

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
RAFAEL GARCIA SANCHEZ,)
Appellant(s))
vs.)
ZONING ADMINISTRATOR,)
Respondent)

Appeal No. **24-044**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on July 29, 2024, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on July 12, 2024, of a Notice of Violation (Records indicate that the subject property is currently authorized for Single-Family Dwelling use; the violations pertain to the unauthorized Group House use, the creation of four Unauthorized Dwelling Units (UDU), parking in the required open space, installation of new metal fences and gates, and the building of a shed at the front of the subject property without benefit of permit and approval from the Planning Department) at 1465 Oakdale Avenue.

COMPLAINT NO. 2023-005472ENF

FOR HEARING ON September 11, 2024

Address of Appellant(s):

Address of Other Parties:

Rafael Garcia Sanchez, Appellant(s) c/o Erica Garcia, Agent for Appellant(s) 1465 Oakdale Avenue, Apt 2 San Francisco, CA 94124	N/A
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Date Filed: July 29, 2024

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 24-044

I / We, **Rafael Garcia Sanchez**, hereby appeal the following departmental action: **ISSUANCE of Notice of Violation. Complaint Number 2023-005472ENF** by the **Zoning Administrator** which was issued or became effective on: **July 12, 2024**, for the property located at: **1465 Oakdale Avenue**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **August 22, 2024, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **September 5, 2024, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org agarcia.987@yahoo.com

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, September 11, 2024, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Erica Garcia, agent for appellant

July 26, 2024

Attention: Julie Rosenberg

Regarding: complaint number 2023-005472ENF

To Whom It May Concern:

I would like to appeal the notice of violation I received regarding 1465 Oakdale Ave. The current tenants would not allow me (the owner) any access to finish any work that the city has been requiring from me. I have tried numerous times and been met with hostility and aggressiveness. The police have been called over 10 times and I have the police reports. The police can only recommend keeping any police reports, as they are not able to make them leave. Tenants have also shown up to hearings we have had and have made things complicated for us to move forward. There is also an ongoing civil lawsuit with the tenants for nonpayment of rent. I am 63 years old and disabled. Prior to these bad tenants I have never had any complaints on my property and have never had any issues with the city regarding myself and my property. The tenants who filed the complaints; Gladys and Yuri, and myself have court, Monday, July 29 at 9am. Once these non paying and complaint full tenants are no longer living on my property I will gladly do whatever corrections the city requires of me and my property with no problems or hesitations that are being caused by these tenants. I just need some time and I ask for this appeal.

Please let me know if you need any further information.

Thank you for your time.

Sincerely,

Rafael Garcia Sanchez



NOTICE OF VIOLATION

July 12, 2024

Property Owner

Sanchez Rafael Garcia
1465 Oakdale Ave Apt 2
San Francisco, CA 94124

Site Address: 1465 Oakdale Ave
Assessor’s Block/Lot: 5324/017
Zoning District: RH-1, Residential- House, One Family
Complaint Number: 2023-005472ENF
Code Violation: Sec. 132: Unpermitted Parking, Front Yard Paving Permeability and Planted Materials
 Sec. 135. Required Useable Open Space
 Sec. 136(c)(17): Fences Above Permitted Height in the Front Setback
 Sec. 136(c)(18): Fences Above Permitted Height in Open Space
 Sec. 171: Unpermitted Use
 Sec. 172: Unpermitted Shed in the Required Front Setback
 Sec. 175: Unauthorized Construction
 Sec. 209.1: Unpermitted Group Housing in RH-1 Zoning
 Sec. 317: Unauthorized Units
Administrative Penalty: Up to \$1,000 per Day for Each Violation
Enforcement T & M Fee: \$9,858.96 (Current Fee for confirmed violations, Additional charges may apply)
Response Due: Within 15 days from the date of this Notice
Staff Contact: Jia Hong Situ, (628) 652-7384, jiahong.situ@sfgov.org

The Planning Department finds the above referenced property to be in violation of the Planning Code. As the owner of the subject property, you are a responsible-party to bring the above property into compliance with the Planning Code. Details of the violation are discussed below:

Description of Violation

Our records indicate that the subject property is currently authorized for Single-Family Dwelling use. The violations pertain to the unauthorized Group Housing use, the creation of four Unauthorized Dwelling Units (UDU), parking in the required open space, as well as unauthorized construction work including paving of the required open space, installation of new metal fences and gates, and the building of a shed at the front of the subject property without benefit of permit and approval from the Planning Department.

Pursuant to Planning Code Section 102, Group Housing is defined as:

“A Residential Use that provides lodging or both meals and lodging, without individual or limited cooking facilities or kitchens, by prearrangement for 30 days or more at a time and intended as Long-Term Housing, in a space not defined by this Code as a Dwelling Unit. Except for Group Housing that also qualifies as Student Housing as defined in this Section [102](#), 100% Affordable Housing as defined in Planning Code Section [315](#), or housing operated by an organization with tax-exempt status under 26 United States Code Section 501(c)(3) providing access to the unit in furtherance of its primary mission to provide housing, the residential square footage devoted to Group Housing shall include both common and private space in the following amounts: for every gross square foot of private space (including bedrooms and individual bathrooms), 0.5 gross square feet of common space shall be provided, with at least 15% of the common space devoted to communal kitchens with a minimum of one kitchen for every 15 Group Housing units. Group Housing shall include, but not necessarily be limited to, a Residential Hotel, boardinghouse, guesthouse, rooming house, lodging house, residence club, commune, fraternity or sorority house, monastery, nunnery, convent, or ashram. It shall also include group housing affiliated with and operated by a medical or educational institution, when not located on the same lot as such institution, which shall meet the applicable provisions of Section [304.5](#) of this Code concerning institutional master plans.”

Pursuant to Planning Code Section 317(b)(13), “Unauthorized Unit” (UDU) shall mean one or more rooms within a building that have been used, without the benefit of a building permit, as a separate and distinct living or sleeping space independent from Residential Units on the same property. “Independent” shall mean that (i) the space has independent access that does not require entering a Residential Unit on the property and (ii) there is no open, visual connection to a Residential Unit on the property.

Pursuant to a Zoning Administrator interpretation of the Planning Code dated March 2010, the rear yard requirement when there is a noncomplying structure is to provide open space elsewhere on the site. The requirement would be equivalent to the area that would otherwise be provided by a rear yard equal to 25% of lot depth or 15 feet times rear lot width, whichever is greater. The space must meet the minimum dimension requirements for open space of Section 135(f). The main building on the subject property exists at the rear of the lot and the parcel is 40 feet wide and 100 feet deep, and thus, requires an open space area equal to 25 feet in depth and 40 feet in width.

Pursuant to Planning Code Section 132(g), all front setback areas shall be appropriately landscaped, meet any applicable water use requirements of Administrative Code Chapter 63, and in every case, not less than 20 percent of the required front setback area shall be and remain unpaved and devoted to plant material, including the use of climate appropriate plant materials as defined in Public Works Code Section 802.1.

Pursuant to Planning Code Section 132(h), the front setback area shall be at least 50 percent (50%) permeable to increase storm water filtration. The required landscaped area can count towards the permeable surface area requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the Permeable Surface requirement and not the landscape requirement. Permeable surfaces are defined in Section 102.

Pursuant to Planning Code Section 135(b), usable open space shall be provided for each dwelling and each Group Housing structure in the Residential zoning districts, which can either be private or common.

Pursuant to Planning Code Section 136(c)(17), fences in the front setback are allowed no more than three feet in height above grade. Additionally, pursuant to Planning Code Section 136(c)(18), fences and wind screens in usable open space are allowed no more than six feet in height above grade.

Pursuant to Planning Code Section 209.1, Group Housing is Not Permitted in the RH-1 zoning district.

Pursuant to Planning Code Section 171 structures and land in any zoning district shall be used only for the purposes listed in the Planning Code as permitted in that district, and in accordance with the regulations established for that district.

Pursuant to Planning Code Section 172, no structure shall be constructed, reconstructed, enlarged, altered, or relocated in a manner that is not permissible under the limitations set forth in the Planning Code that would result in a greater height, bulk, or Floor Area Ratio, less Required Open Space, or less off-street loading space for the district in which such structure is located.

Pursuant to Planning Code Section 175, a Building Permit is required for the construction, reconstruction, enlargement, alteration, relocation, or occupancy of any structure in compliance with the Planning Code.

Failure to comply with any Planning Code provisions constitutes a violation of the Planning Code and is subject to an enforcement process under Planning Code Section 176.

Timeline of Investigation

On January 6, 2014, Department of Building Inspection (DBI) Inspector Luton issued Notice of Violation (NOV) no. 201342991 for unauthorized units, kitchen and baths, plumbing, insufficient bedroom sizes, and lack of exposure.

On September 30, 2015, Building Permit (BP) No. 201509298355 was issued by DBI for the following scope of work: "To address complaint #201342991 for illegal units: 2 units will have/be eliminated, by removing kitchens and restrooms from the units electrical and lighting will remain. Plumbing will be capped off." However, this permit was never completed. According to DBI, this permit expired on September 24, 2016.

On July 11, 2023, during a City Attorney Task Force Inspection, Planning Department staff (Jia Hong Situ and Kelly Wong) confirmed that physical alterations to the subject property were undertaken without the benefit of a building permit, which resulted in the creation of four UDUs and Group Housing use. Staff observed the following:

- **Two-Story Main Building.** The original two-story single-family dwelling unit (two-story main building), located at the rear of the lot, had been subdivided into two separate Group Housing uses, one on the first floor and one on the second floor. One of these is an Unauthorized Unit. Each contained a shared kitchen and full bathroom. The first floor Group Housing use has an additional half-bath with toilet and

sink. Each Group Housing room contained a refrigerator and typically one bed.

- **Two-Story Annex Building.** Located southwest of the main building is a two-story annex building attached to, but currently physically separated from the main building, with one Unauthorized Unit on the first floor and one on the second floor. The second-floor unit contained a full kitchen and a full bathroom whereas the second-floor unit contained a half kitchen and full bathroom.
- **One-Story Shed.** Located adjacent to the front property line facing into the property is an unauthorized one-story shed that had been modified and converted into one Unauthorized Unit. The unit contained a full kitchen and a full bathroom. A Sanborn map suggests that this shed did not exist in the mid-1990's, however, it shows up in satellite imagery in 1938.

Staff also observed that the entire front setback and open space had been paved without a permit and was converted into a play area, garden, and car parking. Moreover, new fences and gates at the front and middle of the lot were also constructed without permits. Satellite images between March 2010 and April 2011 show that this open space was completely repaved, and fences were installed during that time.

Between July 17, 2023, and August 13, 2023, DBI Inspectors issued four (4) Notices of Violation regarding hazardous electrical wiring, plumbing, dwelling units, multiple kitchens and bathrooms, front shed building, and fences, without permits.

On July 20, 2023, the Planning Department sent you a Notice of Complaint (NOC) to inform you about the complaint.

On August 8, 2023, the Planning Department sent you a Notice of Enforcement (NOE) outlining the Planning Code Violations and the steps to abatement. (See Enclosed)

Between October 5, 2023, and January 5, 2024, Planning Department staff (Jia Hong Situ) communicated seven (7) times with your general contractor (Perry Mayorga). No plans were produced, and no applications were filed. After this, Perry was no longer involved in the project.

On January 8, 2024, your representative (Alejandra Garcia) called and informed Department staff (Jia Hong Situ) that you were actively looking for a new architect and that Alejandra would contact the Planning Department regarding the new architect. On February 27, 2024, you informed Jia that your new architect was Brenda Munoz.

Between February 27, 2024, and April 30, 2024, Planning Department staff (Jia Hong Situ) worked with your newly hired architect (Brenda Munoz) on plans for project application submittal.

On April 30, 2024, a deadline was provided to file application forms with a new set of revised plans by May 10, 2024. The deadline has passed, and no application nor revised plans have been submitted.

To date, the Planning Department has not received any evidence to demonstrate that the above violation has been abated or a corrective action has been taken to bring the subject property into compliance with the Planning Code.

How to Correct the Violation

The Planning Department requires that you immediately proceed to abate the violation as follows:

1. **Leases.** Provide a copy of leases for all tenants and title showing ownership of the subject property.
2. **Discontinue the following uses:**
 - a. Group Housing use, which is Not Permitted in the RH-1 zoning district.

Submit evidence including a list of those who reside at the subject property as well as copies of their lease agreements. A site visit may be required to verify compliance.
 - b. Parking in the required open space.

Submit evidence showing that vehicles are no longer parked in the required open space. A site visit may be required to verify compliance.
3. **Obtain a Planning Approval Letter.** Since the property contains four Unauthorized Units, they may be 1) removed by obtaining a Conditional Use Authorization (CUA) or, 2) legalized with one of the many legalization programs available, listed below. Submit the following applications to the staff Planner (listed above) for review. Once you officially submit all required applications and drawings, send an email to the Planning staff to notify them.
 - a. **Project Application (PRJ) form** (This form is required for all projects requiring Planning review): <https://sfplanning.org/resource/prj-application>.
 - b. **For Removal** of any number of Unauthorized Units. Complete both supplemental forms:
 - i. Conditional Use Authorization (CUA) supplemental: <https://sfplanning.org/resource/cua-supplemental>. Conditional Use Authorization approval is not guaranteed.
 - ii. Dwelling Unit Removal (DUR) supplemental: <https://sfplanning.org/resource/DURemoval-supplemental>.
 - c. **For Legalization** of any Unauthorized Units. Choose a legalization pathway:
 - i. If you propose a total of four units on this lot pursuant to Planning Code Section 207(c)(8), please include in your submission the Fourplex supplemental: <https://sfplanning.org/resource/fourplex-supplemental>.
 - ii. By utilizing an Accessory Dwelling Unit (ADU) program. See a comparison of the available ADU programs here: <https://sfplanning.org/resource/adu-programs-comparison-handout>. If you propose to add an accessory dwelling unit (ADU), please see: <https://sfplanning.org/accessory-dwelling-units>. Only one of the available ADU

programs may be selected in addition to other legalization pathways.

- iii. If an Unauthorized Unit existed and was occupied prior to January 1, 2013, one Unauthorized Unit could be eligible for legalization under the Unit Legalization Program: <https://sfplanning.org/resource/dwelling-unit-legalization-program-faq>.

You must provide evidence of eligibility for the Unit Legalization Program

- d. **Drawings.** Submit a full set of drawings prepared by a licensed architect or engineer as required by the PRJ form for all enforcement cases where legalization and/or removal of authorized work is required. The drawings must include all scopes of work to address all Planning Code violations and meet the Plan Submittal Guidelines: <https://sfplanning.org/resource/plan-submittal-guidelines>. Drawings must be properly and accurately dimensioned to show code compliance. The drawings shall also include the following:
 - i. **Three (3) conditions.** The following conditions are required for site plans, floor plans, roof plans, exterior elevations, and building sections:
 - 1. **Existing** (Last legal condition, as approved by the Planning Department);
 - 2. **As-Built** (As the property exists today); and
 - 3. **Proposed** (Any work to bring the property back into compliance).
 - ii. **Permeability and Landscaping Requirement.** Include calculations for the front setback per Planning Codes Section 132(g) and 132(h).
 - iii. **Unit Sizes.** Include a table showing the units proposed, the unit number, and the square footage of each proposed dwelling unit. The unit number must be labeled on all floor plans and be consistent throughout the plan set.
 - iv. **Scope of Work statement.** The Cover sheet must include the following scope of work statement, "Comply with Planning Enforcement case no. 2023-005472ENF." It must also clearly state the number of units proposed for legalization and/or removal.
 - v. **Photos.** Your drawings must include one sheet with photos showing as-built conditions labeled with dates.
 - e. **File a Variance.** If the project proposal requires an exception from the Planning Code such as the front setback permeability and planted materials requirements, fence height, and car parking, include in your submittal a Variance application form here: <https://sfplanning.org/resource/var-supplemental>. Variance approval is not guaranteed.
4. **Obtain Issuance of a Building Permit Application.** Once you receive a Planning Approval Letter, you must submit an electronic Building Permit Application with the Department of Building Inspection (DBI) to vest the Planning Approval Letter and to abate all violations at the subject property. This includes the

removal or legalization of Unauthorized Units. The submittal should include a full set of architectural drawings and include all scopes of work undertaken without authorization. This permit set must also include the above three (3) required conditions include: 1) Existing, 2) As-Built, and 3) Proposed. All scopes of work proposed will be reviewed for compliance with the Planning Approval Letter. Any additional scope of work proposed may require a new Planning Approval Letter. **Apply** for a Building Permit on DBI's website at: <https://www.sf.gov/apply-building-permit/form>

5. **Monitoring of Abatement and Completing the Issued Building Permit.** After issuance of the building permit to abate all violations at the subject property, you will need to complete the project, obtain all necessary inspections, and provide updates to the staff planner (contact on the first page of this notice).
 - a. **Job Card.** Upon permit issuance, send the staff planner a photo of the issued job card including the building permit number.
 - b. **Construction Schedule.** Send the staff planner a proposed construction schedule within fifteen (15) days of the issuance of the job card.
 - c. **Monthly Updates via Email.** If construction is projected to take more than 30 days, send monthly updates via email with photos and description of completed work. Photos must show substantial work to abate the code violations.
 - d. **Send Completed Photos.** Upon completion of construction, send the staff planner photos of the completed work. A site visit may be required to verify work done and compliance.
 - e. **DBI Permit Sign off.** Once the work is deemed sufficient to abate Planning Code violations, contact the Department of Building Inspection on the job card, schedule a final inspection with a building inspector, and send a photo of the permit sign off to the staff planner.
 - f. **Outstanding fees/penalties.** Any outstanding amount must be paid before the enforcement case can be closed.

Failure to adhere to any step may be grounds to begin daily penalty assessment until sufficient evidence is provided to prove that steps are diligently and meaningfully taken to abate code violations.

Please be advised that upon review of the above applications and plan submittals, if it is determined that additional planning applications and processes are required, the Planning Department will notify you to make such submittals.

The responsible party will need to provide adequate evidence to demonstrate that either no violation exists or that the violation has been abated. Please provide evidence including permits and plans. A site visit may also be required to verify compliance. You may also need to obtain a building permit for any other alterations made to the property. The work approved under any permits to abate violation must commence promptly and be continued diligently to completion with a final inspection and/or issuance of certificate of final completion.

For questions regarding the building permit process, please contact the **Department of Building Inspection (DBI)** at:

49 South Van Ness Avenue, 2nd/5th Floor
San Francisco, CA 94103
Phone: 628.652.3200
Email: dbicustomerservice@sfgov.org
Website: www.sfdbi.org

For questions regarding the planning permit review process, please contact the **Planning Department** at:

49 South Van Ness Avenue, 2nd Floor
San Francisco, CA 94103
Phone: 628.652.7300
Email: pic@sfgov.org
Website: www.sfplanning.org

For questions about this enforcement case, please email the assigned enforcement planner as noted above. For questions about the Building Code or building permit process, please email DBI at the email address noted above.

Timeline to Respond

The responsible party has **fifteen (15) days from the date of this notice to either:**

- (1) Take steps to correct the violation as noted above; or
- (2) Appeal this Notice of Violation as noted below.

The corrective actions shall be taken as early as possible. Any unreasonable delays in abatement of the violation will result in assessment of administrative penalties at \$1,000 per day for each violation. The Department may also report any licensed professional responsible for the violation(s) to the appropriate local, state, or federal licensing boards.

Please contact the assigned Enforcement Planner noted above with any questions, to submit evidence of correction, and discuss the corrective steps to abate the violation. Should you need additional time to respond to and/or abate the violation, please discuss this with the assigned Enforcement Planner, who will assist you in developing a reasonable timeline.

Appeal Processes

If the responsible party believes that this order to remove a violation of the Planning Code is an abuse of discretion by the Zoning Administrator, the following appeal processes are available:

- (1) The responsible party may request a Zoning Administrator Hearing under Planning Code Section 176 within **30 days** from the date of this notice to show cause why this Notice of Violation is issued in error and should be rescinded by submitting the Request for Zoning Administrator Hearing Form and

supporting evidence to the Planning Department. The Zoning Administrator shall render a decision on the Notice of Violation within 30 days of such a hearing. The responsible party may then appeal the Zoning Administrator's written decision to the Board of Appeals within 15 days from the date of the decision.

- (2) The responsible party or any interested party may waive the right to a Zoning Administrator Hearing and proceed directly to appeal the Notice of Violation within **15 days** from the date of this notice to the Board of Appeals located at:

49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
Phone: (628) 652-1150
Website: www.sfgov.org/bdappeal

If Board of Appeals upholds the Notice of Violation, it may not reduce the amount of penalty below \$200 per day for each day the violation continues unabated, excluding the period the matter was pending either before the Zoning Administrator or before the Board of Appeals.

No penalties are assessed during the period when the matter is pending either before the Zoning Administrator or before the Board of Appeals. However, if the Responsible Party requests continuance of the appeal without a reasonable cause with the Board of Appeals, the penalties may still be assessed during the continuation period.

Administrative Penalties

If a Responsible Party does not request any appeal process and does not take corrective action to abate the violation **within 30 days**, this Notice of Violation will become final. However, **administrative penalties will not begin to accrue until the 30-day period to respond expires**, as detailed above. Beginning on the following day, administrative penalties of up to **\$1,000 per day for each violation** to the Responsible Party will start to accrue for each day the violation continues unabated. If such penalties are assessed, the Planning Department will issue a Notice of Penalty and Fee, and the penalty amount shall be paid **within 30 days** from the issuance date of that notice. Please be advised that payment of penalty does not excuse failure to correct the violation or bar further enforcement action. Additional penalties will continue to accrue until corrective action is taken to abate the violation.

