

*AAB Regular
Meeting of
May 15, 2024*

Agenda Item C2

Staff Report – Case No. 6920



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. 6920

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

Property Address: 311 11th Av

Block: 1443 Lot: 001

Page 1

Complaint Number: 202173261

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 02/12/21
FWL 04/15/21**

**Nature of Violation: COMMERCIAL - GAS, DWV, H2O PIPING AND FIXTURES
INSTALLED WITHOUT A PERMIT IN GROUND LEVEL COMMERCIAL
SPACE. WATER HEATER INSTALLED WITHOUT PERMIT. MECHANICAL -
FURNACES INSTALLED WITHOUT A PERMIT. PENALTY 9X \$302.25**

**Code/Section: CPC Chapters 1, 3, 4, 5, 6, 7, 12. CMC Chapters 1, 3, 8, 9 Monthly
monitoring fee applies. Code/Section: SFBC 110A, Table 1A-K**

Outstanding Violations: Yes

Life Safety Hazards: Unsafe

Directors Hearing: # 202173261 Date: 5/11/2021

Result: Issue OOA

**Order of Abatement: 202173261-A issued with condition: ALL PERMITS TO COMPLY
WITH THIS NOTICE MUST BE COMPLETED WITHIN 30 DAYS AND PAY ALL CES
FEES.**

Permit Activity: No Permit to Comply

Appeal No. 6920

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

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Block: 1443 Lot: 001

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Case History:

02/12/21	1st Notice of Violation Issued
04/15/21	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) 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 202173261
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: [REDACTED]
Appellant's Mailing Address: [REDACTED]

**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: 202173261
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: Audrey Gee
Division: INS

Complainant's Phone:
Complaint Source: FIELD OBSERVATION
Assigned to Division: CES
Description: Commercial - Furnances installed without permits, plumbing gas, DWV, and H2O installed without permits.

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	HINCHION	1125		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
4/15/2021	Audrey Gee	CES	Referred by DO

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
02/11/21	PLUMB WORK NO PERMIT	PID	Ortega	CASE UPDATE	Commercial - Gas, DWV, H2O piping and fixtures installed. Water heater installed. Multiple furnaces installed.
02/12/21	OTHER PLUMB VIOLATN	BID	Ortega	FIRST NOV SENT	1st NOV issued by DO; slw
02/12/21	PLUMB WORK NO PERMIT	PID	Ortega	CASE UPDATE	NOV posted.
02/12/21	CASE OPENED	PID	Ortega	CASE RECEIVED	
02/16/21	OTHER PLUMB VIOLATN	BID	Ortega	CASE UPDATE	1st NOV mailed; slw
02/18/21	OTHER BLDG/HOUSING VIOLATION	BID	Ortega	CASE UPDATE	Additional 311 Complaint (311SR# 13504004) (cal) Business Name: Elite Type of Business: hotel_lodging Health & Safety Problems: other Additional Request Details: SRO Hotel. Elite Hotel. There are construction taking place at this hotel. None of the work is essential. They are working on vacant and empty rooms to install fixtures and other plumbing works. All of the residents are seniors on the second floor. This work has been temporary shut down last week because there was no permit, not Covid related. Caller believes that management should wait until every tenant get a vaccine before starting the construction Kevin Birmingham DBI Inspector 628-652-3606 Dan Ortega DBI Inspector 628-652-3687 Landlord name is Tony M Gundogdu 650-654-2120 Building manager K. Tolu 650-305-1538,

Date	Description	Code	Officer	Action	Notes
02/18/21	OTHER PLUMB VIOLATN	PID	Ortega	CASE UPDATE	k@manageplex.com Active NOV "s on this property by PID poted on 2/16/2021.
02/26/21	OTHER PLUMB VIOLATN	BID	Ortega	CASE UPDATE	1st NOV returned "insufficient address uable to forward"; WS
04/15/21	OTHER PLUMB VIOLATN	INS	Ortega	CASE UPDATE	Final warning letter mailed; ag
04/15/21	OTHER PLUMB VIOLATN	INS	Ortega	REFERRED TO OTHER DIV	Case referred to CES per DO; ag
04/15/21	GENERAL MAINTENANCE	CES	Hinchion	CASE RECEIVED	Case Recieved in CES-tm
04/15/21	GARBAGE AND DEBRIS	CES	Hinchion	CASE RECEIVED	Case Recieved in CES-tm
04/15/21	OTHER PLUMB VIOLATN	PID	Ortega	FINAL WARNING LETTER SENT	FWL prepared
04/15/21	GENERAL MAINTENANCE	PID	Ortega	REFERRED TO OTHER DIV	tranfer to div CES
04/22/21	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	CASE UPDATE	DH PACKAGE CREATED AND CERT MAIL SENT TO OWNERS ON FILE-RQ
04/23/21	OTHER PLUMB VIOLATN	CES	Hinchion	DIRECTOR HEARING NOTICE POSTED	
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
05/19/21	OTHER PLUMB VIOLATN	CES	Hinchion	ORDER OF ABATEMENT ISSUED	fees assessed
05/19/21	OTHER PLUMB VIOLATN	CES	Hinchion	CASE UPDATE	MMF 2 months (3/12/21 to 5/12/21)
05/20/21	OTHER PLUMB VIOLATN	CES	Hinchion	ORDER OF ABATEMENT ISSUED	Prepared OOA Notice & Initial Bill-cbs
05/20/21	OTHER PLUMB VIOLATN	CES	Hinchion	CASE UPDATE	Certified Mailing OOA+Initial-cbs
05/25/21	OTHER PLUMB VIOLATN	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 04:35:42 PM

