

***AAB Regular  
Meeting of  
May 15, 2024***

***Agenda Item C1***

***Staff Report – Case No. 6919***



## **ABATEMENT APPEALS BOARD**

**City & County of San Francisco**

**49 South Van Ness Avenue, San Francisco, California 94103-1226**

### **CODE ENFORCEMENT SECTION ABATEMENT APPEALS BOARD STAFF REPORT**

**Appeal No. 6919**

**Date of Abatement Appeals Board Hearing: 5/15/24**

**Property Address: 311 11<sup>th</sup> Av**

**Block: 1443 Lot: 001**

**Page 1**

**Complaint Number: 202033422**

### **PROPERTY OWNER INFORMATION**

**Property Owner(s) Name and Appellant: GUNDOGDU TONY MEHMET, 555  
Innes Ave, San Francisco, CA 94124**

**Appellant: Henry Karnilowicz, 1019 Howard St, San Francisco, CA 94103**

**Building/Property Description: Two Story, Type 5 Building**

**Legal Use/Occupancy: R-2 / Residential Hotel w/14 Guest Rms & 1 Mgr. Dwelling**

#### **Case Summary:**

**Notice of Violation(s): NOV 05/20/20  
FWL 04/16/21**

**Nature of Violation: A complaint has been filed with this department regarding unpermitted construction at above location. New framing partitions installed in commercial space. Building permit application # 201906264417 has been filed for tenant improvement but not yet issued. Code/Section: FBC 103A, 102A Monthly monitoring fee applies. Code/Section: SFBC 110A, Table 1A-K**

**Outstanding Violations: Yes**

**Life Safety Hazards: Unsafe**

**Directors Hearing: # 202033422 Date: 5/11/2021**

**Result: Issue OOA**

**Order of Abatement: 202033422-A issued with condition: ALL PERMITS TO COMPLY WITH THIS NOTICE MUST BE COMPLETED WITHIN 30 DAYS AND PAY ALL CES FEES.**

**Permit Activity: Permit# 202010217081 (ISSUED; Expired on 4/30/23) - 1)PLNG ENF #2021001677 ENF (BATHS 2/F, GUEST RMS); 2)BLDG/HOUSING COMPLAINTS #202173261, 202173268, 202173081,202172642; 3) ADA UPGRADES TO G/F COMMERCIAL**

**Appeal No. 6919**

**Date of Abatement Appeals Board Hearing: 5/15/2024**

**Property Address: 311 11<sup>th</sup> Ave**

**Block: 1443 Lot: 001**

**Page 2**

SPACE (TO COMPLETE BP202010217081); 4)RESTORE BRICK ON 11TH AVE & CLEMENT ST. ELEVATIONS (FOLLOWING REMOVAL OF PREVIOUS SIGNAGE W/OUT PERMIT);

**Case History:**

**05/20/20 1<sup>st</sup> Notice of Violation Issued**  
**04/16/21 Final Warning letter**  
**04/23/21 Posted Notice of Director's Hearing**  
**05/11/21 Directors Hearing resulting Issue OOA (Owner was represented)**  
**05/25/21 Order of Abatement Posted**  
**06/11/21 Received Abatement Appeals Board Application & Processed**  
**04/11/24 AAB Hearing Notice Posted.**

**Last Inspection Date: 03/05/24** – Items in NOV are still outstanding with no completed permit to comply with NOV.

**Appellant's Request:** Requesting abeyance of abatement for 180 days consultant hired by owner stated that permits were issued whereas in fact they were not.

**Staff recommendation:** Uphold the Order of Abatement and impose assessment of costs.

**Abatement Appeals Board Action:**

**LIST OF DOCUMENTS**

- 1) Appellant's Appeal and Payment Receipt**
- 2) Order of Abatement # and Initial Bill**
- 3) Declaration of service of posting and mailing of Order of Abatement**
- 4) Notice of Violations and Final Warning Notice Letter**
- 5) Complaint Data Sheet**
- 6) Payment History**
- 7) Complaint List**
- 8) Permit List**
- 9) Property Profile**
- 10) BPA# 202010217081 Details**
- 11) BPA# 201906264417 Details**
- 12) Photos**

**APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO  
FROM THE BUILDING INSPECTION DEPARTMENT DIRECTOR'S ORDER**

Check Type of Appeal:  Appeal of Director's Order  Request for Jurisdiction  Re-hearing

Appellant Name: Henry Kamilowicz  
Director's Order No \_\_\_\_\_  
Date Appeal Filed: June 7, 2021

Appeal Number 2020 23422  
Complaint Tracking No(s) \_\_\_\_\_  
Filing Fee: \$158.10

**Instructions:** Please (1) answer all the questions on pages 1 and 2 for appeals of Director's Orders, and complete pages 1 through 3 for Requests for Jurisdiction, (2) sign the bottom of page 2 (and 3 if applicable), and (3) include the requisite filing fee of \$158.10 (checks are payable to the San Francisco Department of Building Inspection). Please attach additional pages as necessary and print legibly.

**Jurisdiction of the Abatement Appeals Board (AAB):** Under Section 105A.2 of the San Francisco Building Code (SFBC), and Chapter 77 of the San Francisco Administrative Code, the AAB has the power to hear and decide appeals from Orders of Abatement and hear direct appeals pursuant to SFBC Section 102A.. The Board may "uphold, modify, or reverse such orders, provided that the public health, safety and public welfare are secured most nearly in accordance with the intent and purpose of this code and the San Francisco Housing Code." (SFBC 105A.2.3).

**Appellant Questionnaire & Declaration:** The undersigned appellant hereby appeals to the AAB and makes the following allegations in connection therewith:

- (1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on May 11, 2021.
- (2) The affected premises are located at 311 11th Avenue San Francisco. They contain 1 dwelling units and 14 guest rooms.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
Appealing order of abatement issued by hearing officer
- (4) State the relief you seek and reasons why you claim the appealed action should be modified or reversed by this board. (Attach additional sheet(s) if necessary).  
Requesting abeyance of abatement for 180 days  
consultant hired by owner stated that permits were issued  
whereas in fact they were not.
- (5) Please state /check appellant's relationship to the property:  property owner  owner's agent  attorney  architect  engineer  contractor  other \_\_\_\_\_  
If the appellant is an agent of the owner(s) of record please attach documentation delineating representation.
- (6) **Appellant's Information:**  
Print Appellant's Name: Henry Kamilowicz Daytime Phone Number: \_\_\_\_\_  
Appellant's Mailing Address: \_\_\_\_\_

**Abatement Appeals Board (AAB)  
Tel. (628) 652-3517 - (628) 652-3426  
49 South Van Ness Avenue Suite 400, San Francisco, CA 94103**

Abatement Appeals Board Appeal Application Form

Page Two

(7) Please state any work that you are aware of that was performed at the subject property without required  building,  plumbing,  electrical permits:

(8) Did the current owner(s) of record own the property when this work was performed?

Yes  No

(9) If no, explain property purchases and approximate time when work was performed:

(10) Please state any work completed to correct the related code violations:

(11) What was the extent of the work performed? How much remains to be completed?

(12) When was the work done? Around May 11, 2020

(13) Who did the work? Unknown

(14) What is your occupation? If you are a co-owner, list all other co-owners and other occupants.