Enforcement Time and Materials Fee

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting the Planning Code violations. Accordingly, the Responsible Party is currently subject to a fee of **\$9,858.96** for "Time and Materials" cost associated with the Code Enforcement investigation for confirmed violation. Additional fees will continue to accrue until the violation is abated. **This fee is separate from the administrative penalties described above and is not appealable.**

Failure to Pay Penalties and Fees

If the Responsible Party fails to pay the “Administrative Penalties” and “Time and Materials” fee to the Planning Department within 30 days of the issuance of Notice of Penalty and Fee, the Zoning Administrator may take such actions to collect the “Penalties” and any unpaid “Time and Materials” fee owed to the Department, including:

- (1) Referral of the matter to the Bureau of Delinquent Revenue Collection under Chapter 10, Article V, Section 10.39 of the San Francisco Administrative Code. The BDR may apply a 25% surcharge for their collection services. Please note that such surcharge will be considered part of the cost of correcting the violation, and the Responsible Party will be responsible for such charges.
- (2) Initiation of lien proceedings under Chapter 10, Article XX, Section 10.230 et seq. of the San Francisco Administrative Code; and
- (3) Requesting the San Francisco Office of City Attorney to pursue collection of the “Administrative Penalties” and “Time and Materials” imposed against the Responsible Party in a civil action.

Recordation of Order of Abatement

Upon the expiration of 90 days following the finality of this Notice of Violation, an Order of Abatement may be recorded against the property's records in the Office of the Recorder of the City and County of San Francisco.

The obligation to correct the violation as set forth in the Order of Abatement shall be Planning Code conditions pursuant to Planning Code Section 174 that run with title to the property. Further, such recordation shall provide notice to each Responsible Party and any subsequent “successor” or “assign of title” to the property that the failure to perform such obligations is a violation of the Planning Code and may be enforced pursuant to Planning Code Section 176.

Any fees associated with recordation of an Order of Abatement will be assessed to the Responsible Party and added to the “Time and Materials” fee discussed above.

Other Applications Under Consideration

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any separate applications for work proposed on the same property. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until a corrective action is taken to abate the violation. We want to assist you in bringing the subject property into full compliance with the Planning Code. You may contact the enforcement planner noted above for any questions on the enforcement and appeal process.

Sincerely,



Kelly Wong
Acting Zoning Administrator

Enc.: Notice of Enforcement, dated August 21, 2023.

cc: Alejandra Garcia, Owner representative, agarcia.987@yahoo.com
Brenda Munoz, Architect, BM Blueprints & Drawings, bmbblueprints@gmail.com

Helen Castillo, Deputy City Attorney, Office of San Francisco City Attorney David Chiu,
helen.castillo@sfcityatty.org

Renee Rosenblit, Deputy City Attorney, Office of San Francisco City Attorney David Chiu,
renee.rosenblit@sfcityatty.org

Gilbert Lam, Code Enforcement Building Inspector, Department of Building Inspection,
gilbert.lam@sfgov.org

Matthew Luton, Senior Housing Inspector, Department of Building Inspection, matthew.luton@sfgov.org

Joe Ng, Senior Building Inspector, Department of Building Inspection, joe.ng@sfgov.org

Anthony Lepe, Housing Inspector, Department of Building Inspection, anthony.lepe@sfgov.org

Paul Chierici, Housing Inspector, Department of Building Inspection, paul.chierici@sfgov.org

Ella Samonsky, District 10 Team Leader, Planning Department, ella.samonsky@sfgov.org

BRIEF SUBMITTED BY THE APPELLANT(S)

No. 24-044

To whom it may concern,

My name is Rafeal Garcia Sanchez and I am giving my daughter, Alejandra Garcia, permission to type this letter for me as I am unable to speak English and have never used a computer before. This is my appeal letter regarding No. 24-044. The reason why I am writing this letter is because I have had false accusations from a squatter that was never a tenant on lease. I have asked her numerous times to leave with legal help. She has made my life miserable. I am sick, unable to sleep, stressed, can't eat, and cannot be in my own home feeling safe. I have been getting harassed every single day. For example, she always screams at my window, she sweeps trash to my entry door and I have video evidence. She puts a significant amount of trash purposely outside of the trash can when bins are empty. She also mixes the recycling, compost, and trash into the wrong bins. These are just some examples of what I have been dealing with as a disabled senior.

I have hired people to help me resolve issues that she has made complaints about being that I did not want any issues with anybody. Even though I gave her proper notification every time she would never give us access to the units that needed repair. She then called the police and the police would ask her to comply with the letter but they could not do so anymore since it was a civil matter. Then, since we were not able to make proper repairs she used us to her advantage and made numerous complaints to DBI and housing to make it seem like I was a bad landlord. She would then always find an organization or way of reporting a new and different issue to prolong her rent free stay.

We are currently in a civil trial to evict her but she is still finding ways to prolong the civil trial because she keeps on switching attorneys. I have no access to my own house even if I send her a legal letter and much less I can't have an architect firm do the proper design for me to comply with planning to create my units legal. We have been working off of a plan set that I have from 2015 but we do not know how accurate this is. We have a court date set for September 9, 2024 for eviction of these non-paying and complaint full squatters. We are not promised anything and that does not stop us from still complying with planning as has been requested. I have my architect working on drawings complying with planning requests of changes. We have completed the PRJ form with San Francisco Planning in order to get the master permit to convert the building into a 4 unit legal building.

I also want to assure you that the complaint made of 23 tenants in this property was never true. This also aggravated this whole situation making me seem like a very careless person for people's safety.

I am asking you for an appeal because I have been doing everything possible to comply with the city and country to submit a permit. However, it is going to take me more time if I cannot access my own home. I appreciate your consideration and ask you to please work with me and be patient as you have been. I greatly appreciate it. If you need any further documentation or evidence please let me know. Thank you once again.

Thank you,

Rafael Garcia Sanchez

10 February, 2024

To Yuridia Biviano and whomever else it may concern,

My name is Rafeal Garcia Sanchez and I am giving my daughter, Alejandra Garcia, permission to type this letter for me as I am unable to speak English and have never used a computer before. This is my response letter to the antagonizing and false accusations I have received in the mail from Yuridia Biviano. I want to start by thanking you for giving me the opportunity to respond since the last time we exchanged words or were in the same room was at court in front of a judge. Yuridia, you came to my house as a guest of your sister Anai Biviano Perez for a birthday celebration. Your sister Anai is the mother of my nephew Nelson Garcia Biviano Jr. They are my family and I love and miss them dearly. Never in years of her and Nelson Jr living with me did we have or had any problems or SFPD called to my home. I don't have a criminal record nor have I ever had any problems with authorities. Your sister Anai asked if it was okay for you to stay for a month or two while you get on your feet and I said yes of course. Then after a while Yuridia, your other sisters Gladdys and Brayra Biviano Perez, and husband and kids showed up supposedly visiting. I'm not sure what took place after all of you visiting from time to time but SFPD started being involved, they came several times for Anai's unit Apt #1. There are records of all the calls and reasons why they came. Both our Families know each other from our hometown Acapulco and it's unfortunate that Brayra has cancer, I hope she stays strong and beats it, and I think that played a role in Anai's decision to leave without notice. You (Yuridia) and your family raised your hand in court and swore to tell the truth and nothing but the truth or punishable by perjury, and told the judge that she was diagnosed with cancer here in the USA. Yuridia, your family and mine know that's not true. She was diagnosed in Mexico and unfortunately had cancer for a while prior to coming to the USA. When that happened in court it shocked me. Yuridia you are here sending me harassment letters. I no longer live at my own house. All the tenants of mine and you and your family know I wake up, leave my own house and don't return till after dark to sleep. That has been my daily

routine since your filed restraining order. I feel as if i don't have a home, I park my car at different parks and parking spaces and sit there or just sleep daily. So where are all these accusations of yours taking place? My son in law always provides proper notices ahead of time and takes pictures of them and keeps records because I'm too afraid to do so myself. I have never threatened you or your family. Again, please open your eyes and realize that I am never home. I don't have a home at this moment. I live from parking space to parking space so where are your allegations taking place? I ask that you and your family let me live whatever life I have left in peace. I'm tired and all of this is worsening my health. You and your sister walk past me from time to time after I get home at night and giggle and laugh nearly bumping into me for no apparent reason. You and Gladdys create these huge piles of garbage and unwanted furniture in my front yard and then take pictures of it after creating it. I have pictures and videos of all of that. Also, my tenants came to me and told me that you (Yuridia) and (Gladdys) approached them all and told them that if they join you that they will live rent free and also will be compensated. They all told me they denied you and that if I need any support or help to please let them know. Your accusations are false, no proof exists because unfortunately I'm homeless at this moment and never at my so-called home. This is my response to your false allegations and I will document and provide you and the court with a copy and I have placed one in your mailbox.

Thank you,

Rafael Garcia Sanchez

X _____

X _____

From: **Situ, Jia (CPC)** <jiahong.situ@sfgov.org>

Date: Tue, Oct 24, 2023, 11:56 AM

Subject: RE: 1465 Oakdale Ave, Code Enforcement case 2023-005472ENF

To: pkmbuildersinc@gmail.com <pkmbuildersinc@gmail.com>

Hi Perry,

I have reviewed the plan set under building permit no. 201509298355. The plan set is **insufficient** for Planning approval.

See the [Plan Submittal Guidelines](#) for recommendations on what to include, such as totter storage location and anything else related to the scope of work.

The plans will need to show the shed at the front of the property, including the existing and proposed use, as the site visit showed a bedroom with bathroom. The existing layout of the rooms are also inaccurate as verified by the site visit. Please revise to reflect this.

The plans also need to indicate the number of dwelling units proposed, as well as the number of unauthorized units you wish to legalize, and under which program you will pursue to [legalize](#) the unauthorized units. Please see the Notice of Enforcement to know the available options. Under the subject property's Zoning District, [RH-1](#), there is allowed one legal dwelling unit on the property. Include in the scope of work, "To comply with Planning Code Enforcement case no. 2023-005472ENF" and include a copy of the Notice of Enforcement on the plan set.

With every dwelling unit, there must be a [full kitchen](#): sink, refrigerator, and four burners with an oven. Please illustrate/note so on the floor plans.

In addition, there should be a connection between the main building and the appendage structure as noted per the demolition plan on sheet A2.1. Please revise to reflect this.

Please send me a revised proposal for my review.

Please also reach out to the [Department of Building Inspection](#) to know the Building Code requirements.



London Breed
Mayor

Department of Emergency Management



Mary Ellen Carroll
Executive Director

To: **RAFAEL GARCIA SANCHEZ**
1465 OAKDALE AVE.
SAN FRANCISCO, CA 94124

From: Office of the Custodian of Records

Date: May 21, 2024

Re: **Records Request for CAD History for 1465 OAKDALE AVE.**

We are in receipt of your records request.

We are providing a history of calls for service for **1465 OAKDALE AVE.** from **DECEMBER 1ST, 2022 to MAY 9TH, 2024.** *The Department's Computer Aided Dispatch ("CAD") files are retained for 3 years from the date of occurrence in accordance with California Government Code Section 26202.*

We have included a San Francisco Police Department Radio Code card for your reference.

Looking at the column titled "Report No.," if there is a number referenced, this is indicative that a Police Report was generated by the San Francisco Police Department. **This office does not maintain police reports.** *If you would like a copy of a police report, you will need to reference the listed number and contact the below department:*

San Francisco Police Department
Police Report Management Section
1245 3rd Street, 1st Floor
San Francisco, CA 94158
415-575-7232
Fax: 415-575-6075
sfpd.cisu.reports@sfgov.org

If you have any questions, please contact the Custodian of Records at (415) 558-3826 Monday through Friday 08:00am to 04:00pm.

1011 Turk Street, San Francisco, CA 94102
Custodian of Records (415) 558-3826 Fax: (415) 558-3869
<https://index.sfgov.org/#/home>

SFDEM
SAN FRANCISCO DEPARTMENT
OF EMERGENCY MANAGEMENT

Department of Emergency Management
 Division of Emergency Communications - Custodian of Records
 1011 Turk Street
 San Francisco, CA 94102
 415-558-3826

CAD NO.	REPORT NO.	ENTRY DATE	ENTRY TIME	CLOSE TIME	PRIORITY	CALL TYPE	UNIT ID	DISPC	LOCATION	APT.
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220580725		2/27/2022	08:32:42	10:22:01	C	811	3C13A	GOA	1465 OAKDALE AV, SF	
220640210	PD220146985	3/5/2022	02:00:20	05:36:03	B	415	3C00	REP	1465 OAKDALE AV, SF	UPPERUNIT
220971476	PD220227905	4/7/2022	12:29:20	13:55:50	C	851	3C00	REP	1465 OAKDALE AV, SF	
221231882		5/3/2022	14:42:16	15:07:55	I	000	3C00A	HAN	1465 OAKDALE AV, SF	
221642803		6/13/2022	20:25:06	20:25:06	I	9131			1465 OAKDALE AV, SF	
221782365	PD220422412	6/27/2022	17:25:42	03:31:31	A	240	3C14A	ND	1465 OAKDALE AV, SF	
221811161		6/30/2022	11:32:11	11:43:20	I	71	5W112	HAN	1465 OAKDALE AV, SF	
221830550		7/2/2022	07:52:53	08:36:06	I	71	5W112	HAN	1465 OAKDALE AV, SF	
222101838		7/29/2022	14:41:32	15:24:24	A	240	3C13A	ADV	1465 OAKDALE AV, SF	
222512357		9/8/2022	13:33:54	14:00:20	B	418	3C13A	HAN	1465 OAKDALE AV, SF	
222892511		10/15/2022	18:19:32	18:19:32	I	0001			1465 OAKDALE AV, SF	
223472168	PD220853710	12/13/2022	14:34:16	18:08:36	C	594	3C13D	HAN	1465 OAKDALE AV, SF	
223472129		12/13/2022	14:23:24	14:23:24	I	5941			1465 OAKDALE AV, SF	
223472117		12/13/2022	14:19:41	14:19:41	I	9131			1465 OAKDALE AV, SF	
230800006		3/21/2023	00:03:01	03:29:09	C	587	3C13E	HAN	1465 OAKDALE AV, SF	
230823482		3/23/2023	22:52:26	07:50:54	C	587	3P70A	OT	1465 OAKDALE AV, SF	
230953604		4/5/2023	23:03:49	03:04:57	C	587	3C13E	HAN	1465 OAKDALE AV, SF	
231062745		4/16/2023	20:50:12	22:31:02	C	587	3P70A	HAN	1465 OAKDALE AV, SF	
231173835		4/27/2023	23:25:31	07:30:29	I	587			1465 OAKDALE AV, SF	
231313406		5/11/2023	21:46:38	22:36:00	C	587	3C13E	ADV	1465 OAKDALE AV, SF	
231373287		5/17/2023	22:25:46	00:08:37	B	418	3C13D	HAN	1465 OAKDALE AV, SF	
231422596		5/22/2023	17:33:09	22:25:27	C	587	3C11E	UTL	1465 OAKDALE AV, SF	
231653128		6/14/2023	22:03:10	03:45:43	B	418	3C45	HAN	1465 OAKDALE AV, SF	
231722173	PD230428450	6/21/2023	15:45:25	02:10:21	I	6T	1Y55	HAN	1465 OAKDALE AV, SF	
231842205		7/3/2023	16:22:16	16:34:53	I	587		HAN	1465 OAKDALE AV, SF	
231863393		7/5/2023	21:46:36	02:25:16	C	587	3C13E	UTL	1465 OAKDALE AV, SF	

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CAD NO.	REPORT NO.	ENTRY DATE	ENTRY TIME	CLOSE TIME	PRIORITY	CALL TYPE	UNIT ID	DISP0	LOCATION	APT.
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232002096		7/19/2023	14:57:41	14:57:41	I	488L			1465 OAKDALE AV, SF	
232083466		7/27/2023	22:26:33	22:58:35	B	418	3C15E	NOM	1465 OAKDALE AV, SF	
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232410840		8/29/2023	09:39:19	12:45:44	C	587	3P70B	NOM	1465 OAKDALE AV, SF	
232431613		8/31/2023	13:06:39	18:50:54	C	587		CAN	1465 OAKDALE AV, SF	
232730704		9/30/2023	08:00:52	08:48:57	C	587	3P70A	CIT	1465 OAKDALE AV, SF	
233200723		11/16/2023	08:41:03	08:41:03	I	650L			1465 OAKDALE AV, SF	
233290165		11/25/2023	01:52:51	07:50:48	C	587	3P70A	CIT	1465 OAKDALE AV, SF	
233332931		11/29/2023	21:20:49	23:31:41	C	587	3P70C	CIT	1465 OAKDALE AV, SF	
233393418		12/5/2023	22:07:26	05:54:54	C	587	3C13E	UTL	1465 OAKDALE AV, SF	
233563065		12/22/2023	22:36:10	02:11:18	C	418	3C13E	ABA	1465 OAKDALE AV, SF	
233602700		12/26/2023	21:26:09	22:05:46	A	418	3C13E	ND	1465 OAKDALE AV, SF	2
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240453132		2/14/2024	22:36:51	23:01:03	C	587		ADV	1465 OAKDALE AV, SF	
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240653418		3/5/2024	22:19:09	02:51:55	C	415	3C12E	HAN	1465 OAKDALE AV, SF	
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241231288		5/2/2024	11:20:02	12:16:21	B	418	3C13A	HAN	1465 OAKDALE AV, SF	1

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 City of Oakland
 Dept. of Emergency Management
 City of Oakland, CA
 City of Oakland, CA

2010

CAD NO. 241230919
 REPORT NO.
 ENTRY DATE 5/2/2024
 ENTRY TIME 09:30:38
 CLOSE TIME 11:11:14
 PRIORITY B
 CALL TYPE 418
 UNIT ID
 DISPO. CAN
 LOCATION 1465 OAKDALE AV, SF
 APT. 1

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Department of Emergency Management
Division of Emergency Communications - Custodian of Records
1011 Turk Street
San Francisco, CA 94102
415-558-3826

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CALL NO	REPT NO	ENTRY DATE	ENTRY TIME	CLOSE TIME	PRIORITY	CALL TYPE	UNIT ID	DISPOSITION	LOCATION	APT
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220390119		2/8/2022	01:02:01	05:48:49	C	415	3C13E	UTL	1465 OAKDALE AV, SF	
220580725		2/27/2022	08:32:42	10:22:01	C	811	3C13A	GOA	1465 OAKDALE AV, SF	
220640210	PD20146985	3/5/2022	02:00:20	05:36:03	B	415	3C00	REP	1465 OAKDALE AV, SF	UPPERUNIT
220971476	PD220227905	4/7/2022	12:29:20	13:55:50	C	851	3C00	REP	1465 OAKDALE AV, SF	
221231882		5/3/2022	14:42:16	15:07:55	I	0	3C00A	HAN	1465 OAKDALE AV, SF	
221642803		6/13/2022	20:25:06	20:25:06	I	913L			1465 OAKDALE AV, SF	
221782365	PD220422412	6/27/2022	17:25:42	03:31:31	A	240	3C14A	ND	1465 OAKDALE AV, SF	
221811161		6/30/2022	11:32:11	11:43:20	I	71	5W112	HAN	1465 OAKDALE AV, SF	
221830550		7/2/2022	07:52:53	08:36:06	I	71	5W112	HAN	1465 OAKDALE AV, SF	
222101838		7/29/2022	14:41:32	15:24:24	A	240	3C13A	ADV	1465 OAKDALE AV, SF	
222512357		9/8/2022	13:33:54	14:00:20	B	418	3C13A	HAN	1465 OAKDALE AV, SF	
222892511		10/16/2022	18:19:32	18:19:32	I	000L			1465 OAKDALE AV, SF	
223472117		12/13/2022	14:19:41	14:19:41	I	913L			1465 OAKDALE AV, SF	
223472168	PD220853710	12/13/2022	14:34:16	18:08:36	C	594	3C13D	HAN	1465 OAKDALE AV, SF	
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230800006		3/21/2023	00:03:01	03:29:09	C	587	3C13E	HAN	1465 OAKDALE AV, SF	
230823482		3/23/2023	22:52:26	07:50:54	C	587	3P70A	CIT	1465 OAKDALE AV, SF	
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231062745		4/16/2023	20:50:12	22:31:02	C	587	3P70A	HAN	1465 OAKDALE AV, SF	
231173835		4/27/2023	23:25:31	07:30:29	I	587			1465 OAKDALE AV, SF	
231313406		5/11/2023	21:46:38	22:36:00	C	587	3C13E	ADV	1465 OAKDALE AV, SF	
23173287		5/17/2023	22:26:46	00:08:37	C	587	3C13D	HAN	1465 OAKDALE AV, SF	
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231863393		7/3/2023	16:22:16	16:34:53	I	6T	1Y55	HAN	1465 OAKDALE AV, SF	
231921462		7/5/2023	21:46:36	02:25:16	C	587	3C13E	UTL	1465 OAKDALE AV, SF	
232002378	PD230502929	7/11/2023	13:04:13	14:31:07	I	7A			1465 OAKDALE AV, SF	
		7/19/2023	16:06:50	16:06:50	C	488	3C25	REP	1465 OAKDALE AV, SF	

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Dept. of Emergency Management

232002096
232083466
232133361
232153499

7/19/2023
7/27/2023
8/1/2023
8/3/2023

14:57:41
22:26:33
22:54:28
21:50:30

14:57:41
22:58:35
23:37:52
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3P70C

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ADV

1465 OAKDALE AV, SF
1465 OAKDALE AV, SF
1465 OAKDALE AV, SF
1465 OAKDALE AV, SF

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City & County of San Francisco

