

*AAB Special  
Meeting of  
June 12, 2024*

*Agenda Item C1*

*Staff Report – Case No. 6924*



## 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. 6924**

**Date of Abatement Appeals Board Hearing: June 12, 2024**

**Property Address: 204 Tingley Street**

**Block: 6782 Lot: 021**

**Page 1**

**Complaint Number: 202173591**

#### PROPERTY OWNER INFORMATION

**Property Owner(s) Name:** Rangel Samuel

**Appellant:** Ahmad Larizadeh

**Appellant's Mailing Address:** 1880 Golden Gate Ave.  
San Francisco, CA 94115

**Building/Property Description:** One-Story Building; Type VB Construction

**Legal Use/Occupancy:** Single Family Dwelling; R-3 Occupancy

#### Case Summary:

**Notice of Violation(s):** First NOV Issued on **March 2, 2021**  
FWL Issued on **July 27, 2021**

**Nature of Violation:** (Replicated from Violation Description of Original NOV issued on 3/2/2021)

*"A response to a complaint has revealed that the framing done to the exterior of the space at the rear of the house has never been properly weatherized, creating a potentially unsafe condition, NOV #201296193 was issued on 4/2/2012 for the framing that was done then and has received an order of abatement. Monthly monitoring fee applies. Code/Section SFBC 110A, Table 1A-k." (Ref. Ex. A)*

#### **Narrative of Case Review:**

Upon complaint investigation performed on 2/24/2021, building inspector revealed an unauthorized rear addition being constructed without valid building permits from DBI and City Planning approval (Ref. Ex. B). Following records research, inspector further found the same property owner had repeated the same violation in the past that served with NOV #201296193 dated 4/2/2012 (Ref. EX. C & D), an Order of Abatement was issued back in 7/17/2013 (Ref. Ex. E) due to owner failed to comply within the timeline. The most recent NOV #202173591 was issued on 3/2/2021 (Ref. Ex. A). An Order of Abatement was issued on 2/7/2023 (Ref. Ex. F) due to the owner failed to comply with the code violation within the timeline. (Ref. Ex. G, H, & I)

**Outstanding Violations: Yes**

**Life Safety Hazards:** Unsafe building with undermined fire and life safety building elements.

**Directors Hearing: # 202173591 Date: 2/7/2023**

**Result:** Issue Order of Abatement

**Appeal No. 6924**

**Date of Abatement Appeals Board Hearing: June 4, 2024**

**Property Address: 204 Tingley Street**

**Block: 6782 Lot: 021**

**Page 2**

**Order of Abatement: 202173591-A issued with the following condition: 30 Days to obtain permits and complete including final inspection sign-off to comply with NOV# 202173591 and pay all CES fees.**

**Pertinent Permit & Activity:**

The only building permit on property record is PA 2012/1228/6982 with proposed scope of work – “Comply with NOV 201296193 to legalize rear addition to be used as storage approximately 47 SF” **issued on 6/20/23** has not been completed with final inspection sign-off today (Ref. EX. I). The last inspection performed on 8/8/2023 was a rebar inspection for new footing. No other inspection was performed from that day forward (Ref. EX. I). The completed construction was not fully aligned with the approved permit drawing (Ref. EX. J).

**CES Code Proceeding History:**

**03/02/21** 1<sup>st</sup> Notice of Violation Issued  
**07/27/21** Final Warning letter  
**12/20/22** Posted Notice of Director’s Hearing  
**02/07/23** Directors Hearing Decision - Issue OOA (Owner was not presented)  
**02/15/23** Order of Abatement Posted  
**03/01/23** Received Abatement Appeals Board Application & Processed  
**05/13/24** AAB Hearing Notice Posted.

**Last Inspection Date:** BID – August 8, 2023; PA 2012/1228/6982 (Re-bar & bolts inspection)  
CES – May 13, 2024 (Posting for Notice of AAB Hearing)

**Appellant’s Request:** Revoking lien against the property.

**Staff recommendation:** Uphold the Order of Abatement, including imposing assessment of costs. Due to the NOV issued precisely based on the physical site inspection findings. The Order Of Abatement was also issued appropriately on February 7, 2023, property owner failed to obtain pertinent permit issuance until Jun 20, 2023. All required works have not been completed with DBI final inspection sign-off today.

**Abatement Appeals Board Action:** TBD

**LIST OF EXHIBITS AND DOCUMENTS**

EXHIBIT A	NOV 202173591 (Issued on 2021.03.02)
EXHIBIT B	Photo of Site Condition 2024 (As of 2024.05.13)
EXHIBIT C	NOV 201296193 (Issued 2012.04.02)
EXHIBIT D	Photo of Site Condition 2012 (NOV 201296193)
EXHIBIT E	OOA- NOV 201296193 (Issued 2013.06.4)
EXHIBIT F	OOA - NOV 202173591 –A (Issued 2023.02.07)
EXHIBIT G	List of Permits Records
EXHIBIT H	Permit Details Report – PA 2012.1228.6982
EXHIBIT I	BLDG Inspection. History - PA 2012.1228.6982
EXHIBIT J	DWG – PA 2012.1228.6982

CES-1	Application for AAB Hearing NOV 202173591
CES-2	PMT Rcet. AAB Hearing Filing FEE NOV 202173591
CES-3	CES Initial Bills NOV 202173591
CES-4	AAF. of Posting and Mailing OOA 202173591
CES-5	Final Warning Letter NOV 202173591
CES-6	Complaint Data Sheet - 202173591
CES-7	Payment History_202173591
CES-8	Property Complaint History
CES-9	Property Permit History
CES-10	Property Profile & Owner of Records
CES-11	AAF. Notice of AAB Hearing Posting - 202173591
CES-12	Cert. Mail Record AAB NOH - 202173591
CES-13	AFF. of Dir. Hearing Posting & Mailing

## EXHIBIT A -J

Begin from the following Page



# 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:** 202173591  
**DATE:** 02-MAR-21

**ADDRESS:** 204 TINGLEY ST

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES) **BLOCK:** 6782 **LOT:** 021

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:** RANGEL SAMUEL  
**MAILING ADDRESS:** RANGEL SAMUEL  
204 TINGLEY ST  
SAN FRANCISCO CA

PHONE #: --

94112

PERSON CONTACTED @ SITE: RANGEL SAMUEL

PHONE #: --

## 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 checked="" type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

A response to a complaint has revealed that the framing done to the exterior of the space at the rear of the house has never been properly weatherized, creating a potentially unsafe condition. NOV 201296193 was issued on 4/2/2012 for the framing that was done then and has received an order of abatement.  
Code/section SFBC 106.1.1

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

## CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4 628-652-3447
- FILE BUILDING PERMIT WITHIN 30 DAYS     (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION 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.

Obtain a building permit with plans to legalize or remove work rescribed above. P.A. should state to comply with NOVs 201296193 and NOV 202173591. Planning approval required. Obtain all necessary sign offs from district inspector to complete permit.

**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: Thomas D Keane

PHONE # 628-652-3447

DIVISION: BID

DISTRICT :

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

**EXHIBIT A - NOV# 202173591**

Issued permit under PA 2012.1228.6982 has not been completed with DBI Final inspection sign-off at the time Order of Abatement issued on 2/7/2023 (Ref. Ex. F & I). New roof framing for rear addition appear not fully align with approved permit drawing (Ref. Ex. J; sheet A2.0)

NOV # 202173591

As shown Photos  
Taken on May 13, 2024



(N) window installed at new location and window not per permit drawing



Elevation at Cayuga Street



Elevation at Tingley Street



# 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: 201296193  
DATE: 02-APR-12

ADDRESS: 204 TINGLEY ST

OCCUPANCY/USE: ()

BLOCK: 6782 LOT: 021

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: **RANGEL SAMUEL**  
MAILING RANGEL SAMUEL  
ADDRESS 204 TINGLEY ST  
SAN FRANCISCO CA

PHONE #: --

94112

PERSON CONTACTED @ SITE: RANGEL SAMUEL

PHONE #: --

## 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

Horizontal addition build onto rear/side of building without a building permit. Size approximately 10'-0" wide x 8'-0" deep. SFBC 2012 103A

## CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4
- FILE BUILDING PERMIT WITHIN 30 DAYS       (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION 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.

Apply for building permit with plans or the matter above will be referred to the Code Enforcement Division.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

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

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$300

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

CONTACT INSPECTOR: Nancy Curvino

PHONE # --

DIVISION: BID

DISTRICT : 7

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

EXHIBIT C - NOV 201296193

Unauthorized horizontal addition  
revealed in 2012 under  
NOV# 201296193



EXHIBIT D - Photo of Site Condition 2012





**ORDER OF ABATEMENT**

July 17, 2013

Owner:

RANGEL SAMUEL  
204 TINGLEY ST  
SAN FRANCISCO CA 94112

Property Address: 204 TINGLEY ST,

Block: 6782 Lot: 021 Seq: 00

Tract: Case: BWO

Complaint: 201296193

Inspector: Simas

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102.5 & 102.6 ORDER NO. 105511-A  
HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE  
PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON June 4, 2013 IN ACCORDANCE WITH THE SAN  
FRANCISCO BUILDING CODE SECTION 102.4. 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) OBTAIN PERMITS AND FINAL PERMITS WITHIN 30 DAYS OF HEARING.

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 105.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105.2 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 1660 MISSION ST., SAN FRANCISCO, CA 94103, Tel: (558-6454), 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:

Patrick O'Riordan  
Chief Building Inspector  
Phone No. (415) 558-6570  
Fax No. (415) 558-6261

APPROVED BY:

Tom C. Hui, S.E., C.B.O., Acting Director  
Department of Building Inspection  
Fax No. (415) 558-6474

EXHIBIT E: OOA - NOV 201296193



## **ORDER OF ABATEMENT**

February 14, 2023  
Owner:  
RANGEL SAMUEL  
204 TINGLEY ST  
SAN FRANCISCO CA 94112

Property Address: 204 TINGLEY ST,  
Block: 6782 Lot: 021 Seq: 00  
Tract: Case: BW1  
Complaint: **202173591A**

Inspector/Division: Lam

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. **20217359**

**HEARING OF THE COMPLAINT** OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **February 7, 2023** IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. **THE OWNER WAS NOT 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:**

30 Days to Obtain Permit and Complete including Final Signoff to Comply with NOV# 202173591 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 105A3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A2 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) 6523517, (628) 6523430, AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

Handwritten signature of John Hinchion in blue ink.

