

***AAB Regular  
Meeting of  
July 17, 2024***

***Agenda Item D1***

***Staff Report – Case No. 6926***

# 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.** 6926

**Date of Abatement Appeals Board Hearing:** July 17, 2024

**Property Address:** 2121 Laguna Street

**Block:** 0627    **Lot:** 019

**Page 1**

**Complaint Number:** 201843561

### PROPERTY OWNER INFORMATION

**Property Owner(s) Name:** Catherine Siler

**Name of Appellant:** Phillip Aguilar

**Appellant's Mailing Address:** 3450 3<sup>rd</sup> Street #1A, San Francisco, CA 94124

**Building/Property Description:** Four-Story Building in Type V Construction

**Legal Use/Occupancy:** Multi-Family Residential Building in R-2 Occupancy

#### Case Summary:

**Notice of Violation(s):** First NOV Issued on February 22, 2018

FWL Issued on November 26, 2018

**Nature of Violation:** Violation Description Replicated from Original NOV # 201843561 & 201918839

*NOV# 201843561 "Unsafe condition at the north foundation wall in parking garage. As per report from Murphy Burr Curry the foundation is stressed and requires reinforcing." (EXHIBIT – A, C)*

*NOV# 201918839 "A complaint has been filed with this Department regarding a potential hazardous condition at above location. Parking garage north wall has lateral pressure exerted by retained soil from adjoining property at north elevation. Based on recommendations from report compiled by Murphy Burr Curry, Inc. (structural engineers) dated 5/16/17 remedial work is required." (EXHIBIT – B, D)*

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

DBI issued two Notices of Violation in 2018 & 2019 respectively after receiving two anonymous complaints from members of the public about the retaining wall foundation at the northerly wall of the building parking garage. The later NOV was closed due to found duplicate from the one issued in 2018. This violation case was referred to code enforcement for proceeding in November 2018; over three and a half years later, an Order of Abatement was issued by the department with a decision made by the Hearing Officer at the Director Hearing scheduled on 6/28/2022. To date, over six years from the original NOV issued back in February 2018; however, the required permit still has not been completed with DBI final inspection sign-off (EXHIBIT – G)

**Outstanding Violations:** Yes

**Life Safety Hazards:** Unsafe building with over-stressed foundation wall posing risks to building structure and residence above.

**Directors Hearing:** #201843561    **Date:** June 28, 2022

**Result:** Issue Order of Abatement

**Appeal No. 6926**

**Date of Abatement Appeals Board Hearing: July 17, 2024**

**Property Address: 2121 Laguna Street**

**Block: 0627 Lot: 019**

**Page 2**

**Order of Abatement: 201843561-A issued with the following condition: 30 Days to obtain permits and complete including final inspection sign-off to comply with NOV#201843561 and pay all CES fees.**

**Pertinent Permit & Activity:**

The owner obtained the pertaining permit issuance (PA# 2020/0227/5663) in January 2023 (EXHIBIT – E, F) and attempted to comply with the violation. However, this permit still has not been completed with DBI final inspection sign-off to date. (EXHIBIT – G)

**CES Code Proceeding History:**

- 02/22/2018**            **1<sup>st</sup> Notice of Violation Issued**
- 11/26/2018**        **Final Warning letter (EXHIBIT - H)**
- 04/12/2022**        **Posted Notice of Director’s Hearing (EXHIBIT - I)**
- 06/28/2022**        **Directors Hearing Decision – Issued an Order of Abatement (EXHIBIT - R)**
- 07/25/2022**        **Order of Abatement Posted (EXHIBIT - J)**
- 07/28/2022**        **Received Abatement Appeals Board Application & Processed (EXHIBIT – K, L)**
- 06/28/2024**        **AAB Hearing Notice Posted. (EXHIBIT - M)**

**Last Inspection Date:** No BID Inspection performed as of the date of this report written (7/11/2024)  
CES | 6/28/2024 | Posting Notice of AAB Appeal Hearing

**Appellant’s Request:** Removal of Abatement Status

**Staff recommendation:** Uphold the Order of Abatement, including imposing assessment of costs. The NOV was issued precisely back in 2018. The owner failed to comply with the violation within the timeline at the time the Order of Abatement was issued in June 2022. The violation remains outstanding today over two years from the order of abatement.

**Abatement Appeals Board Action:** TBD

**LIST OF EXHIBITS AND DOCUMENTS**

EXHIBIT A	NOV- 201843561	EXHIBIT R	Order of Abatement
EXHIBIT B	NOV- 201843561	EXHIBIT S	Affidavit & Posting Photos of Order of Abatement
EXHIBIT C	Complaint Data Sheet X3561		
EXHIBIT D	Complaint Data Sheet X8839		
EXHIBIT E	Permit Details Rpt x-5663		
EXHIBIT F	Property List of Permits		
EXHIBIT G	Inspection History - x5663		
EXHIBIT H	Final Warning Letter		
EXHIBIT I	Affidavit Cert. Mail & Notice of Dir. Hearing Posting		
EXHIBIT J	Affidavit Posting & Cert. Mail for OOA		
EXHIBIT K	AAB Appeal Application		
EXHIBIT L	AAB Appeal Filing PMT		
EXHIBIT M	Affidavit Posting Abatement Appeal Broad Hearing		
EXHIBIT N	Initial Bill and Breakdown		
EXHIBIT O	Owner of Record		
EXHIBIT P	Notice of AAB Hearing		
EXHIBIT Q	Notice of DH and Continued DH		



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: 201843561
DATE: 22-FEB-18

ADDRESS: 2121 LAGUNA ST

OCCUPANCY/USE: ()

BLOCK: 0627 LOT: 019

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: SILER CATHERINE
MAILING SILER CATHERINE
ADDRESS 3450 3rd St Suite 1A
SAN FRANCISCO CA

PHONE #: --

94124

PERSON CONTACTED @ SITE: SILER CATHERINE

PHONE #: --

VIOLATION DESCRIPTION:

Table with 2 columns: Violation Description and Code/Section#. Includes rows for Work Without Permit, Additional Work-Permit Required, Expired or Cancelled Permit, and Unsafe Building.

Unsafe condition at the north foundation wall in parking garage. As per report from Murphy Burr Curry the foundation is stressed and requires reinforcing.

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 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.