ABBREVIATIONS

&	AND	EA	EACH	LAM	LAMINATE	SD	SMOKE DETECTOR
<	ANGLE	ELECT	ELECTRICAL	LOC	LOCATION	SCHED	SCHEDULED
@	AT	ELEV	ELEVATION			SED	SEE ELECTRICAL DRAWING
(E)	EXISTING	EQ	EQUAL			SL	SIMILAR SLOPE
(N)	NEW	EXSTG	EXISTING	MAX	MAXIMUM	SCD	SEE CIVIL DRAWING
		EXT	EXTERIOR	MECH	MECHANICAL	SLD	SEE LANDSCAPE
AB	ANCHOR BOLT			MANUF	MANUFACTURER	STD	DRAWINGS STANDAR
ABV	ABOVE	FAC	FACTORY	MIN	MINIMUM	SS	STAINLESS STEEL
ADDL	ADDITIONAL	F.D.	FLOOR DRAIN	MTL	METAL	SS D	SEE STRUCTURAL DRAWINGS
ADJ	ADJUSTABLE	F.F.	FINISHED FLOOR			SSL	STEEL
AFF	ABOVE FINISH FLOOR	F.H.W.S.	FLAT HEAD WOOD SCREW	N.I.C.	NOT IN CONTACT	STRUC	STRUCTURAL
ALT	ALTERNATE			N.T.S.	NOT TO SCALE	SUPPL	SUPPLEMENTAL
APPROX	APPROXIMATE	FIN	FINISH	NAT	NATURAL	SUSP	SUSPENDED
		FLASHG	FLASHING FLOOR LINE	NO./#	NUMBER		
BD	BOARD	FL	FACE OF...	O.C.	ON CENTER		
BWN	BETWEEN	F.O.	FINISH WALL	O.D.	OUTSIDE DIAMETER	T&G	TONGUE AND GROOVE
BLDG	BUILDING	F.W.		O.D.R.	OVERFLOW DRAIN	T.O.	TOP OF...
BLK	BLOCK			O.F.C.I.	OWNER FUENISHED. CONTRACTOR INSTALLED	TEL	TELEPHONE
BLKG	BLOCKING	GA	GAUGE	O.H.	OPPOSITE HAND	THK	THICK OR THICKNESS
BM	BEAM	GAL	GALLON			TS	TUBE STEEL
B.O.	BOTTOM OF...	FL	FLOOR LINE			TS	TYPICAL
		F.O.	FACE OF...			TS	TYPICAL
			CIRCUIT INTERRUPTER			TS	TYPICAL
C	CHANNEL	GL	GLASS	PERF	PERFORATED		
CJ	CONTROL JOINT	G.W.B.	GYP.SUM WALL BOARD	P.H.W.S.	PAN HEAD WOOD SCREW	T.B.C.	UNIFORM BUILDING CODE
CLR	CLEAR	GYP	GYP.SUM			T.N.O.	UNLESS NOTED OTHERWISE
CLG	CEILING			PL	PROPERTY LINE	U.O.N.	UNLESS OTHERWISE NOTED
CH	CEILING HEIGHT			PLYWD	PLYWOOD		
CMU	CONCRETE MASONRY UNIT	HDR	HEADER	PNL	PANEL		
CDR	CONCRETE MASONRY UNIT	HDW	HARDWARE	PNT	PAINT		
CL	CEDAR	HORIZ	HORIZONTAL	PT	POINT	VAR	VARIES
COL	CEILING LINE	HB	HOSE BIB	PTN	PARTITION	VER	VERIFY
CONC	COLUMN	HT	HEIGHT			V.I.F.	VERIFY FIELD
CONT	CONCRETE			R	ROUND	VERT	VERTICAL
C.O.T.G.	CONTINUOUS			R.DWD	REDWOOD		
CNTR	CLEAN OUT TO GRANDE	I.D.	INSIDE DIAMETER	R.H.W.S.	ROUND HEAD WOOD CREW	W.R.	WATER RESISTENT
CT	CENTER CERAMIC TILE	INS	INSULATION			W	WASHER
		INT	INTERIOR	R.O.	ROUGH OPENING	W	WITH
				RAD	RADIUS	WD	WOOD
DBL	DOUBLE	JST	JOIST	REN	REINFORCING	WP	WATERPROOF
DIA	DIAMETER	JT	JOINT	REQD	REQUIRED		
DN	DIMNSION			RM	ROOM		
DR	DOWN						
DTL	DOOR	KDDF	KILN DRIED DOUGLAS FIR				
DWG	DETAIL DRAWING						

DRAWING SYMBOLS

	ELEVATION MARKER
	AREA DESIGNATION
	DETAIL REFERENCE
	SECTION / ELEVATION
	SLOPE
	INTERIOR ELEVATION
	TREE
	TRUE NORTH ARROW
	ELEVATION/CENTER LINE
	PROPERTY / PROJECTED LINE
	SETBACK LINE

PROJECT DESCRIPTION

SCOPE OF WORK IS TO ADDRESS COMPLIANT # 201342991 FOR 4 ILLEGAL UNITS TWO STORY MAIN BUILDING : FIRST FLOOR LEVEL UNIT # 4 TO BE LEGALIZED AS BUILT.

UNIT # 4 FIRST FLOOR REMOVE EXISTING NON COMPLIANT 1/2 BATHROOM BY REMOVING FIXTURES TOILET AND SINK AND LEAVE AREA AS ORIGINAL USE CLOSET.

UNIT # 4 REMOVE 2 WALLS ADDED WITHOUT PERMIT TO EXISTING DINING ROOM AREA TO CREATE OTHER BEDROOM.

PERMIT FOR EXISTING FRONT METAL FENCE ON PROPERTY 7'-0" TO BE REDUCED TO MAX. 3'-0" HEIGHT PER PLANS.

TWO STORY ANNEX BUILDING:

UNIT # 1 LOWER FLOOR TO BE LEGALIZED .

UNIT # 2 UPPER FLOOR TO BE LEGALIZED.

UNIT # 5 DETACHED FRONT STORAGE CONVERTED IN LIVING UNIT ALREADY REMOVED.

PROJECT INFORMATION

PROPERTY OWNERS	RAFAEL GARCIA
PROJECT ADDRESS	1465 OAKDALE AVENUE
BLOCK/LOT:	5324/017
ZONING	RH-1 DISTRICT
OCCUPANCY	R-3
TYPE OF CONSTRUCTION	TYPE VA
HISTORIC RESOURCE STATUS	NO POTENTIAL HISTORICAL RESOURCE CATEGORY B
ORIGINALLY BUILT	1926
RECONSTRUCTED AFTR FIRE	1947
EIGHT	40X
OPEN AREA	2211 SQ. FT.

AREA CALCULATIONS

PARCEL AREA	3998.0 SQ.FT
EXISTING STORAGE UNIT 5	188.51 SQ.FT TO BE REMOVED .
UNIT #1 FLOOR AREA:	988.30 SQ.FT
UNIT #2 FLOOR AREA:	944.59 SQ.FT.
UNIT #3 FLOOR AREA:	281.27 SQ.FT.
UNIT #4 FLOOR AREA:	206.80 SQ.FT.

DRAWINGS INDEX

A0.0	TITLE SHEET
A1.0	EXISTING SITE PLAN
A2.0	(E) FLOOR PLAN
A2.1	DEMOLITION PLAN
A2.2	(P) FLOOR PLAN
A2.3	(E) ROOF PLAN
a3.1	(E) ELEVATIONS

GENERAL NOTES

PLEASE NOTE THAT THE DRAWINGS AS PREPARED BY BRENDA MUNOZ DESING FOR THE PROJECT AREA LIMITED TO THE EXTENT AS REQUESTED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONSTRUCTORS REPRESENTATION THAT IT HAS PREVIEWD AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUERIMENTS AND THAT ONCE CONSTRUCTION HAS COMMENCED THAT CONTRACTOR SHALL UNDERSTAKE FULL RESPONSABILITIES TO DESIGN - BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUERIMENTS TRADE AND WORKMANSHIP STANDARS ALL CONTRACTORS SHALL HOLD HATMLESS THE DESIGNER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THERE OF.

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND UNIFORM BUILDIND CODE, AS WELL AS ALL APLPICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRIC, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS THE CITY CODE SHANN GOVERN WHEN IT AND THE UBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.

THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT EASEMENT SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING ESCAVATION UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS

AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ASJACENT PROPERTIES. THE DESIGNER SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES.

THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE OMISSIONS OF THE CONTRACTORS OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUERIMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.

UNLESS OTHERWISE NOTES ALL ANGLES SHALL BE RIGHT ANGLES ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL AND ALL ITEMS WHICH APPEAR CEBTERED SHAKK BE CENTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TP THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.

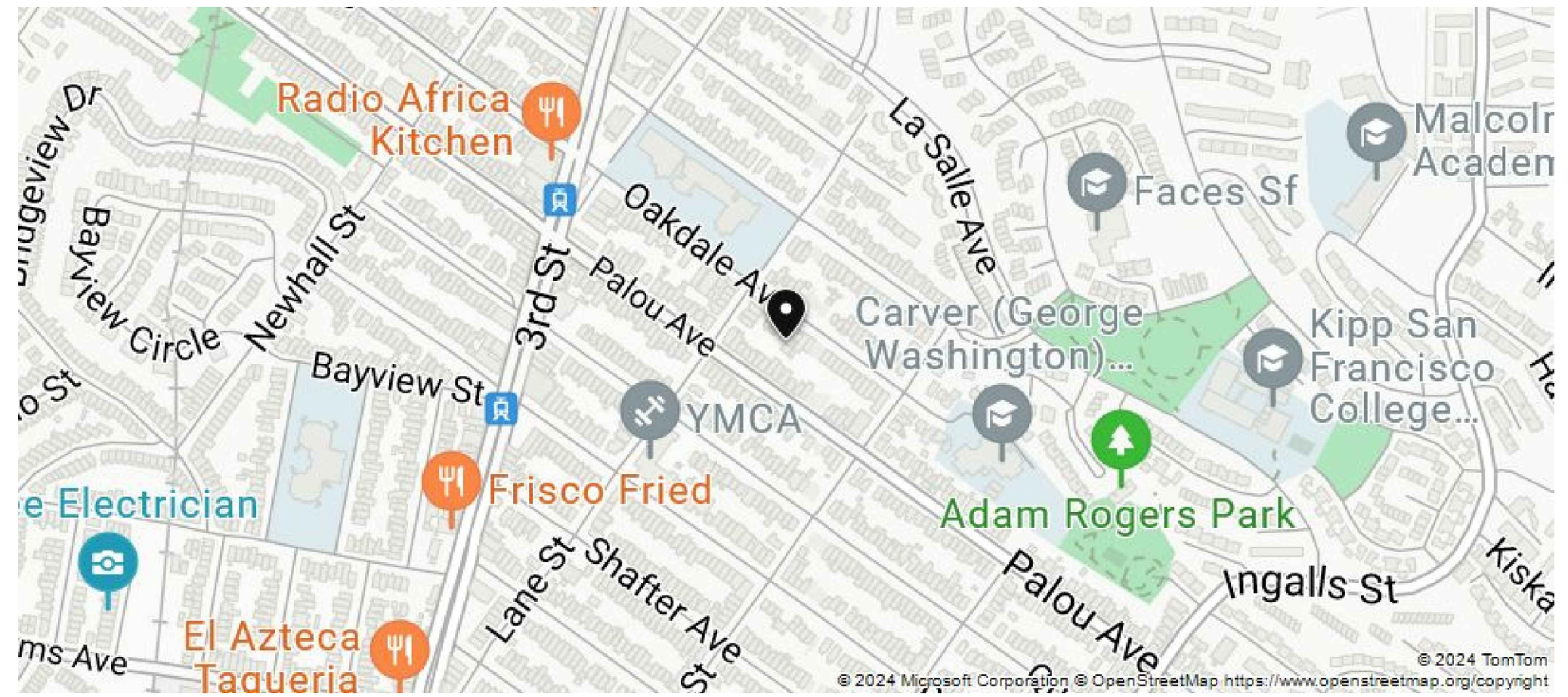
ALL DRAWINGS SPECIFICATIONS, AND INFORMATION FURNISHED HEREWITH AEW AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL BE ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEB SUPPLIED AND PREPARED. THE DESIGNERS DRSAWINGS SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE DESIGNER.

ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATE BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS.

PROJECT COMPLIANCE

ALL WORK SHALL COMPLY WITH THE CITY OS SAN FRANCISCO MUNICIPAL BUILDING CODE AND THE 2022 EDITIONS OF THE CALIFORNIA BUILDING 2022 CODE, CALIFORNIA MECHANICAL CODE 2022, CALIFORNIA ELECTRICAL CODE 2022, CALIFORNIA PLUMBING CODE 2022, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING CODE.



VICINITY MAP

REVISION	BY

BM Brenda Muñoz
 Designer
 2619 Lowell Av. Richmond, Ca 94801
 Phone & Fax: (510) 703-2897
 Cell: (510) 734-2181
 bmbblueprints@gmail.com

Brenda Muñoz
 BM Blueprints & Drawings
 JULY- 03- 2024

OWNER:
RAFAEL GARCIA

ADDRESS:
 1465 Oakdale Avenue
 San Francisco , CA. 94124

PHONE: (415) 716- 2596

E-mail:
 agarcia.987@yahoo.com

BUILDING CODE COMPLIANCE
 1465 Oakdale Avenue,
 San Francisco , CA. 94124
 APN: 5324017

PROJECT NAME:
PROJECT ADDRESS:

CONTENT:
 GENERAL INFORMATION

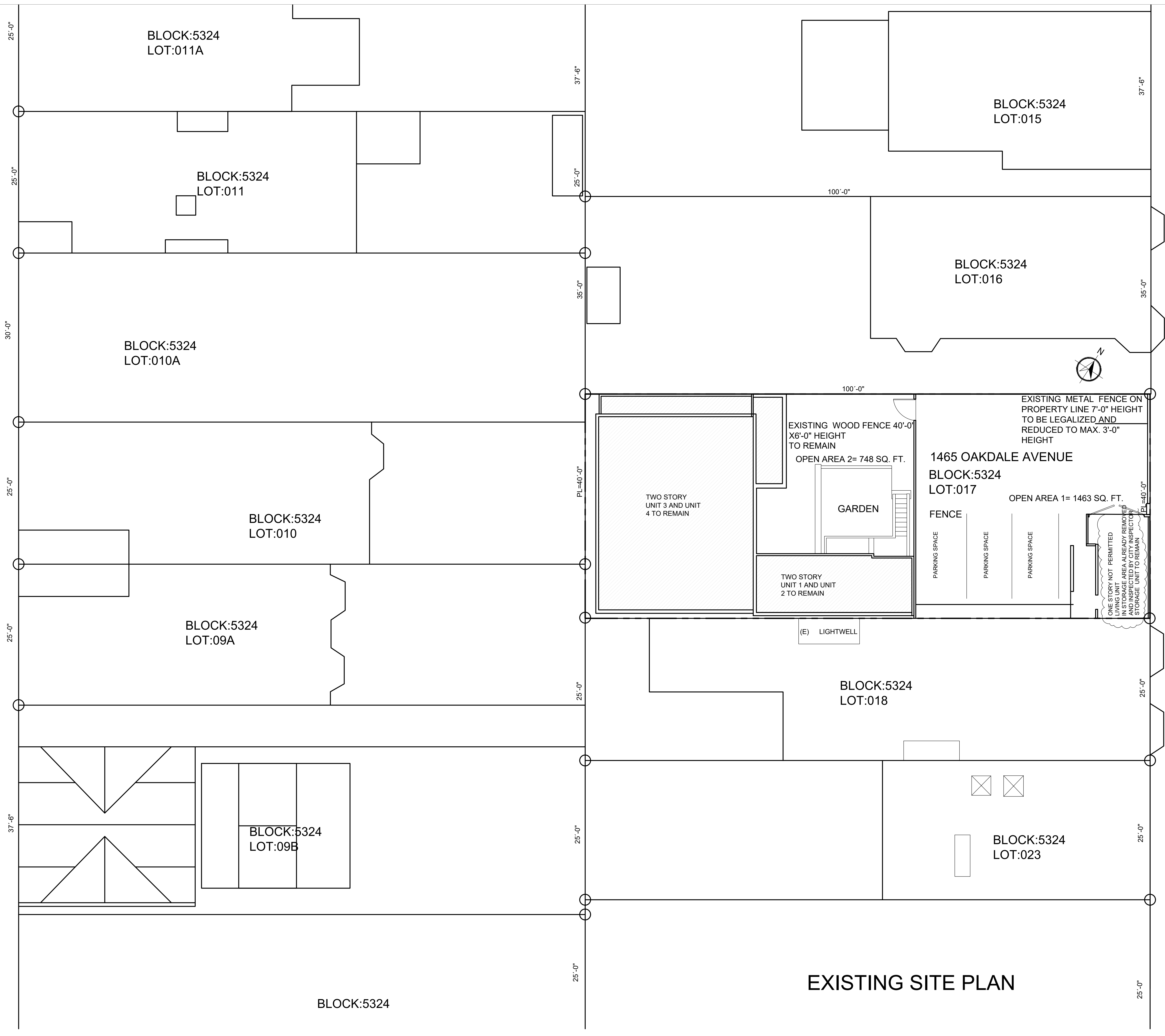
SCALE: AS SHOWN

DRAW BY: B.M.

JOB # : 02022024

SHEET:

A0.0



EXISTING SITE PLAN

Scale $\frac{1}{8}$ " = 1'

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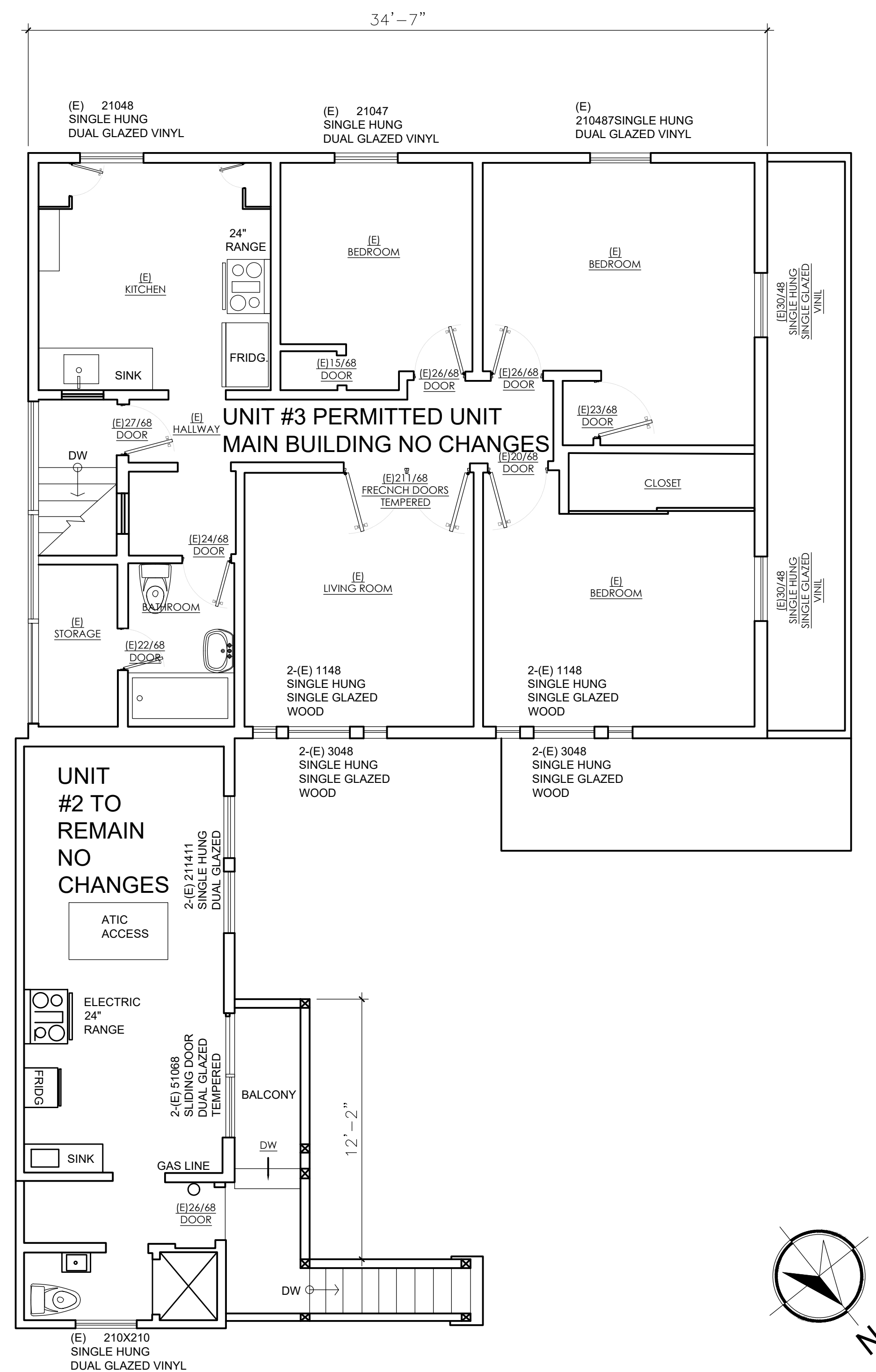
E-mail:
agarcia.987@yahoo.com

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PROJECT ADDRESS: 1465 Oakdale Avenue,
San Francisco , CA. 94124
APN: 5324017