John Hinchion, Acting Chief Building Inspector  
Department of Building Inspection

Very truly yours  
Handwritten signature of Patrick O'Riordan in blue ink.  
Patrick O'Riordan, C.B.O., Director  
Department of Building Inspection

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

**EXHIBIT F: OOA - NOV 202173591-A**

PERMIT TRACKING SYSTEM

Permit Tracking System

Projects Location Stage Characteristics Routing/Addenda Fees Payments Owner/Contractor/Agents Planning Dev Impact Fee

LOCATION 6782 / 021 / 0 204 TINGLEY ST ALTERATIONS PERMIT

Stage Created By

List based on the address query

Application no.	Form No.	Floor Number	Description	Site Prmt ?	Current Stage	Stage Date
201212286982	3		COMPLY WITH NOV 2012961	N	ISSUED	06/20/2023

Return

PREMIUM PLANCHHECK     MRRP Compliance (Green Halo)     Bluebeam Project ID

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

EXHIBIT G - List of Permits Records



# DEPARTMENT OF BUILDING INSPECTION

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

Date: 06/02/24 17:12:18

## Permit details report

**Application Number:** 201212286982

**Bluebeam ID:**

**Form Number:** 3 **Application Description:** COMPLY WITH NOV 201296193 TO LEGALIZE REAR ADDITION TO BE USED AS STORAGE APPROXIMATELY 47 SF

**Address:** 6782/021/0 204 TINGLEY ST

**Cost:** \$43,000

**Occupancy code:** R-3

**Building Use:** 27 -1 FAMILY DWELLING

### Disposition/Stage:

Action Date	Stage	Comments
28-DEC-2012	TRIAGE	
28-DEC-2012	FILING	
28-DEC-2012	FILED	
24-JAN-2020	CANCELLED	per 2016 SFBC 106A.3.7, application exceeded the stated and extended time period.
17-JUN-2022	PLANCHECK	O.K. to re-activate per Mark Walls
27-MAR-2023	APPROVED	
20-JUN-2023	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	CES	31-DEC-2012	31-DEC-2012			31-DEC-2012	FESSLER THOMAS	
2	INTAKE	28-DEC-2012	28-DEC-2012			28-DEC-2012	BUFKA SUSAN	
3	CPB	31-DEC-2012	31-DEC-2012			31-DEC-2012	YAN BRENDA	
4	CP-ZOC	31-DEC-2012	10-JUL-2014			02-OCT-2014	CHANG TINA	
5	CP-NP	22-JUL-2014	22-AUG-2014	22-JUL-2014	22-AUG-2014	22-AUG-2014	CHANG TINA	~ Mailed 311 Cover Letter on 7/22/2014 (Cathy) Mailed 311 Notice 8/7/14; Expired 9/6/14 (Vlad)
6	BLDG	03-OCT-2014	20-NOV-2014			20-NOV-2014	HU QI (ANNE)	approved on 11/20/2014
7	CES	14-FEB-2023	14-FEB-2023			14-FEB-2023		MATTHEWS P.-CES
8	CPB	17-FEB-2023	17-FEB-2023			17-FEB-2023	SECONDEZ GRACE	2/17/23: route to PPC. Brandon returned plans & appln to CPB. gs

**EXHIBIT H: Permit Details Report  
PA2012.1228.6982)**



# DEPARTMENT OF BUILDING INSPECTION

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

Date: 06/02/24 17:12:18

## Permit details report

Application Number: 201212286982

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								2/17/23: Brandon Tan took the plans to bring to Moses at Planning. he will return it once done. gs 2/17/23: Brandon Tan dropped off new set of plans because the original was discarded by mistake. Will need to re-route to all stations again. gs
9	CP-ZOC	17-FEB-2023	17-FEB-2023			17-FEB-2023	CORRETTE MOSES	Per variance decision, legalize rear yard addition.
10	BLDG	21-FEB-2023	09-MAR-2023			09-MAR-2023	HU QI (ANNE)	No review done. Suggest applicant withdraw permit per new DBI memo. d
11	BLDG	09-MAR-2023	20-MAR-2023			20-MAR-2023	HU QI (ANNE)	approved
12	MECH	20-NOV-2014	03-DEC-2014	04-DEC-2014		22-MAR-2023	SHAIKH MOHSIN	12/4/14 comments issued, plans route to PPC.
13	MECH	22-MAR-2023	22-MAR-2023			22-MAR-2023	SHAIKH MOHSIN	3/22/23 Approved, plans routed to PPC.
14	PPC	22-MAR-2023	22-MAR-2023			22-MAR-2023	CHAN CHENG	03/22/23: TO CPB. -CC 3/20/23: To hold bin pending for MECH approval; kw 3/9/23: Plans and application to Neville Pereira; kw 2/21/23: To BLDG per Anne Hu. TW 12/4/14: in HOLD BIN; snt. 11/20/14: to MECH. PG 10/3/14: to BLDG. PG
15	CPB	22-MAR-2023	27-MAR-2023			20-JUN-2023	CHAN AMARIS	6/20/23: ISSUE TO OWNER. AMARIS. 6/14/23: FOLLOW UP FOR PAYMENTS. REQUEST WILL CLOSE IF PAYMENT NOT RECEIVE BY 6/23/2023. APPLICATION WILL BE CANCELLED BY 8/17/2023. NO MORE EXTENSION ALLOWED PER WILLY YAU. AMARIS. 3/27/23: SFUSD NOT REQ; 12 PAGES. APPROVE. 2 INVOICES SENT. AMARIS. 03/24/2023: Per Willy Yau Last Extension. Extension fee required. 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, and 8th extension fee total \$2,768.80. When pay fee, new cancel date: 08/17/2023.ay 3/24/23: SFUSD NOT REQUIRE. PENDING APPROVAL FOR EXTESION FEE. AMARIS. 3/23/23: 12 PAGES. PENDING APPROVAL FOR EXTENSION FEE & SFUSD FORM. AMARIS. 2/15/23: Ahmad Larizadeh wants to submit duplicate application because it's missing. gs 6/28/2022-Restamped received to new sets, 5pages.(mr) 06/17/2022: Reinstated by Mark

**EXHIBIT H: Permit Details Report  
PA2012.1228.6982)**



# DEPARTMENT OF BUILDING INSPECTION

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

Date: 06/02/24 17:12:18

## Permit details report

**Application Number:** 201212286982

**Bluebeam ID:**

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description	
								Walls. Customer paid re-activation fee \$98.65.ay	



# 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: 06/03/2024 12:42:37 AM

Application Number **201212286982** Block/Lot **6782 / 021** Address **204 TINGLEY ST**

Description **COMPLY WITH NOV 201296193 TO LEGALIZE REAR ADDITION TO BE USED AS STORAGE APPROXIMATELY 47 SF**

<b>Owner Name</b>	<b>Form #</b>	<b>Job Cost</b>	<b>Disposition</b>	<b>Disposition Date</b>
RANGEL SAMUEL	3	\$43,000.00	ISSUED	06/20/2023

<b>Owner Phone</b>	<b># of Plans</b>	<b># of Units</b>	<b># of Stories</b>	<b>Occupancy</b>	<b>Bldg Use</b>	<b>Expiration Date</b>	<b>Penalty</b>
(415) 902-8176	2	1	1	R-3	27	06/20/2024	

Inspector Name	Activity Date	Status Code	Status Description	Comments
Zeng, Van	08/08/2023	123	OK TO POUR	One interior footing, rebar and bolts okay. Provide stamped letter in regards to compliance to plans and code (previously poured prior to permit issuance).
Zeng, Van	08/02/2023	102	NO ENTRY/NO PROGRESS	Not ready, still requires SI approval
Zeng, Van	07/28/2023	103	REINSPECT REQUIRED	Obtain si approval. Observed a. bolts and rebar and hdu bolt.
Sum, Matthew	07/18/2023	103	REINSPECT REQUIRED	Missing hdu5 Holdowns and anchor bolts per approved plan. Reinspection required.

**EXHIBIT I: BLDG Inspection History  
(PA 2012.1228.6982)**

# LEGALIZE REAR ADDITION

## 204 TINGLEY ST.

### SAN FRANCISCO CA 94112

#### GENERAL NOTES:

1. WORK SHALL COMPLY WITH THE SPECIFIC CODES REFERENCED ON THE DRAWINGS AS WELL AS ALL APPLICABLE BUILDING CODES, LAWS, AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING DRAWINGS AS SUBMITTED AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK, NOTIFY DESIGNER OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES.
5. EXISTING CONSTRUCTION NOT SHOWN TO BE DEMOLISHED SHALL BE REPAIRED IF DAMAGED DURING THE COURSE OF CONSTRUCTION AT NO ADDITIONAL EXPENSE TO THE OWNER.
6. WHERE REQUIRED, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.
7. DIMENSIONS SHOWN DEPICT NEW CONSTRUCTION, NOTIFY DESIGNER IF ADDITIONAL DIMENSIONS ARE REQUIRED TO CONSTRUCT THE WORK. DO NOT SCALE THE DRAWINGS.
8. SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND DESIGNER PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
9. MAINTAIN THE JOB SITE IN A NEAT AND ORDERLY CONDITION, DISPOSE OF TRASH, WASTE, AND DEBRIS IN A SAFE AND LEGAL MANNER OFF-SITE.
10. CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS IN WORK AREA AT ALL TIMES.
11. THE DESIGNER AND OWNER ARE NOT RESPONSIBLE FOR SITE SAFETY AS WELL AS MEANS AND METHODS FOR CONSTRUCTION. SITE OBSERVATIONS BY THE DESIGNER OR OWNER ARE NOT INTENDED TO BE REVIEW OR APPROVAL OF JOB SITE CONDITIONS.
12. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS TO PREPARE, CLEAN, INSTALL, APPLY, CONNECT, AND CONDITION ALL MANUFACTURED MATERIALS, COMPONENTS, AND EQUIPMENT.
13. PREPARE EXISTING AND NEW SUBSTRATES ADEQUATELY TO ENSURE THAT THE QUALITY OF FINISHES WILL MEET OR EXCEED ACCEPTED INDUSTRY STANDARDS.