Code Enforcement Division

Phone:(628) 652-3430

Payment Date: 06/11/2021

Job Address

311 11TH AV -

Receipt Number: CED06433

Issued By: PSMITH

Payment received from:

HENRY KARNILOWICZ
 CCIDENTAL EXPRESS
 1019 HOWARD STREET
 SAN FRANCISCO CA 94103

Application Number:

311
11TH AV
-

AAB fee for 202173261

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint#/ (if applicable)
CED AAB Filing Fee	\$158.10	202173261

TOTAL \$158.10

BY *Paul*

DBI COPY



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: BW02
Complaint: 202173261

Inspector: Hernandez

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202173261A
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.

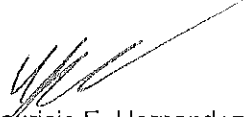
THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

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.

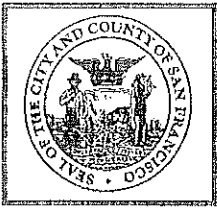
APPEAL: PURSUANT TO SECTION 105A.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A.2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS 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

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

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

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

Director's Order Number: **202173261 - 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 : **\$835.62**.

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
 555 INNES AVE
 SAN FRANCISCO CA

Date May 20, 2021

Complaint Number 202173261

94124

Block 1443 **Lot** 001

Address 311 11TH AV

Prepared by Mauricio Hernandez

Reviewed by C. Byrd-Shelton

Amount Now Due and Payable

\$835.62

Comments MMF 2 months (3/12/21 to 5/12/21)

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
05/19/21	Monthly Violation Monitoring Fee (Ordinance 180-10)	Clerical	1	\$96.72	\$96.72
05/19/21	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** \$835.62

* 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.



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: BW02
Complaint: 202173261
Inspector: Hernandez

DECLARATION OF SERVICE OF ORDER OF ABATEMENT BY MAIL
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 was 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 place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

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

Executed on 05/21/2021, at San Francisco, California.

Catherine Byrd Shelton

Signature

City and County of San Francisco
Department of Building Inspection



London N. Breed, Mayor
Patrick O'Riordan, Interim Director

May 20, 2021

Address: 311 11TH AV, 0000

Block: 1443 Lot: 001 Seq: 1

Tract: 402 Case: BW02

Hearing Number: 202173261

Inspector: Hernandez

Owner: GUNDOGDU TONY MEHMET
555 INNES AVE
SAN FRANCISCO CA

94124

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 5/20/21 at San Francisco, California.

Signature

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

Code Enforcement Division
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226
Office (628) 652-3430 - (628) 652-3439 - www.sfdbi.org



NOTICE OF VIOLATION

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

DEPARTMENT OF BUILDING INSPECTION NOTICE: 1
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202173261
DATE: 12-FEB-21

ADDRESS: 311 11TH AV 0

OCCUPANCY/USE: ()

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 555 INNES AVE
SAN FRANCISCO CA

PHONE #: --

94124

PERSON CONTACTED @ SITE: GUNDOGDU TONY MEHMET

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	CPC 103.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	

COMMERCIAL - GAS, DWV, H2O PIPING AND FIXTURES INSTALLED WITHOUT A PERMIT IN GROUND LEVEL COMMERCIAL SPACE. WATER HEATER INSTALLED WITHOUT PERMIT. MECHANICAL - FURNACES INSTALLED WITHOUT A PERMIT. PENALTY 9X \$302.25

Code/Section: CPC Chapters 1, 3, 4, 5, 6, 7, 12. CMC Chapters 1, 3, 8, 9

Monthly monitoring fee applies.