Construction consultant

(15) Do you own other properties in San Francisco?  Yes  No

(16) If yes, do any of these properties have active Department of Building Inspection code enforcement cases or Orders of abatement?  Yes  No

(17) If Yes, please list Complaint Tracking or Order numbers

(18) Have you owned property in San Francisco before?  Yes  No

(19) Are you aware that building, plumbing, and/or electrical permits may be required to abate the subject code violations?  Yes  No

(20) Have you applied for the required permits to abate the subject code violations?  Yes  No

If yes, please list permit applications:

Building Permit Application Nos. 202010217081

Plumbing Permit Application Nos. \_\_\_\_\_

Electrical Permit Application Nos. \_\_\_\_\_

(21) What other permits have you been granted by the City? Plumbing, electrical

(22) What other facts do you want the Board to consider?

I declare under penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Print Name: Henry Karnilowicz

Signature: [Handwritten Signature]

Date Signed: June 7, 2021

Signatory is  property owner  agent  other \_\_\_\_\_

**Complaint Number:** 202033422  
**Owner/Agent:** OWNER DATA SUPPRESSED  
**Owner's Phone:** --  
**Contact Name:** --  
**Contact Phone:** --  
**Complainant:** COMPLAINANT DATA SUPPRESSED

**Date Filed:**  
**Location:** 311 11TH AV  
**Block:** 1443  
**Lot:** 001  
**Site:**  
**Rating:**  
**Occupancy Code:**  
**Received By:** Alma Canindin  
**Division:** BID

**Complainant's Phone:**  
**Complaint Source:** TELEPHONE  
**Assigned to Division:** CES

**Description:** Doing construction at 1001 Clement Street (same building) without permits.

**Instructions:**

**INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	HINCHION	1125		

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
4/16/2021	William Strom	CES	Braulio Tienda

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
05/18/20	CASE OPENED	BID	Helminiak	CASE RECEIVED	
05/19/20	OTHER BLDG/HOUSING VIOLATION	BID	Duffy	CASE UPDATE	Case reviewed and assigned to complaint investigation team per MH; slw
05/20/20	OTHER BLDG/HOUSING VIOLATION	INS	Duffy	CASE UPDATE	1st NOV mailed; ag
05/20/20	OTHER BLDG/HOUSING VIOLATION	INS	Duffy	FIRST NOV SENT	1st NOV issued by DD; ag
02/19/21	OTHER BLDG/HOUSING VIOLATION	BID	Tienda	CASE UPDATE	Case reassigned to BT per MH; slw
04/16/21	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	CASE RECEIVED	Case Recieved in CES-tm
04/16/21	OTHER BLDG/HOUSING VIOLATION	BID	Tienda	REFERRED TO OTHER DIV	
04/16/21	OTHER BLDG/HOUSING VIOLATION	BID	Tienda	CASE UPDATE	final warning letter mailed; WS
04/16/21	OTHER BLDG/HOUSING VIOLATION	BID	Tienda	FINAL WARNING LETTER ISSUED	No permit filed to comply with nov. Time granted to file has expired. Final warning letter shall be generated.
04/16/21	OTHER BLDG/HOUSING VIOLATION	BID	Tienda	FINAL WARNING LETTER SENT	
04/16/21	GENERAL MAINTENANCE	BID	Tienda	REFERRED TO OTHER	tranfer to div CES

04/22/21	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	DIV CASE UPDATE	DH PACKAGE CREATED AND CERT MAIL SENT TO OWNERS ON FILE-RQ
04/23/21	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	DIRECTOR HEARING NOTICE POSTED	took pictures
05/11/21	OTHER BLDG/HOUSING VIOLATION	CES Hernandez	DIRECTOR'S HEARING DECISION	Ok to issue OOA per H.O(S.P). Owner's representative present at DH.mh
05/17/21	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	ORDER OF ABATEMENT ISSUED	fees assessed
05/17/21	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	CASE UPDATE	MMF 10 months (7/1/20 to 5/1/21)
05/20/21	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	ORDER OF ABATEMENT ISSUED	Prepared OOA Notice, Prepared Initial Bill-cbs
05/20/21	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	CASE UPDATE	Certified Mail sent-cbs
05/25/21	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	ORDER OF ABATEMENT POSTED	



**CITY AND COUNTY OF SAN FRANCISCO**  
**DEPARTMENT OF BUILDING INSPECTION**  
 49 South Van Ness Ave, Suite 400  
 San Francisco, CA 94103-1226

# PAYMENT RECEIPT

Printed on: 06/11/2021 04:29:38 PM

**Code Enforcement Division**

**Phone:(628) 652-3430**

Payment Date: 06/11/2021

Job Address

**311 11TH AV -**

Receipt Number: CED06432

Issued By: PSMITH

Payment received from:

HENRY KARNILOWICZ  
 OCCIDENTAL EXPRESS  
 1019 HOWARD STREET  
 SAN FRANCISCO CA 94103


Application Number:

AAB fee for 2020233422

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint#/ (if applicable)
CED AAB Filing Fee	\$158.10	202033422

**TOTAL \$158.10**

BY 

**DBI COPY**

311 11TH AV -



9589 0710 5270 0685 3538 56

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\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted	\$ _____

Postmark

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\$  
Total Pk  
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City, State, ZIP+4®

**HENRY KARNILOWICZ**  
**1019 HOWARD ST**  
**SAN FRANCISCO, CA 94103**  
**hb:AAB 311 11TH AV 202033422**



**ORDER OF ABATEMENT**

May 20, 2021

Owner:

**GUNDOGDU TONY MEHMET  
555 INNES AVE  
SAN FRANCISCO CA 94124**

Property Address: 311 11TH AV, 0000

Block: 1443      Lot: 001      Seq: 1  
Tract: 402      Case: BW03  
Complaint: 202033422

Inspector: Hernandez

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202033422A  
HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE  
PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON May 11, 2021 IN ACCORDANCE WITH THE SAN  
FRANCISCO BUILDING CODE SECTION 102A.5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE  
DIRECTOR. **THE OWNER WAS REPRESENTED.**

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

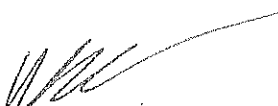
**THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:**

1. ALL PERMITS TO COMPLY WITH THIS NOTICE MUST BE COMPLETED WITHIN 30 DAYS AND PAY ALL CES FEES.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

**APPEAL: PURSUANT TO SECTION 105A.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A.2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 49 South Van Ness Ave, Suite 400, San Francisco, CA 94103, Tel: (628) 652-3517, (628) 652-3430, AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.**

RECOMMENDED BY:

  
Mauricio E. Hernandez  
Chief Building Inspector  
Phone No. (628) 652-3400  
Fax No. (628) 652-3409

APPROVED BY:

  
Patrick O'Riordan, Interim Director  
Department of Building Inspection  
Fax No. (628) 652-3463



**DEPARTMENT OF BUILDING INSPECTION**

**City & County of San Francisco**

**49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226**

**To:**

GUNDOGDU TONY MEHMET  
555 INNES AVE  
SAN FRANCISCO CA  
94124

Date: May 20, 2021  
Property Address: 311 11TH AV

Block: 1443 Lot: 001 Seq.: 1  
Inspector: **Mauricio Hernandez**

Director's Order Number: **202033422 - A**

**INITIAL BILL- Assessment of Costs  
Code Violations Outstanding**

Dear Property Owner(s):

Our records show that all required work has not been completed to abate the code enforcement case referenced above. FAILURE TO CORRECT THESE CODE VIOLATIONS PRIOR TO THE DIRECTOR'S HEARING AND RECORDED ORDER OF ABATEMENT HAS RESULTED IN THE ACCRUAL OF "ASSESSMENT OF COSTS" pursuant to 102.2, 102.16, 102A.3, 102A.7, 103A5, and Section 110, Table 1A-K of the San Francisco Building Code. Said Code requires that this Department's "cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs shall be assessed upon the property owner. Said violations will not be deemed legally abated until the property owner makes full payment of the assessment..."

The Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is : **\$1222.5**.

**Payment must be payable to CITY and COUNTY of SAN FRANCISCO OR CCSF-DBI in the form of cashier's check, money order or cash and must be accompanied by this original letter.**

**Please tender payment by mail or in person during regular business hours (8am-4pm) to the address indicated below:**

Assessment of Costs Payment  
Department of Building Inspection  
Code Enforcement Section  
49 South Van Ness Avenue, Suite 400  
San Francisco, CA 94103

TO AVOID HAVING A LIEN RECORDED UPON YOUR PROPERTY AND LEVIED ON YOUR NEXT PROPERTY TAX BILL, it is necessary for you to tender payment immediately.

Note: The Order of Abatement of the Department of Building Inspection cannot be lifted, and the structure cited above cannot be brought into compliance with the applicable sections of the San Francisco Building and Housing Codes until all required work is completed and further accrued Assessments of Costs are paid.

You must notify your assigned CES Inspector when all violations have been completed AS SOON AS POSSIBLE TO AVOID OR MINIMIZE ADDITIONAL COSTS & PENALTIES.

You will be sent a Final bill assessment of costs for additional time accrued until the case is abated..

Code Enforcement Section can be reached at (628) 652-3430 should you have any questions.

Your prompt cooperation on this matter is appreciated,

  
Patrick O'Riordan, Interim Director  
Department of Building Inspection

  
By: Mauricio Hernandez  
Chief of Code Enforcement

cc: CED File



### Assessment of Costs - Initial

(Pursuant to Sections 102A3 et al, and 110A Tables 1A-D, 1 A-G, 1A-K of the San Francisco Building Code and Ordinance 180-10)

**Owner** GUNDOGDU TONY MEHMET  
 GUNDOGDU TONY MEHMET  
 199 KINGS CT  
 SAN CARLOS CA

**Date** May 20, 2021

**Complaint Number** 202033422

94070

**Block** 1443 **Lot** 001

**Address** 311 11TH AV

**Prepared by** Mauricio Hernandez

**Reviewed by** C. Byrd-Shelton

**Amount Now Due and Payable** \$1,222.50

**Comments** MMF 10 months (7/1/20 to 5/1/21)

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
04/23/21	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
05/11/21	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
05/11/21	Issued Order of Abatement	Inspector	.25	\$158.10	\$39.53
05/11/21	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$173.91	\$347.82
05/17/21	Monthly Violation Monitoring Fee (Ordinance 180-10)	Clerical	5	\$96.72	\$483.60
05/17/21	Prepared Assessment of Costs	Inspector	.25	\$158.10	\$39.53
05/20/21	Prepared Order of Abatement	Clerical	.5	\$96.72	\$48.36
05/20/21	Certified Mailing	Clerical	.5	\$96.72	\$48.36
05/20/21	Other	Clerical	1	\$96.72	\$96.72

**\*Total to Date** \$1,222.50

\* Please note that this is only an initial bill. The property owner will accrue additional assessment of costs until all required code abatement is complete and verified by inspector site inspection. The case will not be closed until all code abatement and assessment of costs are paid.

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Extra Services & Fees (check box, add fee as appropriate)

- |  |          |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

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Here

Postage

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Total Postage

\$

Sent To

Street and A

City, State, Z

**GUNDOGDU TONY MEHMET**  
**555 INNES AVENUE**  
**SAN FRANCISCO, CA 94124**  
**RE: 311 11<sup>TH</sup> AVE-C#202033422**  
**OOA\_INITIAL-MH/CBS**

7019 2280 0001 8272 7172

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**GUNDOGDU TONY MEHMET  
555 INNES AVENUE  
SAN FRANCISCO, CA 94124  
RE: 311 11<sup>TH</sup> AVE-C#202033422  
OOA\_INITIAL-MH/CBS**



9590 9402 5611 9274 3361 39

2. Tracking Number (Transfer from service label)

7019 2280 0001 8272 7172

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

**COVID**

Agent

Addressee

B. Received by (Printed Name)

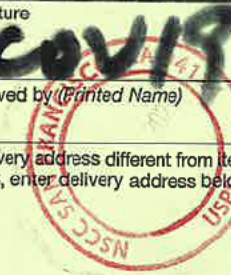
C. Date of Delivery

**5/27**

D. Is delivery address different from item 1? If YES, enter delivery address below:

Yes

No



3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation™ Restricted Delivery



May 20, 2021

Owner: GUNDOGDU TONY MEHMET  
555 INNES AVE  
SAN FRANCISCO CA  
94124

Address: 311 11TH AV, 0000  
Block: 1443 Lot: 001 Seq: 1  
Tract: 402 Case: BW03  
Hearing Number: 202033422  
Inspector: Hernandez

**DECLARATION OF POSTING OF THE ORDER OF ABATEMENT  
PER SAN FRANCISCO BUILDING CODE SECTION 102A.8**

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.8, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

\_\_\_\_\_  
San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 5/25/21 at San Francisco, California.

\_\_\_\_\_  
Signature

A handwritten signature in black ink, appearing to be "J. Hernandez", written over a horizontal line.



**NOTICE OF VIOLATION**  
of the San Francisco Municipal Codes Regarding Unsafe,  
Substandard or Noncomplying Structure or Land or Occupancy

**DEPARTMENT OF BUILDING INSPECTION**  
City and County of San Francisco  
1660 Mission Street San Francisco, CA 94103

NOTICE: 1

NUMBER: 202033422  
DATE: 20-MAY-20

ADDRESS: 311 11TH AV 0

OCCUPANCY/USE: R-2 (RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 BLOCK: 1443 LOT: 001

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: GUNDOGDU TONY MEHMET  
MAILING GUNDOGDU TONY MEHMET  
ADDRESS 199 KINGS CT  
SAN CARLOS CA

PHONE #: --

94070

PERSON CONTACTED @ SITE: GUNDOGDU TONY MEHMET

PHONE #: --

**VIOLATION DESCRIPTION:**

VIOLATION DESCRIPTION:	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

A complaint has been filed with this department regarding unpermitted construction at above location. New framing partitions installed in commercial space. Building permit application # 201906264417 has been filed for tenant improvement but not yet issued.  
Code/Section: FBC 103A, 102A

Monthly monitoring fee applies.  
Code/Section: SFBC 110A, Table 1A-K

**CORRECTIVE ACTION:**

- STOP ALL WORK SFBC 104.2.4 415-558-6120
- FILE BUILDING PERMIT WITHIN DAYS       (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
- CORRECT VIOLATIONS WITHIN DAYS.       NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.  
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Stop work until building permit is issued for scope of work. Failure to comply with result in further action by this department.