#### SHEET INDEX

A0.0	COVER SHEET, PROJECT DATA, AND SITE PLAN
A0.1	NOTICE OF SPECIAL INSPECTIONS
A1.0	EXISTING AND PROPOSED FLOOR PLANS
A1.1	EXISTING AND PROPOSED FLOOR PLANS
A2.0	EXISTING AND PROPOSED SOUTH AND WEST ELEVATIONS
A2.1	EXISTING AND PROPOSED NORTH AND EAST ELEVATIONS
A3.0	TITLE 24
A3.1	TITLE 24

S-1	PROJECT DATA, STRUCTURAL NOTES
S-2	FOUNDATION & FRAMING PLANS
S-3	DETAILS
S-4	DETAILS

SHEET COUNT : 11

#### SCOPE OF WORK

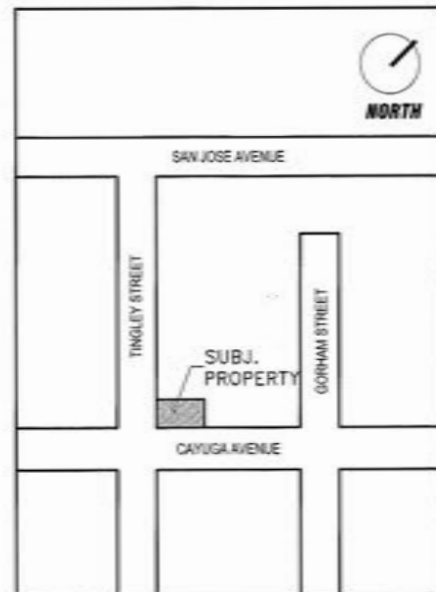
- ABATEMENT OF NOV# 201296193
- LEGALIZE ONE STORY REAR HORIZONTAL ADDITION (47SF)

#### PROJECT DATA

OWNERS:  
 BLOCK: 6782  
 LOT: 021  
 TYPE OF CONSTR: TYPE V-B  
 SPRINKLERS: NON-SPRINKLERED  
 NO. OF STORIES: 1  
 PRESENT USE: SINGLE FAMILY DWELLING  
 (E) OCCUPANCY: R3  
 ZONING: RH-1

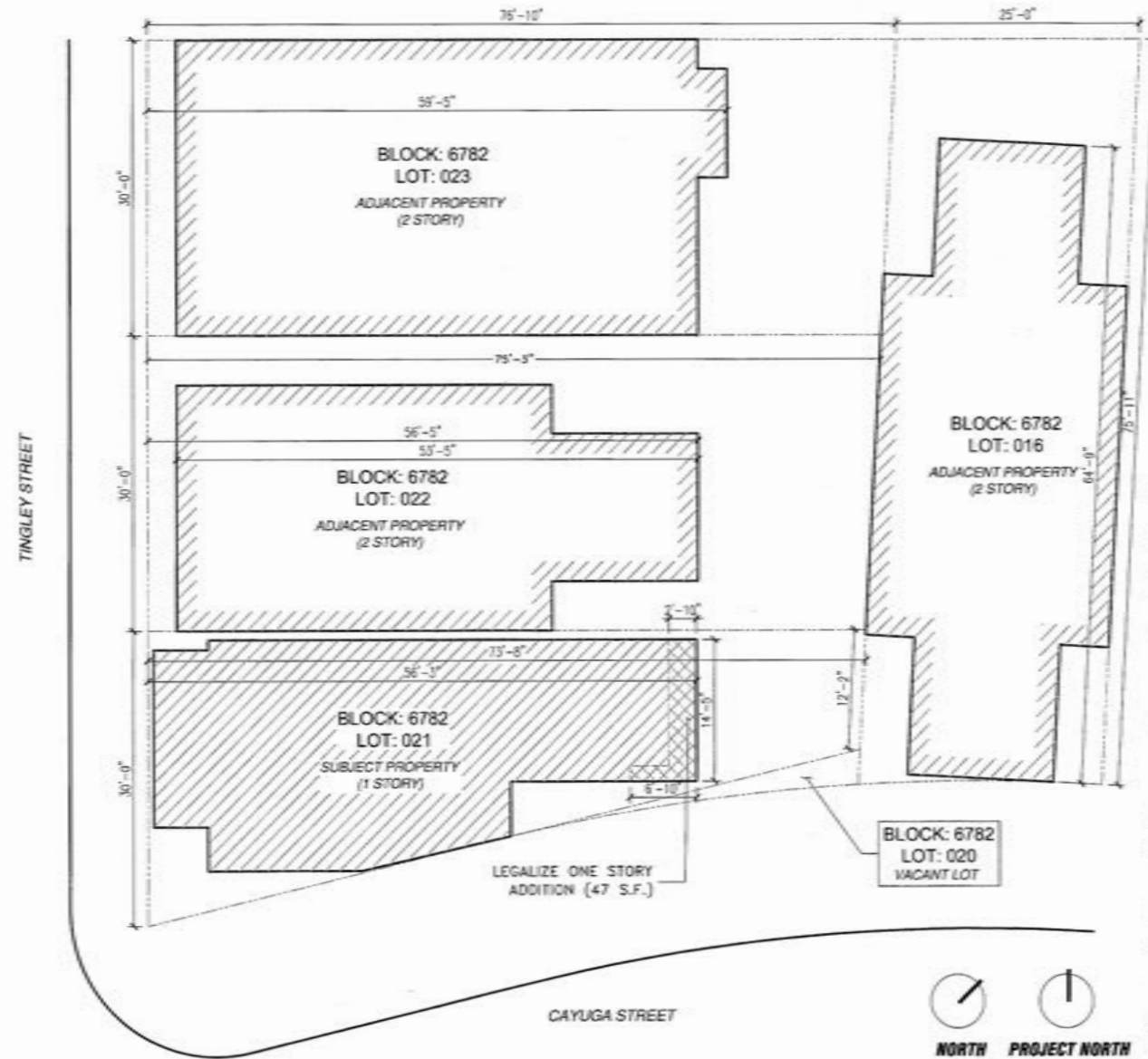
#### VICINITY MAP

SCALE: NTS



#### APPLICABLE CODES:

JURISDICTION: CITY AND COUNTY OF SAN FRANCISCO BUILDING CODE:  
 2019 CALIFORNIA BUILDING CODE AMENDMENTS  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA ENERGY CODE  
 2019 CALIFORNIA FIRE CODE & ALL RELATED  
 2019 SAN FRANCISCO BUILDING CODE ORDINANCES  
 OF THE CITY & COUNTY OF SAN FRANCISCO



2012-1228-6982

APPROVED BY BSEED COMMITTEE  
 FEB 17 2023  
 PLANNING DEPARTMENT

APPROVED  
 Michael Shook, DBI  
 MAR 27 2023  
 Dept. of Building Insp.  
 - San Francisco -  
 JUN 20 2023  
 DIRECTOR  
 DEPT. OF BUILDING INSPECTION

RECEIVED  
 FEB 17 2023  
 DEPT. OF BUILDING INSPECTION  
 THIS PLAN MEETS THE QUALITY  
 STANDARD FOR DIGITIZING  
 ACCEPTED

Anne Hsu, DBI  
 MAR 20 2023

EXHIBIT J - DWG - PA 2012.1228.6982

#### REVISIONS


DRAWING PREPARED BY:  
 ANTHONY PEREZ  
 A/E/C  
 ARCHITECTURE / ENGINEERING / EXCHANGE LLC  
 415.279.2299  
 aperez@aeeex.com



204 TINGLEY ST.  
 SAN FRANCISCO CA 94112

COVER SHEET,  
 PROJECT DATA,  
 AND SITE PLAN

DATE: 02/08/23

SCALE: AS NOTED

SHEET:

A0.0



DRAWINGS PREPARED BY:  
ANTHONY PEREZ/ARCH  
A+E  
ARCHITECTURE / ENGINEERING / EXCHANGE LLC  
A15 279 7299  
aperez@aeeaf.com

A+E  
AEEAF LLC

204 TINGLEY ST.  
SAN FRANCISCO CA 94112

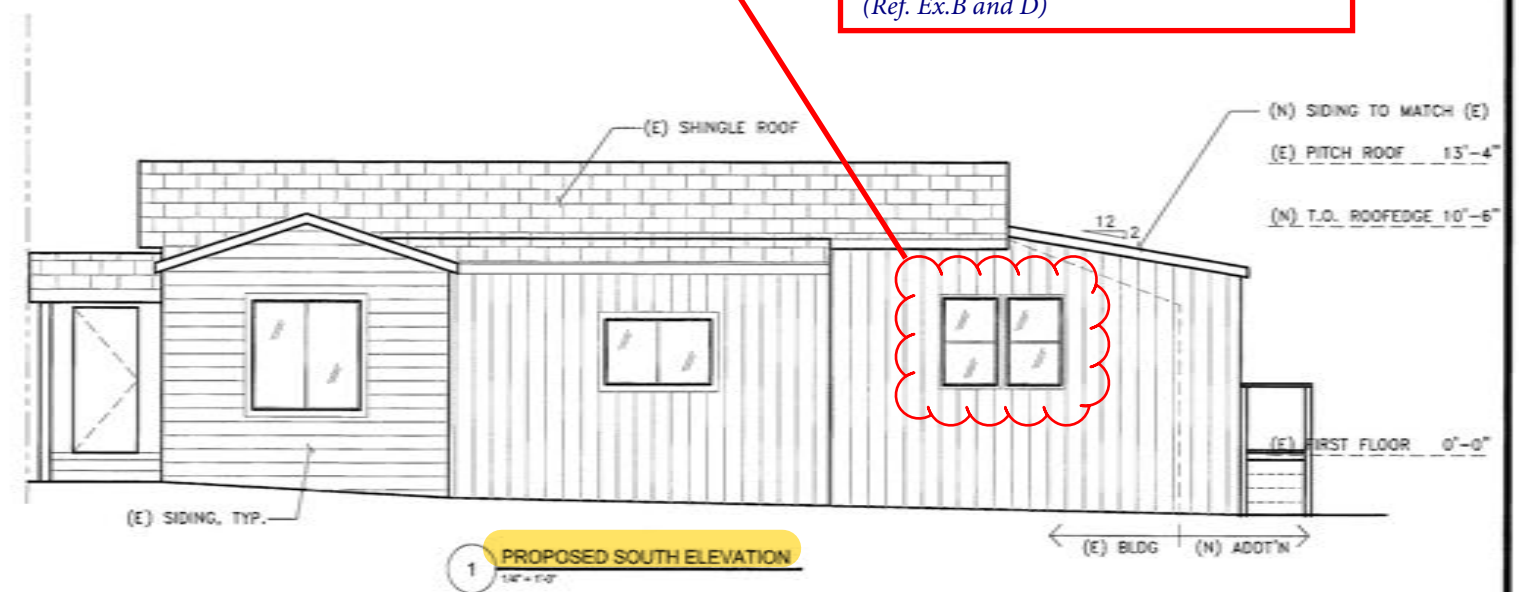
EXISTING AND  
PROPOSED  
SOUTH AND  
WEST  
ELEVATIONS

DATE: 06/24/2022  
SCALE: AS NOTED

SHEET:

A2.0

Exterior wall opening has been modified for new window installation instead of replaced like for like per approved permit drawing. (Ref. Ex.B and D)