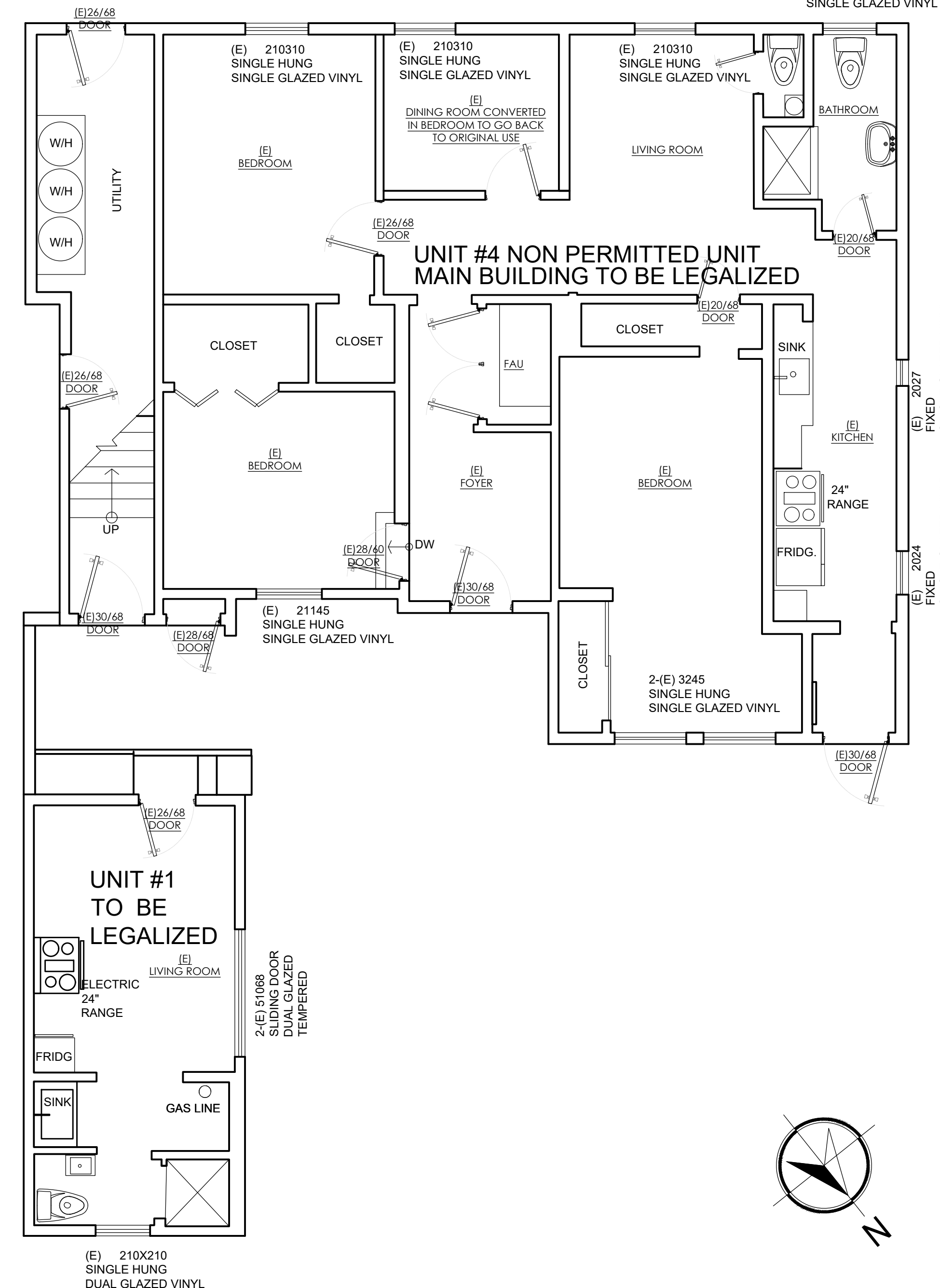
CONTENT:
EXISTING
SITE
PLAN

SCALE: AS SHOWN
DRAW BY: B.M.
JOB # : 02022024

SHEET:
A1.0



1 UNIT # 2 & UNIT # 3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 UNIT # 1 & UNIT # 4 FIRST FLOOR
SCALE: 1/4"=1'-0"

EXISTING CONDITION

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BUILDING CODE COMPLIANCE
1465 Oakdale Avenue,
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APN: 5324017

PROJECT NAME:
PROJECT ADDRESS:

CONTENT:
EXISTING
FLOOR
PLAN

SCALE: AS SHOWN

DRAW BY: B.M.

JOB #: 02022024

SHEET:

A2.0

REVISION	BY

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BUILDING CODE COMPLIANCE
 1465 Oakdale Avenue,
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 APN: 5324017

PROJECT NAME:
 PROJECT ADDRESS:

CONTENT:
 DEMOLITION
 PLAN

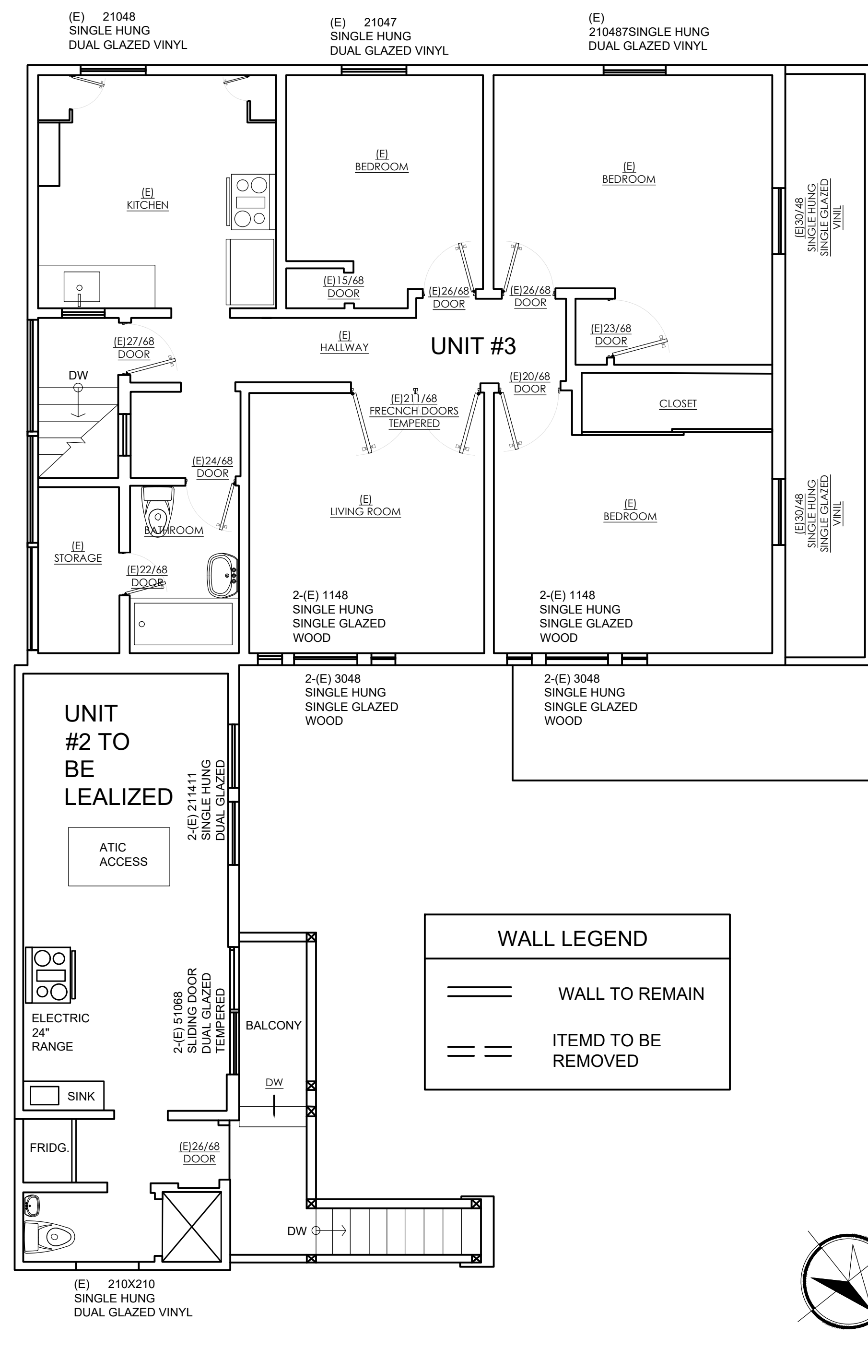
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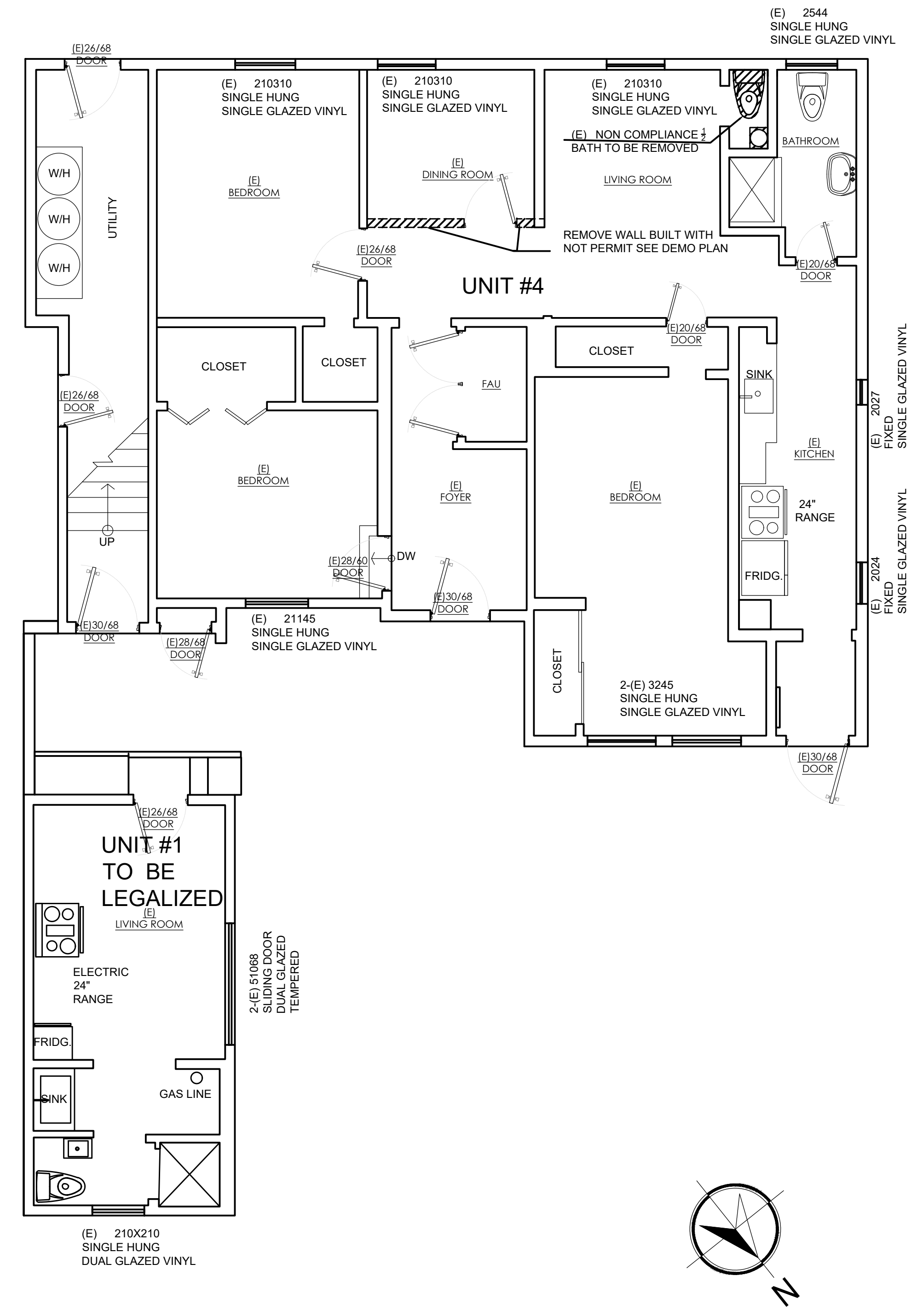
JOB #: 02022024

SHEET:

A2.1



1 UNIT # 2 & UNIT # 3 SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



1 UNIT # 1 & UNIT # 4 FIRST FLOOR
 SCALE: 1/4"=1'-0"

1 UNIT # 5 ONE STORY STORAGE ROOM CONVERTED IN LIVING AREA FLOOR PLAN
 SCALE: 1/4"=1'-0"

AS-BUILT PLAN

REVISION	BY

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BUILDING CODE COMPLIANCE
1465 Oakdale Avenue,
San Francisco , CA. 94124
APN: 5324017

PROJECT NAME:
 PROJECT ADDRESS:

CONTENT:
 PROPOSED
 FLOOR
 PLAN

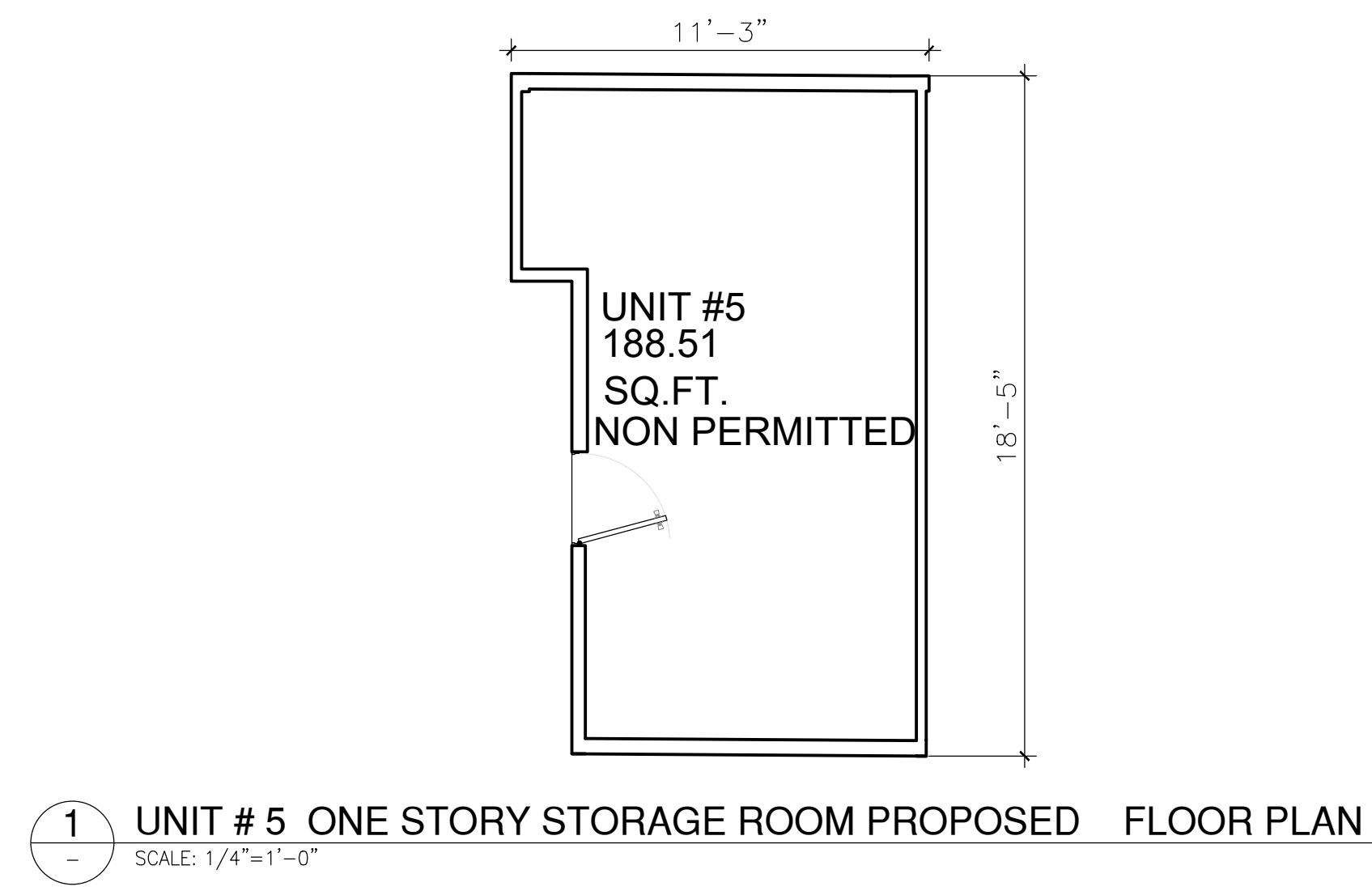
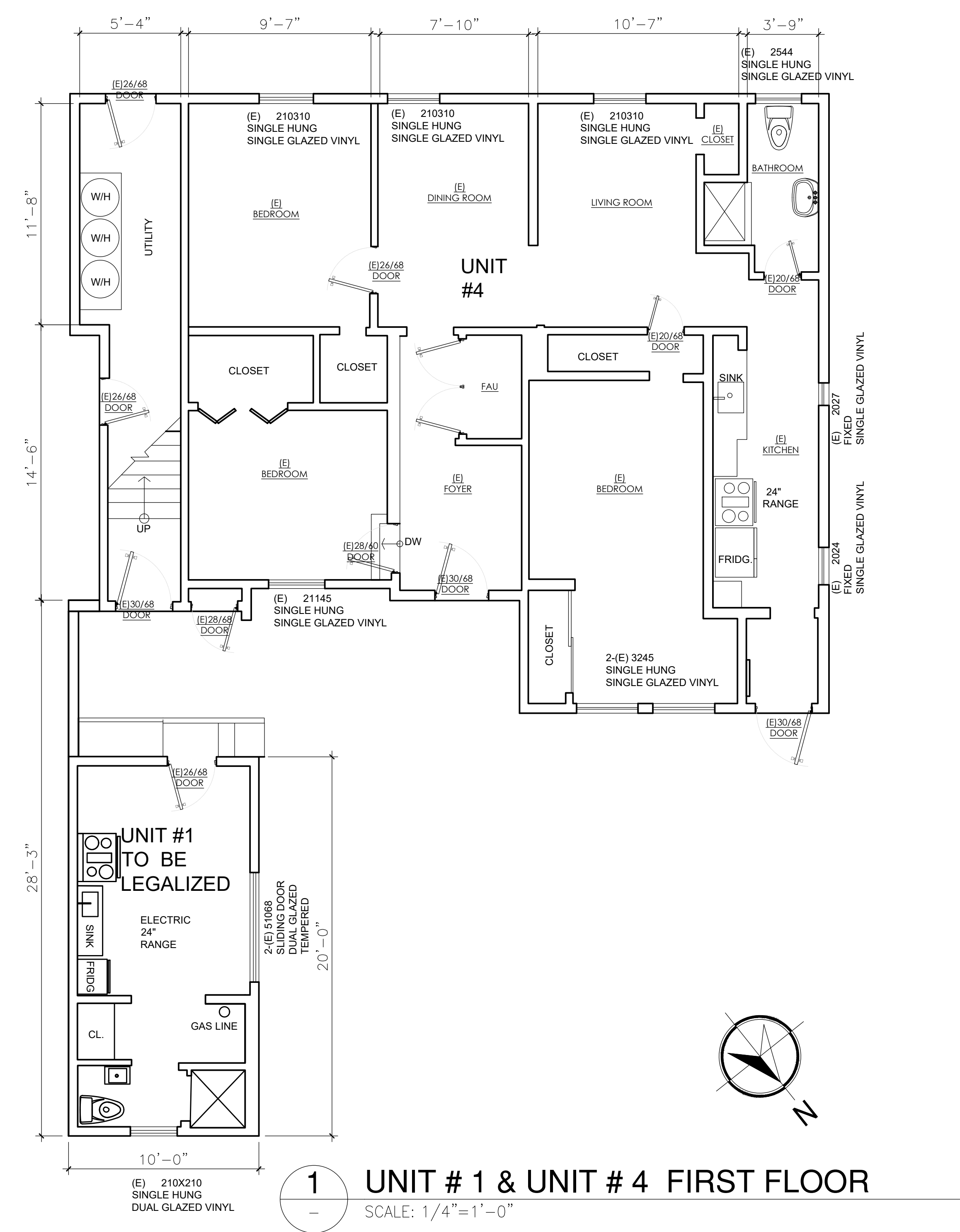
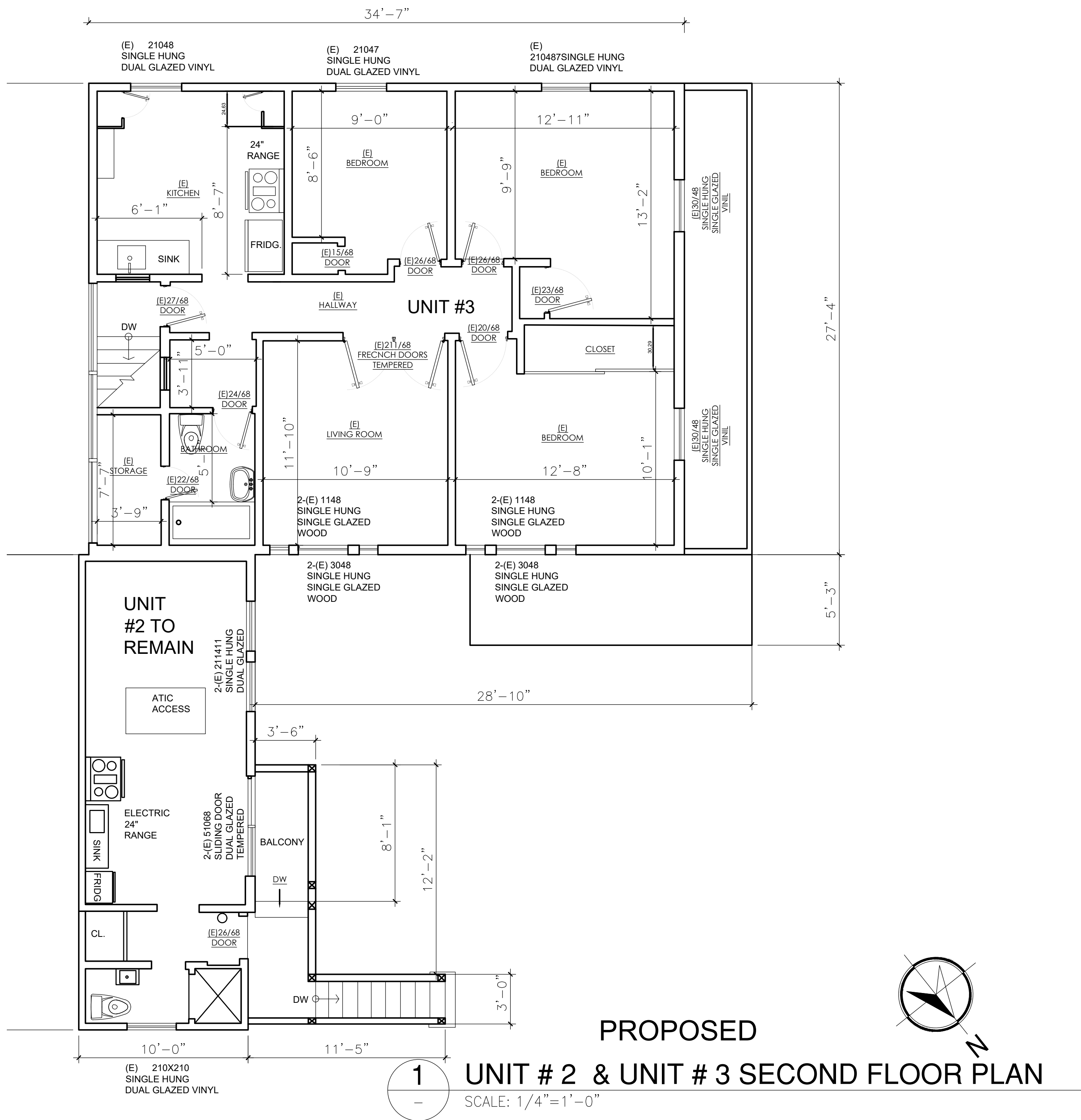
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DRAW BY: B.M.