30 Days to Obtain Permit and Complete including Final Signoff to Comply with NOV#201843561 and Pay All CES Fees.

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 \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Kevin T Birmingham
PHONE # 628-652-3606 DIVISION: BID DISTRICT : 4
By:(Inspectors's Signature)





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

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

NOTICE: 1

NUMBER: 201918839

DATE: 15-JAN-19

ADDRESS: 2121 LAGUNA ST 500

OCCUPANCY/USE: R-2 (RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 BLOCK: 0627 LOT: 025

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: MAGOCSY MARY
MAILING MAGOCSY MARY
ADDRESS 2121 LAGUNA ST #5
SAN FRANCISCO CA

PHONE #: --

94115

PERSON CONTACTED @ SITE: MAGOCSY MARY

PHONE #: --

VIOLATION DESCRIPTION:

Table with 2 columns: Violation Description and CODE/SECTION#. Includes rows for Work Without Permit, Additional Work-Permit Required, Expired or Cancelled Permit, and Unsafe Building.

A complaint has been filed with this Department regarding a potential hazardous condition at above location. Parking garage north wall has lateral pressure exerted by retained soil from adjoining property at north elevation. Based on recommendations from report compiled by Murphy Burr Curry, Inc. (structural engineers) dated 5/16/17 remedial work is required. Code Section: SFBC 102A; 102A.3; Table 1A-K.

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 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.

Within time period indicated. Obtain building permit to address issues raised in report from Murphy Burr Curry Inc. Obtain all required inspections & final signoff on permit to abate this complaint.

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 \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Donal J Duffy

PHONE # 628-652-3437

DIVISION: BID

DISTRICT :

By:(Inspectors's Signature)



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

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201843561

OWNER/AGENT: SILER CATHERINE  
 SILER CATHERINE  
 3450 3rd St Suite 1A  
 SAN FRANCISCO CA

DATE FILED: 21-FEB-18

LOCATION: 2121 LAGUNA ST

BLOCK: 0627 LOT: 019

SITE:

94124

RATING:

OCCUPANCY CODE :

OWNER'S PHONE: --

RECEIVED BY: Samuel Gregory DIVISION: INS

CONTACT NAME:

COMPLAINT SOURCE: TELEPHONE

CONTACT PHONE:--

COMPLAINANT: Anonymous

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE: --

DESCRIPTION: Parking garage north wall has lateral pressure exerted by the retained soil from up hill property.

INSTRUCTIONS: Per Complainant, property manager info: Cynthia Yonning (415) 622-6039 ALL MAIL TO ADDRERSS IN OWNE TAB!!!!

### INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	LAM	6383		

### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
14-JAN-19	Catherine Byrd	BID	Per M.H.
27-NOV-18	Thu Ha Thi Truong	CES	Per Inspector J. Barnes
22-OCT-21	William Strom	CES	carl malchow

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
21-FEB-18	CASE OPENED	K BIRMINGHA M	CASE RECEIVEI		Samuel Gregory 21- FEB-18	INS
22-FEB-18	OTHER BLDG/HOUSING VIOLATION	K BIRMINGHA M	FIRST NOV SENT	nov issued and talked to HOA head and will supply a letter from engineer addressing issue	Thu Ha Thi Truong 08-MAR-18	INS
08-MAR-18	OTHER BLDG/HOUSING VIOLATION	K BIRMINGHA M	CASE UPDATE	1st NOV mailed ; TTruong	Thu Ha Thi Truong 08-MAR-18	INS
09-MAR-18	OTHER BLDG/HOUSING VIOLATION	K BIRMINGHA M	CASE CONTINUED	association working on design for repair	Kevin Birmingham 09-MAR-18	BID



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

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201843561

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
10-MAY-18	OTHER BLDG/HOUSING VIOLATION	K BIRMINGHAM M	CASE CONTINUED	still awaiting report from engineer	Kevin Birmingham 10-MAY-18	BID
10-JUL-18	OTHER BLDG/HOUSING VIOLATION	K BIRMINGHAM M	CASE CONTINUED	on going evaluation of design	Kevin Birmingham 10-JUL-18	BID
26-NOV-18	OTHER BLDG/HOUSING VIOLATION	K BIRMINGHAM M	FINAL WARNING LETTER SENT	Refer to CED, no PA filed or issued to comply with NOV.	Thu Ha Thi Truong 27-NOV-18	INS
27-NOV-18	OTHER BLDG/HOUSING VIOLATION	K BIRMINGHAM M	CASE UPDATE	Referred to CES per Inspector J. Barnes	Thu Ha Thi Truong 27-NOV-18	INS
27-NOV-18	GENERAL MAINTENANCE	K BIRMINGHAM M	REFERRED TO OTHER DIV	transfer to div CES	Thu Ha Thi Truong 27-NOV-18	INS
29-NOV-18	GENERAL MAINTENANCE	J HINCHION	CASE RECEIVED	Case to be review by CES Sr. Inspector - AKW	Albert Wong 29-NOV-18	CPB
10-DEC-18	GENERAL MAINTENANCE	N GUTIERREZ	CASE UPDATE	Process case for DH	John Hinchion 10-JAN-19	CES
08-JAN-19	GENERAL MAINTENANCE	N GUTIERREZ	DIRECTOR HEARING NOTICE POSTED	DH Posting	Norman Gutierrez 10-JAN-19	CES
14-JAN-19	GENERAL MAINTENANCE	J HINCHION	REFERRED TO OTHER DIV	transfer to div BID	Catherine Byrd 14-JAN-19	CES
19-OCT-21	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	FINAL WARNING LETTER ISSUED	Refer to CES. No permit on file. DRH	Daniel Helminiak 19-OCT-21	BID
22-OCT-21	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Final warning letter mailed; WS	William Strom 22-OCT-21	IPR
02-NOV-21	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE RECEIVED	Case received in CES-1c	Ka Hin Cheung 02-NOV-21	CES
21-MAR-22	OTHER BLDG/HOUSING VIOLATION	J HINCHION	PERMIT RESEARCH	Assigned to G.L. Jh		
23-MAR-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Case Reviewed. No Permit to Comply with this NOV. Permit Research shows PA# 202002275663 was filed to comply with NOV# 201918839 on 2/27/20. NOV 201918839 and #201843561 address the same problem. Prep and Schedule for DF 4/26/22. GL	Gilbert Lam 23-MAR-22	CES
05-APR-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	DH packet prepared-RQ	Ronda Queen 05-APR-22	CES