**INVESTIGATION FEE OR OTHER FEE WILL APPLY**

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60)     2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- OTHER:       REINSPECTION FEE \$       NO PENALTY  
(WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$

**BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION**

CONTACT INSPECTOR: Donal J Duffy

PHONE # 415-558-6120

DIVISION: BID

DISTRICT :

By:(Inspector's Signature) \_\_\_\_\_





# NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,  
Substandard or Noncomplying Structure or Land or Occupancy

Pursuant to SFBC 304(e) and 332.3 investigation fees are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 875 Stevenson St., 4th floor. 554-6720

**WARNING:** Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be fined for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

**WARNING:** Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

**WARNING:** Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

**WARNING:** Section 205(a) of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 304(e) y 332.3 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el límite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 875 de la calle Stevenson, cuarto piso, teléfono 554-6720.

**ADVERTENCIA:** Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 203(b) y 332.3 de el Código de Construcción de Edificios.

**ADVERTENCIA:** La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

**ADVERTENCIA:** Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o está diligentemente, rápidamente y continuamente acusado después de seis (6) meses de la fecha de este aviso, se le enviará una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

**ADVERTENCIA:** La Sección 205(a) de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, rehúsa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

根據《三藩市建築法規》(簡稱 SFBC) 第 304(e) 項和第 332.3 項條款的規定，對沒有許可證便已開始的工程和或正在進行的工程、或者超越許可範圍的工程，將收取調查費。當事人可以在許可證發出日起 15 天之內，向委員會提出上訴。該委員會地址在 Stevenson 街 875 號 4 樓，電話：554-6720。

警告：如不按照要求立即採取行動、以糾正上述違章行為，將導致建築檢查局付諸強制糾正程序的執行。倘對此房地產開發的強制糾正程序令一經在市府備案，則自違章通知張貼日起的各項與此糾正程序有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 203 (b) 項和第 332.3 項條款。

警告：《三藩市房屋法規》(即 SFBC) 第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次違犯者罰款 200 元，每幢樓宇的最高罰款可達 7,500 元。此項法規規定對每一違章罪者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。

警告：任何人通過出租房屋獲得收入、而該房屋已被建築審查局定為低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折舊或稅款中扣除稅費。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極、迅速有效地繼續進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264 (c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 205(a) 項條款規定：對於任何違反、不服從、疏忽、忽視、或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被判罪，對每天所發生的、每一單項的犯法行為，將付予最高 500 元的罰款，和/或者監禁六個月。



## DEPARTMENT OF BUILDING INSPECTION

Inspection Services

City and County of San Francisco

49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-

1226

DATE: 04/16/2021

PROPERTY ADDRESS:

311 11TH AV

BLOCK: 1443 LOT: 001

Building Complaint #: 202033422

GUNDOGDU TONY MEHMET  
GUNDOGDU TONY MEHMET  
199 KINGS CT  
SAN CARLOS CA 94070

# NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

### NOTICE OF VIOLATION OUTSTANDING:

On 05/20/2020 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

### ASSESSMENT OF COSTS NOW IMPOSED:

Therefore, pursuant to Section 102A.3 of the San Francisco Building Code you will be assessed costs arising from department time accrued pertaining but not limited to: (1) site inspections and reinspections, (2) case management, update, and data entry, (3) case inquiries (meetings, office visits, phone calls, emails, response to correspondence etc), (4) permit history research, (5) notice/hearing preparation, (6) staff appearances/reports at hearings, (7) case referrals, and (8) monthly violation monitoring.

### AVOID FURTHER ASSESSMENT:

To keep the assessment of costs at a minimum, and avoid the accrual of further time spent on the actions above such as administrative hearing preparation, and monthly violation monitoring, etc., please complete all work within thirty (30) days. Contact the Code Enforcement Division at (628) 652-3430 if you have questions concerning the referenced Notice of Violation.

### IF PERMITS ARE REQUIRED:

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits. Obtain final sign-off from the Building Inspector on the building job card and sign-offs from the Plumbing or Electrical Inspectors for the plumbing permit or for the electrical permit. Otherwise, the work will be deemed incomplete.

### CASE WILL BE CLOSED WHEN ALL WORK & ASSESSMENT OF COSTS PAID:

This case will not be closed and assessment of costs will continue to accrue until (1) all required work is completed as verified by site inspections, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid.

**YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!**



## COMPLAINT DATA SHEET

**COMPLAINT NUMBER : 202033422**

**OWNER/AGENT:** GUNDOGDU TONY MEHMET  
 GUNDOGDU TONY MEHMET  
 199 KINGS CT  
 SAN CARLOS CA

**DATE FILED:** 18-MAY-20

**LOCATION:** 311 11TH AV

**BLOCK:** 1443 **LOT:** 001

**SITE:**

94070

**RATING:** **OCCUPANCY CODE :**

**OWNER'S PHONE:** --

**RECEIVED BY:** Alma Canindin **DIVISION:** BID

**CONTACT NAME:**

**COMPLAINT SOURCE:** TELEPHONE

**CONTACT PHONE:** --

**COMPLAINANT:** Anonymous

**ASSIGNED TO DIVISION:** CES

**COMPLAINANT'S PHONE:** --

**DESCRIPTION:** Doing construction at 1001 Clement Street (same building) without permits.

**INSTRUCTIONS:**

### INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	HINCHION	1125		

### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
16-APR-21	William Strom	CES	Braulio Tienda

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
18-MAY-20	CASE OPENED	D HELMINIAI	CASE RECEIVED		Alma Canindin 18-MAY-20	BID
19-MAY-20	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE UPDATE	Case reviewed and assigned to complaint investigation team per MH; slw	Suzanna Wong 19-MAY-20	BID
20-MAY-20	OTHER BLDG/HOUSING VIOLATION	D DUFFY	FIRST NOV SENT	1st NOV issued by DD; ag	John Hinchion 17-MAY-21	CES
20-MAY-20	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE UPDATE	1st NOV mailed; ag	Mauricio Hernandez 18-FEB-21	BID
19-FEB-21	OTHER BLDG/HOUSING VIOLATION	B TIENDA	CASE UPDATE	Case reassigned to BT per MH; slw	Suzanna Wong 19-FEB-21	BID



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202033422

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
16-APR-21	OTHER BLDG/HOUSING VIOLATION	B TIENDA	FINAL WARNING LETTER ISSUEI	No permit filed to comply with nov. Time granted to file has expired. Final warning letter shall be generated.		
16-APR-21	OTHER BLDG/HOUSING VIOLATION	B TIENDA	CASE UPDATE	final warning letter mailed; WS	William Strom 16- APR-21	IPR
16-APR-21	OTHER BLDG/HOUSING VIOLATION	B TIENDA	REFERRED TO OTHER DIV		William Strom 16- APR-21	IPR
16-APR-21	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE RECEIVED	Case Recieved in CES-tm	Thomas Moyer 16- APR-21	CES
16-APR-21	OTHER BLDG/HOUSING VIOLATION	B TIENDA	FINAL WARNING LETTER SENT		Braulio Tienda 16- APR-21	BID
16-APR-21	GENERAL MAINTENANCE	B TIENDA	REFERRED TO OTHER DIV	tranfer to div CES	William Strom 16- APR-21	IPR
22-APR-21	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE UPDATE	DH PACKAGE CREATED AND CERT MAIL SENT TO OWNERS ON FILE-R	Ronda Queen 22- APR-21	CES
23-APR-21	OTHER BLDG/HOUSING VIOLATION	J HINCHION	DIRECTOR HEARING NOTICE POSTEI	took pictures	John Hinchion 28- APR-21	CES
11-MAY-21	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	DIRECTOR'S HEARING DECISION	Ok to issue OOA per H.O(S.P). Owner's representative present at DH.mh		
17-MAY-21	OTHER BLDG/HOUSING VIOLATION	J HINCHION	ORDER OF ABATEMENT ISSUED	fees assessed		
17-MAY-21	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE UPDATE	MMF 10 months (7/1/20 to 5/1/21)	John Hinchion 17- MAY-21	CES
20-MAY-21	OTHER BLDG/HOUSING VIOLATION	J HINCHION	ORDER OF ABATEMENT ISSUED	Prepared OOA Notice, Prepared Initial Bill-cbs	Catherine Byrd 20- MAY-21	CES
20-MAY-21	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE UPDATE	Certified Mail sent-cbs	Catherine Byrd 20- MAY-21	CES
25-MAY-21	OTHER BLDG/HOUSING VIOLATION	J HINCHION	ORDER OF ABATEMENT POSTED			
11-JUN-21	OTHER BLDG/HOUSING VIOLATION	J HINCHION	ABATEMENT APPEALS BOARD HRG	AAB Filed-tm	Thomas Moyer 11- JUN-21	CES