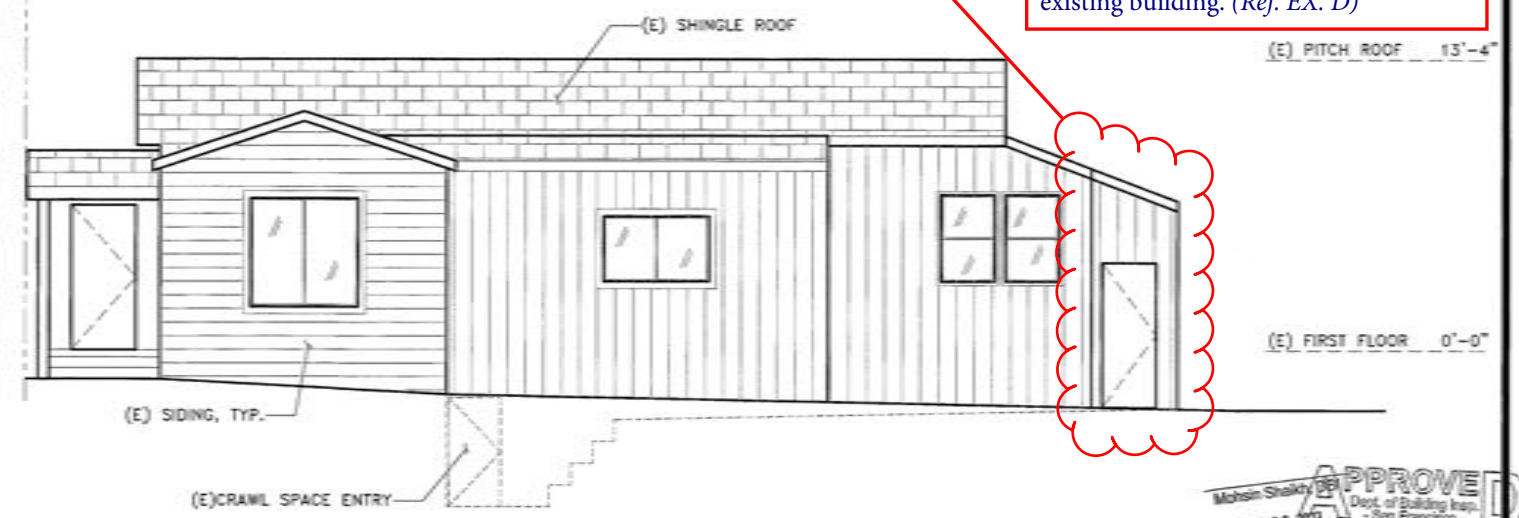


1 PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"

Unauthorized rear addition identified in NOV 201296193 does not treated as existing building. (Ref. EX. D)



2 EXISTING WEST ELEVATION  
1/4" = 1'-0" (NO CHANGE)



3 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"

APPROVED BY MISS CORRETE  
FEB 17 2023  
PLANNING DEPARTMENT

Anne Hu, DE  
MAR 20 2023

APPROVED  
Moham Shakhry, DEB  
Dist. of Building Insp.  
- San Francisco  
MAR 22 2023  
JUN 20 2023

RECEIVED  
FEB 17 2023  
DEPT OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR DIGITIZING  
ACCEPTED

EXHIBIT J - DWG - PA 2012.1228.6982

DRAWINGS PREPARED BY:  
 ANTHONY PEREZ ARCHITECT  
 ARCHITECTURE / ENGINEERING / EXCHANGE LLC  
 A13.279.2259  
 aperez@aaxat.com

A+E  
 ARCHITECTURE

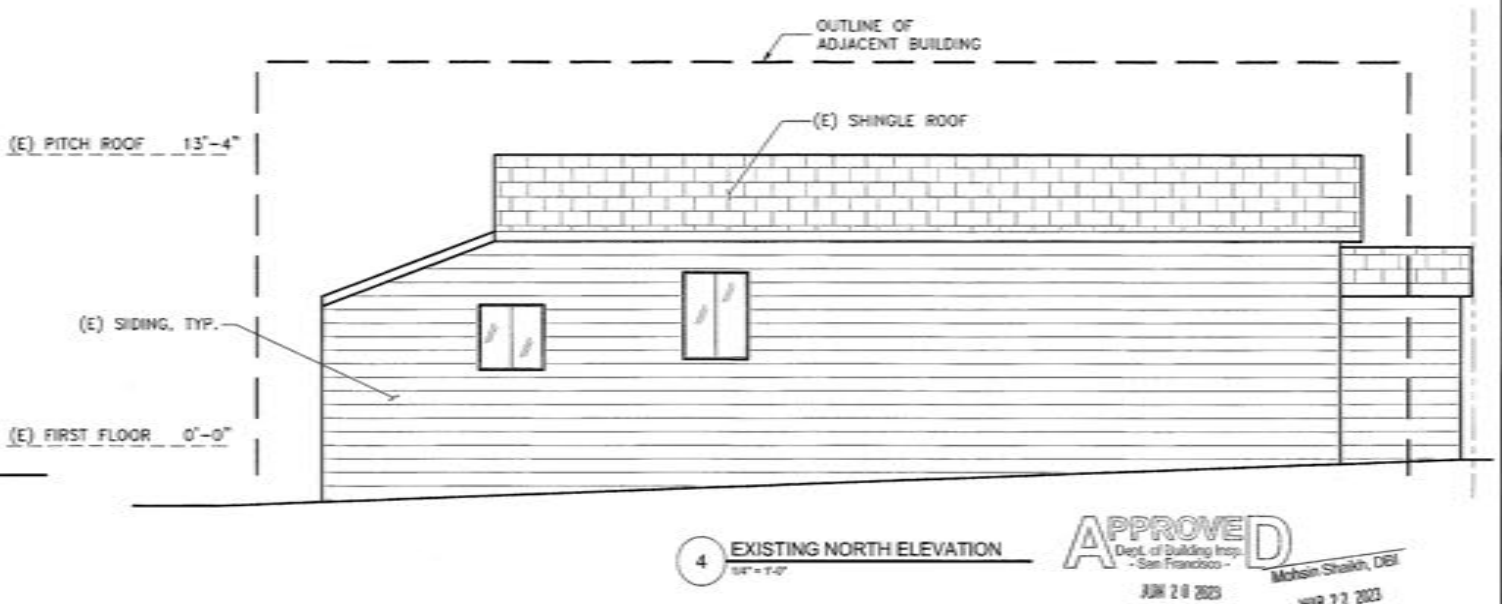
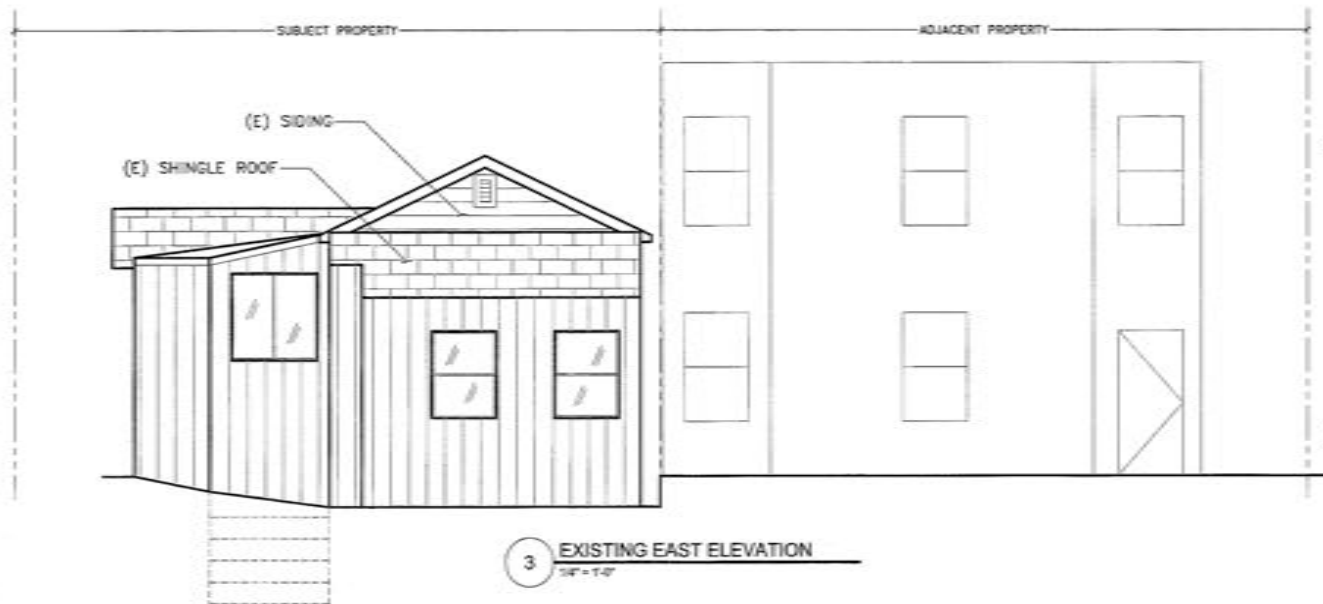
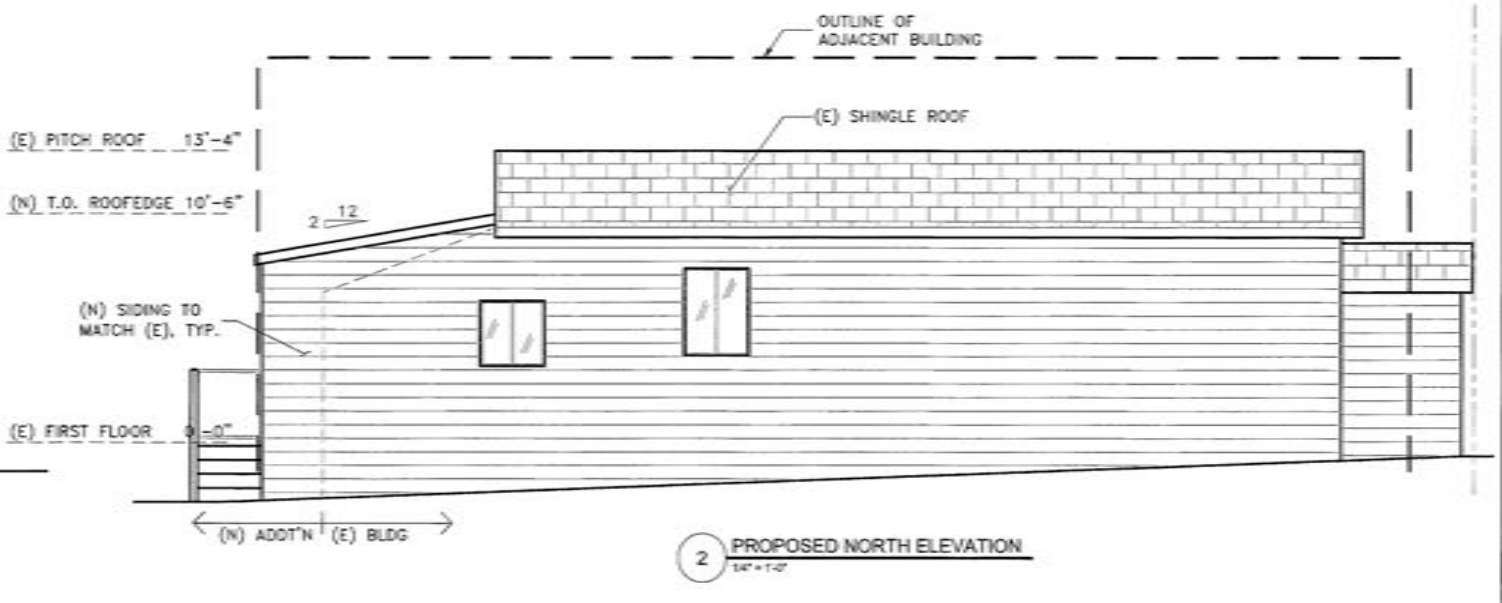
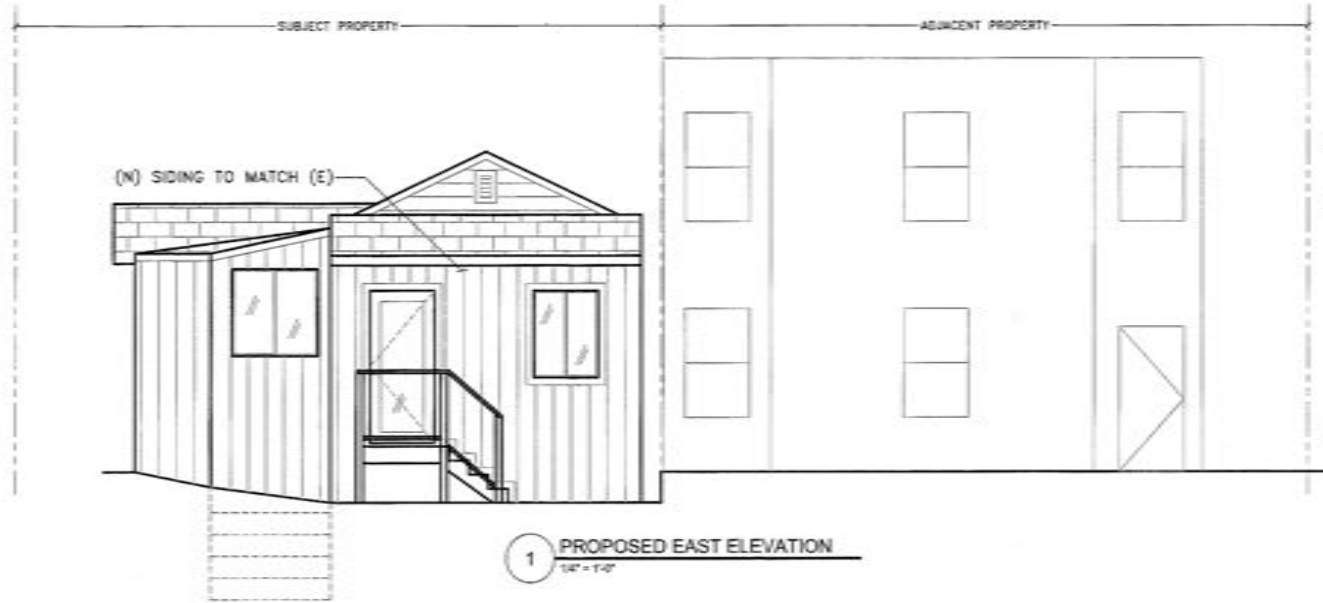
204 TINGLEY ST.  
 SAN FRANCISCO CA 94112