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

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201843561

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
12-APR-22	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR HEARING NOTICE POSTE	DH Notice Posted. Pictures Taken. GL		
14-APR-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Mailed DH package certified to owners on file. SB/RQ	Sonya Bryant 14- APR-22	CES
19-APR-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Responded to owners request to move complaint to another unit and restated she needs to attend the hearing in email. GL		
19-APR-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Received Email/Phone call. Property Manager Phillip Aguilar will be the authorized agent. Confirmed he will be attending the 4/26/22 Directors Hearing. GL		
26-APR-22	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	DIRECTOR'S HEARING DECISION	CASE CONTINUED FOR 60 DAYS PEI H.O(M.G). OWNER/REPRESENTATIV PRESENT AT DH AND EXPLAINED THAT PERMIT WAS ON HOOLD BY SFFD DUE TO REQUEST TO RELOCATE FIRE HOSE CABINET. OWNER/REPRESENTATIVE TO PROVIDE UPDATES OF PERMIT PROGRESS AT NEXT DH. MH		
27-APR-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Per MH owner provided updated address at hearing for future mailings-hb	Heather Brooks 27- APR-22	CES
29-APR-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE CONTINUED	CDH notice for 6/28/2022 created & certified mailed - CP	Chloe Purdy 03- JUN-22	CES
28-JUN-22	OTHER BLDG/HOUSING VIOLATION	J HINCHION	DIRECTOR'S HEARING DECISION	Ok to issue OOA per HO (K.B.) with staf recommendation - owner/rep not present at DH. Jh	John Hinchion 29- JUN-22	CES
08-JUL-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	MMFs and Inspector's Fees Processed. GL		
12-JUL-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	OOA & initial bill created - CP	Chloe Purdy 12-JUL 22	CES
13-JUL-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	OOA & initial bill sent via certified mail - CP	Chloe Purdy 12-JUL 22	CES
25-JUL-22	OTHER BLDG/HOUSING VIOLATION	G LAM	ORDER OF ABATEMENT POSTED	OOA Posted. Pictures Taken. -GL		



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

**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 201843561**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
28-JUL-22	OTHER BLDG/HOUSING VIOLATION	G LAM	ABATEMENT APPEALS BOARD HRG	AAB filed-tm	Thomas Moyer 28- JUL-22	CES
11-APR-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Responded to email from customer. Requested update on PA to comply. Requested staff to hold 5 Day lien due to AAB being filed on 7/28/22. -GL		
02-NOV-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Emailed received on 10/29/23 stated work was completed. Per permit research pa# 20200275663 to comply with NOV shows no inspection records. Requested owner/rep to contact contractor to complete the proper inspection to abate the NOV. -GL		
30-MAY-24	OTHER BLDG/HOUSING VIOLATION	G LAM	ABATEMENT APPEALS BOARD HRG	AAB NOH cert mailed to owners on file- tm	Thomas Moyer 30- MAY-24	CES
28-JUN-24	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	On behalf of senior Building Inspector J. NG. Posted notice of AAB hearing schedule on 07/17/2024, and photos taken schedule. J. Peña	Joe Pena 28-JUN-24	CES
08-JUL-24	OTHER BLDG/HOUSING VIOLATION	J NG	ABATEMENT APPEALS BOARD HRG	No access to the area in question for violation progress update. Site inspection cancelled. -jn	Joe Ng 08-JUL-24	CES
10-JUL-24	OTHER BLDG/HOUSING VIOLATION	J NG	ABATEMENT APPEALS BOARD HRG	Research and review records from PTS & CTS. -jn	Joe Ng 10-JUL-24	CES
10-JUL-24	OTHER BLDG/HOUSING VIOLATION	J NG	ABATEMENT APPEALS BOARD HRG	Prepare and compile AAB Staff Report. - jn	Joe Ng 10-JUL-24	CES

**COMPLAINT ACTION BY DIVISION**

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
NOV (HIS)	NOV (BID)		
	22-FEB-18		



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

**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 201918839**

**OWNER/AGENT:** MAGOCSY MARY  
 MAGOCSY MARY  
 2121 LAGUNA ST #5  
 SAN FRANCISCO CA

**DATE FILED:** 11-JAN-19  
**LOCATION:** 2121 LAGUNA ST #500  
**BLOCK:** 0627 **LOT:** 025  
**SITE:**

94115

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

**OWNER'S PHONE:** --

**RECEIVED BY:** Suzanna Wong **DIVISION:** BID

**CONTACT NAME:**

**COMPLAINT SOURCE:** TELEPHONE

**CONTACT PHONE:**--

**COMPLAINANT:** Anon

**ASSIGNED TO DIVISION:** BID

**COMPLAINANT'S PHONE:** --

**DESCRIPTION:** Parking garage north wall has lateral pressure exerted by the retained soil from up hill property.

**INSTRUCTIONS:** Per Complainant, property manager info: Cynthia Yonning (415) 622-6039

**INSPECTOR CURRENTLY ASSIGNED**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	DUFFY	1100		

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
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**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
11-JAN-19	CASE OPENED	K BIRMINGHAM	CASE RECEIVED		Suzanna Wong 11-JAN-19	BID
11-JAN-19	OTHER BLDG/HOUSING VIOLATION	K BIRMINGHAM	CASE UPDATE	Case reviewed and assigned to complaint investigation team per MH; slw	Suzanna Wong 11-JAN-19	BID
15-JAN-19	OTHER BLDG/HOUSING VIOLATION	D DUFFY	FIRST NOV SENT	First NOV issued; dd/oh	Olive Huang 16-JAN-19	INS
16-JAN-19	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE UPDATE	First NOV mailed; oh	Olive Huang 16-JAN-19	INS
11-FEB-19	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE CONTINUED	30 day extension granted.	Donal Duffy 11-FEB-19	BID



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

**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 201918839**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
11-MAR-19	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE CONTINUED	Received letter from Mcginnis Chen (architects/engineers) regarding plans and timeline ,continue case.	Donal Duffy 11-MAR-19	BID
10-APR-19	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE CONTINUED	H.O.A. meeting on 4/10/19	Donal Duffy 10-APR-19	BID
22-MAY-19	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE CONTINUED	Contractor hired.	Donal Duffy 22-MAY-19	BID
16-MAR-20	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE CONTINUED	Permit filed	Donal Duffy 16-MAR-20	BID
23-MAR-22	OTHER BLDG/HOUSING VIOLATION	D DUFFY	FINAL WARNING LETTER SENT		Gilbert Lam 23-MAR-22	CES
28-MAR-22	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE ABATED	See C201843561		

**COMPLAINT ACTION BY DIVISION**

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
	15-JAN-19		





**DEPARTMENT OF BUILDING INSPECTION**

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

Date: 07/10/24 11:09:22

**Permit details report**

Application Number: 202002275663 Bluebeam ID: 044843023

Form Number: 8 **Application Description:** COMMON AREA: REMOVE/REINSTALL CABINETS & AIR DUCTS ON N. WALL OF GARAGE. PREP CMU WALL & REPAIR CRACKS FOR WATERPROOFING MEMBRANE. INSTL SHEET WATERPROOFING SYSTEM/DOWELS. INSTL NEW SHOTCRETE WALL 6" THICK, MOVE FIRE HOSE CABINET (SEP PERMIT) TO NEW LOCATION. NOV #201918839. COMPLY W/SFFC 1103.7.6.1.