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 202033422**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
11-JUN-21	OTHER BLDG/HOUSING VIOLATION	J HINCHION	ABATEMENT APPEALS BOARD HRG	payment received for AAB *ps	PEARL SMITH 14- JUN-21	CES
11-APR-24	ABANDONED BUILDING	S LAU	CASE UPDATE	AAB Hearing Notice posted and photos. - SL	Sidney Lau 11-APR- 24	CES
11-APR-24	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE UPDATE	CM AAB notice to owner-hb	Heather Brooks 11- APR-24	CES

**COMPLAINT ACTION BY DIVISION**

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
	20-MAY-20		

Multinunits | Abatements | Franchise Tax

**Complaint**

CASE **DPCD** | **B** | **W** | **03** | Complaint Number **202033422** | NOV Date **05/20/2020** | Hazard  | Inspectors ID **1170** | Supervisor Dist

Dir Hearing Date **05/11/2021** | Owner Rep. **Y** | Dir's Dec. **O** | Dir Decision No **202033422** | Status **A**

Click in any field to locate CASES  
(Page Down OR SCROLL for more)  
Down Arrow to Insert

Aab File **06/11/2021** | Aab Hrg  | Aab Rehrq  | Aab Decn  | AAB Dec  | Compliance Dline  | Take Off A/L  YES  NO

Lifting Order Number  | Status CASE  | Ref to City Att  | Permit Days  | Life\_days  | Comp Days  | Legal Bldg Description:  | Work Completed  | Reel/Image

**Payments**

Receipt from	Letter Sent	Type	Payment Amt	Date Paid	Receipt #	Check No. (numeric only)
HENRY KARNIOWICZ	06/11/2021	P	158.10	06/11/2021	CED06432	7027
	05/20/2021	I	1,222.50			

Comments  | Fee Balance **1222.5** | **Apply payment**

Only Active?  Query

*Complaint List*

Complaint #	HIS NOV Expired	Date Filed	A	Div	Block	Lot	Street #	Street Name	
202420375	<input type="checkbox"/>	03/05/2024	<input checked="" type="checkbox"/>	HIS	1443	001	311	11TH	AV ▲
202420299	<input type="checkbox"/>	03/04/2024	<input checked="" type="checkbox"/>	PID	1443	001	311	11TH	AV
202298990	<input type="checkbox"/>	11/18/2022	<input checked="" type="checkbox"/>	BID	1443	001	311	11TH	AV
202420413	<input type="checkbox"/>	03/05/2024	<input checked="" type="checkbox"/>	CES	1443	001	311	11TH	AV
202173261	<input type="checkbox"/>	02/12/2021	<input checked="" type="checkbox"/>	CES	1443	001	311	11TH	AV
202422155	<input type="checkbox"/>	04/12/2024	<input checked="" type="checkbox"/>	HIS	1443	001	311	11TH	AV
202033422	<input type="checkbox"/>	05/18/2020	<input checked="" type="checkbox"/>	CES	1443	001	311	11TH	AV
202173081	<input type="checkbox"/>	02/08/2021	<input checked="" type="checkbox"/>	CES	1443	001	311	11TH	AV
202420510	<input type="checkbox"/>	03/07/2024	<input checked="" type="checkbox"/>	EID	1443	001	311	11TH	AV
202294884	<input type="checkbox"/>	08/25/2022	<input checked="" type="checkbox"/>	BID	1443	001	311	11TH	AV
202293258	<input type="checkbox"/>	07/18/2022	<input checked="" type="checkbox"/>	BID	1443	001	311	11TH	AV
202291072	<input type="checkbox"/>	05/17/2022	<input checked="" type="checkbox"/>	BID	1443	001	311	11TH	AV
202172642	<input type="checkbox"/>	01/28/2021	<input checked="" type="checkbox"/>	CES	1443	001	311	11TH	AV
202173268	<input type="checkbox"/>	02/12/2021	<input checked="" type="checkbox"/>	CES	1443	001	311	11TH	AV ▼

**Note: \* - Reinspection date expired**

**LOCATION** 1443 / 001 / 1 311 11TH AV **ALTERATIONS PERMIT**  
 Stage Created By

List based on the address query

Application no.	Form No.	Floor Number	Description	Site Prmt ?	Unit Sfx	Unit	Sfx	Current Stage	Stage Date
202208090143	8		ADD A NEW SHOWER & TOI		AV	0		REINSTATED	10/28/2022
202010217081	8		1)PLNG ENF #2021001677 EN		AV			ISSUED	05/05/2022
202010146425	8		BATHROOM REMODEL IN-K		AV			REVOKED	02/11/2021
202010076054	8		BATHROOM REMODEL IN KI		AV			REVOKED	02/11/2021
202009305504	8		REMODEL OF FRONT SIGNA		AV			WITHDRAW	04/08/2021
202005287945	8		EXPLORATORY WORK REMC		AV	0		WITHDRAW	01/24/2022
201906264417	3		TENANT IMPROVEMENT, AC	N	AV			WITHDRAW	04/08/2021
201807305947	8		KITCHEN CABINETS WILL BE		AV	0		EXPIRED	02/11/2021
201305247891	8		INSTALL GRAB BAR IN THE T		AV	0		COMPLETE	07/01/2013
200912022434	8		SHOWER REPAIR TO EXIST		AV	0		COMPLETE	12/16/2009

RetUrn

Estimated Hours Full Review Fee

PREMIUM PLANCHECK MRRP Compliance (Green Halo) **Not Required** Bluebeam Project ID

FIRST YEAR FREE BAN (Business Account No.)  LIN (Location Identification No.)