EXISTING AND PROPOSED EAST AND NORTH ELEVATIONS

DATE: 06/24/2022  
 SCALE: AS NOTED

SHEET:

A2.1



APPROVED  
 Dept. of Building Insp. - San Francisco  
 JUN 28 2023  
 Mohsin Sheikh, DBI  
 JUN 22 2023

APPROVED BY: DESSA CORRETE  
 FEB 17 2023  
 PLANNING DEPARTMENT

RECEIVED  
 FEB 17 2023  
 DEPT. OF BUILDING INSPECTION  
 THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITALLY ACCEPTED  
 Anne Hu, DBI  
 JUN 28 2023

EXHIBIT J - DWG - PA 2012.1228.6982

Code Enforcement Document

Begin from the following page

**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: Ahmad Larizadeh  
Director's Order No \_\_\_\_\_  
Date Appeal Filed: 02/23/23

Appeal Number 201296193 & 202173591  
Complaint Tracking No(s) 201296193 & 202173591  
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 February 7, 2023
- (2) The affected premises are located at 204 Tingley St. San Francisco. They contain 1 dwelling units and 3 guest rooms.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
Director's hearing resulted in burdening the owner with a lien
- (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.)  
I seek that no lien is bestowed on subject property: 204 Tingley St. City of SF destroyed plans / app in 2020. Due to hardship, permit was not processed in time of director's hearing. Duplicate is being processed now with the city of SF.
- (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: Ahmad Larizadeh Daytime Phone Number: (415) 716-9099  
Appellant's Mailing Address: 1880 Golden Gate Ave, San Francisco, CA 94115

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

**CES-1 - Application for AAB  
Hearing NOV 202173591**

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:  
illegal addition, horizontal

(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:  
permit to correct violation(s) under PA # 2012-1228-6982, filing stage

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

(12) When was the work done? prior to 2012

(13) Who did the work? owner-builder

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

(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. 2012-1228-6982

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

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

(21) What other permits have you been granted by the City? NONE

(22) What other facts do you want the Board to consider?  
Permit Process Center (PPC) destroyed plans & application in 2020.  
Building supervisor approved/activated the cancelled permit in June 2022.  
Agent filed duplicate in 2023.

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

Print Name: Ahmad Larizadeh

Signature: [Signature]

Date Signed: 02/27/23

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

CES-1 - Application for AAB  
Hearing NOV 202173591

**Instructions:** If you are requesting that the AAB take jurisdiction of an appeal after the requisite appeal period has expired please complete the following questionnaire:

**Jurisdiction of the Abatement Appeals Board & Filing Time Periods:** Pursuant to Chapter 77.5 of the San Francisco Administrative Code, the AAB has the power to grant jurisdiction after the appeal period has expired only upon a showing by the appellant that the delay in filing the appeal was due to misrepresentation, mistake, or other error on the part of the City. (Admin. Code Chp. 77.5(b)(2)). A Request for Jurisdiction shall be filled within fifteen (15) days from the date the Board Secretary has rejected an appeal, or fifteen (15) days after the appellant has actual or constructive knowledge of the right to appeal.

- (1) Date of Request: \_\_\_\_\_
- (2) Date AAB Secretary rejected appeal or date appellant made aware of right to appeal  
\_\_\_\_\_
- (3) Please explain why there was a delay in filing the appeal:  
\_\_\_\_\_  
\_\_\_\_\_
- (4) Please describe the alleged misrepresentation, mistake, or other error on the part of the City that caused the delay (attach additional sheet(s) if necessary):  
\_\_\_\_\_  
\_\_\_\_\_
- (5) What other facts do you want the Board to consider regarding the request for jurisdiction?  
\_\_\_\_\_  
\_\_\_\_\_

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

Print Name: AHMAD LARIZADEH Signature: \_\_\_\_\_

Date Signed: 02/27/23 Signatory is  property owner  agent  other \_\_\_\_\_

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

**CES-1 - Application for AAB  
Hearing NOV 202173591**



Printed on: 03/01/2023 09:50:44 AM

**Code Enforcement Division**

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

Payment Date: 03/01/2023

Job Address

**204 TINGLEY ST -**

Receipt Number: CED07748

Issued By: SBRYANT

Payment received from:

BRANDON VINCENT

Application Number:

11880 GOLDEN GATE AVE  
 SAN FRANCISCO CA 94115

204 TINGLEY ST -

AAB FILING FEE

Payment received for the items indicated:

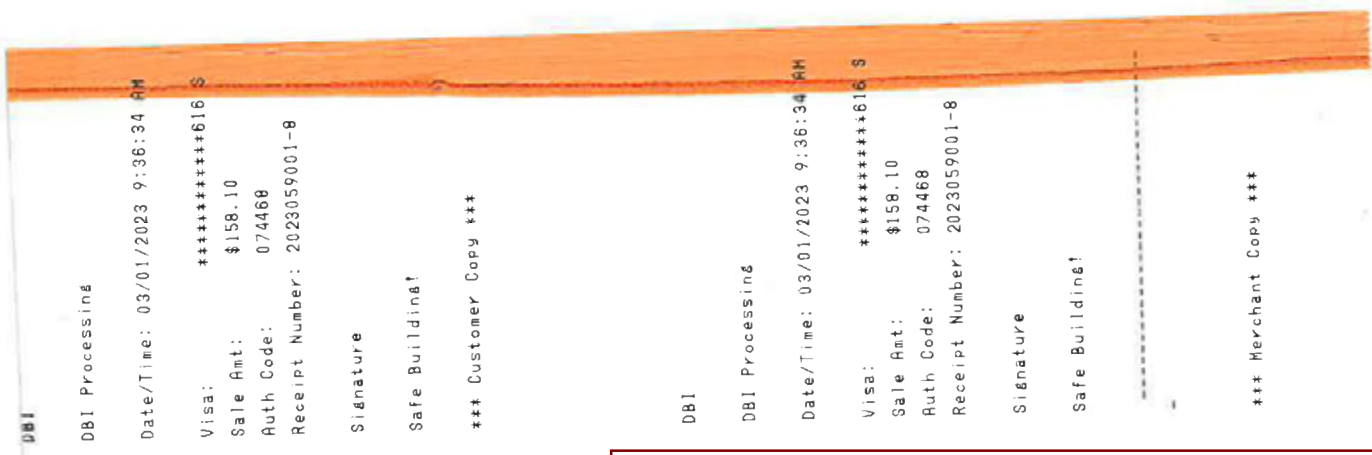
Fee Description	Payment Amount	Complaint#/ (if applicable)
CED AAB Filing Fee	\$158.10	202173591

**TOTAL \$158.10**

BY

**PAID**

**DBI COPY**



**CES-2: PMT Receipt AAB Hearing Filing FEE**



**DEPARTMENT OF BUILDING INSPECTION**

**City & County of San Francisco**

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

Date: February 14, 2023  
Property Address: 204 TINGLEY ST

**To:**  
RANGEL SAMUEL  
204 TINGLEY ST  
SAN FRANCISCO CA  
94112

Block: 6782 Lot: 021 Seq.: 00  
Inspector: **Gilbert Lam**

Director's Order Number: **202173591 - 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 : **\$3147.19**.