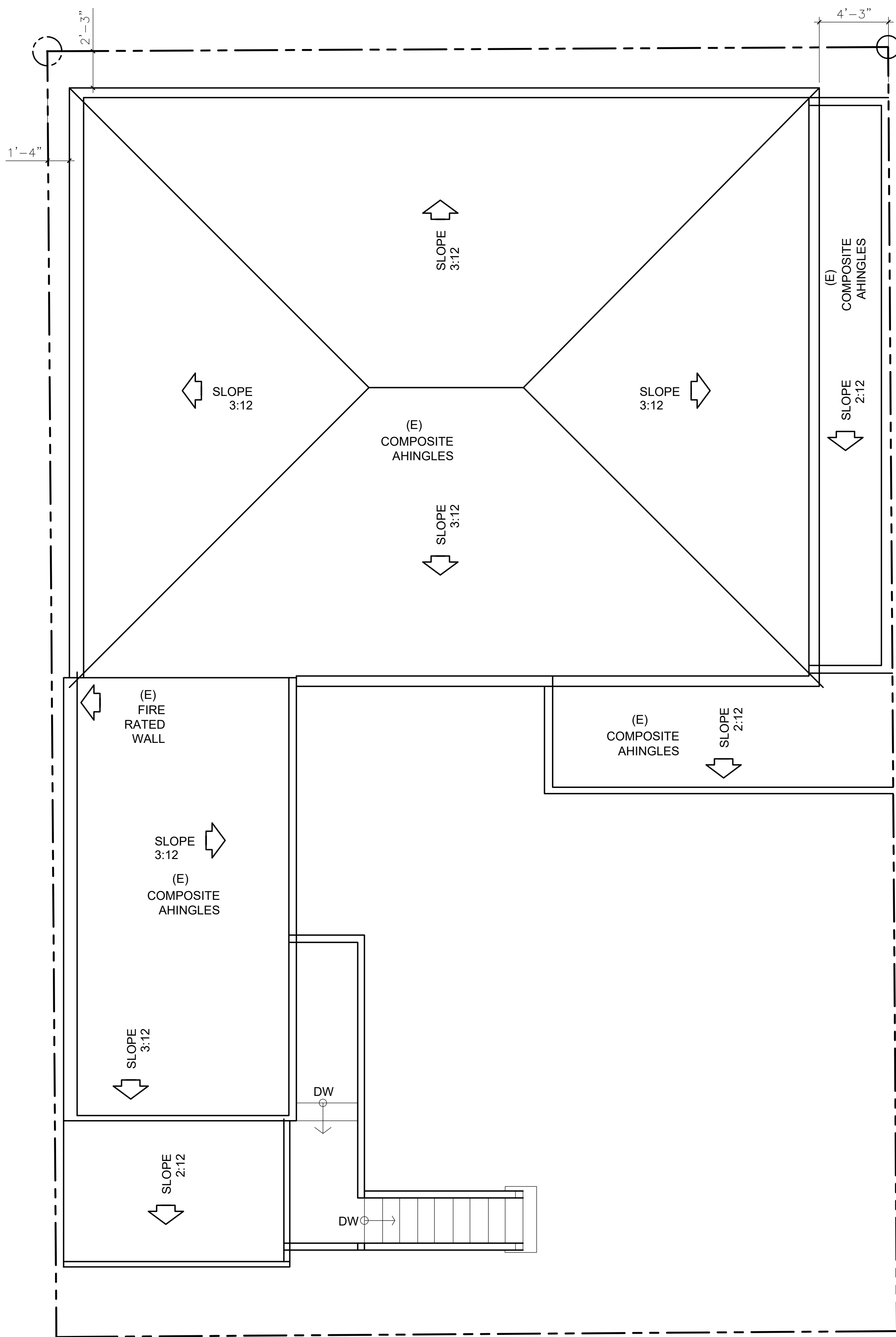
JOB #: 02022024

SHEET:

A2.2

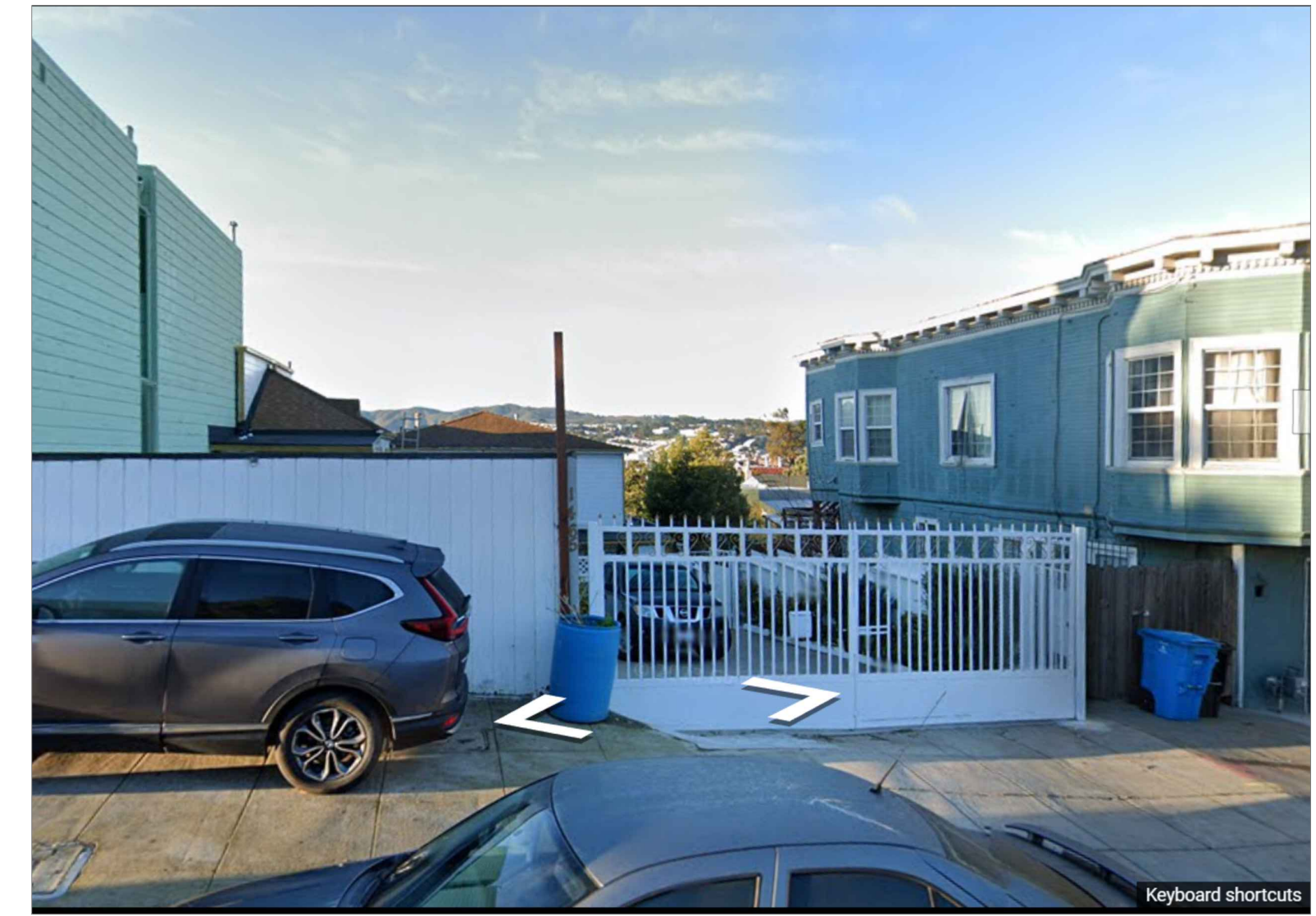


PROPOSED CONDITION

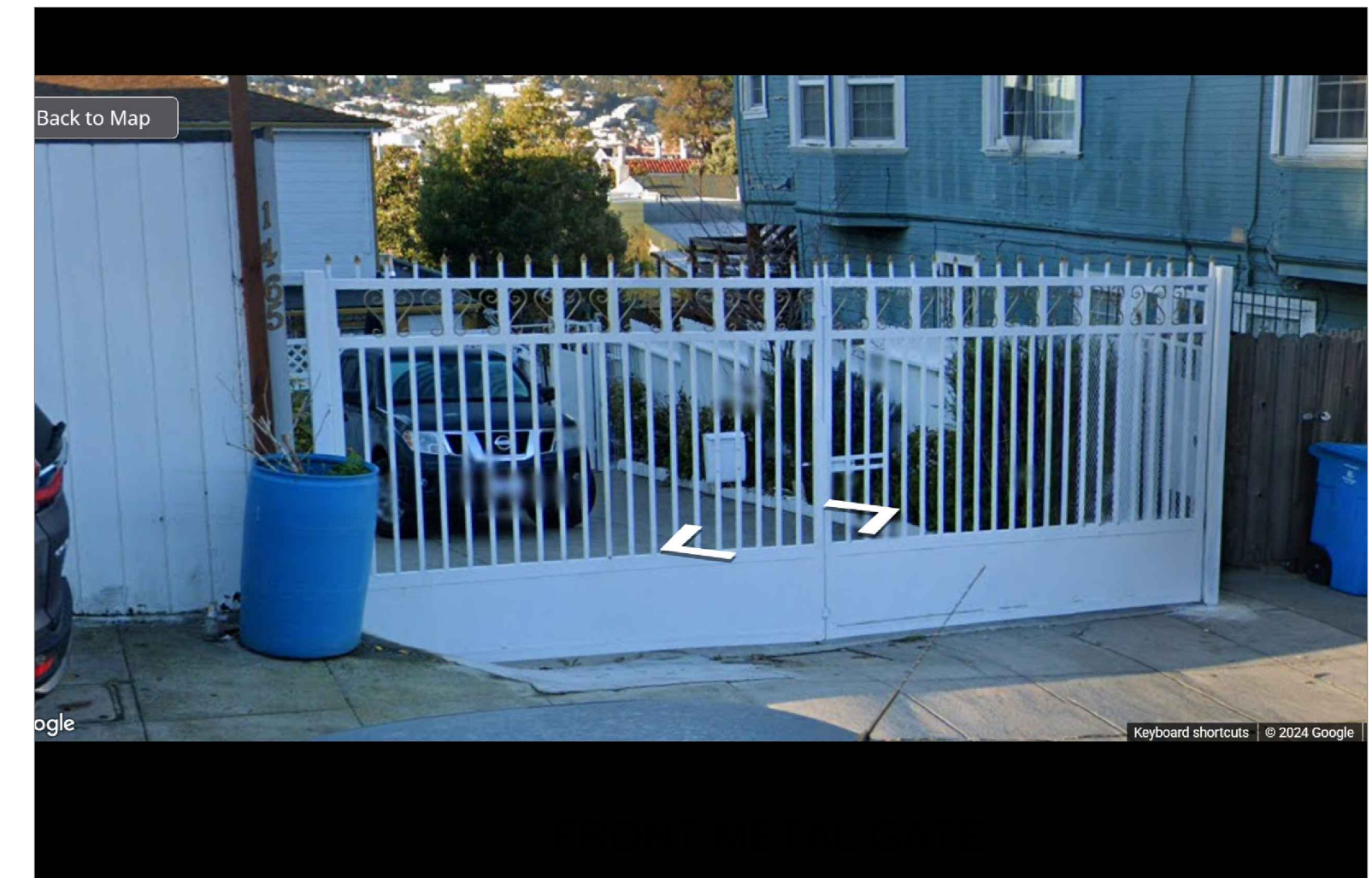


(E) ROOF PLAN

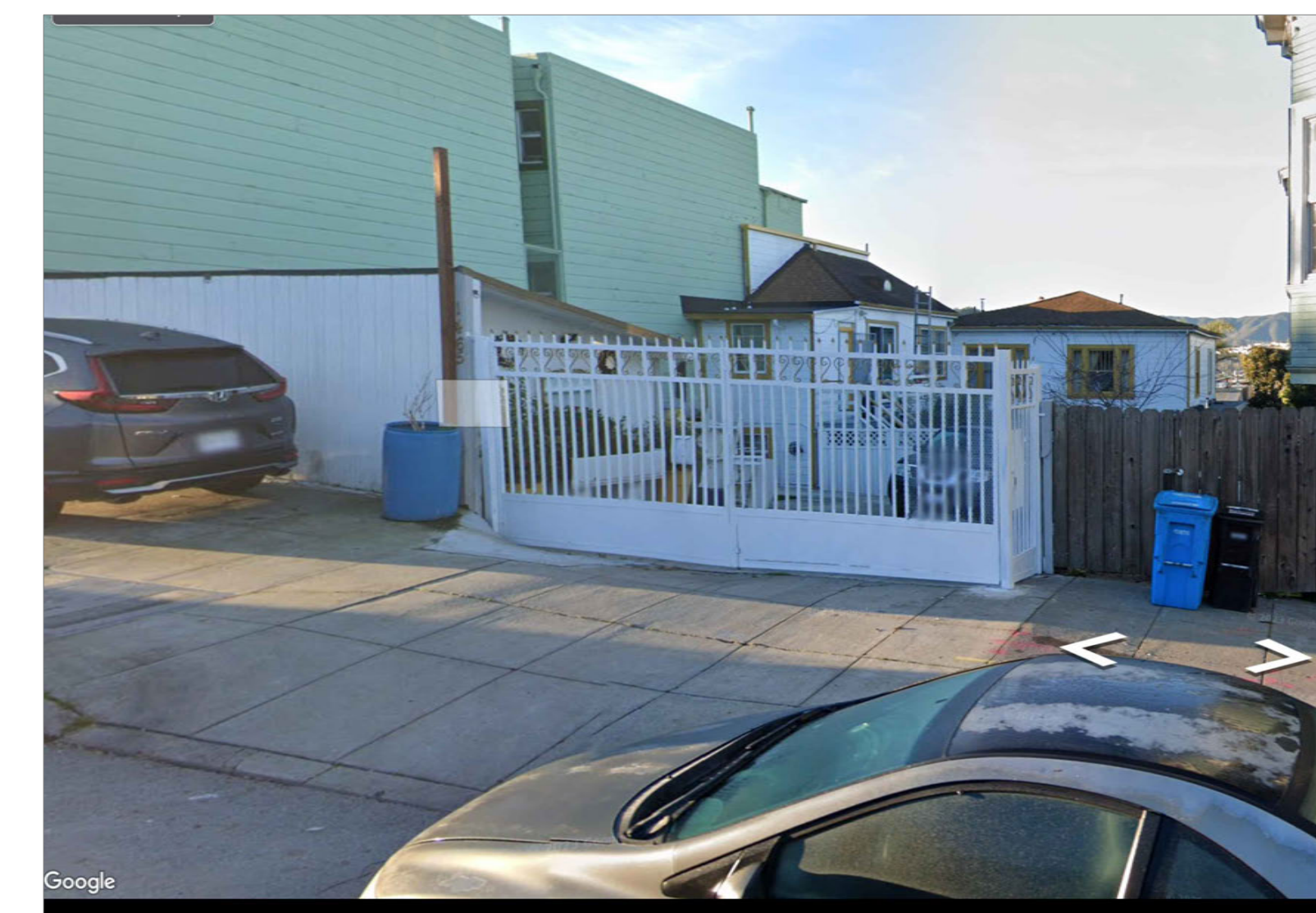
FOR REFERENCE ONLY NO CHANGES SCALE 1/4"=1'



FRONT VIEW



RIGHT VIEW



REVISION	BY

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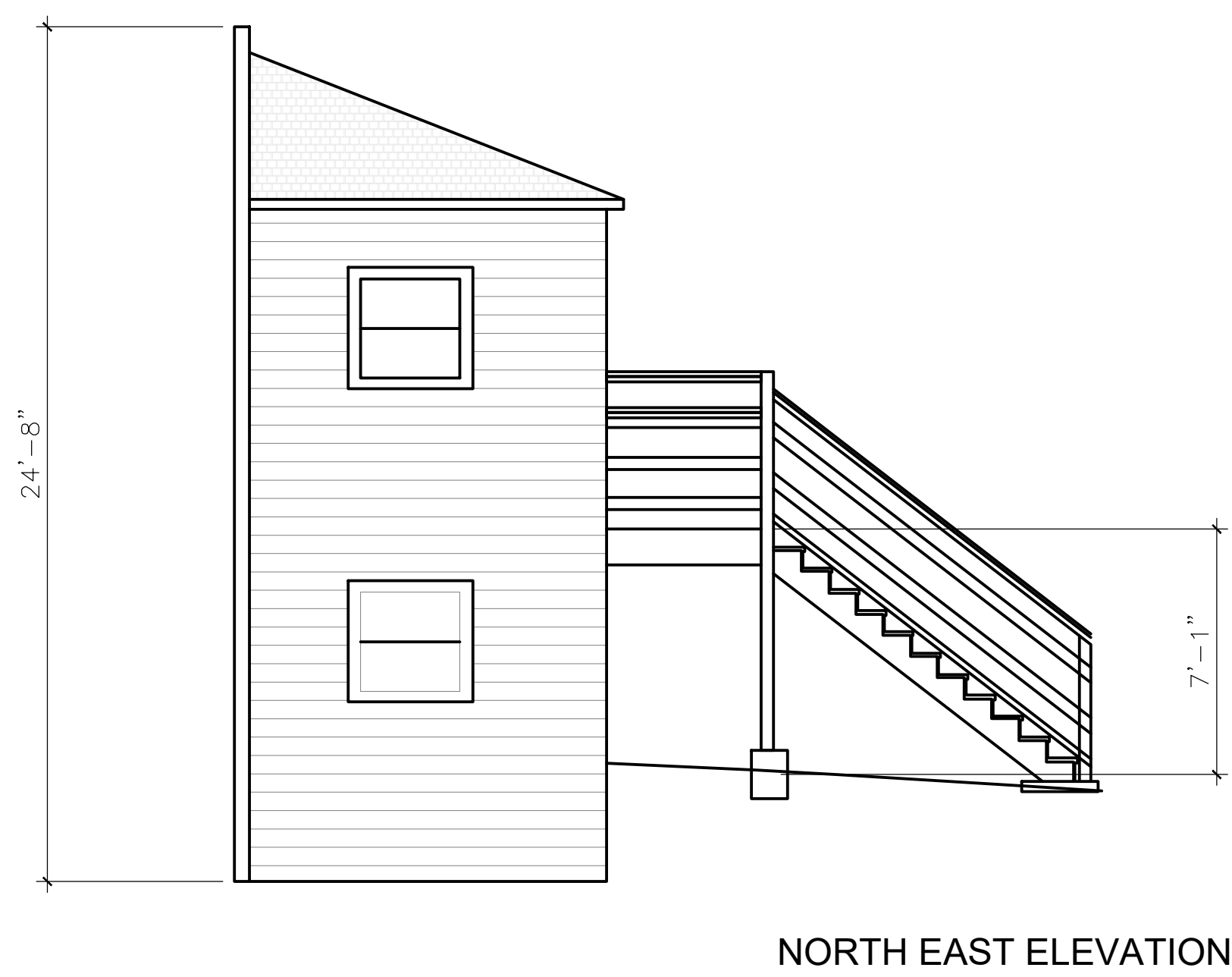
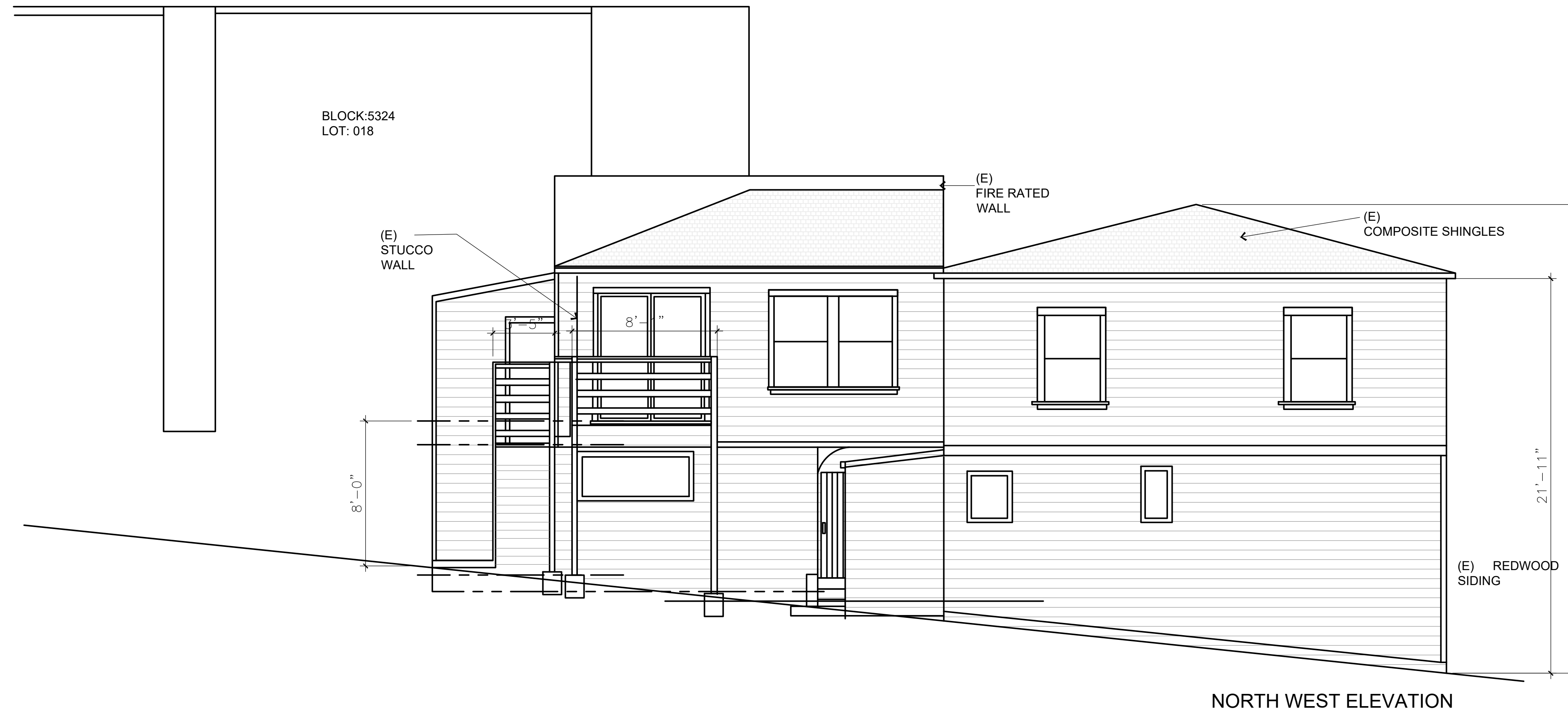
BUILDING CODE COMPLIANCE
1465 Oakdale Avenue,
San Francisco , CA. 94124
APN: 5324017

PROJECT NAME:
PROJECT ADDRESS:

CONTENT:
 ROOF PLAN

SCALE: AS SHOWN
DRAW BY: B.M.
JOB # : 02022024

SHEET:
A2.3



(E) ELEVATIONS NO CHANGES

SCALE 1/4"=1'

REVISION	BY

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BUILDING CODE COMPLIANCE
1465 Oakdale Avenue,
San Francisco , CA. 94124
APN: 5324017

PROJECT NAME:

PROJECT ADDRESS:

CONTENT:
EXISTING
ELEVATIONS

SCALE: AS SHOWN

DRAW BY: B.M.