PERMIT TRACKING SYSTEM



Assessor

311 11TH AV 0

Address		Six	Unit	Block	Lot	#	Address Id
Street #	Streetname						PRIMARY
311	11TH	AV	0	1443	001	0	397524
							ASSESSOR

Values & Prices

Land	\$2,755,986	Other	\$0	Exempt Type	Wk Status/Yr
Structure	\$1,837,323	Home Exempt	\$0		2024
Fixtures	\$0	Other Exempt	\$0	Prior/Curr	Base Co/Yr
Prior Price	\$0	Current Price	\$4,200,000	Source	2018
Prior Sale		Curr Sale	07/06/2017		S

Construction Appliances	Base Lot	Assr Zone	Appraiser	Lot Chg Date/Shape	Use Type		
C	0000	000	INCLEM	586	06/18/2018	FS	
Lot Frontage/Area/Depth	Units	Stories	Sublevels	Volume	Roll Yr/Status		
0	524,800	0	3	2	10	2023	
Rooms	Bedrooms	Baths	Bldg Sq Ft	Bsmt Sq Ft	Year Built	DBI Form Yr	Tax Area
21	14	2	9,950	0	1910	FS	1000

Owner Information

Name	Address	City	State	Zip	Owner Date
GUNDOGDU TONY MEHMET	555 INNES AVE	SAN FRANCISCO	CA	94124	07/06/2017



# DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 04/16/24 11:57:52

## Permit details report

Application Number: 202010217081

Bluebeam ID:

Form Number: 8 Application Description: 1)PLNG ENF #2021001677 ENF (BATHS 2/F, GUEST RMS); 2)BLDG/HOUSING COMPLAINTS #202173261, 202173268, 202173081,202172642; 3) ADA UPGRADES TO G/F COMMERCIAL SPACE (TO COMPLETE BP202010217081); 4)RESTORE BRICK ON 11TH AVE & CLEMENT ST. ELEVATIONS (FOLLOWING REMOVAL OF PREVIOUS SIGNAGE W/OUT PERMIT);

Address:

1443/001/1 311 11TH AV

Cost:

\$60,000

Occupancy code: M,R-2

Building Use: 85 -RESIDENTIAL HOTEL

Disposition/Stage:

Action Date	Stage	Comments
21-OCT-2020	TRIAGE	
21-OCT-2020	FILING	
21-OCT-2020	FILED	
05-MAY-2022	APPROVED	
05-MAY-2022	ISSUED	

Contact Details:

Contractor Details

License No. : OWN  
Name: OWNER OWNER  
Company name: OWNER  
Address: OWNER OWNER CA 00000-0000

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	HIS	27-OCT-2020	27-OCT-2020			27-OCT-2020	LUTON MATT	PER CHAPTER 41 OF THE SAN FRANCISCO ADMINISTRATIVE CODE, RESIDENTIAL GUEST ROOMS MAY NOT BE CONVERTED, DEMOLISHED, OR HAVE THEIR USE CHANGED UNDER THIS PERMIT.
2	BID-INSP	28-OCT-2020	28-OCT-2020			28-OCT-2020	GREENE MATT	ok to process
2	BID-INSP	05-MAY-2022	05-MAY-2022			05-MAY-2022		OK TO PROCESS JAMES KELLY
3	EID-INSP	27-OCT-2020	27-OCT-2020			27-OCT-2020	BURKE KENNETH	ok to process
3	EID-INSP	05-MAY-2022	05-MAY-2022			05-MAY-2022	CLIFTON GARY	
4	PID-INSP	27-OCT-2020	27-OCT-2020			27-OCT-2020	PANELLI STEVEN	ok to process
4	PID-INSP	05-MAY-2022	05-MAY-2022			05-MAY-2022	BERDICHEVSKY M	



# DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
 49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 04/16/24 11:57:52

## Permit details report

Application Number: 202010217081

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
5	INTAKE	21-OCT-2020	21-OCT-2020			21-OCT-2020	ROBINSON CHARL	
6	BLDG	13-NOV-2020	13-NOV-2020			13-NOV-2020	CHAN JOSEPH	Stapled comment to application. Passed on to MECH. WKP999
7	BLDG	23-DEC-2020	23-DEC-2020	24-DEC-2020		24-DEC-2020	CHAN JOSEPH	Recheck comment.rev1. BB comment.rev2. WKP999
8	BLDG	04-JAN-2021	04-JAN-2021			04-JAN-2021	CHAN JOSEPH	Recheck comment.rev2. Issued comment.rev3. WKP999
9	BLDG	05-JAN-2021	05-JAN-2021			05-JAN-2021	CHAN JOSEPH	recheck comment.rev2. Issue comment.rev3. wkp
10	BLDG	08-JAN-2021	08-JAN-2021			08-JAN-2021	CHAN JOSEPH	Permit drawings not the latest set per Bluebeam review. Returned to Permit Center for customer pickup. WKP999
11	BLDG	15-JAN-2021	15-JAN-2021			15-JAN-2021	CHAN JOSEPH	Approved OTC. Passed on permit to CP-ZOC. WKP999
12	BLDG	04-MAY-2022	04-MAY-2022			04-MAY-2022	RALLS MATTHEW	approved otc
12	BLDG	08-FEB-2022	08-FEB-2022			08-FEB-2022	CHAN JOSEPH	02/08/22: RECHECK PREVIOUSLY APPROVED DRAWING (NO JOB CARD YET) WITH ADDITIONAL SCOPE SUCH AS CHANGE OF OCCUPANT USAGE ON GROUND FLOOR AND LEGALIZATION WORK OF SRO AT 2ND FLOOR. A NEW 3RD AOR (1ST AOR IS SANTOS RIDRIGO; 2ND AOR IS PATRICK BUSCOVICH; 3RD AOR IS LAURIE ERICSON) HAS BEEN RECORDED INTO PTS. EXPEDITOR WAS ASKED TO UPDATE WORK DESCRIPTION WITH NEW SCOPE ON PERMIT APPLICATION. EXPEDITOR REQUESTED TO KEEP OUTDATED WORK DESCRIPTION ON APPLICATION DUE TO NO SPACE TO WRITE-IT THE NEWSCOPE. TODAY'S RESUBMITTAL DRAWING IS SUBSTANTIALLY INCOMPLETE WITH NO ACCESSIBILITY DETAILS; NO DA CHECKLIST, NO STRUCTURAL, ETC. PREVIOUSLY APPROVED STRUCTURAL SHEETS AND ACCESSIBILITY HAVE BEEN COMPLETELY DELETED. INCOMPLETE SUBMITTAL MAY FURTHER DELAY PLAN REVIEW PROCESS. -JOEC
13	CP-ZOC	19-JAN-2021	19-JAN-2021	19-JAN-2021	04-FEB-2021	04-FEB-2021	KLINE HEIDI	2 ADA restrooms and ADA within existing storeroom; no exterior changes on this permit; approved; Plans forwarded to 2nd floor DBI OTC Plancheck Coordinator on 2/4/21.



# DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
 49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 04/16/24 11:57:52