**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, C.B.O, Director  
Department of Building Inspection

By: John Hinchion  
Chief of Code Enforcement

cc: CED File

**CES-3: CES Initial Bill**





## 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** RANGEL SAMUEL  
 RANGEL SAMUEL  
 204 TINGLEY ST  
 SAN FRANCISCO CA

**Date** February 14, 2023

**Complaint Number** 202173591

94112

**Block** 6782 **Lot** 021

**Address** 204 TINGLEY ST

**Prepared by** Gilbert Lam

**Reviewed by** Chloe Purdy

**Amount Now Due and Payable**

\$3,147.19
------------

**Comments** MMF: (3/2/21 - 2/8/23) 23 Months. -GL  
 Clerical Other - prepared initial bill - CP

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
03/02/21	Issued Notice of Violation and Data entry	Inspector	.75	\$158.10	\$118.58
03/03/21	Posted Notice of Violation and Travel time	Inspector	.5	\$158.10	\$79.05
03/31/21	Case review, Scheduling and Data entry	Inspector	.25	\$158.10	\$39.53
07/27/21	Issued Final Warning Letter	Inspector	.25	\$158.10	\$39.53
08/09/21	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
04/05/22	Researched permit history/status	Inspector	.25	\$158.10	\$39.53
04/11/22	Reviewed and approved case for Director's Hearing	Inspector	.75	\$158.10	\$118.58
04/18/22	Research Title and Prepare case for Director's Hearing	Clerical	1	\$96.72	\$96.72
04/20/22	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
04/20/22	Processed photos	Inspector	.25	\$158.10	\$39.53
05/03/22	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
05/12/22	Prepare Case for Continued Director's Hearing	Clerical	.5	\$96.72	\$48.36
05/12/22	Certified Mailing	Clerical	.5	\$96.72	\$48.36
07/18/22	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
12/08/22	Reviewed and approved case for Director's Hearing	Inspector	.75	\$158.10	\$118.58
12/20/22	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
12/20/22	Processed photos	Inspector	.25	\$158.10	\$39.53
12/20/22	Research Title and Prepare case for Director's Hearing	Clerical	1	\$96.72	\$96.72
12/20/22	Certified Mailing	Clerical	.5	\$96.72	\$48.36
12/28/22	Schedule Continued Director's Hearing	Inspector	.5	\$158.10	\$79.05
02/02/23	Researched permit history/status	Inspector	.25	\$158.10	\$39.53
02/07/23	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
02/07/23	Issued Order of Abatement	Inspector	.25	\$158.10	\$39.53

**\* 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.**



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

London N. Breed, Mayor  
 Patrick O'Riordan, C.B.O., Director

### 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)

02/07/23	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$173.91	\$347.82
02/07/23	Prepared Assessment of Costs	Inspector	.25	\$158.10	\$39.53
02/08/23	Monthly Violation Monitoring Fee (Ordinance 180-10)	Clerical	11.5	\$96.72	\$1,112.28
02/14/23	Prepared Order of Abatement	Clerical	.5	\$96.72	\$48.36
02/14/23	Other	Clerical	1	\$96.72	\$96.72
02/14/23	Certified Mailing	Clerical	.5	\$96.72	\$48.36

**\*Total to Date** \$3,147.19

**\* 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.**



DATE AFFIDAVIT PREPARED February 14, 2023

Address: 204 TINGLEY ST,

Inspector: Lam

Directors' Hearing Date: January 3, 2023

Owner: RANGEL SAMUEL  
204 TINGLEY ST  
SAN FRANCISCO CA

94112

Hearing Number: 202173591

Block: 6782 Lot No: 021 Seq: 00

Tract: Case: BW1

**Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102A.7**

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 102.7, 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.

Date Mailed: 2/24/2023, at San Francisco, California. By: Chloe Purdy  
(Signature)

**Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102A.7**

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 102.7, 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:

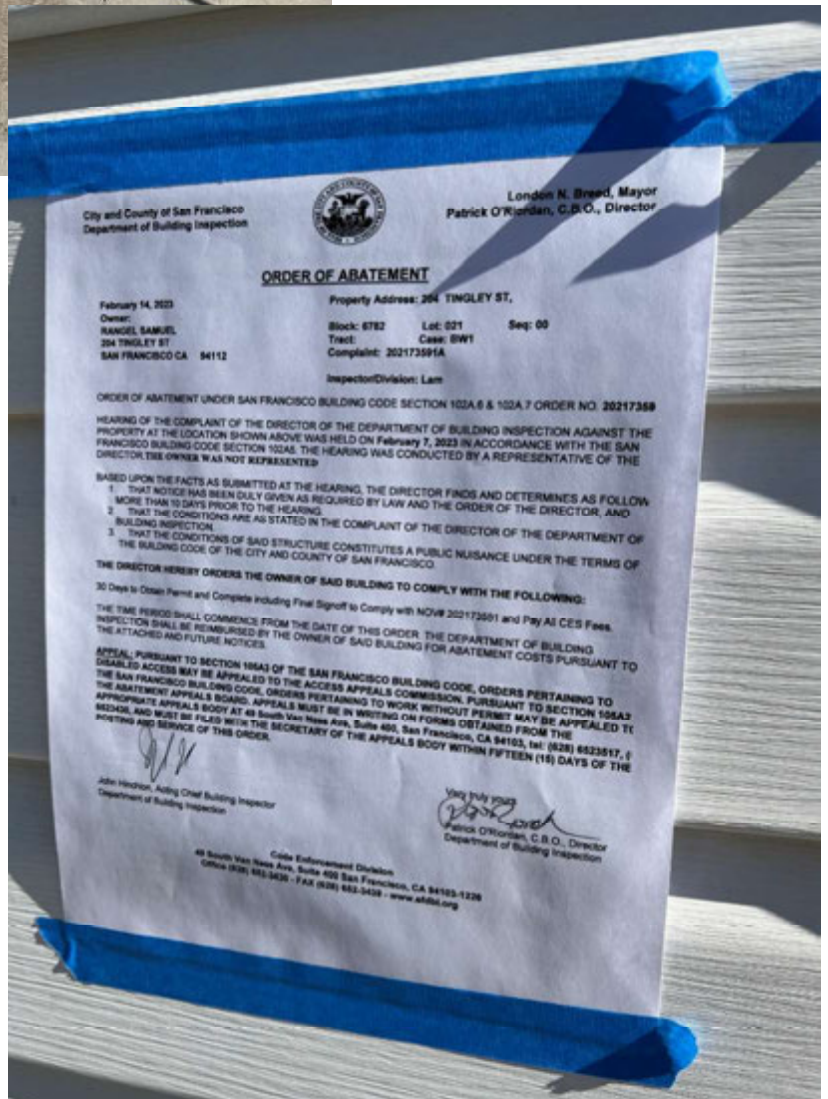
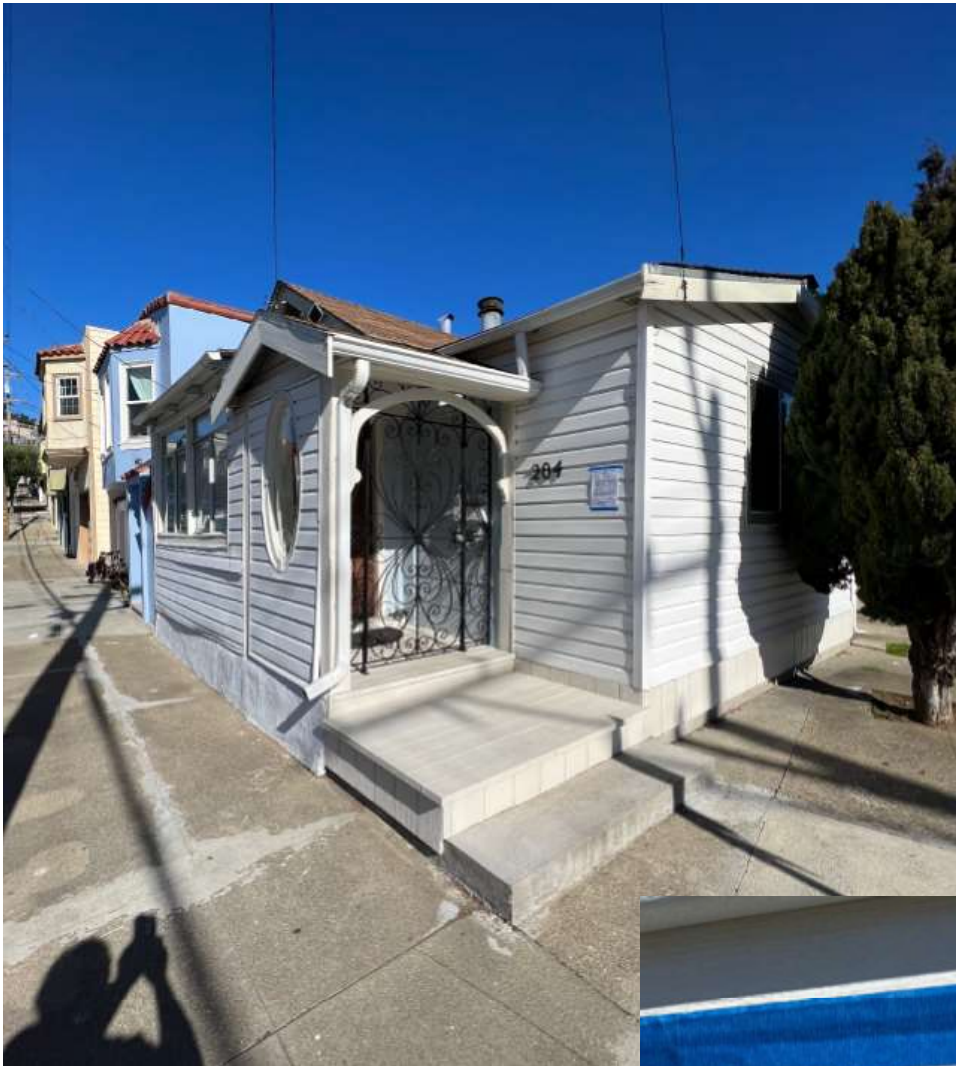
I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 2/15/23, at San Francisco, California.

By: Gilbert Lam 2/15/23 Signature: Gilbert Lam  
(Print name) (Date)

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

CES-4: AFF of Posting &  
Mailing OOA 202173591



CES-4: AFF of Posting & Mailing OOA 202173591



# 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: 07/27/2021

PROPERTY ADDRESS:  
204 TINGLEY ST

BLOCK: 6782 LOT: 021

Building Complaint #: 202173591

RANGEL SAMUEL  
RANGEL SAMUEL  
204 TINGLEY ST  
SAN FRANCISCO CA 94112

## NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

### NOTICE OF VIOLATION OUTSTANDING:

On 03/02/2021 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.