JOB #: 02022024

SHEET:

A3.1

PUBLIC COMMENT

From: [Gloria Garcia Lemus](#)
To: [BoardofAppeals \(PAB\)](#)
Cc: [Rosenberg, Julie \(BOA\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Gladys Bibiano](#)
Subject: 1465 Oakdale Ave Apt #1
Date: Thursday, August 22, 2024 4:18:13 PM
Attachments: [image002.png](#)
[Response from the tenants regarding access to 1465 Oakdale .pdf](#)
[DBI Reports pdf.pdf](#)
[Proof of Rent Payments.pdf](#)
[Self Attestation of the Rent payments paid on cash.pdf](#)
[Police Reports from tenants when landlord tried to performed Doors lock change.pdf](#)
[access denied due to the ilegal work hours.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern,

I'm submitting this evidence on behalf of Yuridia Biviano and Gladys Biviano, active tenants at 1465 Oakdale Ave Apt #1, San Francisco, CA, 94124. Due to the large number of exhibits and files, they only submit the necessary information for your review.

Please let us know if you require any other information.

Sincerely,

Gloria del Mar Lemus (she/her)

Program Manager

Tenderloin Housing Clinic

CEOP & La Voz Latina

472 Ellis St. San Francisco, CA 94102

Office# 415-983-3970 ext 4102

www.thclinic.org



CONFIDENTIALITY NOTICE: This document is intended for the use of the party to whom it is addressed and may contain information that is privileged, confidential, and protected from disclosure under applicable law. If you are not the addressee, or a person authorized to accept documents on behalf of the addressee, you are hereby notified that any review, disclosure, dissemination, copying, or other action based on the content of this communication is not authorized. If you have received this document in error, please immediately reply to the sender and delete or shred all copies.

THREE DAY NOTICE TO QUIT

**TO: Yuri Bibiano Perez and All Other Occupants at:
1465 Oakdale Ave. #1, San Francisco, CA 94124**

NOTICE IS HEREBY GIVEN that your tenancy of the aforesaid premises is terminated as of Three (3) days after service on you of this notice. You are required to deliver up possession of the premises to your landlord of the above-described premises, on or before the expiration of said three day period. This notice supersedes all prior notices of termination, if any.

Possession of the premises is sought pursuant to the San Francisco Residential Rent Stabilization and Arbitration Ordinance Section 37.9(a)(6). The landlord has given you multiple written notices of entry to your unit to perform repairs that were required by Department of Building Inspection. You have refused access multiple times. You were served with a written notice to cease by landlord's attorney. You were served with 10 day Warning Letter (form 1008) by landlord's attorney. You were served with more multiple written notices of entry to your unit yet you have continued to refuse access to the rental unit.


Pursuant to the San Francisco Residential Rent Stabilization and Arbitration Ordinance of 1979 as amended, Section 37.9(a)(6), your failure to allow the landlord access to the rental unit as required by state or local law is grounds for recovery of possession of your rental unit by the landlord. San Francisco Residential Rent Stabilization and Arbitration Ordinance of 1979 as amended, Section 37.9(a)(6) is Landlord's dominant motive for recovering possession of the subject Premises, and Landlord has no other ulterior motives.

If you fail to vacate on or before the expiration of this 3 day period, the landlord intends to bring a lawsuit against you which could result in a judgment against you for possession of the premises, damages, and costs and attorney's fees as may be allowed by law.

Also, please be advised that the state law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

**ADVICE CONCERNING THIS NOTICE IS AVAILABLE FROM THE
SAN FRANCISCO RESIDENTIAL RENT STABILIZATION AND
ARBITRATION BOARD**

Dated: May 10, 2024



JOANNA KOZUBAL
Attorney for Owner
375 Potrero Ave. #3
San Francisco, CA 94103
(415) 864-6962

30 Day Notice 37.9(a)(6)

SECOND NOTICE TO CEASE REFUSAL TO ALLOW ACCESS

**TO: Yuri Bibiano Perez and all other occupants at
1465 Oakdale Ave. #1, San Francisco, CA 94124**

The landlord, has given you 24 hour written notice to enter your residence for purpose of inspecting the room one of the tenants vacated. Valeria Guadalupe Viviano Perez vacated the unit approximately three weeks ago. The landlord, has given you 24 hour written notice to enter your residence to perform repairs.

You were provided with written notices of more than 24 hours for entry for January 4, 2024, January 12, 2024, and January 22, 2024, but have refused entry.

You were provided with written notices of more than 24 hours for entry for January 30, 2024, February 15, 2024 and February 16, 2024.

This is Notice to you that you must cease refusing to allow the landlord access to your rental unit when the landlord is seeking to enter upon proper notice to you as allowed under Civil Code Section 1954.


This notice is being provided to you pursuant to San Francisco Residential Rent Stabilization and Arbitration Ordinance of 1979 as amended, section 37.9(a)(6).

You are hereby on notice that it is a just cause ground for eviction where the tenant has, after written notice to cease, refused the landlord access to the rental unit as required by state or local law.

**ADVICE CONCERNING THIS NOTICE IS AVAILABLE FROM THE
SAN FRANCISCO RESIDENTIAL RENT STABILIZATION AND ARBITRATION BOARD.**

DATED: February 22, 2024

Reply: 3/4/24



JOANNA KOZUBAL
Attorney for Landlord
375 Potrero Ave. #3
San Francisco, CA 94103
(415) 864-6962



3/4/2024 1:54:08 PM

Response to 10-Day Warning Letter

We work with the *Department of Building Inspection's Code Enforcement Outreach Program* and are advocating on behalf of the tenants of 1465 Oakdale Avenue, Unit #1 San Francisco, California 94124. We will be sending a copy of this letter and interactions to the San Francisco Rent Board for record purposes.

The accusation that the tenant **Yuridia Biviano Perez** and other residents living with the tenant did not allow access to the **1465 Oakdale Avenue, Unit #1 in San Francisco, California 94124** is **false**. The tenant has video footage, photos, and other supporting documentation from the tenant(s) showing the landlord and/or landlord representative (*Perry M./PKM Builders*) gaining and being allowed entry into the premises of the dwelling. The tenant is willing to allow a separate entity or organization to organize and be involved in the entrance of the dwelling to perform repairs if the landlord does not believe the footage that can be provided of entry already being given to the landlord/landlord representative on **February 16, 2024 as detailed in the 10-Day Warning to Tenant received on February 22, 2024**. Attached to this letter you will find several photos of the workers from *PKM Builders* working in the unit.

We ask that for future entry that the tenant be given notice detailing all the work to be performed upon entry to the unit to prepare for the entry and work to be performed. The tenant is completely willing to accommodate the landlord and their representatives in this matter. The tenant is willing to allow *La Voz Latina/Tenderloin Housing Clinic* to coordinate entry on her behalf if this will make the process easier.

Name:  Date: 03-04-2024

Tenant Signature: Yuridia Biviano Perez

Name:  Date: 03-04-2024

Tenant Signature: Gladys Biviano


456 Ellis Street
San Francisco, CA 94102

To: Johanna Kozubal
Attorney for Landlord of 1465 Oakdale Ave
375 Potrero Ave, # 3
San Francisco, CA 94103

Response to 10-Day Warning Letter

This is the second 10-Day Warning Letter sent to the tenant residing at this property which we have responded to within 2 weeks following the Director's Hearing when the tenants who reside at 1465 Oakdale Avenue spoke to one of the issues with the property.

The accusation that the tenant **Yuridia Biviano Perez** or **Gladys Biviano** had items blocking the hallways allowing 'clear ingress and egress' to the hallway entrance/exit at **1465 Oakdale Avenue, Unit #1 in San Francisco, California 94124** is again, **false** (see photos attached) and does not align with what we saw following our visit to the property last as well. The tenant took photos immediately following the receipt of this second 10-Day Notice.

Please provide photo evidence and be clear as to what specific issues need to be addressed by the tenant, as the tenant was unclear what needed to be addressed and what was blocking 'ingress and egress'.

Name: _____  Date: 03-13-24

Tenant Signature: Yuridia Biviano Perez

Name: _____  Date: MARCH 13, 2024

Tenant Signature: Gladys Biviano



472 Ellis Street
San Francisco, CA 94102
THC La Voz Latina
Phone: (415)983-3970

10-Day Warning To Tenant

(San Francisco Rent Ordinance Section 37.9(c))

To [Tenants and all others in possession] at [Address of the rental unit]:

Yuri Bibiano Perez and all other occupants at

1465 Oakdale Ave. #1

San Francisco, CA 94124

San Francisco Rent Ordinance Section 37.9(c) provides that before a landlord may begin eviction proceedings for certain just cause reasons, the tenant must be given a written warning and an opportunity to correct the claimed violation.

You are hereby notified that you are violating the following material term(s) of your tenancy (include specific facts):

You are causing nuisance and creating dangerous conditions at the property by placing multitude of personal items, property and junk in the hallway, so that it is difficult to pass in order to exit the unit.

(attach additional pages if necessary)

You must take the following action in order to correct the claimed violation described above:

You are required to remove all personal items from the hallway to allow clear ingress and egress to the exit door.

(attach additional pages if necessary)

Please take notice that if the violation described above is not cured within ten (10) days, your Landlord may serve you with a formal eviction notice pursuant to California Code of Civil Procedure §1161. In some cases, the eviction notice may be required to provide you with an additional period to cure the violation before the landlord may terminate your tenancy.

For mediation services and help resolving housing disputes, contact the San Francisco Bar Association's Conflict Intervention Service at (415) 782-8940 or Community Boards at (415) 920-3820. For general information regarding landlord-tenant issues, the San Francisco Rent Board provides phone counseling at (415) 252-4600.

Dated: March 7, 2024

By:


LANDLORD/LANDLORD'S AGENT

Si necesita este formulario en Español, por favor llame al 415-252-4600 o visite a la oficina de La Junta del Control de Rentas en 25 Van Ness Avenue, #320, San Francisco.

如果您需要此表格的中文版本，請致電 415-252-4600 或造訪租務委員會辦公室，地址是：25 Van Ness Avenue, #320, San Francisco。

Kung kailangan ninyo ng form na ito sa Filipino, mangyaring tumawag sa 415-252-4600 o pumunta sa opisina ng San Francisco Rent Board na matatagpuan sa 25 Van Ness Avenue, #320, San Francisco.

Reply: 3/12/24

To: Johanna Kozubal
Attorney for Landlord of 1465 Oakdale Ave
375 Potrero Ave, # 3
San Francisco, CA 94103

Response to 10-Day Warning Letter

This is the second 10-Day Warning Letter sent to the tenant residing at this property which we have responded to within 2 weeks following the Director's Hearing when the tenants who reside at 1465 Oakdale Avenue spoke to one of the issues with the property.

The accusation that the tenant **Yuridia Biviano Perez** or **Gladys Biviano** had items blocking the hallways allowing 'clear ingress and egress' to the hallway entrance/exit at **1465 Oakdale Avenue, Unit #1 in San Francisco, California 94124** is again, **false** (see photos attached) and does not align with what we saw following our visit to the property last as well. The tenant took photos immediately following the receipt of this second 10-Day Notice.

Please provide photo evidence and be clear as to what specific issues need to be addressed by the tenant, as the tenant was unclear what needed to be addressed and what was blocking 'ingress and egress'.

Name: _____  Date: 03-13-24

Tenant Signature: Yuridia Biviano Perez

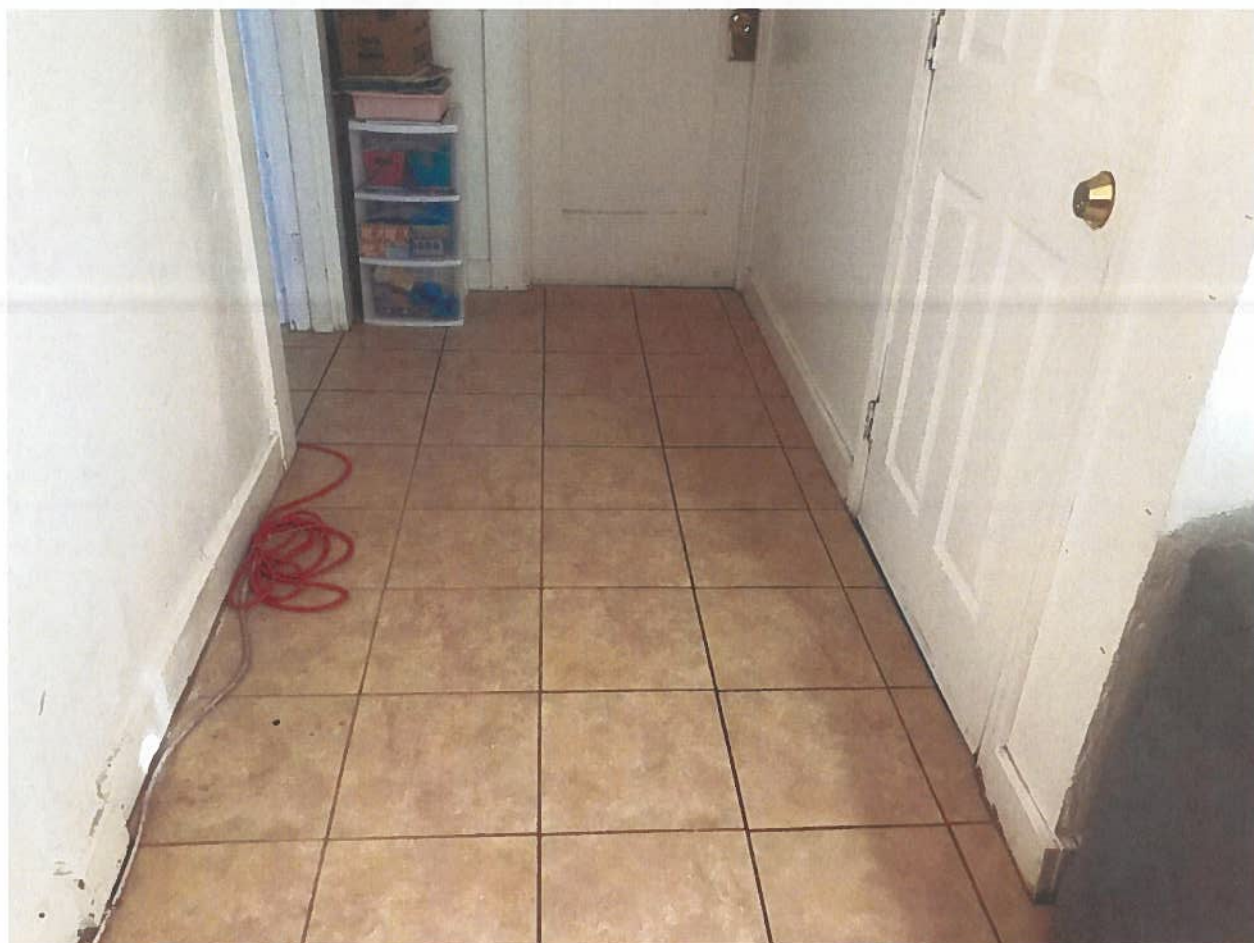
Name: _____  Date: MARCH 13, 2024

Tenant Signature: Gladys Biviano

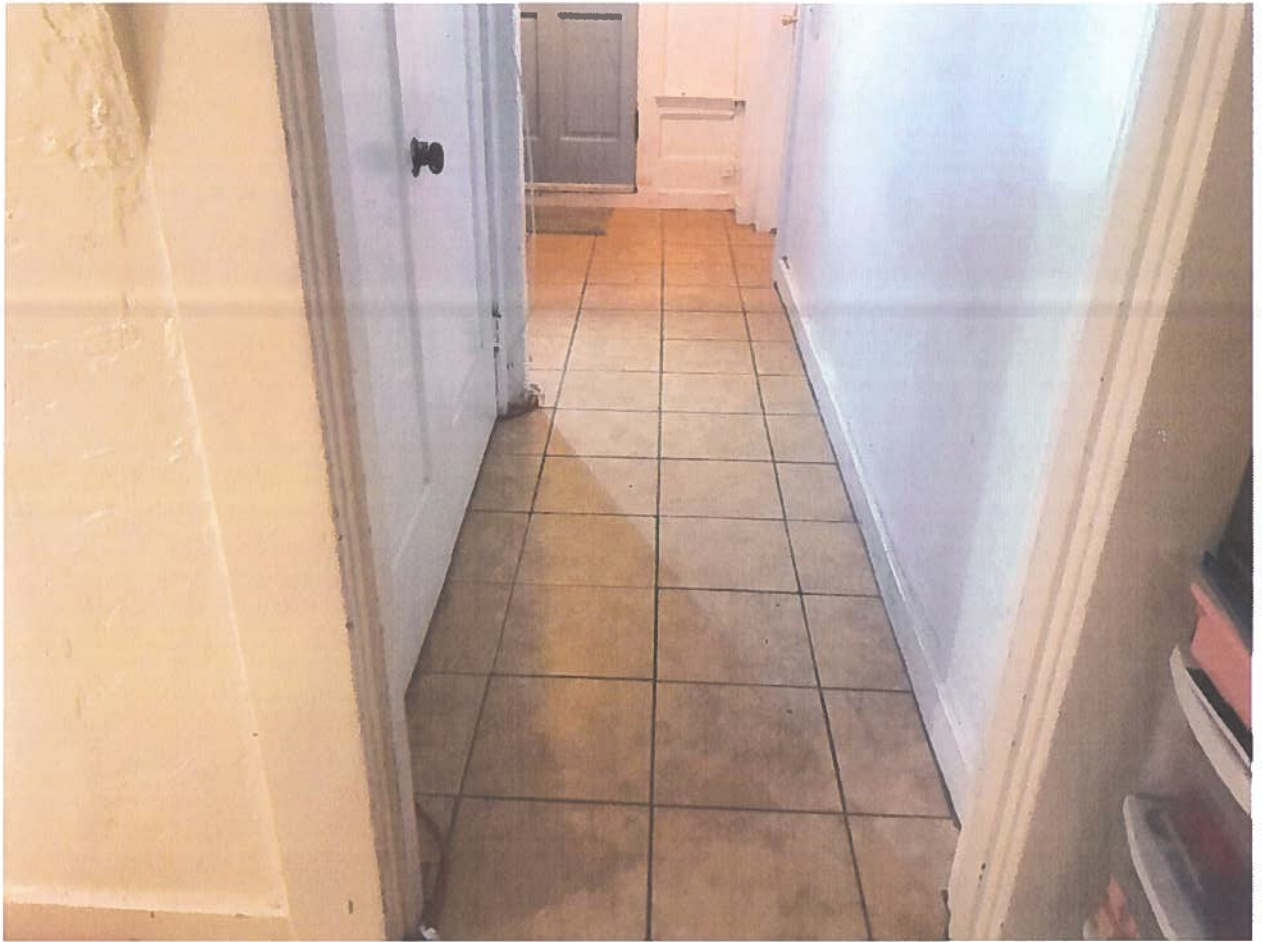
SCANNED



472 Ellis Street
San Francisco, CA 94102
THC La Voz Latina
Phone: (415)983-3970











NOTICE OF ENTRY
(C.A.R. Form NOE, Revised 11/13)

To: FELIPE H. SUASTAGI, BRAYLA B. PEREZ, YURDIA B. PEREZ, VALERIA B. PEREZ, Gladys B. PEREZ ("Tenant")
and any other occupant(s) in possession of the premises located at: (Street Address) 1465 Oakdale Ave, San Francisco, CA 94124
(City) _____ (State) _____ (Zip Code) _____ ("Premises").
Other notice address if different from Premises above: _____

Notice to the above-named person(s) and any other occupants of the above-referenced Premises:

1. DATE AND TIME OF ENTRY:

- A. **YOU ARE HEREBY NOTIFIED** that, pursuant to California Civil Code §1954, the Landlord will be entering the Premises at the date and time stated in B below, which is at least **24 HOURS** from personal delivery of this Notice or, if mailed, at least **6 DAYS** from the date of mailing this Notice. Entry to be scheduled during normal business hours.
- B. (i) July 28, 2023 (DATE) 7:30 pm (TIME)
(ii) _____ (DATE) _____ (TIME)

2. PURPOSE OF ENTRY: The entry is for the following purpose(s):

- A. To make the following necessary or agreed repairs: _____
- B. To supply the following necessary or agreed services: _____
- C. To show the Premises to prospective or actual purchasers, mortgagees, tenants, workers or contractors.
- D. To install/test/repair/maintain smoke detectors. California Health and Safety Code §13113.7 provides that the owner or the owner's agent may enter a dwelling for this purpose.
 To ensure that the water heater is properly braced, anchored, or strapped to resist falling in horizontal displacement. California Health and Safety Code §19211 provides that the owner or the owner's agent may enter the dwelling for this purpose.
 To install/test/repair/maintain carbon monoxide devices. California Health and Safety Code §17926.1 provides that the owner or the owner's agent may enter a dwelling for this purpose.
- E. Contractor

Landlord Rafael Garcia Date July 27, 2023
(Owner or Agent)
Address 1465 Oakdale Ave City San Francisco State CA Zip 94124
Telephone 415-305-4203 Fax _____ E-mail _____

3. DELIVERY OF NOTICE/PROOF OF SERVICE:

This Notice was served by _____, on _____ (Date)
in the following manner: (if mailed, a copy was mailed at _____ (Location))

A. PERSONAL DELIVERY:

- (1) **Personal service.** A copy of the Notice was personally delivered to the above named Tenant.
- (2) **Substituted service.** A copy of the Notice was left with a person of suitable age and discretion at the Premises.
- (3) **Left at Entry.** A copy of the Notice was left on, near or under, the usual entry door of the Premises.