## Permit details report

Application Number: 202010217081

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
14	CP-ZOC	23-MAR-2021	02-APR-2021	02-APR-2021	26-JAN-2022	26-JAN-2022	PAGE VINCENT	Approved 01/26/22 (vincent.w.page.ii@sfgov.org) - Abate 2021-001677ENF: in 2nd floor group housing SRO bedrooms, legalize bathrooms in bedrooms 9 and 5; relocate shared bathroom; and attach previously shared bathroom to room 14. Legalize ADA bathrooms and change of use (Retail Sales and Service to General Entertainment) in commercial space on ground floor. Legalize removal of non-historic business sign and restore brick on 11th Avenue and Clement Street elevations. Preservation review per consultation with Michelle Taylor. ROUTE PERMIT TO PERMIT CENTER (2ND FLOOR) FOR APPLICANT PICKUP. APPLICANT HAS BEEN NOTIFIED. On Hold 04/02/21 - Do not issue any permits for this property until all compliance issues are addressed. Ref.: Planning Complaint No. 2021-001677ENF.
15	CP-ZOC	25-MAR-2022	25-MAR-2022			25-MAR-2022	BOTN KURT	3/25/22: Re-stamp - Abate 2021-001677ENF: in 2nd floor group housing SRO bedrooms, legalize bathrooms in bedrooms 9 and 5; relocate shared bathroom; and attach previously shared bathroom to room 14. Legalize ADA bathrooms and change of use (Retail Sales and Service to General Entertainment) in commercial space on ground floor. Legalize removal of non-historic business sign and restore brick on 11th Avenue and Clement Street elevations. Preservation review per consultation with Michelle Taylor. ROUTE PERMIT TO PERMIT CENTER (2ND FLOOR) FOR APPLICANT PICKUP. APPLICANT HAS BEEN NOTIFIED. On Hold 04/02/21 - Do not issue any permits for this property until all compliance issues are addressed. Ref.: Planning Complaint No. 2021-001677ENF - KB.
16	MECH	16-NOV-2020	16-NOV-2020			08-FEB-2021	ORTEGA REYNALDO	Re-approved, MEP Deferred, plans to JCheung Approved, OTC, MEP Deferred, plans to SFFD
17	MECH	30-MAR-2022	30-MAR-2022			30-MAR-2022	SHAIKH MOHSIN	Approved OTC. Plans returned to applicant.
18	BLDG	04-MAY-2022	04-MAY-2022			04-MAY-2022	RALLS MATTHEW	
18	BLDG	19-FEB-2021	19-FEB-2021			19-FEB-2021	CHEUNG JIMMY	2/19/21: PLANS ARE ON SFPUC'S



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City and County of San Francisco  
 49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 04/16/24 11:57:52

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Application Number: 202010217081

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								OTC INBOX. I AM NOT THE PLAN CHECKER.
19	SFFD	17-NOV-2020	17-NOV-2020			17-NOV-2020	MCCORMACK MAR	POD, n/a for fire. plans routed to comment bin
20	SFFD	30-MAR-2022	30-MAR-2022			30-MAR-2022	ZIEGLER ERIK	3/30/22 Approved OTC by Ziegler c SFFD. Plans returned to applicant.
21	SFPUC	08-FEB-2021	26-FEB-2021	11-MAR-2021	19-MAR-2021	19-MAR-2021	HICKEY TIM	Emailed for fixture count response to tahickey@sfgwater.org 2/26/21 Capacity Charge not applicable. No change in meter size. No additional fixtures. Route to ZOC 3/19/21
22	SFPUC	04-MAY-2022	04-MAY-2022			04-MAY-2022	ARRIOLA LAURA	
23	PERMIT-CTR	18-NOV-2020	18-NOV-2020			07-DEC-2020	BOJORQUEZ GUST	Comments have been issued by plan review staff. Project agent must collect the plan set. Pick-up hours are 10:00am - 3:00pm at 49 South Van Ness Avenue. You do not need an appointment to collect your plan set.  Applicant or project agent must return the original plan set and permit application with superseded sheets collated into the original plan set. All revisions must be done per Administrative Bulletin -031: <a href="https://www.sfdbi.org/ftp/uploadedfiles/dbi/downloads/AB-031.pdf">https://www.sfdbi.org/ftp/uploadedfiles/dbi/downloads/AB-031.pdf</a> .  12/07/2020 Revisions received. Plan set routed to DBI-OTC BLDG Intak for re-check.
24	PERMIT-CTR	11-DEC-2020	11-DEC-2020			12-OCT-2021	GREALISH MARIA	12/11/2020 Comments have been issued by plan review staff. Plan set has been routed to Permit Center hold room. Project agent must collect the plan set to resume review. Comments pick-up hours are 10:00 am - 3:00 pm at the forum entrance of 49 South Van Ness Avenue. You do not need an appointment to collect your plan set.  To submit revisions, applicant or project agent must return the original plan set and permit application with superseded sheets removed from the original plans and new sheets collated into the original plan set. The superseded sheets shall be rolled up, separated from the original plans and returned to the plan checker. All revisions must be done per Administrative Bulletin-031: <a href="https://sfdbi.org/administrative-">https://sfdbi.org/administrative-</a>



# DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
 49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 04/16/24 11:57:52

## Permit details report

Application Number: 202010217081

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								bulletins permitcenter@sfgov.org 01/07/2021 Resubmissions received. Routed to DBI-OTC INTAKE for recheck.
25	PERMIT-CTR	11-JAN-2021	11-JAN-2021			12-JAN-2021	YAMAMURA WENI	1/11/2021 Customer to pick up permit application and update per discussion with plan checker, Joseph Chan. 1/12/2021-Recieved Resubmission/Plan set routed to OTC BLDG Intake for recheck.
26	PERMIT-CTR	20-JAN-2021	20-JAN-2021			02-FEB-2021	YAMAMURA WENI	1/21/2021 Comments have been issued by plan review staff. Pick up may begin on 1/21/2021. Plan set has been routed to Permit Center hold room. Project agent must collect the plan set to resume review. Comments pick-up hours are 10:00 am - 3:00 pm at the forum entrance of 49 South Van Ness Avenue. You do not need an appointment to collect your plan set. To submit revisions, applicant or project agent must return the original plan set and permit application with superseded sheets removed from the original plans and new sheets collated into the original plan set. The superseded sheets shall rolled up, separated from the original plans and returned to the plan checker. All revisions must be done per Administrative Bulletin-031: <a href="https://sfdbi.org/administrative-bulletins">https://sfdbi.org/administrative-bulletins</a> Revision drop-off hours are 10:00 am - 3:00 pm pm at the forum entrance of 49 South Van Ness Avenue. 2/2/2021-Recieved Resubmission/Plan set routed to OTC SF PLANNING Intake for recheck.
27	PERMIT-CTR	13-JAN-2022	13-JAN-2022			13-JAN-2022		01/13/2022: Project received by Permit Center Team and transferred to SF Planning Intake for review (CP-ZOC). Applicants may contact pic@sfgov.org for further project updates. -MT
28	PERMIT-CTR	26-JAN-2022	26-JAN-2022			27-JAN-2022	ESPINO HENRY	02/02/2022: Project received by Permit Center Team. Applicant may collect the project to continue OTC review. See email from PERMITCENTER@SFGOV.ORG for instructions. -HB



# DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 04/16/24 11:57:52

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Application Number: 202010217081

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								01/27/2022: Project received by Permit Center Team and transferred to SF Planning Intake for review (CP-ZOC). Applicants may contact pic@sfgov.org for further project updates. -HE  01/26/2022: Project received by Permit Center Team. Applicant may collect the project to continue OTC review. -HE
29	CES	05-MAY-2022	05-MAY-2022			05-MAY-2022	HERNANDEZ MAUI	
30	CPB	05-MAY-2022	05-MAY-2022			05-MAY-2022	PASION MAY	
								*****Owner need to furnish letter of change of architect of record to CPB in advance of issuing the permit.*****



# Department of Building Inspection

City & County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226



## Building Inspection History Printed On: 04/16/2024 02:44:39 PM

Application Number **202010217081** Block/Lot **1443 / 001** Address **311 11TH AV**

Description **1)PLNG ENF #2021001677 ENF (BATHS 2/F, GUEST RMS); 2)BLDG/HOUSING COMPLAINTS #202173261, 202173268, 202173081,202172642; 3) ADA UPGRADES TO G/F COMMERCIAL SPACE (TO COMPLETE BP202010217081); 4)RESTORE BRICK ON 11TH AVE & CLEMENT ST. ELEVATIONS (FOLLOWING REMOVAL OF PREVIOUS SIGNAGE W/OUT PERMIT);**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
GUNDOGDU TONY MEHMET	8	\$60,000.00	ISSUED	05/05/2022