CES-5: FWL NOV 202173591

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



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 202173591**

**OWNER/AGENT:** RANGEL SAMUEL  
 RANGEL SAMUEL  
 204 TINGLEY ST  
 SAN FRANCISCO CA

**DATE FILED:** 23-FEB-21

**LOCATION:** 204 TINGLEY ST

**BLOCK:** 6782 **LOT:** 021

**SITE:**

**RATING:**

**OCCUPANCY CODE :**

**OWNER'S PHONE:** --

**RECEIVED BY:** WSTROM **DIVISION:** BID

**CONTACT NAME:**

**COMPLAINT SOURCE:** WEB FORM

**CONTACT PHONE:** --

**COMPLAINANT:** ANONYMOUS

**ASSIGNED TO DIVISION:** CES

**COMPLAINANT'S PHONE:** --

**DESCRIPTION:** date last observed: 22-FEB-21; time last observed: 8:00; exact location: Main Bldg; building type: Residence/Dwelling WORK W/O PERMIT; DILAPIDATED STRUCTURE; ILLEGAL CHANGE OF USE; STRUCTURAL PROBLE additional information: You'll see from the outside the structure has a rotting exposed add-on and the roof is caving in. Fire hazards. ;  
**INSTRUCTIONS:**

**INSPECTOR CURRENTLY ASSIGNED**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	LAM	6383		

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
28-JUL-21	Audrey Gee	CES	Referred by TDK

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
23-FEB-21	CASE OPENED	Y LEI	CASE RECEIVED		William Strom 23-FEB-21	IPR
23-FEB-21	OTHER BLDG/HOUSING VIOLATION	T KEANE	CASE UPDATE	Case reviewed and assigned to complaint investigation team per MH; WS	William Strom 23-FEB-21	IPR
24-FEB-21	OTHER BLDG/HOUSING VIOLATION	T KEANE	CASE UPDATE	spoke with owner outside of house. An Nov will be issued requesting the owner to obtain a permit to address the unpermitted addition at the rear of the house. Tdk		
02-MAR-21	OTHER BLDG/HOUSING VIOLATION	T KEANE	FIRST NOV SENT	1st NOV issued per TDK; WS	William Strom 03-MAR-21	IPR



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202173591

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
03-MAR-21	OTHER BLDG/HOUSING VIOLATION	T KEANE	CASE UPDATE	issued and posted 1st Nov.tdk		
03-MAR-21	OTHER BLDG/HOUSING VIOLATION	T KEANE	CASE UPDATE	1st NOV mailed; WS	William Strom 31- MAR-21	IPR
31-MAR-21	OTHER BLDG/HOUSING VIOLATION	T KEANE	CASE UPDATE	Granted 30 day extension for filing for permit until 5/1/21. tdk.		
27-JUL-21	OTHER BLDG/HOUSING VIOLATION	T KEANE	FINAL WARNING LETTER ISSUED	issued final warning letter owner failed to comply . no permit filed . sent to Ces. tdk		
27-JUL-21	OTHER BLDG/HOUSING VIOLATION	T KEANE	FINAL WARNING LETTER SENT		Thomas Keane 27- JUL-21	BID
28-JUL-21	OTHER BLDG/HOUSING VIOLATION	T KEANE	CASE UPDATE	Final warning letter mailed; ag	Audrey Gee 28-JUL- 21	INS
28-JUL-21	OTHER BLDG/HOUSING VIOLATION	T KEANE	REFERRED TO OTHER DIV	Case referred to CES per TDK; ag	Audrey Gee 28-JUL- 21	INS
28-JUL-21	GENERAL MAINTENANCE	T KEANE	REFERRED TO OTHER DIV	transfer to div CES	Audrey Gee 28-JUL- 21	INS
09-AUG-21	GENERAL MAINTENANCE	J HINCHION	CASE RECEIVED	Case received in cES-tm	Thomas Moyer 09- AUG-21	CES
05-APR-22	OTHER BLDG/HOUSING VIOLATION	J HINCHION	PERMIT RESEARCH	Assigned to G.L. Jh		
11-APR-22	OTHER BLDG/HOUSING VIOLATION	G LAM	REFER TO DIRECTOR'S HEARING	Case Reviewed. PA#201212286982 has expired to comply with NOV 201296193 on 1/24/20. No new permits have been filed. Prep and Schedule for DH 5/3/22. GL		
18-APR-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	DH package prepared-RQ	Ronda Queen 18- APR-22	CES
20-APR-22	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR HEARING NOTICE POSTED	DH Notice Posted. Pictures Taken. GL		
03-MAY-22	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE UPDATE	P/CASE CONTINUED PER H.O. (M.G.) FOR 60 DAYS. Jh		
12-MAY-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Prepared continuance - Cert mailed to owners on file. SB	Sonya Bryant 12- MAY-22	CES



# COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202173591

## COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
18-JUL-22	OTHER BLDG/HOUSING VIOLATION	J HINCHION	DIRECTOR'S HEARING DECISION	P/ RTS per HO (M.G.) for 90 days. Jh		
08-DEC-22	OTHER BLDG/HOUSING VIOLATION	G LAM	REFER TO DIRECTOR'S HEARING	Case Reviewed. PA#201212286982 has been reactivated on 6/17/22. Permit status has no new activity. Schedule for DH 1/3/23. -GL		
20-DEC-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Prepared DH packet. SB	Sonya Bryant 20- DEC-22	CES
20-DEC-22	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR HEARING NOTICE POSTEI	DH Notice Posted. Pictures Taken. -GL		
20-DEC-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Cert mailed DH packet to owners on file. SB	Sonya Bryant 20- DEC-22	CES
21-DEC-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Director's Hearing (01/03/22) 30-day Continuance Request recived - hg	Haruyo Gibbons 21- DEC-22	CES
28-DEC-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE CONTINUED	Continuance Granted. Next Hearing Date: 2/7/23. -GL		
13-JAN-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE CONTINUED	Cert. Mailed Continuance to Owners on File for 02/07/2023 DH -tm	Thomas Moyer 13- JAN-23	CES
30-JAN-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	CM returned signed-hb	Heather Brooks 30- JAN-23	CES
02-FEB-23	OTHER BLDG/HOUSING VIOLATION	G LAM	PERMIT RESEARCH	Permit Research Performed. Prepared Hf for Hearing Officer. -GL		
07-FEB-23	OTHER BLDG/HOUSING VIOLATION	J HINCHION	DIRECTOR'S HEARING DECISION	Ok to issue OOA per HO (J.N.) with staff recommendation - owner/rep not present at DH. Jh		
08-FEB-23	OTHER BLDG/HOUSING VIOLATION	G LAM	ORDER OF ABATEMENT ISSUED	OOA being issued. Inspectors Fees and MMF processed. -GL		
14-FEB-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	OOA & initial bill created & sent via certified mail - CP	Chloe Purdy 14- FEB-23	CES
15-FEB-23	OTHER BLDG/HOUSING VIOLATION	G LAM	ORDER OF ABATEMENT POSTED	OOA Posted. Pictures Processed. -GL		
01-MAR-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Processed AAB pymt	Sonya Bryant 01- MAR-23	CES





## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202173591

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
10-APR-23	OTHER BLDG/HOUSING VIOLATION	P MATTHEWS	REINSPECTION 1	The 5 day lien posted - pm		
05-MAY-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	LC CM RTS-hb	Heather Brooks 27- JUN-23	CES
10-MAY-24	OTHER BLDG/HOUSING VIOLATION	G LAM	ABATEMENT APPEALS BOARD HRG	AAB NOH CM to owners on file-tm	Thomas Moyer 13- MAY-24	CES
13-MAY-24	OTHER BLDG/HOUSING VIOLATION	G LAM	ABATEMENT APPEALS BOARD HRG	AAB NOH CM to appellant on file-tm	Thomas Moyer 13- MAY-24	CES
13-MAY-24	OTHER BLDG/HOUSING VIOLATION	G LAM	ABATEMENT APPEALS BOARD HRG	AAB NOH Posted. Pictures Processed - GL	Gilbert Lam 13- MAY-24	CES

### COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
NOV (HIS)	NOV (BID)		
	02-MAR-21		

Multiunits | Abatements | Franchise Tax

**Complaint**

**DPCD** | CASE | B | W | 1 | Complaint Number | 202173591 | NOV Date | 03/02/2021 | Hazard |  | Inspectors ID | 6383 | Supervisor Dist |

Dir Hearing Date | 02/07/2023 | Owner Rep. | N | Dir's Dec. | O | Dir Decision No | 202173591 | Status | A

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

Aab File | 03/01/2023 | 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)
BRANDON VINCENT	02/15/2023	I	158.10	03/01/2023	CED07748	
	02/14/2023	I	3,147.19			

Comments |  | Fee Balance | 3147.19 |

CES-7: Payment History - 202173591

Complaint List for the Property [Min] [Max] [Close]

Only Active?  Query CTS

*Complaint List*

NOV  
Action

Complaint #	Needed	Date Filed	A	Div	Block	Lot	Street #	Street Name	
202173591	<input type="checkbox"/>	02/23/2021	<input checked="" type="checkbox"/>	CES	6782	021	204	TINGLEY	ST ▲
201296193	<input checked="" type="checkbox"/>	02/22/2012	<input checked="" type="checkbox"/>	CES	6782	021	204	TINGLEY	ST
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
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	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						

Note: \* - NOV Action Needed

CES-8: Property Complaint History

Permit Tracking System

Projects Location Stage Characteristics Routing/Addenda Fees Payments Owner/Contractor/Agents Planning Dev Impact Fee

**LOCATION** 6782 / 021 / 0 204 TINGLEY ST [ ALTERATIONS PERMIT ]

Stage Created By

List based on the address query

Application no.	Form No.	Floor Number	Description	Site Prmt ?	Stfx	Unit	Sfx	Current Stage	Stage Date
201212286982	3		COMPLY WITH NOV 2012961	N				ISSUED	06/20/2023

Return

PREMIUM PLANCHECK    MRRP Compliance (Green Halo)    Bluebeam Project ID   
 FIRST YEAR FREE    BAN (Business Account No.)    LIN (Location Identification No.)