Code/Section: SFBC 110A, Table 1A-K

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4 (628)652-3400
- FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 10 DAYS AND COMPLETE ALL WORK WITHIN 30 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
- CORRECT VIOLATIONS WITHIN 30 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.

Hire licensed contractor, secure required permits, correct violations, schedule inspections.

Pay monitoring fee

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: Daniel Ortega

PHONE # (628)652-3400

DIVISION: PID

DISTRICT :

By:(Inspectors's Signature) _____



NOTICE OF VIOLATION

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

Pursuant to SFBC 107.5 and 106.4.7 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 49 South Van Ness Ave., Suite 1475 (14th Floor), (628) 652-1150

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 liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102.2 & 110.

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(6) of the Revenue and Taxation Code.

WARNING: Section 103 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 107.5 y 106.4.7 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 limite 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 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

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 será embargada para recuperar dichos gastos. Referencia a la Sección 102.2 y 110 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 delicto 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 esta diligentemente, rápidamente y contuamente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara 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 103 de el Código de Edicios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omite, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas per delicto 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 107.5 項和第 106.4.7 項條款的規定，對沒有許可證候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。若每人可以在許可證發出日起 15 天之內，調查費可以向許可上訴委員會提出上訴。該委員會地址在 South Van Ness 街 49 號 14 樓。電話：(628) 652-1150。

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份。如果在此廣告公布六個月後，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：如不按照要求立即採取行動，以糾正上述違規行為，將導致建築檢查局付諸強制糾正程序的執行。針對此房地產頒發的強制糾正程序令一經在市府備案，則自這道通知張貼日起向各項與此糾正程序令有關的費用，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 102.2 項和第 110 項條款。

警告：《三藩市建築法規》第 103 項條款規定：對於任何違反、不聽從、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，如果被定罪，對每天所發生的、每一單獨的犯法行為，將付不超過 500 元的罰款，和/或者監禁六個月。

警告：《三藩市建築法規》(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，二次重犯者罰款 200 元，每種檢字的最高罰款可達 7,500 元。此項法規還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。



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: 04/15/2021

PROPERTY ADDRESS:
311 11TH AV.

BLOCK: 1443 LOT: 001

Plumbing Complaint #: 202173261

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

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 02/12/2021 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 : 202173261

OWNER/AGENT: GUNDOGDU TONY MEHMET
 GUNDOGDU TONY MEHMET
 555 INNES AVE
 SAN FRANCISCO CA

DATE FILED: 12-FEB-21

LOCATION: 311 11TH AV

BLOCK: 1443 **LOT:** 001

SITE:

94124

RATING: **OCCUPANCY CODE :**

OWNER'S PHONE: --

RECEIVED BY: Audrey Gee **DIVISION:** INS

CONTACT NAME:

COMPLAINT SOURCE: FIELD OBSERVATION

CONTACT PHONE: --

COMPLAINANT: field observation

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE: --

DESCRIPTION: Commercial - Furnances installed without permits, plumbing gas, DWV, and H2O installed without permits.

INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	HINCHION	1125		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
15-APR-21	Audrey Gee	CES	Referred by DO

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
11-FEB-21	PLUMB WORK NO PERMIT	D ORTEGA	CASE UPDATE	Commercial - Gas, DWV, H2O piping an fixtures installed. Water heater installed. Multiple furnaces installed.	Daniel Ortega 12- FEB-21	PID
12-FEB-21	CASE OPENED	D ORTEGA	CASE RECEIVED		Audrey Gee 12-FEB 21	INS
12-FEB-21	PLUMB WORK NO PERMIT	D ORTEGA	CASE UPDATE	NOV posted.	Daniel Ortega 12- FEB-21	PID
12-FEB-21	OTHER PLUMB VIOLATN	D ORTEGA	FIRST NOV SENT	1st NOV issued by DO; slw	Suzanna Wong 16- FEB-21	BID
16-FEB-21	OTHER PLUMB VIOLATN	D ORTEGA	CASE UPDATE	1st NOV mailed; slw	Suzanna Wong 16- FEB-21	BID