Address:  
0627/019/1 2121 LAGUNA ST

Cost: \$143,910  
Occupancy code: R-2  
Building Use: 24 -APARTMENTS

**Disposition/Stage:**

Action Date	Stage	Comments
27-FEB-2020	TRIAGE	
27-FEB-2020	FILING	
27-FEB-2020	FILED	
05-JAN-2023	APPROVED	
05-JAN-2023	ISSUED	

**Contact Details:**

**Contractor Details**

**Addenda Details:**

**Description:**

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	27-FEB-2020	27-FEB-2020			27-FEB-2020	BEN MAN	
2	CPB	16-MAY-2020	23-JUL-2020			23-JUL-2020	TORRES SHIRLEY	#044-843-023 electronically submitted. OK TO PROCESS.
3	BLDG	27-JUL-2020	28-JUL-2020	17-AUG-2021		17-OCT-2022	LIU STEPHEN	Approved REV2 in Bluebeam
4	SFFD	27-JUL-2020	28-JUL-2020	28-JUL-2020	15-JUL-2022	18-JUL-2022	LAU DEE	APPROVED BLUEBEAM. INSP FEE. MARKED AS FINISHED IN BLUEBEAM 7/18/22 DL. comments issued 7/28/20 DL.
5	SFFD	12-OCT-2022	15-NOV-2022			21-NOV-2022	LAU DEE	APPROVED BLUEBEAM REV2. INSP FEE. MARKED AS FINISHED IN BLUEBEAM 11/21/22 DL.
6	PPC	23-JUL-2020	27-JUL-2020			30-NOV-2022	LUA NATALIE	11/30/2022: Invite sent to CPB EPR TEAM to close out permit;nl 10/12/2022: Invite sent to BLDG and SFFD plan checker to review and stamp REV2 drawing;nl 8/5/21: Invite re-sent to plan examiners to review and stamp revised plans; HP 7/1/21: Invite sent to plan examiners





**DEPARTMENT OF BUILDING INSPECTION**

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

Date: 07/10/24 11:09:22

**Permit details report**

**Application Number:** 202002275663

**Bluebeam ID:** 044843023

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								to review and stamp revised plans; HP
7	CPB	30-NOV-2022	02-DEC-2022			05-JAN-2023	LEI ALVINA	7/27/20; BB session created. Invite sent to applicant,BLDG,SFFD; AD
								1/5/2023: Issued. BB links & JC sent. 12/30/2022: Invoice sent. 12/2/2022: Emailed applicant, need long form, contractor form, sign posting form, signature on Permit Application Form, and payor info.

Permit Tracking System

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

**LOCATION** 0627 / 019 / 1 2121 LAGUNA ST [ ALTERATIONS PERMIT ]

Stage Created By

List based on the address query

Application no.	Form No.	Floor Number	Description	Site Prmt ?	Unit	Sfx	Unit	Sfx	Current Stage	Stage Date
202406114152	8		REPLACE FIRE ALARM SYSTE			ST			ISSUED	06/11/2024
202203109660	8		Cabinet fire hose. Cabinet at			ST			COMPLETE	07/13/2022
202002275663	8		COMMON AREA: REMOVE/F			ST			ISSUED	01/05/2023
M942127	8		STREET SPACE			ST			ISSUED	06/20/2018
201804116099	8		DOOR TO WINDOW CONVEF			ST			COMPLETE	07/19/2018
M846211	8		STREET SPACE			ST			ISSUED	10/19/2017
201710040414	8		RE-ROOFING			ST			COMPLETE	01/17/2018
M812567	8		STREETSPACE			ST			ISSUED	07/24/2017
M799207	8		STREET SPACE			ST			ISSUED	06/20/2017
M777447	8		STREET SPACE			ST			ISSUED	04/12/2017

RetUrn

Estimated Hours: \_\_\_\_\_ Plan Review Fee: \_\_\_\_\_

PREMIUM PLANCHHECK MRRP Compliance (Green Halo) Not Required Bluebeam Project ID 044-843-023

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

Permit Tracking System

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

**LOCATION** 0627 / 019 / 1 2121 LAGUNA ST [ ALTERATIONS PERMIT ]

Stage Created By

List based on the address query

Application no.	Form No.	Floor Number	Description	Site Prmt ?	Unit	Sfx	Unit	Sfx	Current Stage	Stage Date
M777447	8		STREET SPACE			ST			ISSUED	04/12/2017
M767411	8		STREET SPACE			ST			ISSUED	03/10/2017
M755207	8		STREET SPACE			ST			ISSUED	01/20/2017
201612205477	8		Exterior painting & dry rot re		200	ST			COMPLETE	01/17/2018
M740807	8		STREET SPACE			ST			ISSUED	11/21/2016
M729051	8		STREET SPACE			ST			ISSUED	10/11/2016
M725647	8		STREET SPACE			ST			ISSUED	05/18/2017
M718747	8		COMMON AREA- STREET SP		200	ST			ISSUED	09/01/2016
M490947	8		STREET SPACE & SIDEWALK			ST			ISSUED	05/27/2014
200507218300	8		IN KIND REPLACEMENT. REP			ST			EXPIRED	12/18/2006

RetUrn

Estimated Hours: \_\_\_\_\_ Plan Review Fee: \_\_\_\_\_

PREMIUM PLANCHHECK MRRP Compliance (Green Halo) Not Required Bluebeam Project ID 044-843-023

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

**Permit Details Report**

**Report Date:** 7/10/2024 3:13:03 PM

Application Number: 202002275663

Form Number: 8

Address(es): 0627 / 019 / 1 2121 LAGUNA ST

Description: COMMON AREA: REMOVE/REINSTALL CABINETS & AIR DUCTS ON N. WALL OF GARAGE. PREP CMU WALL & REPAIR CRACKS FOR WATERPROOFING MEMBRANE. INSTL SHEET WATERPROOFING SYSTEM/DOWELS. INSTL NEW SHOTCRETE WALL 6" THICK, MOVE FIRE HOSE CABINET (SEP PERMIT) TO NEW LOCATION. NOV #201918839. COMPLY W/SFFC 1103.7.6.1.