Owner Name	Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
GUNDOGDU TONY MEHMET	(650) 704-8197	2	14	2	M,R-2	85	05/05/2023	2

Inspector Name	Activity Date	Status Code	Status Description	Comments
Argumedo, Enrique	01/17/2024	148	OTHER	ADA Bathrooms corrections have been corrected on both bathrooms. Ramp has been observed and matches the plans , all obstructions have been removed.
Argumedo, Enrique	12/04/2023	103	REINSPECT REQUIRED	Both ADA bathrooms entrance doors need to be self closing, follow up needed on ramp inspections, grade to be confirmed. District inspector spoke with the contact person on site and went over permit description. Contractor will reschedule another inspection. Two time slots needed to confirm all work and documentation is properly taken care of.
Howard, Brett	03/16/2023	114	CORRECTION REQUIRED	Site visit requested by Rodrigo Santos and contractor for final inspection. Correction notice issued on 9/12/2022 not addressed. Reschedule final inspection.
Argumedo, Enrique	09/19/2022	148	OTHER	Site visit to confirm work performed on the buildings front façade, minimal repairs where performed where plans show work was needed.
Howard, Brett	09/12/2022	114	CORRECTION REQUIRED	Site visit with Mauricio Hernandez, Henry Karnilowitz, and contractor. Work continued in unit 8 despite permit being suspended. Entry #2 to have Hi/Low opener for access to ADA bathroom #1. Change door swing for bathroom #2. Framing for ADA ramp to be inspected. Kilns to be relocated away from the path of travel to ADA ramp. Eid and Pid inspections required for both ADA bathrooms.





# Department of Building Inspection

City & County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226



## Building Inspection History Printed On: 04/16/2024 02:44:39 PM

Application Number **202010217081**      Block/Lot **1443 / 001**      Address **311 11TH AV**

Description **1)PLNG ENF #2021001677 ENF (BATHS 2/F, GUEST RMS); 2)BLDG/HOUSING COMPLAINTS #202173261, 202173268, 202173081,202172642; 3) ADA UPGRADES TO G/F COMMERCIAL SPACE (TO COMPLETE BP202010217081); 4)RESTORE BRICK ON 11TH AVE & CLEMENT ST. ELEVATIONS (FOLLOWING REMOVAL OF PREVIOUS SIGNAGE W/OUT PERMIT);**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
GUNDOGDU TONY MEHMET	8	\$60,000.00	ISSUED	05/05/2022

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(650) 704-8197	2	14	2	M,R-2	85	05/05/2023	2

Inspector Name	Activity Date	Status Code	Status Description	Comments
Argumedo, Enrique	08/30/2022	103	REINSPECT REQUIRED	Inspector left message for the contractor informing him that the inspection today would be at about 9:00am. The inspector arrived at 9:15 and found no one on site, the inspector called the contractor and the contractor said that he was still in route to the inspection location. The inspector informed the contractor that he would need to reschedule the inspection do to the inspectors time limits the contractor agreed.
Cummins, Colette	06/22/2022	126	ROUGH FRAME	Baths for rooms one five and nine ok



# DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 04/17/24 08:46:47

## Permit details report

Application Number: 201906264417

Bluebeam ID:

Form Number: 3 Application TENANT IMPROVEMENT, ADD 2 NDW ADA BATHS, PARTITON WALLS TO CREATE 3  
Description: RETAIL SPACES, NEW FRONT ENTRANCES

Address: 1443/001/1 311 11TH AV

Cost: \$15,000

Occupancy code: M,R-1

Building Use: 15 -RETAIL SALES

### Disposition/Stage:

Action Date	Stage	Comments
26-JUN-2019	TRIAGE	
26-JUN-2019	FILING	
26-JUN-2019	FILED	
08-APR-2021	WITHDRAWN	

### Contact Details:

### Contractor Details

### Addenda Details:

### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	26-JUN-2019	26-JUN-2019			26-JUN-2019	BUFKA SUSAN	
2	CP-ZOC	17-JUN-2020						
3	BLDG							
4	MECH							
5	SFFD	28-JUN-2019	28-JUN-2019			28-JUN-2019	MANN KERRY	N/A
6	SFPUC							
7	PPC	13-APR-2021	13-APR-2021			13-APR-2021	LUA NATALIE	4/13/21: To CPB - Anne Yu, withdrawn application;nl 6/17/20: to DCP (historical) per intake; am 6/15/20: CHANGE FORM 8 TO 3. ROUTE TO PPC. RZ
8	CPB	08-APR-2021	08-APR-2021			08-APR-2021	YU ANNE	04/08/2021: Withdrawn per owner's request. Paid withdrawal fee \$106.08. Emailed customer to see if he wants to pick up application and plans.ay

RICHMOND BLK. 192

REVISED '57

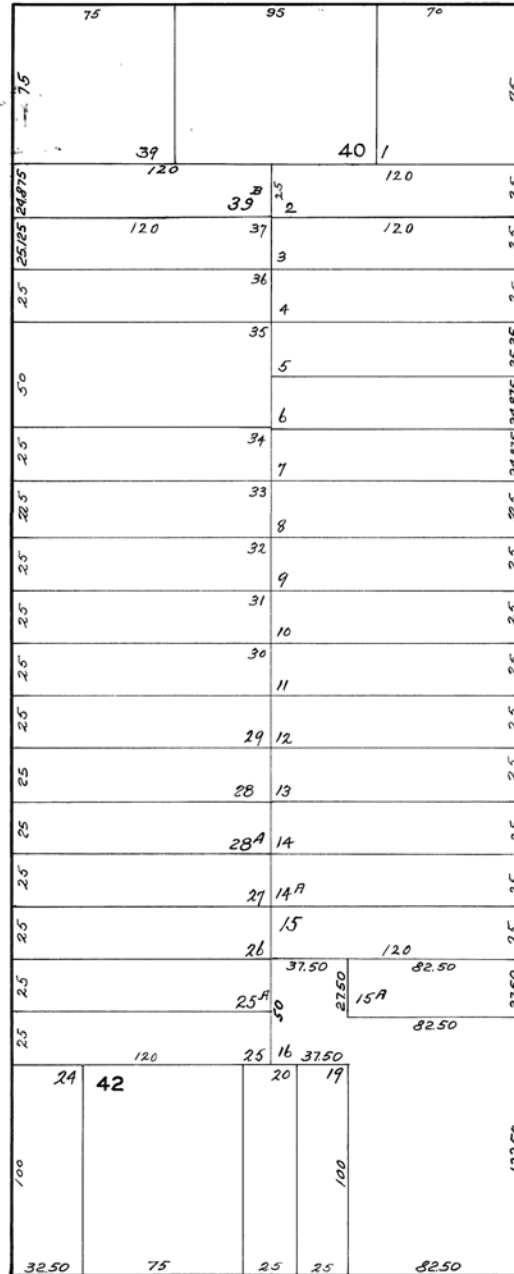
LOTS	MERGED
Lot 17-18	into lot 16 '1944'
39A	40 '1948'
38	39 '1923'
41	40 '1936'
23	22 '1956'



CLEMENT

12TH AVE.

11TH AVE.



GEARY