B. MAIL DELIVERY:

Mail. A copy of this Notice was mailed to Tenant at the Premises.

Rafael Garcia _____ July 27, 2023
(Signature of person serving Notice) (Date)
Rafael Garcia
(Print Name)

(Keep a copy for your records.)

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- FUERA DE 24 HRAS



COMPLAINT DATA SHEET

Complaint Number: 202310462
Owner/Agent: OWNER DATA SUPPRESSED
Owner's Phone: --
Contact Name: --
Contact Phone: --
Complainant: COMPLAINANT DATA SUPPRESSED

Date Filed:
Location: 1465 OAKDALE AV
Block: 5324
Lot: 017
Site:
Rating:
Occupancy Code:
Received By: Heather Brooks
Division: CES

Complainant's Phone:
Complaint Source: OTHER SOURCE
Assigned to Division: CES
Description: TASKFORCE (CAT)

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	LAM	6383		

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
07/10/23	CASE OPENED	Lam	CASE RECEIVED		Heather Brooks 10-JUL-23	CES
07/11/23	OTHER BLDG/ HOUSING VIOLATION	Lam	INSPECTION OF PREMISES MADE	Taskforce Inspection Performed with other city agencies. -GL		CES
08/16/23	OTHER BLDG/ HOUSING VIOLATION	Lam	CASE UPDATE	Certified NOV mailed to owner on file. SB	Sonya Bryant 16-AUG-23	CES
08/16/23	OTHER BLDG/ HOUSING VIOLATION	Lam	FIRST NOV SENT	NOV Issued. -GL		CES
08/17/23	OTHER BLDG/ HOUSING VIOLATION	Lam	NOV POSTED	Nov posted. Pictures processed. -GL		CES
12/28/23	OTHER BLDG/ HOUSING VIOLATION	Lam	FINAL WARNING LETTER ISSUED	FWL Issued. No permit to comply. -GL		CES
12/29/23	OTHER BLDG/ HOUSING VIOLATION	Lam	FINAL WARNING LETTER SENT	Mailed FWL out to owners on file. SB	Sonya Bryant 29-DEC-23	CES
02/12/24	OTHER BLDG/ HOUSING VIOLATION	Lam	REFER TO DIRECTOR'S HEARING	Case Reviewed. No permit to comply with NOV. Schedule for DH 3/5/24. -GL	Gilbert Lam 12-FEB-24	CES
02/21/24	OTHER BLDG/ HOUSING VIOLATION	Lam	CASE UPDATE	Prepared DH packet. SB	Sonya Bryant 21-FEB-24	CES
02/22/24	OTHER BLDG/ HOUSING VIOLATION	Lam	DIRECTOR HEARING NOTICE POSTED	DH Notice Posted. Pictures Processed. -GL	Gilbert Lam 22-FEB-24	CES
02/26/24	OTHER BLDG/ HOUSING VIOLATION	Lam	CASE UPDATE	Cert mailed DH packet to owners on file. SB	Sonya Bryant 26-FEB-24	CES
02/29/24	OTHER BLDG/ HOUSING VIOLATION	Lam	PERMIT RESEARCH	Permit Research Performed to Prepare Hearing Packet. -GL	Gilbert Lam 29-FEB-24	CES

03/05/24	OTHER BLDG/HOUSING VIOLATION	Ng	DIRECTOR'S HEARING DECISION	Ok to issue OOA per H.O. (K. Burke) with staff recommendation - owner/rep. present at DH. -jn	Joe Ng 05-MAR-24	CES
03/08/24	OTHER BLDG/HOUSING VIOLATION	Lam	ORDER OF ABATEMENT ISSUED	Issuing OOA. Inspector fees and MMF processed. (8/16/23-3/8/24) -GL	Gilbert Lam 08-MAR-24	CES
03/13/24	OTHER BLDG/HOUSING VIOLATION	Chung	ABATEMENT APPEALS BOARD HRG	OOA posted-mc	Mike Chung 13-MAR-24	CES
03/13/24	OTHER BLDG/HOUSING VIOLATION	Chung	CASE UPDATE	Processed photos-mc	Mike Chung 13-MAR-24	CES
03/14/24	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	Cert mailed OOA to owners on file. SB	Sonya Bryant 14-MAR-24	CES

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

8/15/2023

Inspector Contact Information

[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.

COMPLAINT DATA SHEET

Complaint Number: 202419744

Owner/Agent: OWNER DATA SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA SUPPRESSED

Date Filed:

Location: 1465 OAKDALE AV

Block: 5324

Lot: 017

Site:

Rating:

Occupancy Code: R-3

Received By: Tina McNeal

Division: HIS

Complainant's Phone:

Complaint Source: 311 INTERNET REFERRAL

Assigned to Division: HIS

Description: caller reports that that there is work being done to the floors in the bedroom to abate mold .there is mold in other parts of the unit as well. .

Instructions: SR#17898494

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	LEPE	6240	18	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
02/20/24	CASE OPENED	Chierici	CASE RECEIVED		Tina McNeal 20-FEB-24	HIS
02/20/24	MOLD/MILDEW COMPLAINT	Chierici	INSPECTION OF PREMISES MADE	Inspector Chierici attempted to inspect the subject property but could not gain access. Left card.	Paul Chierici 20-FEB-24	HIS
02/21/24	MOLD/MILDEW COMPLAINT	Lepe	INSPECTION OF PREMISES MADE	Inspector Anthony Lepe investigated the complaint at the subject property and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation issued on 2/21/2024 identified by Complaint Tracking #202419744. Pertinent observations are as follows: SEE REPORT.	Anthony Lepe 22-FEB-24	HIS
03/19/24	MOLD/MILDEW COMPLAINT	Lepe	FIRST NOV SENT	Reinspection 04/17/2024 01:30 PM.	Anthony Lepe 19-MAR-24	HIS
03/19/24	GENERAL MAINTENANCE	Chierici	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS		Paul Chierici 19-MAR-24	HIS

COMPLAINT ACTION BY DIVISION

NOV (HIS): 03/18/24

NOV (BID):

Inspector Contact Information

[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.

COMPLAINT DATA SHEET

Complaint Number: 202310506

Owner/Agent: OWNER DATA SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA SUPPRESSED

Complainant's Phone:

Complaint Source: CITY ATTORNEY TASK FORCE INSPECTION R-3

Assigned to Division: HIS

Description: CITY ATTORNEY TASK FORCE INSPECTION

Date Filed:

Location: 1465 OAKDALE AV

Block: 5324

Lot: 017

Site:

Rating: 1 Year

Occupancy Code: R-3

Received By: Anthony Lepe

Division: HIS

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	LEPE	6240		

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
07/11/23	CASE OPENED	Lepe	CASE RECEIVED		Anthony Lepe 11-JUL-23	HIS
07/11/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	INSPECTION OF PREMISES MADE	Present at the inspection were representatives of various CCSF departments, the owner, & various tenants. Inspector Anthony Lepe investigated the City Attorney Task Force Inspection of the subject property and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation issued on 7/11/2023 identified by Complaint Tracking #202310506.	Anthony Lepe 12-JUL-23	HIS
08/10/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	FIRST NOV SENT	Reinspection on 09/12/2023 01:30 PM.	Anthony Lepe 10-AUG-23	HIS
08/15/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	Unit : 1;# of postings left on building: 1;Locations : Shed wall;Unit #s mailed posting: 1.	Anthony Lepe 15-AUG-23	HIS
09/12/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	REINSPECTION 1	Inspector Anthony Lepe attempted to perform a reinspection on 9/12/2023 at 1:30 PM as specified on the Notice of Violation issued on 8/4/2023 at the subject property but was unable to gain entry because the property owner/agent failed to provide access as required by the Notice of Violation. There were no apparent corrections made to the visible violations on the exterior.	Anthony Lepe 13-SEP-23	HIS
09/13/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	TELEPHONE CALLS	Inspector Lepe called Erica, agent for owner, left a message and asked for an update.	Anthony Lepe 13-SEP-23	HIS
09/15/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	TELEPHONE CALLS	Contractor for the owner called Inspector Lepe to get information about the NOV issued to the property. Inspector Lepe emailed copies of NOV's.	Anthony Lepe 04-OCT-23	HIS

10/04/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	TELEPHONE CALLS	Inspector Lepe spoke with Perry the G.C. The contract for work at the property was approved and signed by the the owner on Monday, 10/2/202. He is planning to come to DBI on Friday this week and get all the required permits.	Anthony Lepe 04-OCT-23	HIS
11/02/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	TELEPHONE CALLS	Inspector Lepe called the GC to inquire about permits but there was no answer and could not leave a message.	Anthony Lepe 06-NOV-23	HIS
11/06/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	TELEPHONE CALLS	Inspector Lepe called the GC to inquire about permits but there was no answer and could not leave a message again.	Anthony Lepe 06-NOV-23	HIS
10/30/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	CASE UPDATE	Insoector Lepe sent the General Contractor an email to gat an update.	Anthony Lepe 06-NOV-23	HIS
11/06/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	TELEPHONE CALLS	Inspector Lepe spoke with Erica and they will meet at 2:30 pm on 11/8/2023 for a re-inspection.	Anthony Lepe 06-NOV-23	HIS
11/08/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	REINSPECTION 2	Inspector Lepe met onsite with the owner, his representavive, and the Genral Contractors. All the violations were reviewed and will be prioritized for corrective action. Building permits cannot be issued to due a hold by the planning department. Work will begin on maintenance items and the contractor was made aware of other BID Division's NOV's issued. Plumbing permits will be taken to correct the furnace and water heater violations. Pest control has been initiated and copies of work orders will be sent to Inspector Lepe.	Anthony Lepe 09-NOV-23	HIS
11/15/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	CASE UPDATE	Received copy of Service Slip / Invoice for pest control service at the property.	Anthony Lepe 15-NOV-23	HIS
11/29/23	OTHER BLDG/ HOUSING VIOLATION	Lepe	TELEPHONE CALLS	Inspector Lepe called the contractor and left a message regarding concerns expressed by the tenant.	Anthony Lepe 12-JAN-24	HIS
01/08/24	OTHER BLDG/ HOUSING VIOLATION	Lepe	PERMIT RESEARCH	No permits have been filed.	Anthony Lepe 12-JAN-24	HIS
01/12/24	OTHER BLDG/ HOUSING VIOLATION	Lepe	FINAL WARNING LETTER SENT		Anthony Lepe 12-JAN-24	HIS
01/12/24	OTHER BLDG/ HOUSING VIOLATION	Lepe	FINAL WARNING LETTER ISSUED	Final Warning reinspection 1/31/2024 at 2 PM.	Anthony Lepe 12-JAN-24	HIS
01/31/24	OTHER BLDG/ HOUSING VIOLATION	Lepe	REINSPECTION 3	Inspector Anthony Lepe performed a reinspection on 1/31/2024 at 2:00 PM, at the subject property and found that the following items identified on the Notice of Violation issued on 8/4/2024 were a) outstanding: #2, 3, 4, 6, 7, 8, 9, 10, 11C, 12A, 13, 14B, & 15. b) completely corrected: #11B, 11C, 12B, 14A, & 16. c) partially corrected: #5.	Anthony Lepe 01-FEB-24	HIS
02/20/24	OTHER BLDG/ HOUSING VIOLATION	Lepe	REFER TO DIRECTOR'S HEARING	Case referred to Directors Hearing scheduled for 3/28/2024.	Anthony Lepe 20-FEB-24	HIS
02/21/24	OTHER BLDG/ HOUSING VIOLATION	Lepe	REINSPECTION 4	Inspector Lepe was at the property for new Complaint 202419744 and the tenant demonstrated that the heater is operational but there is an unpleasant odor when the furnace is in operation.	Anthony Lepe 23-FEB-24	HIS
03/15/24	OTHER BLDG/ HOUSING VIOLATION	Lepe	DIRECTOR HEARING NOTICE POSTED	DH Notice posted on building.	Anthony Lepe 18-MAR-24	HIS

03/28/24	OTHER BLDG/ HOUSING VIOLATION	Lawrie	DISTRICT INSPECTOR DOES NOT NEED TO REVIEW PLANS OR REPORTS	The owner was represented, a 15-day Order of Abatement was issued.	James Lawrie 28- MAR-24	HIS
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COMPLAINT ACTION BY DIVISION

NOV (HIS): 08/04/23

NOV (BID):

Inspector Contact Information

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.



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202419744

OWNER/AGENT: SANCHEZ RAFAEL GARCIA

DATE: 18-MAR-24

MAILING

LOCATION: 1465 OAKDALE AV

ADDRESS: SANCHEZ RAFAEL GARCIA
1465 OAKDALE AVE APT 2
SAN FRANCISCO CA

BLOCK: 5324 LOT: 017

NOTICE TYPE: COMPLAINT

94124

BUILDING TYPE: NA USE TYPE: R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	1464 Oakdale Av., ground floor at rear building.
2 REPAIR WEATHER PROOFING ON SIDING (1001(h),703 HC)	There was peeling paint noted at window wood frames on the front of the rear building. Obtain the services of a Lead Abatement Contractor to remove damaged paint and apply new weather proofing as required. Remove or cover damaged paint in an approved manner to prevent a lead hazard. Apply these repairs wherever else these conditions may be present on other exterior walls not visible at the time of inspection. THIS STATEMENT APPLIES TO ALL WORK AREAS, EXTERIOR AND INTERIOR, WHERE PAINTED SURFACES ARE AFFECTED. Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises.
3 WORK PRACTICE FOR LEAD-BASED PAINT (327) CEBC	For interior or exterior paint removal contain and properly dispose of lead paint debris. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec.3604, SFBC) Informational packets are available at 628-652-3700. You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: 415-252-3956 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST. Ordinance #446-97.
4 REPAIR WINDOW SASH FRAME (1001(h),708 HC)	Provide proper operation to the vinyl windows in the bedroom next to the kitchen. If the window is replaced a building permit is required.



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

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

(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202419744

- | | | |
|----|---|---|
| 5 | CLEAN OR SANITIZE (1306 HC) | Remove the excess spray foam insulation around the perimeter of the bedroom at the wall floor junction. Provide a smooth and cleanable surface. |
| 6 | ELIMINATE COCKROACH INFESTATION (1001b, 1306 HC) | Eliminate cockroach infestation at the ground floor apartment. Pest control should be performed in all rooms. Provide Housing Inspector all pest control reports at the time of reinspection. |
| 7 | ELIMINATE MOLD/MILDEW ON CEILING AND WALLS (1301,1001b(13),1306 HC) | There was mold/mildew noted at various locations. Eliminate all mold.
a. Bedroom baseboard, walls and window frame next to the kitchen.
b. Bathroom and shower compartment. |
| 8 | REPAIR DAMAGED WALLS (1001b,h,o HC) | There was damage noted to the bedroom baseboard molding. Repair the damaged wood molding. |
| 9 | PAINT CEILINGS AND WALLS (1001b,1301 HC) | At all work areas. |
| 10 | SANITATION 505(c) HC | It was reported at the time of inspection that the refrigerator and range were not properly operating. Check the appliances for proper operation and repair or replace as required. |
| 11 | INSPECTOR COMMENTS | Repairs cited in this Notice may require Building, Plumbing and/or Electrical permits. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). Specify in the permit description of work the complaint number and the items that need a permit. This case can not be abated until the housing inspector makes a final inspection to verify that all violations have been corrected and all required permits have been obtained and finalized. On the reinspection day, present to the housing inspector the Job Card, Permit Application and Permits indicating that all the required work under permit is complete. Prior to the reinspection by the housing inspector, call building, electrical and/or plumbing inspector(s) for the required inspection(s). |

13 Summary / none of the problems have been addressed



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202310833

OWNER/AGENT: SANCHEZ RAFAEL GARCIA

DATE: 10-AUG-23

MAILING

ADDRESS: SANCHEZ RAFAEL GARCIA
1465 OAKDALE AVE APT 2
SAN FRANCISCO CA

LOCATION: 1465 OAKDALE AV

BLOCK: 5324 LOT: 017

NOTICE TYPE: CA TASK FORCE

94124

BUILDING TYPE: NA

USE TYPE: R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.
2	WORK WITHOUT PERMIT (106A, 108A SFBC) BUILDING PERMIT REQUIRED (301 HC) IMPROPER OCCUPANCY (1001(d)(o)SFHC DWELLING UNIT WITHOUT PERMIT (106A.3.1.3 SFBC)(207.3 PC) CHANGE OF OCCUPANCY 3408 CBC
3	INSPECTOR COMMENTS

1465 Oakdale Av.
See DBI NOV issued.
(NUISANCE (401(2) (1001(d) HC) This property has been deemed a nuisance.
It is the property owner's responsibility to be present or to direct his/her representative to attend the reinspections scheduled on this Notice of Violation, for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this notice.
If the property owner cannot attend the scheduled reinspection (as specified on this notice) it is his/her responsibility to secure a different inspection date and time with the inspector, and provide all tenants with notification as required by CALIFORNIA CIVIL CODE SECTION 1954. SAN FRANCISCO HOUSING CODE SECTION 303.(b), If any dwelling, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 90 DAYS. REINSPECTION DATE : 08 November 2023 01:30 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME .

CONTACT HOUSING INSPECTOR : Anthony Lepe AT 628-652-3377

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



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: 202310833
DATE: 10-AUG-23

ADDRESS: 1465 OAKDALE AV

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES) **BLOCK: 5324** **LOT: 017**

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: SANCHEZ RAFAEL GARCIA
MAILING SANCHEZ RAFAEL GARCIA
ADDRESS 1465 OAKDALE AVE APT 2
SAN FRANCISCO CA

PHONE #: --

94124

PERSON CONTACTED @ SITE: SANCHEZ RAFAEL GARCIA

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	103A
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106A.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4; 106A.3.7
<input checked="" type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A.1

THE LEGAL USE OF THIS BUILDING IS A R-3 ONE UNIT DWELLING. A COTTAGE AT THE REAR OF THE LOT WITH LIVING OVER THE GROUND FLOOR. CURRENTLY THERE ARE 3 ADDITIONAL UNITS ADDED TO THE ORIGINAL REAR STRUCTURE. THESE UNITS HAVE BEEN CITED IN COMPLAINT 201342991. AT THE TIME OF INSPECTION THERE WAS AN ADDITIONAL DWELLING UNIT IDENTIFIED IN THE STORAGE BUILDING AT THE FRONT OF THE LOT WHICH ABUTS THE SIDEWALK. PERMIT RESEARCH REVEALED THAT NO PERMITS HAVE BEEN TAKEN TO PERFORM THIS WORK.