Cost: \$143,910.00  
 Occupancy Code: R-2  
 Building Use: 24 - APARTMENTS

**Disposition / Stage:**

Action Date	Stage	Comments
2/27/2020	TRIAGE	
2/27/2020	FILING	
2/27/2020	FILED	
1/5/2023	APPROVED	
1/5/2023	ISSUED	

**Contact Details:**

**Contractor Details:**

**Addenda Details:**

**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		2/27/20	2/27/20			2/27/20	BEN MAN		
CPB		5/16/20	7/23/20			7/23/20	TORRES SHIRLEY		#044-843-023 electronically submitted. OK TO PROCESS.
BLDG		7/27/20	7/28/20	8/17/21		10/17/22	LIU STEPHEN		Approved REV2 in Bluebeam
SFFD		7/27/20	7/28/20	7/28/20	7/15/22	7/18/22	LAU DEE		APPROVED BLUEBEAM. INSP FEE. MARKED AS FINISHED IN BLUEBEAM 7/18/22 DL. comments issued 7/28/20 DL.
SFFD		10/12/22	11/15/22			11/21/22	LAU DEE		APPROVED BLUEBEAM REV2. INSP FEE. MARKED AS FINISHED IN BLUEBEAM 11/21/22 DL.
PPC		7/23/20	7/27/20			11/30/22	LUA NATALIE		11/30/2022: Invite sent to CPB EPR TEAM to close out permit;nl 10/12/2022: Invite sent to BLDG and SFFD plan checker to review and stamp REV2 drawing;nl 8/5/21: Invite re-sent to plan examiners to review and stamp revised plans; HP 7/1/21: Invite sent to plan examiners to review and stamp revised plans; HP 7/27/20; BB session created. Invite sent to applicant,BLDG,SFFD; AD
CPB		11/30/22	12/2/22			1/5/23	LEI ALVINA		1/5/2023: Issued. BB links & JC sent. 12/30/2022: Invoice sent. 12/2/2022: Emailed applicant, need long form, contractor form, sign posting form, signature on Permit Application Form, and payor info.

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
------------------	-------------------	------------------	------------------	-------------	------------

**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
---------------	-----------	------------------------	-------------------

Record show no BID inspection attempted for building inspection at all time.

**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			24C	CONCRETE CONSTRUCTION	
0			1	CONCRETE (PLACEMENT & SAMPLING)	Customer is advised to work with plan check to have this special inspection requirement abrogated. Pw 7/9/24
0			24F	OTHERS	locate reinforcing steel prior to drilling of dowels per detail 1/S4.0
0	2/29/2024	MSUM	18A	BOLTS INSTALLED IN EXISTING CONCRETE	
0	2/29/2024	MSUM	4	REINFORCING STEEL AND PRESTRESSING TENDONS	
0	2/29/2024	MSUM	12	SHOTCRETE	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

Three outstanding Special inspections

[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.

Permit Tracking System

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

**ADDENDA-INSPECTIONS** 0627 / 019 / 1 2121 LAGUNA ST **ALTERATIONS PERMIT**

Overview 202002275663 Form 8 Proj  Stage ISSUED Created By BENMAN COMMON AREA: Desc

1st Construction Document? Bluebeam Proj ID 044-843-023

Attributes Addendum 0 of 0 Title New Valuation

**Special-Inspections:**

Code	Description	Remarks	Completed	Approved By
1	CONCRETE (PLACEMENT & SAMPLING)	Customer is advised to work with plan check		
4	REINFORCING STEEL AND PRESTRESSING TEI		02/29/2024	MSUM
12	SHOTCRETE		02/29/2024	MSUM
18A	BOLTS INSTALLED IN EXISTING CONCRETE		02/29/2024	MSUM
24C	CONCRETE CONSTRUCTION			
24F	OTHERS	locate reinforcing steel prior to drilling of dow		

INSERT RECORD IF MORE THAN 10 ROWS REMOVE PRINT Scheduled Field Inspections




**DEPARTMENT OF BUILDING INSPECTION**

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

OK CM  
 10-22-21  
 KMH

SILER CATHERINE  
 SILER CATHERINE  
 2121 LAGUNA ST #2  
 SAN FRANCISCO CA 94115

DATE: 11/26/2018

PROPERTY ADDRESS:  
 2121 LAGUNA ST

BLOCK: 0627 LOT: 019

Building Complaint #: 201843561

## NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

### NOTICE OF VIOLATION OUTSTANDING:

On 02/22/2018 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!**

City and County of San Francisco  
Department of Building Inspection



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

DATE AFFIDAVIT PREPARED April 5, 2022

ADDRESS: 2121 LAGUNA ST,  
INSPECTOR: Lam  
OWNER: SILER CATHERINE  
2121 LAGUNA ST APT 2  
SAN FRANCISCO CA  
94115

Directors' Hearing Date: April 26, 2022  
Hearing Number: 201843561  
Block: 0627 Lot: 019 Seq: 00  
Tract: Case: BW0

**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: 4/14/22, San Francisco, California. By: Sonya Bryant  
(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: 4/12/22, at San Francisco, California.

By: Gilbert Lam 4/12/22 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

7021 1970 0000 0239 5110

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_


Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark Here

Postmark  
**SILER CATHERINE**  
**2121 LAGUNA ST APT 2**  
**SAN FRANCISCO, CA 94115**  
**RQ-DH 2121 LAGUNA ST 201843561**

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

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 type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery <b>4/19/22</b></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          If YES, enter delivery address below: _____</p> <p style="text-align: center;"><b>RECEIVED</b>  <b>APR 22 2022</b></p>
<p>1. Article Addressed to:</p> <p><b>SILER CATHERINE</b>  <b>2121 LAGUNA ST APT 2</b>  <b>SAN FRANCISCO, CA 94115</b>  <b>RQ-DH 2121 LAGUNA ST 201843561</b></p> <p style="text-align: center;">            9590 9402 5611 9274 3321 24</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p><b>7021 1970 0000 0239 5110</b></p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt



City and County of San Francisco  
Department of Building Inspection



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

DATE AFFIDAVIT PREPARED July 12, 2022

Address: 2121 LAGUNA ST,

Hearing Number: 201843561

Inspector: Lam

Block: 0627 Lot No: 019 Seq: 00

Directors' Hearing Date: April 26, 2022

Tract: Case: BW0

Owner: SILER CATHERINE  
2121 LAGUNA ST APT 2  
SAN FRANCISCO CA

94115

**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: 07/13/2022, 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: 7/25/22, at San Francisco, California.

