

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

AGENDA FOR REGULAR MEETING - WEDNESDAY, OCTOBER 20, 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/83651182466>

Access by Telephone:

Call: 1-669-900-6833

Webinar ID: 836 5118 2466

(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 October 6, 2021 minutes.

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(4) APPEAL NO. 21-070

<p>TIM LOUIE, Appellant(s)</p> <p>vs.</p> <p>DEPT. OF BUILDING INSPECTION, Respondent</p>	<p>120 Dorcas Way. Appealing the ISSUANCE on July 19, 2021, to Richard Ruhland and Rhonda Cartwright, of an Alteration Permit (roof gutter siding sidewalk to comply with Complaint Nos. 202179383 & 202179572: replace gutter down spout penetrating roof and replace roofing in lightwell). PERMIT NO. 2021/07/19/4604. FOR FURTHER CONSIDERATION. Note: On September 22, 2021, upon motion by Commissioner Lazarus, the Board voted 5-0 to continue this Item to October 6, 2021 with the expectation that the parties meet and confer and attempt to resolve any remaining issues. On October 6, 2021, upon motion by President Honda, the Board voted 4-0-1 (Commissioner Lazarus absent) to continue this Item to October 20, 2021, at the request of the parties.</p>
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(5) APPEAL NO. 21-073

<p>SFMTA, Appellant(s)</p> <p>vs.</p> <p>LEUNG TRANSPORTATION CORPORATION, Respondent</p>	<p>Appealing the ISSUANCE on July 22, 2021, to Leung Transportation Corporation, of SFMTA Hearing Section Statement of Decision: Leung Transportation Corporation (the SFMTA Taxi Services Division has not established that Leung Transportation Corporation holds a pre-K medallion subject to the transfer restrictions of Transportation Code Section 1109(d)(1)(A); therefore the Notice of Nonrenewal for Medallion # 433 is denied and the Medallion is deemed renewable under the condition that Leung Transportation Corp. complies with all renewal requirements, including an affiliation with a Color Scheme). MEDALLION NO. 433 FOR HEARING TODAY.</p>
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(6) APPEAL NO. 21-080

ROSE FENG, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	1224 Funston Avenue. Appealing the ISSUANCE on August 4, 2021, to Woods Family Investments, LP, of a Site Permit (erect new four-story, single family residence, this is a front building). PERMIT NO. 2018/12/11/8001. FOR HEARING TODAY.
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(7) APPEAL NO. 21-052

HOUSING RIGHTS COMMITTEE OF SAN FRANCISCO, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	390 29th Avenue. Appealing the ISSUANCE on May 28, 2021, to 390 29th l6, LP, of an Alteration Permit (adding four accessory dwelling units to the first level: three one-bedrooms and one studio per Ordinance No. 162-16). PERMIT NO. 2020/06/06/8211. FOR HEARING TODAY.
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ITEMS (8A), (8B), (8C) & (8D) SHALL BE HEARD TOGETHER

(8A) APPEAL NO. 21-074

WILAD PROPERTIES LLC, Appellant(s) vs. PLANNING COMMISSION, Respondent	530 Sansome Street. Appealing the ISSUANCE on July 29, 2021 to EQX Jackson SQ Holdco LLC of Planning Commission Motion No. 20956 (adopting findings to approve a downtown project authorization pursuant to Planning Code Section 309 to allow a project greater than 50,000 square feet of floor area within the C-3 Zoning District with requests for certain exceptions to Planning Code requirements; the Project would demolish two commercial buildings and the SFFD Station 13 and construct a new mixed-use building). RECORD NO. 2019-017481DNX (Motion No. 20956). FOR HEARING TODAY.
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(8B) APPEAL NO. 21-075

<p>447 PARTNERS, LLC, Appellant(s)</p> <p>vs.</p> <p>PLANNING COMMISSION, Respondent</p>	<p>530 Sansome Street.</p> <p>Appealing the ISSUANCE on July 29, 2021 to EQX Jackson SQ Holdco LLC of Planning Commission Motion No. 20956 (adopting findings to approve a downtown project authorization pursuant to Planning Code Section 309 to allow a project greater than 50,000 square feet of floor area within the C-3 Zoning District with requests for certain exceptions to Planning Code requirements; the Project would demolish two commercial buildings and the SFFD Station 13 and construct a new mixed-use building).</p> <p>RECORD NO. 2019-017481DNX (Motion No. 20956).</p> <p>FOR HEARING TODAY.</p>
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(8C) APPEAL NO. 21-089

<p>447 PARTNERS, LLC, Appellant(s)</p> <p>vs.</p> <p>ZONING ADMINISTRATOR, Respondent</p>	<p>530 Sansome Street.</p> <p>Appealing the ISSUANCE on August 27, 2021, to EQX Jackson SQ Holdco LLC, of a Variance Decision (the Project would demolish three existing buildings, including the SFFD Station 13 and two vacant commercial buildings and construct a new mixed-use building reaching a roof height up to 218 feet tall; the Project would have two distinct land use programs that could be implemented at the site: (1) a 248,000 square foot Commercial Variant (inclusive of SFFD uses) which would establish a 200-room hotel, 37,000 square feet of office uses, a 32,000 square foot gym and 7,900 square feet of restaurant uses contained within a 19-story tower); (2) a 283,000 square foot Residential Variant (inclusive of the SFFD uses) which would construct 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. Both Variants would include construction of a new, four-story Fire Station 13 as well as a below grade, non-accessory, 18-space parking garage for use by the SFFD. The center of the site devoted to the new SFFD Station 13 is not fully compliant with the Code's strict development standards for commercial street frontages and therefore requires variances. The Zoning Administrator granted variances from the Code requirements for the width of the openings for off-street parking and loading, active use, ground floor ceiling height, and transparency for street frontages in Commercial Districts).</p> <p>CASE NO. 2019-017481VAR. FOR HEARING TODAY.</p>
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(8D) APPEAL NO. 21-090

<p>WILAD PROPERTIES LLC, Appellant(s)</p> <p>vs.</p> <p>ZONING ADMINISTRATOR, Respondent</p>	<p>530 Sansome Street.</p> <p>Appealing the ISSUANCE on August 27, 2021, to EQX Jackson SQ Holdco LLC, of a Variance Decision (the Project would demolish three existing buildings, including the SFFD Station 13 and two vacant commercial buildings and construct a new mixed-use building reaching a roof height up to 218 feet tall; the Project would have two distinct land use programs that could be implemented at the site: (1) a 248,000 square foot Commercial Variant (inclusive of SFFD uses) which would establish a 200-room hotel, 37,000 square feet of office uses, a 32,000 square foot gym and 7,900 square feet of restaurant uses contained within a 19-story tower); (2) a 283,000 square foot Residential Variant (inclusive of the SFFD uses) which would construct 247,000 square feet of residential uses (256 dwelling units) in a 21-story tower. Both Variants would include construction of a new, four-story Fire Station 13 as well as a below grade, non-accessory, 18-space parking garage for use by the SFFD. The center of the site devoted to the new SFFD Station 13 is not fully compliant with the Code's strict development standards for commercial street frontages and therefore requires variances. The Zoning Administrator granted variances from the Code requirements for the width of the openings for off-street parking and loading, active use, ground floor ceiling height, and transparency for street frontages in Commercial Districts).</p> <p>CASE NO. 2019-017481VAR. FOR HEARING TODAY.</p>
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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: **October 15, 2021**

MEMBERS OF THE BOARD OF APPEALS

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 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

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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 soft@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
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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.