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202173261

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
18-FEB-21	OTHER BLDG/HOUSING VIOLATION	D ORTEGA	CASE UPDATE	Additional 311 Complaint (311SR# 13504004) (cal) Business Name: Elite Type of Business: hotel_lodging Health & Safety Problems: other Additional Request Details: SRO Hotel. Elite Hotel. There are construction taking place at this hotel. None of the work is essential. They are working on vacant and empty rooms to install fixtures and other plumbing works. All of the residents are seniors on the second floor. This work has been temporary shut down last week because there was no permit, not Covid related. Caller believes that management should wait until every tenant get a vaccine before starting the construction Kevin Birmingham DBI Inspector 628-652-3606 Dan Ortega DBI Inspector 628-652-3687 Landlord name is Tony M Gundogdu 650-654-2120 Building manager K. Tolu 650-305-1538. k@manageplex.com	Cheryl Lee 18-FEB-21	BID
18-FEB-21	OTHER PLUMB VIOLATN	D ORTEGA	CASE UPDATE	Active NOV "s on this property by PID poted on 2/16/2021.	David Ledda 18-FEB-21	PID
26-FEB-21	OTHER PLUMB VIOLATN	D ORTEGA	CASE UPDATE	1st NOV returned "insufficient address uable to forward"; WS	William Strom 26-FEB-21	IPR
15-APR-21	OTHER PLUMB VIOLATN	D ORTEGA	CASE UPDATE	Final warning letter mailed; ag	Audrey Gee 15-APR-21	INS
15-APR-21	OTHER PLUMB VIOLATN	D ORTEGA	REFERRED TO OTHER DIV	Case referred to CES per DO; ag	Audrey Gee 15-APR-21	INS
15-APR-21	OTHER PLUMB VIOLATN	D ORTEGA	FINAL WARNING LETTER SENT	FWL prepared	Daniel Ortega 15-APR-21	PID
15-APR-21	GENERAL MAINTENANCE	D ORTEGA	REFERRED TO OTHER DIV	tranfer to div CES	Audrey Gee 15-APR-21	INS
16-APR-21	GARBAGE AND DEBRIS	J HINCHION	CASE RECEIVED	Case Recieved in CES-tm	Melissa Reyes 31-JUL-23	CES
16-APR-21	GENERAL MAINTENANCE	J HINCHION	CASE RECEIVED	Case Recieved in CES-tm	Melissa Reyes 31-JUL-23	CES
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



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202173261

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
23-APR-21	OTHER PLUMB VIOLATN	J HINCHION	DIRECTOR HEARING NOTICE POSTEI			
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		
19-MAY-21	OTHER PLUMB VIOLATN	J HINCHION	ORDER OF ABATEMENT ISSUED	fees assessed		
19-MAY-21	OTHER PLUMB VIOLATN	J HINCHION	CASE UPDATE	MMF 2 months (3/12/21 to 5/12/21)	John Hinchion 19- MAY-21	CES
20-MAY-21	OTHER PLUMB VIOLATN	J HINCHION	ORDER OF ABATEMENT ISSUED	Prepared OOA Notice & Initial Bill-cbs	Catherine Byrd 20- MAY-21	CES
20-MAY-21	OTHER PLUMB VIOLATN	J HINCHION	CASE UPDATE	Certified Mailing OOA+Initial-cbs	Catherine Byrd 20- MAY-21	CES
25-MAY-21	OTHER PLUMB VIOLATN	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
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
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NOV (HIS)	NOV (BID)		
		12-FEB-21	

Multinunits | Abatements | Franchise Tax

Complaint

CASE **DPCD** | **B** | **W** | **02** | Complaint Number **202173261** | NOV Date **02/12/2021** | Hazard | Inspectors ID **1170** | Supervisor Dist

Dir Hearing Date **05/11/2021** | Owner Rep. **Y** | Dir's Dec. **O** | Dir Decision No **202173261** | 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 Rehrg | 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	CED06433	7024
	05/20/2021	I	835.62			

Comments | Fee Balance **835.62** | **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

[Home](#) » [Most Requested](#)



Welcome to our Permit / Complaint Tracking System!

You selected:

Address: **311 11TH AV** Block/Lot: **1443 / 001**

Please select among the following links, the type of permit for which to view address information:

[Electrical Permits](#) [Plumbing Permits](#) [Building Permits](#) [Complaints](#)

(Plumbing permits matching the selected address.)

Permit #	Block	Lot	Street #	Street Name	Unit	Current Stage	Stage Date
PP20240307687	1443	001	311	11TH AV	0	ISSUED	3/7/2024
PW20221110514	1443	001	311	11TH AV	0	EXPIRED	11/6/2023
PW20220928320	1443	001	311	11TH AV	0	COMPLETE	11/1/2023
PW20220905623	1443	001	311	11TH AV	0	COMPLETE	9/28/2022
PP20220524054	1443	001	311	11TH AV	0	EXPIRED	5/20/2023
PP20190821662	1443	001	311	11TH AV		EXPIRED	8/16/2020
PP20180910698	1443	001	311	11TH AV	0	EXPIRED	9/6/2019
PW20150507164	1443	001	311	11TH AV	0	EXPIRED	5/2/2016

[Online Permit and Complaint Tracking home page.](#)

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ area](#).