By: Gilbert Lam 7/25/22 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

City and County of San Francisco  
**DEPARTMENT OF BUILDING INSPECTION**  
 Code Enforcement Section  
 49 South Van Ness Ave., 4th Flr  
 San Francisco, CA 94103-1226

**CERTIFIED MAIL**



7021 1970 0000 0238 5111



**US POSTAGE** with **PTINNEY BOWMES**  
 ZIP 94103 \$ **007.82**<sup>0</sup>  
 02 1M  
 0001393923 JUL 13 2022

**RECEIVED**

30 2022

**REASON CHECKED**  
 Moved, Left No Address  
 Forwarding Order Expired  
 Unable to Forward

**Owner:**  
 SILER CATHERINE  
 2121 LAGUNA ST APT 2  
 SAN FRANCISCO CA 94115

**Block: 0627**  
**Tract:**  
**Complaint:**  
**Inspector/Di**

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE

94103378699

**RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD**  
 SIXTEEN DE 1 009/28/22  
 SC: 94103378699 \*0140-01583-13-33

**ENFORCEMENT**  
 30 2022

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<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 \$ \_\_\_\_\_

**Catherine Siler**  
2121 Laguna St, Apt 2  
San Francisco, CA 94115  
CP-OOA: R 2121 Laguna St 201843561

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

7021 1970 0000 0240 2245

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

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

Postmark Here

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

**Catherine Siler**  
2121 Laguna St, Apt 2  
San Francisco, CA 94115  
CP-CDH: R 2121 Laguna St 201843561

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

**SENDER: COMPLETE THIS SECTION**

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

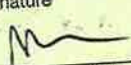
1. Article Addressed to:  
**Catherine Siler**  
2121 Laguna St, Apt 2  
San Francisco, CA 94115  
CP-CDH: R 2121 Laguna St 201843561

2. Article Number (Transfer from service label)  
7021 1970 0000 0240 2245

PS Form 3811, July 2015 PSN 7530-02-000-9053

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**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
**X** 

B. Received by (Printed Name) **5/4/22**

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Registered Mail	
<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)	

Domestic Return Receipt



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: [X] Appeal of Director's Order [ ] Request for Jurisdiction [X] Re-hearing

Appellant Name: CATHERINE SILVER

Appeal Number

Director's Order No

Date Appeal Filed: 07/28/22

Complaint Tracking No(s) 201843561

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 06/28/22.

(2) The affected premises are located at 2121 LAGUNA STREET SF CA 94115 San Francisco. They contain 21 dwelling units and 0 guest rooms.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto. SFFD PLAN CHECK RELEASED FIRE HOSE CABINET APPROVAL AS A PREREQUISITE TO OBTAIN PERMIT

(4) State the relief you seek and reasons why you claim the appealed action should be modified or reversed by board. (Attach additional sheet(s) if necessary). REMOVAL OF ABATEMENT STATUS

(5) Please state /check appellant's relationship to the property: [ ] property owner [X] 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: PHILIP AGUILAR Daytime Phone Number: (510) 425 1627

Appellant's Mailing Address: 3150 3RD ST SUITE 1A SF CA 94124

Abatement Appeals Board (AAB)
Tel. (628) 652-3517
49 South Van Ness Av., Suite 500
San Francisco, CA 94103-1226

Abatement Appeals Board Appeal Application Form  
Addendum for Jurisdiction Requests Only  
Page Three

**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: 07/28/22
- (2) Date AAB Secretary rejected appeal or date appellant made aware of right to appeal N/A
- (3) Please explain why there was a delay in filing the appeal:  
N/A
- (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):  
1) NOTICES WENT TO NON BOARD MEMBER OR AGENT
- (5) What other facts do you want the Board to consider regarding the request for jurisdiction?  
OUR DEMIST APPLICATION IS WAITING FOR DBJ APPROVAL

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

Print Name: PHILIP AGUSAK Signature: [Signature]  
Date Signed: 07/28/22 Signatory is  property owner  agent  other

P:\RVB\AAB Appeal Form.doc Revised 12/21/2021.tm

**Abatement Appeals Board (AAB)**  
Tel. (628) 652-3517  
49 South Van Ness Av., Suite 500  
San Francisco, CA 94103-1226

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:

NIA

(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:

NIA

(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? FIRE HOSE CABINET MOVED / APPROVED BY SF PLANCHER

(13) Who did the work? AUKA FIRE SAFETY

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

PROPERTY MANAGER (AGENT)

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

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

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

NIA

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

(19) Are you aware that building, plumbing, and/or electrical permits may be required to abate the subject code violations?

(20) Have you applied for the required permits to abate the subject code violations?

If yes, please list permit applications:

Building Permit Application Nos. #202002275663 & #202203109660

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

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

(21) What other permits have you been granted by the City? \_\_\_\_\_

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

LETTERS ARE BEING SENT TO A HOMEOWNER (NON BOB MEMBER) INSTEAD OF MGMT. 22211 LAGUNA IS WAITING FOR DBI APPROVAL

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

Print Name: PHILIP ABULAR

Signature: [Signature]

Date Signed: 07/28/22

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



**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: 07/28/2022 11:59:34 AM

**Code Enforcement Division**

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

Payment Date: 07/28/2022

Job Address

**2121 LAGUNA ST -**

Receipt Number: CED07301

Issued By: TMOYER

Payment received from:

PHILIP AGUILAR

Application Number:

2111 HYDE ST 200  
SAN FRANCISCO CA 94109

AAB Filing Fee

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$158.10	201843561

**TOTAL \$158.10**

BY 

**DBI COPY**

2121 LAGUNA ST -

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, JOE PEÑA 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 28 day of JUNE, 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. 6926  
Complaint No. 201843561  
Order of Abatement No. 201843561-A  
2121 LAGUNA ST  
San Francisco, California

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

Executed on 06/28/2024 at San Francisco, California.

