therefore a usable open space variance is required; the proposed bay windows do not meet Planning Code requirements for windows projecting over the public right of way and therefore a permitted obstruction variance is required; the Zoning Administrator granted the requested variances).</p> <p>CASE NO. 2020-005122VAR.</p> <p>FOR FURTHER CONSIDERATION.</p> <p>Note: On July 21, 2021, upon motion by President Honda, the Board voted 4-0 to continue this matter to August 18, 2021, so that the determination holder can come back with a revised proposal. The Board recommended that: (1) the third story be removed, (2) if a roof deck is proposed, it be set back at least three feet from each of the adjacent property lines, (3) the determination holder meet with the neighbors to discuss privacy elements that could be incorporated into the project to address impacts, and (4) the project not contain a stair penthouse.</p> <p>Note: Should the permit holder's revised proposal be rejected by the Board, the Board shall consider the adoption of Draft Findings which support the granting of the appeal and denial of the Variance.</p>
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(5) APPEAL NO. 21-062

JULIA WESTERLING and CHRISTINA SIADAT, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent	1250 Clay Street. Appealing the ISSUANCE on June 21, 2021, to Clay Hill HOA, of an Alteration Permit (revision to PA 2020/0708/9807; reduction of scope for east wall improvements: No change to building envelope; replace redwood siding; repair damaged framing as needed; add 5/8" plywood and hold downs for voluntary seismic improvement; install new windows in existing openings). PERMIT NO. 2021/0621/2867. FOR HEARING TODAY.
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ITEMS (6A) AND (6B) SHALL BE HEARD TOGETHER

(6A) APPEAL NO. 21-049

JANE FLURRY, Appellant(s) vs. ZONING ADMINISTRATOR, Respondent	265 Oak Street. Appealing the ISSUANCE on June 15, 2020, to Golden Properties LLC, of a Variance Decision (the proposal is to construct a four-story, two-family home at the rear of a through-lot and tenant improvements and reconfiguration of the existing 5-unit building fronting Oak Street; the Planning Code requires a rear yard equivalent to 25% of the total lot depth at grade level and at each succeeding story of the building; the subject property has a required rear yard of 30 feet (the minimum required), the proposed rear yard structure will extend to the rear property line and therefore a rear yard variance is required; the Zoning Administrator granted the rear yard variance). Note: On May 19, 2021, upon motion by Vice President Swig, the Board voted 3-0-1 (Commissioner Lazarus absent) to grant Ms. Flurry's request that the Board take jurisdiction over the Variance Decision, on the basis that the Planning Department inadvertently caused her to be late in filing an appeal, because it did not notify her of the issuance of the Variance Decision after she made a request to have it sent to her. On June 23, 2021, the matter was not heard due to a lack of a quorum. The Executive Director moved this appeal to the Call of the Chair and subsequently put it on the Board's August 18, 2021, calendar. CASE NO. 2017-012887VAR. FOR HEARING TODAY.
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(6B) APPEAL NO. 21-038

JANE FLURRY, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	168/170 Lily Street. Appealing the ISSUANCE on April 8, 2021, to Golden Properties LLC, of a Site Permit (erect a new single family dwelling, four stories, no basement, type 5-B). Note: On June 23, 2021, the matter was not heard due to a lack of a quorum. The Executive Director moved this appeal to the Call of the Chair and subsequently put it on the Board's August 18, 2021, calendar. PERMIT NO. 2019/06/18/3782. FOR HEARING TODAY.
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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: **August 13, 2021**

MEMBERS OF THE BOARD OF APPEALS
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DARRYL HONDA	PRESIDENT
RICK SWIG	VICE PRESIDENT
ANN LAZARUS	COMMISSIONER
TINA CHANG	COMMISSIONER
JOSE LOPEZ	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

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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 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 sotf@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

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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

The Board's physical office is open to the public by appointment only. Please email boardofappeals@sfgov.org or call 628-652-1150 if you would like to meet with a staff member.