CES-9: Property Permit History

Permit Tracking System

Projects Location Stage Characteristics Routing/Addenda Fees Payments Owner/Contractor/Agents Planning Dev Impact Fee

**LOCATION** 6782 / 021 / 0 204 TINGLEY ST [ **ALTERATIONS PERMIT** ]

Stage Created By

List based on the address query

Application no.	Form No.	Floor Number	Description	Site Prmt ?	Permit Name	Sfx	Unit	Sfx	Current Stage	Stage Date
201212286982	3		COMPLY WITH NOV 2012961	N		ST			ISSUED	06/20/2023

Return

PREMIUM PLANCHECK    MRRP Compliance (Green Halo)    Bluebeam Project ID   
 FIRST YEAR FREE    BAN (Business Account No.)    LIN (Location Identification No.)

CES-9: Property Permit History

Building Permits

204 TINGLEY ST

Address	Street #	Streetname	Sfx	Unit	Block	Lot	#	Address Id	PRIMARY
	204	TINGLEY	ST		6782	021	0	213059	ASSESSOR

**Values & Prices**

Land	\$156,996	Other	\$0	Exempt Type	Wk Status/Yr
Structure	\$97,332	Home Exempt	\$7,000	11	2022
Fixtures	\$0	Other Exempt	\$0	Prior/Curr	Base Co/Yr
Prior Price	\$0	Current Price	\$162,000	Source	1995
Prior Sale		Curr Sale	05/10/1994		5

Construction Appliances	Base Lot	Assr Zone	Appraiser	Lot Chq	Date/Shape	Use Type	
D	0000	000	RH1	611	12/21/1995	D	
Lot Frontage/Area/Depth	Units	Stories	Sublevels	Volume	Roll Yr/Status		
0 / 155,400 / 0	1	1		40	2021		
Rooms	Bedrooms	Baths	Bldg Sq Ft	Bsmt Sq Ft	Year Built	DBI Form Yr	Tax Area
4	1	1	665	0	1907	D	1000

**Owner Information**

Name	Address	City	State	Zip	Owner Date
RANGEL SAMUEL & CARRIZALEZ	204 TINGLEY ST	SAN FRANCISCO	CA	94112	05/30/1995
RANGEL SAMUEL	204 TINGLEY ST	SAN FRANCISCO	CA	94112	05/30/1995

CES-10: Property Profile & Owner of Record

Inspector: HEARING/CES

Please POST AND RETURN DECLARATION TO AAB SECRETARY.

DEPARTMENT OF BUILDING INSPECTION  
San Francisco, California

DECLARATION OF POSTING OF ABATEMENT APPEALS BOARD

NOTICE OF HEARING

I, Gilbert Lam 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 Section (105A.2.6) of the San Francisco (Building) Code, I did on the 13<sup>th</sup> day of May, 2024, post a copy of Notice of Hearing of the Abatement Appeals Board, in a conspicuous place on the building, structure or part thereof described in said complaint, to wit:

Appeal No. 6924  
Complaint No. 202173591  
Order of Abatement No. 202173591-A  
204 TINGLEY St  
San Francisco, California

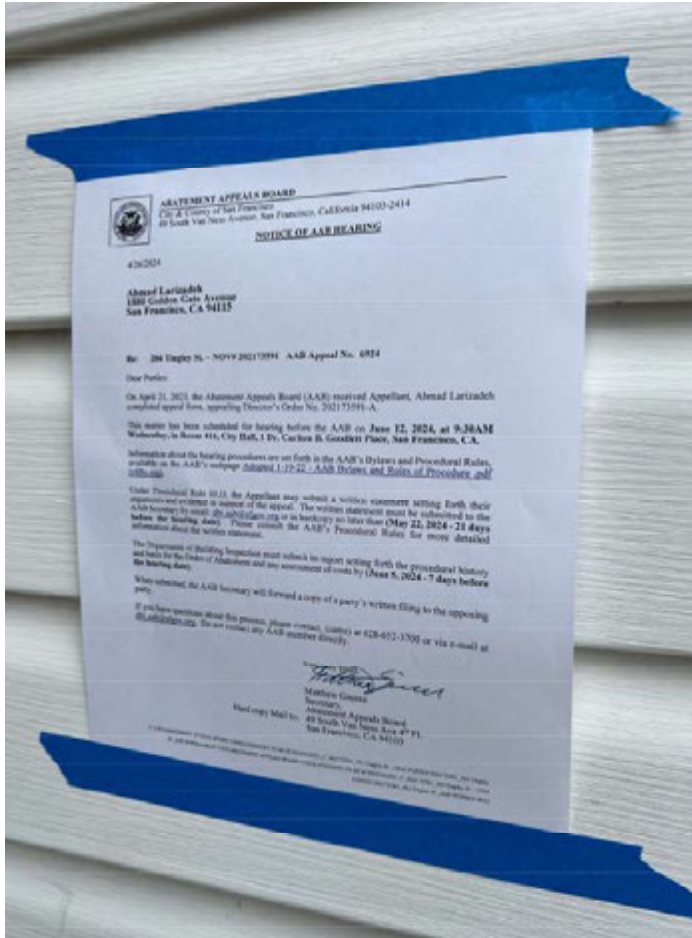
I declare under penalty of perjury that the foregoing is true and correct.

Executed on 5/13/24 at San Francisco, California.



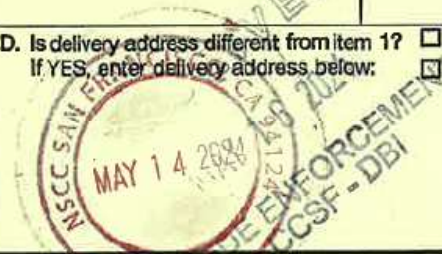

HEARING

CES-11: AAF. Notice of AAB  
Hearing Posting  
OOA - 202173591-A



CES-11: AAF. Notice of AAB  
Hearing Posting  
OOA - 202173591-A



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>Carmen</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>RANGEL SAMUEL  204 TINGLEY ST  SAN FRANCISCO, CA 94112  CES-NOH: Reg 204 TINGLEY St 202173591</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p> 
 9590 9402 6815 1074 5819 94	<p>3. Service Type <b>USPS</b></p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery
<p>2. Article Number (Transfer from service label)  9589 0710 5270 0685 4286 53</p>	<input type="checkbox"/> all Restricted Delivery (over \$500)
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>Carmen</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to:  RANGEL SAMUEL &amp; CARRIZALEZ MAR  204 TINGLEY ST  SAN FRANCISCO, CA 94112  CES-NOH: Reg 204 TINGLEY St 202173591</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p> 
 9590 9402 6815 1074 5820 07	<p>3. Service Type <b>USPS</b></p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery
<p>2. Article Number (Transfer from service label)  9589 0710 5270 0685 4286 46</p>	<input type="checkbox"/> all Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

**CES-12: Certified Mail Record  
AAB Notice of Hearing  
OOA 202173591-A**

9589 0710 5270 0685 4286 53

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*Domestic Mail Only*

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**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_

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	\$ _____

Postmark Here

Postage

**RANGEL SAMUEL**

Total Postage \$ \_\_\_\_\_

Sent To **204 TINGLEY ST**

**SAN FRANCISCO, CA 94112**

Street and **CES-NOH: Reg 204 TINGLEY St 202173591**

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0685 4286 46

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**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_

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	\$ _____

Postmark Here

Postage

**RANGEL SAMUEL & CARRIZALEZ MAR**

Total Postage \$ \_\_\_\_\_

Sent To **204 TINGLEY ST**

**SAN FRANCISCO, CA 94112**

Street and **CES-NOH: Reg 204 TINGLEY St 202173591**

City, State, ZIP+4® \_\_\_\_\_

**CES-12: Certified Mail Record**  
**AAB Notice of Hearing**  
**OOA 202173591-A**



DATE AFFIDAVIT PREPARED December 20, 2022

ADDRESS: 204 TINGLEY ST,  
INSPECTOR: Lam  
OWNER: RANGEL SAMUEL  
204 TINGLEY ST  
SAN FRANCISCO CA  
94112

Directors' Hearing Date: January 3, 2023  
Hearing Number: 202173591  
Block: 6782 Lot: 021 Seq: 00  
Tract: Case: BW1

**Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail**

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.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service 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.

Date Mailed: 12/20/22, San Francisco, California. By: [Signature]  
(signature)

**Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing**

I, the undersigned, declare that I am employed 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.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing. to wit:

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

Date Posted: 12/20/22, at San Francisco, California.  
By: Gilbert Lam 12/20/22 Signature: [Signature]  
(Print name) (Date)

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

**CES-13: AFF. of Dir. Hearing  
Posting & Mailing**

7021 1970 0000 0233 6656

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Domestic Mail Only

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**OFFICIAL USE**

Certified Mail Fee	
\$	
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	\$ _____

Postmark  
Here

Postage	<b>RANGEL SAMUEL &amp; CARRIZALEZ MAR</b>
\$ Total P	<b>204 TINGLEY ST</b>
\$ Sent	<b>SAN FRANCISCO CA 94112</b>
Street	<b>SB-DH 204 TINGLEY ST 202173591</b>
City	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 0233 6663

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**OFFICIAL USE**

Certified Mail Fee	
\$	
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	\$ _____

Postmark  
Here

Postage	<b>RANGEL SAMUEL</b>
\$ Total P	<b>204 TINGLEY ST</b>
\$ Sent	<b>SAN FRANCISCO CA 94112</b>
Street	<b>SB-DH 204 TINGLEY ST 202173591</b>
City	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CES-13: AFF. of Dir. Hearing  
Posting & Mailing

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if <b>space permits</b>.</li> </ul>	<p>A. Signature  <b>X</b> <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p>B. Received by (Printed Name)  <b>CODE ENFORCEMENT</b></p> <p>C. Date of Delivery  <b>DEC 28 2022</b></p>
<p>1. Article Addressed to:</p> <p>RANGEL SAMUEL  204 TINGLEY ST  SAN FRANCISCO CA 94112  SB-DH 204 TINGLEY ST 202173591</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p> <p><b>DEC 28 2022</b>  <b>CODE ENFORCEMENT</b>  <b>DBI</b></p>
<p>2. Article Number (Transfer from service label)</p> <p>7021 1970 0000 0233 6663</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if <b>space permits</b>.</li> </ul>	<p>A. Signature  <b>X</b> <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p>B. Received by (Printed Name)  <b>CODE ENFORCEMENT</b></p> <p>C. Date of Delivery  <b>DEC 28 2022</b></p>
<p>1. Article Addressed to:</p> <p>RANGEL SAMUEL &amp; CARRIZALEZ MAR  204 TINGLEY ST  SAN FRANCISCO CA 94112  204 TINGLEY ST 202173591</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p> <p><b>DEC 23 2022</b>  <b>USPS</b>  <b>SAN FRANCISCO CA 94112</b></p>
<p>2. Article Number (Transfer from service label)</p> <p>7021 1970 0000 0233 6656</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>

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