  
HEARING




**DEPARTMENT OF BUILDING INSPECTION**
**City & County of San Francisco**
**49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226**
**To:**

 SILER CATHERINE  
 2121 LAGUNA ST APT 2  
 SAN FRANCISCO CA  
 94115

Dear Property Owner(s):

 Date: July 12, 2022  
 Property Address: 2121 LAGUNA ST

 Block: 0627 Lot: 019 Seq.: 00  
 Inspector: **Gilbert Lam**

 Director's Order Number: **201843561 - A**
**INITIAL BILL- Assessment of Costs  
 Code Violations Outstanding**

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 : **\$4365.04**.

**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



**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)

**Owner** SILER CATHERINE  
 SILER CATHERINE  
 3450 3rd St Suite 1A  
 SAN FRANCISCO CA

**Date** July 12, 2022

**Complaint Number** 201843561

94124

**Block** 0627 **Lot** 019

**Address** 2121 LAGUNA ST

**Prepared by** Gilbert Lam

**Reviewed by** Chloe Purdy

**Amount Now Due and Payable**

\$4,365.04

**Comments** MMF: (2/22/18 - 7/08/22) 53 Months - Covid Credit (3/21-7/21) 5 Months = 48 Months. GL clerical other - prepared initial bill - CP

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
02/22/18	Issued Notice of Violation and Data entry	Inspector	.75	\$158.10	\$118.58
03/09/18	Researched permit history/status	Inspector	.25	\$158.10	\$39.53
05/10/18	Researched permit history/status	Inspector	.25	\$158.10	\$39.53
07/10/18	Researched permit history/status	Inspector	.25	\$158.10	\$39.53
11/26/18	Issued Final Warning Letter	Inspector	.25	\$158.10	\$39.53
11/29/18	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
12/10/18	Reviewed and approved case for Director's Hearing	Inspector	.75	\$158.10	\$118.58
12/10/18	Research Title and Prepare case for Director's Hearing	Clerical	1	\$96.72	\$96.72
01/08/19	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
10/22/21	Issued Final Warning Letter	Inspector	.25	\$158.10	\$39.53
11/02/21	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
03/21/22	Researched permit history/status	Inspector	.25	\$158.10	\$39.53
03/23/22	Reviewed and approved case for Director's Hearing	Inspector	.75	\$158.10	\$118.58
04/05/22	Research Title and Prepare case for Director's Hearing	Clerical	1	\$96.72	\$96.72
04/12/22	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
04/12/22	Processed photos	Inspector	.25	\$158.10	\$39.53
04/14/22	Certified Mailing	Clerical	.5	\$96.72	\$48.36
04/19/22	Telephone calls/Office visits (Occupant/Other)	Inspector	.25	\$158.10	\$39.53
04/19/22	Telephone calls/Office visits (Owner/Agent)	Inspector	.25	\$158.10	\$39.53
04/26/22	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
04/26/22	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
04/29/22	Prepare Case for Continued Director's Hearing	Clerical	.5	\$96.72	\$48.36
04/29/22	Certified Mailing	Clerical	.5	\$96.72	\$48.36

**\* 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)

06/28/22	Issued Order of Abatement	Inspector	.25	\$158.10	\$39.53
06/28/22	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$173.91	\$347.82
06/28/22	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
07/08/22	Prepared Assessment of Costs	Inspector	.25	\$158.10	\$39.53
07/08/22	Monthly Violation Monitoring Fee (Ordinance 180-10)	Clerical	24	\$96.72	\$2,321.28
07/12/22	Prepared Order of Abatement	Clerical	.5	\$96.72	\$48.36
07/12/22	Other	Clerical	1	\$96.72	\$96.72
07/13/22	Certified Mailing	Clerical	.5	\$96.72	\$48.36
<b>*Total to Date</b>					<b>\$4,365.04</b>

**\* 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.**

Property Profile

Assessor: 2121 LAGUNA ST 200

Address	Street #	Streetname	Sfx	Unit	Block	Lot	#	Address Id
2121		LAGUNA	ST	200	0627	019	1	76718

Values & Prices

Land	\$0	Other	\$0	Exempt Type	Wk Status/Yr
Structure	\$0	Home Exempt	\$0		2025
Fixtures	\$0	Other Exempt	\$0	Prior/Curr Source	Base Co/Yr
Prior Price	\$0	Current Price	\$589,000		2012
Prior Sale		Curr Sale	12/28/2011		S

Construction Appliances Base Lot Assr Zone Appraiser Lot Chg Date/Shape Use Type

D	0000	000	RM2	65?	04/02/1998	Z
---	------	-----	-----	-----	------------	---

Lot Frontage/Area/Depth Units Stories Sublevels Volume Roll Yr/Status

0	0	0	1	0	5	2024
---	---	---	---	---	---	------

Rooms Bedrooms Baths Bldg Sq Ft Bsmt Sq Ft Year Built DBI Form Yr Tax Area

3	0	1	740	0	1960	Z	1000
---	---	---	-----	---	------	---	------

Owner Information

Name	Address	City	State	Zip	Owner Date
SILER CATHERINE	2121 LAGUNA ST APT 2	SAN FRANCISCO	CA	94115	12/28/2011

**From:** Lam, Gilbert (DBI) <[gilbert.lam@sfgov.org](mailto:gilbert.lam@sfgov.org)>

**Sent:** Tuesday, April 19, 2022 8:51 AM

**To:** [csiler@gene.com](mailto:csiler@gene.com)

**Subject:** 2121 Laguna St.

Good Morning Catherine Siler,

I've helped you look into the possibility of transferring this case to another unit in the building. I found that it's department policy with older condo buildings without a designated HOA block/lot number that the Notice of Violation (NOV) is issued to the first lot number on the building and can't be issued to others. It's unfortunate your unit is the first on the list. You will need to work with your HOA in getting them to help you clear the complaint.

Please attend the upcoming hearing or have your HOA attend the hearing on your behalf and explain the case to the hearing officer. It's best to submit a few documents 3 day prior to the hearing date to demonstrate any progress made. You can email this documents to [dbi.codeenforcement@sfgov.org](mailto:dbi.codeenforcement@sfgov.org) Here is also a link for more information about the directors hearing. <https://sfdbi.org/directors-hearings>

Regards,

Gilbert Lam  
Code Enforcement Building Inspector  
Department of Building Inspection  
49 South Van Ness Ave, Suite 400  
San Francisco, CA 94103  
Desk: (628) 652-3418

**ABATEMENT APPEALS BOARD**

City &amp; County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-2414

**NOTICE OF AAB HEARING**

5/30/2024

CATHERINE SILER  
3450 3RD ST #1A  
SAN FRANCISCO, CA, 94124

**Re: 2121 LAGUNA ST      AAB Appeal No. 6927**

Dear Parties:

On 7/28/2022, the Abatement Appeals Board (AAB) received Appellant CATHERINE SILER completed appeal form, appealing Director's Order No. 201843561-A.

This matter has been scheduled for hearing before the AAB on **7/17/2024 at 9:30 AM, in Room 416, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA.**

Information about the hearing procedures are set forth in the AAB's Bylaws and Procedural Rules, available on the AAB's webpage. [Adopted 1-19-22 - AAB Bylaws and Rules of Procedure .pdf \(sfdbi.org\)](#)

Under Procedural Rule III.D, the Appellant may submit a written statement setting forth their arguments and evidence in support of the appeal. The written statement must be submitted to the AAB Secretary by email at :[dbi.aab@sfgov.org](mailto:dbi.aab@sfgov.org) or in hardcopy no later than **(6/26/2024- 21 days before the hearing date)**. Please consult the AAB's Procedural Rules for more detailed information about the written statement.

The Department of Building Inspection must submit its report setting forth the procedural history and basis for the Order of Abatement and any assessment of costs by **(7/10/2024- 7 days before the hearing date)**.

When submitted, the AAB Secretary will forward a copy of a party's written filing to the opposing party.

If you have questions about this process, please contact CES at 628-652-3430 or via e-mail at [dbi.aab@sfgov.org](mailto:dbi.aab@sfgov.org). Do not contact any AAB member directly.

Very Truly Yours.

A handwritten signature in blue ink that reads "Matthew Greene".

Matthew Greene  
Secretary,  
Abatement Appeals Board

Hard copy Mail to: 49 South Van Ness Ave 4th Fl.  
San Francisco, CA 94103



9589 0710 5270 0685 4283 01

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

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	
\$ Total Postage	CATHERINE SILER
\$ Sent To	3450 3RD ST #1A
Street and Apt	SAN FRANCISCO, CA 94124
City, State, Zip	CES-NOH: Reg 2121 LAGUNA ST 2 201843561

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

SENDER: COMPLETE THIS SECTION

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

CATHERINE SILER  
 3450 3RD ST #1A  
 SAN FRANCISCO, CA 94124  
 CES-NOH: Reg 2121 LAGUNA ST 2 201843561



9590 9402 6815 1074 5810 31

Abate Number  
9589 0710 5270 0685 4283 01

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 *[Signature]*  Addressee

B. Received by (Printed Name) C. Date of Delivery  
 BECKY CASTRO 6/3/24

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

RECEIVED

JUN 06 2024

CODE ENFORCEMENT

CCSI - DBI

3. Service Type

<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"/> Delivery Restricted Delivery	
<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

City and County of San Francisco  
Department of Building Inspection



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

April 5, 2022

Owner: SILER CATHERINE  
2121 LAGUNA ST APT 2  
SAN FRANCISCO CA  
94115

Address: 2121 LAGUNA ST,  
Block: 0627 Lot: 019 Seq: 00  
Tract: Case: BW0  
Hearing Number : 201843561  
Inspector: Lam

## NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: April 26, 2022, 9:30:AM  
49 South Van Ness Av., San Francisco, CA 94103-1226, Room 0194

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The list of Violation(s) have been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

### WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 110A, Table 1A-G & 110A Table 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

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



City and County of San Francisco  
Department of Building Inspection



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

**NOTICE OF CONTINUED DIRECTOR'S HEARING**

**DIRECTOR'S HEARING NO: 201843561**

**Owner: SILER CATHERINE  
2121 LAGUNA ST APT 2  
SAN FRANCISCO CA  
94115**

**Date: April 29, 2022  
Address: 2121 LAGUNA ST,  
Block: 0627 Lot: 019 Seq: 00  
Tract: Case: BW0  
Inspector: Lam**

Hearing of the Complaint of the Director of Department of Building Inspection against the property at the location shown above has been continued until June 28, 2022 at 9:30 A.M. at 49 South Van Ness Av., San Francisco, CA 94103-1226, Room 0194.

The Owner of Record, designated above, is hereby notified to appear.

If you have any questions about this process please contact the Code Enforcement Section at (628) 652-3430 Or at [dbi.codeenforcement@sfgov.org](mailto:dbi.codeenforcement@sfgov.org)

Very truly yours,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

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  
Phone - (628) 652-3430 Fax - (628) 652-3430

City and County of San Francisco  
Department of Building Inspection



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

## **ORDER OF ABATEMENT**

**July 12, 2022**

Owner:

SILER CATHERINE  
2121 LAGUNA ST APT 2  
SAN FRANCISCO CA 94115

Property Address: 2121 LAGUNA ST,

Block: 0627      Lot: 019      Seq: 00  
Tract:              Case: BW0  
Complaint: 201843561A

Inspector/Division: Lam

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 201843561A

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 28, 2022** 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#201843561 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.

John Hinchion, Acting Chief Building Inspector  
Department of Building Inspection

Very truly yours

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

City and County of San Francisco  
Department of Building Inspection



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

DATE AFFIDAVIT PREPARED July 12, 2022

Address: 2121 LAGUNA ST,  
Inspector: Lam  
Directors' Hearing Date: April 26, 2022  
Owner: SILER CATHERINE  
2121 LAGUNA ST APT 2  
SAN FRANCISCO CA  
94115

Hearing Number: 201843561  
Block: 0627 Lot No: 019 Seq: 00  
Tract: Case: BW0

**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: 07/13/2022, 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: 7/25/22, at San Francisco, California.  
By: Gilbert Lam 7/25/22 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



City and County of San Francisco  
Department of Building Inspection



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

**ORDER OF ABATEMENT**

July 12, 2022

Property Address: 2121 LAGUNA ST,

Owner:  
SILER CATHERINE  
2121 LAGUNA ST APT 2  
SAN FRANCISCO CA 94115

Block: 0627 Lot: 019 Seq: 00  
Tract: Case: BW0  
Complaint: 201843561A

Inspector/Division: Lam

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 201843561A

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 28, 2022 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:

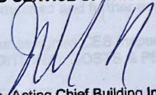
1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC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

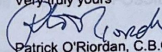
THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

30 Days to Obtain Permit and Complete including Final Signoff to Comply with NOV#201843561 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.

  
John Hinchion, Acting Chief Building Inspector  
Department of Building Inspection

Very truly yours  
  
Patrick O'Riordan, C.B.O., Director  
Department of Building Inspection

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