VIOLATIONS ARE AS FOLLOWS:

- DWELLING UNIT CONSTRUCTED OR INSTALLED WITHOUT REQUIRED PERMIT(S) (106A.3.1.3 SFBC)(207.3 PC) WORK WITHOUT PERMIT (301 HC), (106A, 106A.4.1 SFHC)
- IMPROPER OCCUPANCY (1001(d)SFHC) (1001(o)SFHC) (3403, 3406.4 SFBC)
- UNAPPROVED WIRING AND PLUMBING (1001(e) & (1001(f) SFHC)
- NUISANCE (1001(d) SFHC)
- INADEQUATE EXIT (1001(m) SFHC)
- LACK OF PROPER 1 HOUR FIRE CONSTRUCTION MATERIALS (1001(n)SFHC), (602.5, 708.1 SFBC)
- LACK OF PROPER WEATHER PROTECTION (703 SFHC)
- LACK OF PROPER LIGHT AND VENTILATION (504 SFHC)
- LACK OF PROPER HEAT/ HEAT SOURCE (701 SFHC)
- LACK OF PROPER ESCAPE WINDOW (801(5) SFHC), (1030 CBC)
- LACK OF PROPER/INSTALLED WITHOUT PROPER PERMITS BATHROOM AND KITCHEN FIXTURE/APPLIANCES (709 SFHC)
- LACK OF PROPER SMOKE DETECTORS (904, 909, 911 SFHC)
- LACK OF REQUIRED CARBON MONOXIDE ALARM(S) (1001(b)(13) SFHC), (420 SFBC)

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 AND OFF.**
- CORRECT VIOLATIONS WITHIN DAYS.** **NO PERMIT REQUIRED**



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: 202310833
DATE: 10-AUG-23

ADDRESS: 1465 OAKDALE AV

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES) BLOCK: 5324 LOT: 017

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: SANCHEZ RAFAEL GARCIA
MAILING SANCHEZ RAFAEL GARCIA
ADDRESS 1465 OAKDALE AVE APT 2
SAN FRANCISCO CA

PHONE #: --

94124

PERSON CONTACTED @ SITE: SANCHEZ RAFAEL GARCIA

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	103A
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106A.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4; 106A.3.7
<input checked="" type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A.1

THE LEGAL USE OF THIS BUILDING IS A R-3 ONE UNIT DWELLING. A COTTAGE AT THE REAR OF THE LOT WITH LIVING OVER THE GROUND FLOOR. CURRENTLY THERE ARE 3 ADDITIONAL UNITS ADDED TO THE ORIGINAL REAR STRUCTURE. THESE UNITS HAVE BEEN CITED IN COMPLAINT 201342991. AT THE TIME OF INSPECTION THERE WAS AN ADDITIONAL DWELLING UNIT IDENTIFIED IN THE STORAGE BUILDING AT THE FRONT OF THE LOT WHICH ABUTS THE SIDEWALK. PERMIT RESEARCH REVEALED THAT NO PERMITS HAVE BEEN TAKEN TO PERFORM THIS WORK.

VIOLATIONS ARE AS FOLLOWS:

- DWELLING UNIT CONSTRUCTED OR INSTALLED WITHOUT REQUIRED PERMIT(S) (106A.3.1.3 SFBC)(207.3 PC)
- WORK WITHOUT PERMIT (301 HC), (106A, 106A.4.1 SFHC)
- IMPROPER OCCUPANCY (1001(d)SFHC) (1001(o)SFHC) (3403, 3406.4 SFBC)
- UNAPPROVED WIRING AND PLUMBING (1001(e) & (1001(f) SFHC)
- NUISANCE (1001(d) SFHC)
- INADEQUATE EXIT (1001(m) SFHC)
- LACK OF PROPER 1 HOUR FIRE CONSTRUCTION MATERIALS (1001(n)SFHC), (602.5, 708.1 SFBC)
- LACK OF PROPER WEATHER PROTECTION (703 SFHC)
- LACK OF PROPER LIGHT AND VENTILATION (504 SFHC)
- LACK OF PROPER HEAT/ HEAT SOURCE (701 SFHC)
- LACK OF PROPER ESCAPE WINDOW (801(5) SFHC), (1030 CBC)
- LACK OF PROPER/INSTALLED WITHOUT PROPER PERMITS BATHROOM AND KITCHEN FIXTURE/APPLIANCES (709 SFHC)
- LACK OF PROPER SMOKE DETECTORS (904, 909, 911 SFHC)
- LACK OF REQUIRED CARBON MONOXIDE ALARM(S) (1001(b)(13) SFHC), (420 SFBC)

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



NOTICE OF VIOLATION

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

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.**

*SUBMIT A COPY OF THIS NOTICE OF VIOLATION AND TWO SETS OF PLANS WITH THE BUILDING PERMIT APPLICATION TO LEGALIZE THE EXISTING FLOOR PLAN AND CONDITIONS OR RESTORE TO ITS LAST LEGAL USE. ELECTRIC AND PLUMBING PERMITS ARE ALSO REQUIRED. AFTER THE PERMITS ARE ISSUED CALL FOR ALL REQUIRED INSPECTIONS. TO ABATE THIS NOTICE YOU MUST CONTACT HOUSING INSPECTION SERVICES FOR AN INSPECTION AND PRODUCE ALL PERMITS, PLANS, AND SIGNED JOBCARDS WITH THE APPROPRIATE SIGN OFFS AS REQUIRED.

*Because of the above cited alterations without permit, you are required to comply with the following ordinance: NOTICE per Ordinance 33-16: SFBC Section 102A.3.1. Dwelling units constructed or installed without required permit(s).

In case of an unauthorized dwelling unit constructed or installed in an existing building without the required permit or permits, in addition to the above requirements the written Notice of Violation shall order the property owner to file an application for a building and other permits required to legalize the unit pursuant to Building Code Section 106A.3.1.3 and Planning Code 207.3.

Exceptions:

*Removal of the unit has been approved by the Planning Commission pursuant to Planning Code Section 317; or *After performing a screening under Section 106A.3.1.3(a) of this Code, the Department has determined that the unauthorized dwelling unit is not able to be legalized under Section 106A.3.1.3 of this Code; or

*The Building Official has determined that a serious and imminent hazard under Section 102A.16 of this Code exists on the subject property.

If none of the three exceptions listed above are met, submit a copy of this Notice and two sets of plans with a Building Permit Application to legalize the conversion of the garage/basement into a dwelling unit and for the construction of a bathroom. After the Building Permit is issued, Plumbing and Electrical Permits must be obtained. If any of the above 3 exceptions are met, the owner shall revert the areas of violation back to their last legal use or legalize the unit pursuant to Ordinance 33-16. To revert back to previous legal use, obtain Building Permits to remove unpermitted bathroom and sleeping room walls, obtain Plumbing Permits to remove unpermitted bathroom supply and waste lines, obtain Electrical Permits to remove unpermitted electrical work, and then perform work and complete all work in 90 days.

To abate this Notice of Violation, you must obtain all permits and complete all work as specified above. Then, when work is completed and all Building and Plumbing Permits are signed off and completed, you must contact the district Housing Inspector for a



NOTICE OF VIOLATION

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

final inspection. At final inspection, all finalized Building, Plumbing and Electrical Permits must be produced, and access must be provided to all areas of the building.

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 \$12000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Anthony M Lepe

PHONE # 628-652-3377

DIVISION: HIS

DISTRICT :

By:(Inspector's Signature) Anthony M Lepe



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202419744

12 INSPECTOR COMMENTS

(NUISANCE (401(2) (1001(d) HC) This property has been deemed a nuisance.

It is the property owner's responsibility to be present or to direct his/her representative to attend the reinspections scheduled on this Notice of Violation, for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this notice.

If the property owner cannot attend the scheduled reinspection (as specified on this notice) it is his/her responsibility to secure a different inspection date and time with the inspector, and provide all tenants with notification as required by CALIFORNIA CIVIL CODE SECTION 1954. SAN FRANCISCO HOUSING CODE SECTION 303.(b), If any dwelling, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 17 April 2024 01:30 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Anthony Lepe AT 628-652-3377

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$181.82 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco

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

(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202308487

OWNER/AGENT: SANCHEZ RAFAEL GARCIA

DATE: 24-MAY-23

MAILING

ADDRESS: SANCHEZ RAFAEL GARCIA
1465 OAKDALE AVE APT 2
SAN FRANCISCO CA

LOCATION: 1465 OAKDALE AV

BLOCK: 5324 LOT: 017

NOTICE TYPE: COMPLAINT

94124

BUILDING TYPE: APT

USE TYPE: R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	This Notice includes violations of the San Francisco Housing Code. Unless noted otherwise, all violations were observed on the date of inspection at 1465 Oakdale Ave, ground floor.
2 PROVIDE MANUAL RELEASE AT SLEEPING ROOM SECURITY BARS OR REMOVE TO PROVIDE EMERGENCY EGRESS TO AT LEAST ONE WINDOW (706b (7)(i))	Provide manual release for security bars or remove to provide emergency egress at all rooms used for sleeping. All means of egress, windows, doors, including security gates, must be equipped with an approved manual release mechanism that shall be operable from the inside without the use of a key, tool or any special knowledge or effort.
3 PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS. SMOKE DETECTORS ARE REQUIRE AT EACH SLEEPING ROOM AND ADJACENT HALLWAYS. CARBON MONOXIDE DETECTORS ARE REQUIRE AT EACH UNIT AND/OR FLOOR. (911 SFHC, 907.2.11 SFBC)	At the time of inspection, no smoke or carbon monoxide alarms were present.
	Ensure a working smoke detector is at each sleeping room and adjacent hallways. Install according to manufacturer's specifications.
	Ensure a working carbon monoxide detector is at each unit and/or floor. Install according to manufacturer's specifications.
4 PROVIDE PEST CONTROL SERVICES TO ELIMINATE ROACHES, SPIDERS AND TERMITES WITHIN STRUCTURE. 1001(b), 1306 SFHC, ELIMINATE INSECT INFESTATION 1001(b) & 1306 SFHC	Note: Look for smoke and CO alarms with 10 year batteries, combination carbon monoxide detector-alarms and smoke detector-alarms can be used in areas that require both type detector-alarms.
	At time of inspection, roaches were observed in kitchen and evidence of termites were noted at bathroom window exterior wall. Have a licensed pest control contractor inspect and implement the required measures to eliminate the infestation, provide a maintenance schedule and provide a copy of the pest control invoice to the Housing Inspector at the time of reinspection.
5 ELIMINATE MOLD/MILDEW ON WALLS 1301, 1001 (b) 11, (d), 1306 SFHC	Eliminate the mold and mildew currently existing on the base of the sleeping room walls facing the courtyard. Areas should be cleaned, sanitized and repainted with a mold resistant paint.



DEPARTMENT OF BUILDING INSPECTION

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NOTICE OF VIOLATION

COMPLAINT: 202310833

OWNER/AGENT: SANCHEZ RAFAEL GARCIA

DATE: 10-AUG-23

MAILING

ADDRESS: SANCHEZ RAFAEL GARCIA
1465 OAKDALE AVE APT 2
SAN FRANCISCO CA

LOCATION: 1465 OAKDALE AV

BLOCK: 5324 **LOT :** 017

NOTICE TYPE: CA TASK FORCE

94124

BUILDING TYPE: NA

USE TYPE: R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	1465 Oakdale Av.
2 WORK WITHOUT PERMIT (106A, 108A SFBC) BUILDING PERMIT REQUIRED (301 HC) IMPROPER OCCUPANCY (1001(d)(o)SFHC DWELLING UNIT WITHOUT PERMIT (106A.3.1.3 SFBC)(207.3 PC) CHANGE OF OCCUPANCY 3408 CBC	See DBI NOV issued.
3 INSPECTOR COMMENTS	<p>(NUISANCE (401(2) (1001(d) HC) This property has been deemed a nuisance.</p> <p>It is the property owner's responsibility to be present or to direct his/her representative to attend the reinspections scheduled on this Notice of Violation, for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this notice.</p> <p>If the property owner cannot attend the scheduled reinspection (as specified on this notice) it is his/her responsibility to secure a different inspection date and time with the inspector, and provide all tenants with notification as required by CALIFORNIA CIVIL CODE SECTION 1954. SAN FRANCISCO HOUSING CODE SECTION 303.(b), If any dwelling, apartment units or guest rooms are to be accessed during the reinspection.</p>

ALL ITEMS MUST BE COMPLETED WITHIN 90 DAYS. REINSPECTION DATE : 08 November 2023 01:30 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME .

CONTACT HOUSING INSPECTOR : Anthony Lepe AT 628-652-3377

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202310506

OWNER/AGENT: SANCHEZ RAFAEL GARCIA

DATE: 04-AUG-23

MAILING

ADDRESS: SANCHEZ RAFAEL GARCIA
1465 OAKDALE AVE APT 2
SAN FRANCISCO CA

LOCATION: 1465 OAKDALE AV

BLOCK: 5324 LOT: 017

NOTICE TYPE: CA TASK FORCE

94124

BUILDING TYPE: NA USE TYPE: R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	1465 Oakdale Av. There are multiple units which will be referred to as Units 1 and 4 on the ground floor, Units 2 and 3 on the second floor, and storage as drawn on the 201509298355 plan set.
2 DAMAGED PAINT (1301)SFHC WORK PRACTICE FOR LEAD-BASED PAINT (327)CEBC	<p>THIS STATEMENT APPLIES TO ALL WORK AREAS, EXTERIOR AND INTERIOR, WHERE PAINTED SURFACES ARE AFFECTED.</p> <p>REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING.</p> <p>Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec 327 CEBC). Informational packets are available at (415) 558-6088.</p> <p>You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 554-8930 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST. Ordinance #446-97.</p>
3 HANDRAILS (802(c), (1001(b)(d)(13)HC	Provide handrail at stairs to Unit 2. Minimum one approved handrail is required at either side of the stairs. Comply with Section 1012 of the California Building Code; Copy available upon request.



DEPARTMENT OF BUILDING INSPECTION

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(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202310506

- | | | |
|----|--|---|
| 4 | GUARDS 1015 CBC | Provide approved guards at the front walkway and stairway. Guards shall be 36-42 inches above the landing and stair tread nose. Open guards shall have balusters such that a 4 inch diameter sphere cannot pass through any opening. A permit is required. |
| 5 | SMOKE DETECTOR (911)HC, (310.9.1.2)CBC | Provide smoke detectors in every sleeping room and connecting hallway. Smoke detectors must be installed on the ceiling or wall within 12 inches of the ceiling. |
| 6 | REPAIR DAMAGED CEILINGS (1001 (b)(13)(d)(h)(1) HC
PAINT CEILINGS/WALLS (1001(b)(13) (1301)HC | Unit #1.
A. Repair the damaged ceiling in the studio unit.
B. Paint all new work areas. |
| 7 | ROOM SEPARATIONS (505(f)(2) HC) | Unit #1. Provide a fully operational door and wall partition between the studio and the gas cooking appliance or replace gas appliance with an electric cooking appliance. Permits are required. |
| 8 | ROOM SEPARATIONS (505(f)(2) HC) | Unit #2. Provide a fully operational door and wall partition between the studio and the gas cooking appliance or replace gas appliance with an electric cooking appliance. Permits are required. |
| 9 | PROVIDE HEAT (701(c)(1) 1001(b)(6)(d) HC | Unit #2. Dwelling unit(s) must be provided heat capable of reaching 70 degrees farenheit at a point midway between the heating unit and the furthest wall in the habitable room. Heat shall be available 24 hours daily.

There was no permanent heat source identified in the dwelling (unit). Provide heat as required. If a new permanent heat source is installed, building, plumbing and electric permits may be required. |
| 10 | REPLACE BROKEN GLASS WINDOW PANE 708, 1001(d)(h) SFHC | Unit #2. Replace the broken glass at the window in the bathroom. |
| 11 | REPAIR DAMAGED WALLS (1001 (b)(13)(d)(h)(1) HC
WORK PRACTICE FOR LEAD-BASED PAINT (327) CEBC
PAINT WALLS (1001(b)(13) (1301)HC | Unit #4. Repair the damaged walls at the following locations.
A. Shower walls in the bathroom.
B. Walls at the large front bedroom.
C. Plumbing wall underneath the kitchen sink counter. |
| 12 | REPAIR FLOOR COVERING (1001(b)(13)(d)(j) HC | Unit #4. Repair the damaged flooring at the following locations.
A. In the bedroom on the front left side.
B. In the large front bedroom on the right side. |
| 13 | REPAIR SINK (1001(b)(13)(d)(f)(1306) HC | Unit #4. Repair the faulty plumbing at the kitchen sink. |
| 14 | GENERAL DILAPIDATION OR IMPROPER MAINTENANCE
1001(b)(d)(13) HC | Unit #4.
A. Repair the damaged door frame and sill at the exterior door on the left side of the facade of the rear building.
B. Repair or repalce the damaged kitchen sink cabinet. |



DEPARTMENT OF BUILDING INSPECTION

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NOTICE OF VIOLATION

COMPLAINT: 202310506

- 15 REMOVE CORD WIRING (1001(e)HC
Unit #4. Remove the cord wire in the left side hallway by the furnace closet.
- 16 REMOVE RUBBISH OR TRASH (1001(d)(k)(1306)(1307) HC
Unit #4. Remove the debris and pest dropping from inside the subpanel recess cabinet.
- 17 INSPECTOR COMMENTS
There were no code violations noted in the Unit #3 at the time of inspection.
- 18 INSPECTOR COMMENTS
Repairs cited in this Notice may require Building, Plumbing and/or Electrical permits. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). Specify in the permit description of work the complaint number and the items that need a permit. This case can not be abated until the housing inspector makes a final inspection to verify that all violations have been corrected and all required permits have been obtained and finalized. On the reinspection day, present to the housing inspector the Job Card, Permit Application and Permits indicating that all the required work under permit is complete. Prior to the reinspection by the housing inspector, call building, electrical and/or plumbing inspector(s) for the required inspection(s).
- 19 INSPECTOR COMMENTS
The storage structure as shown on the 201509298355 is being used as a dwelling unit. This ADU will be addressed in a separate complaint. See Complaint 202310833 for code enforcement action.
- 20 INSPECTOR COMMENTS
(NUISANCE (401(2) (1001(d) HC) This property has been deemed a nuisance.
It is the property owner's responsibility to be present or to direct his/her representative to attend the reinspections scheduled on this Notice of Violation, for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this notice.

If the property owner cannot attend the scheduled reinspection (as specified on this notice) it is his/her responsibility to secure a different inspection date and time with the inspector, and provide all tenants with notification as required by CALIFORNIA CIVIL CODE SECTION 1954. SAN FRANCISCO HOUSING CODE SECTION 303.(b), If any dwelling, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 12 September 2023 01:30 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME .

CONTACT HOUSING INSPECTOR : Anthony Lepe AT 628-652-3377

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202310506

OWNER/AGENT: SANCHEZ RAFAEL GARCIA

DATE: 04-AUG-23

MAILING

ADDRESS: SANCHEZ RAFAEL GARCIA
1465 OAKDALE AVE APT 2
SAN FRANCISCO CA

LOCATION: 1465 OAKDALE AV

BLOCK: 5324 **LOT :** 017

NOTICE TYPE: CA TASK FORCE

94124

BUILDING TYPE: NA

USE TYPE: R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	1465 Oakdale Av. There are multiple units which will be referred to as Units 1 and 4 on the ground floor, Units 2 and 3 on the second floor, and storage as drawn on the 201509298355 plan set.
2 DAMAGED PAINT (1301)SFHC WORK PRACTICE FOR LEAD-BASED PAINT (327)CEBC	THIS STATEMENT APPLIES TO ALL WORK AREAS, EXTERIOR AND INTERIOR, WHERE PAINTED SURFACES ARE AFFECTED. REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING. Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec 327 CEBC). Informational packets are available at (415) 558-6088. You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 554-8930 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST. Ordinance #446-97.
3 HANDRAILS (802)(c), (1001)(b)(d)(13)HC	Provide handrail at stairs to Unit 2. Minimum one approved handrail is required at either side of the stairs. Comply with Section 1012 of the California Building Code; Copy available upon request.



HEALTHY HOUSING & VECTOR CONTROL INSPECTION REPORT/NOTICE OF VIOLATION
 SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH ENVIRONMENTAL HEALTH BRANCH
 49 SOUTH VAN NESS AVENUE, SUITE 600, SAN FRANCISCO, CA 94103
 OFFICE: (415) 252-3800 FAX: (415) 252-3930 WWW.SFDPH.ORG/DPH/EH

Date: 5/3/24
 Time in w/ travel: 730A
 Time out: 930A

Location Address: 1465 Oakdale Ave	Contact Phone(s):	Location ID: 119167
DBA:		Complaint ID: 106482
Management Name:	Contact Email(s):	Re-inspection On/After: N/A
Owner's Name: SANCHEZ RAFAEL GARCIA 1465 OAKDALE AVE APT 2		

Vector Control and Healthy Housing Inspection Program Fee Yes* No**

Type of Facility	Number of Units	Building Details				
<input type="checkbox"/> Tourist Hotel	<input type="checkbox"/> Apartments	<input type="checkbox"/> Apts:	<input type="checkbox"/> Basement	<input type="checkbox"/> Garage	<input type="checkbox"/> Roof access	<input checked="" type="checkbox"/> Other:
<input type="checkbox"/> Residential Hotel	<input type="checkbox"/> Residential	<input type="checkbox"/> Rooms:	<input type="checkbox"/> Backyard	<input type="checkbox"/> Hallways	<input type="checkbox"/> Secondary egress	

Type of Inspection			Inspection Rating	Vector Survey
<input type="checkbox"/> Routine	<input type="checkbox"/> Routine Re-inspection	<input type="checkbox"/> Citation to Hearing Issued	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Field Survey
<input checked="" type="checkbox"/> Complaint	<input type="checkbox"/> Complaint Re-inspection	<input type="checkbox"/> Field Consultation/Survey	<input checked="" type="checkbox"/> Unsatisfactory	

Areas Inspected	Violation Category (Article 11)			
<input type="checkbox"/> Alleyway/Easement	Pests, Vermin, Animals		<input type="checkbox"/> Unsanitary Bathroom/Toilet	
<input type="checkbox"/> Basement	<input type="checkbox"/> Bed Bugs	Sec 581(b)(8)	<input type="checkbox"/> Unsanitary/Floor, Walls, & Ceiling	Sec 581(b)(4)
<input type="checkbox"/> Front/Backyard	<input checked="" type="checkbox"/> Cockroaches		<input type="checkbox"/> Unsanitary Hallways	
<input type="checkbox"/> Garage/Driveway	<input type="checkbox"/> Flies		<input type="checkbox"/> Unsanitary Common Kitchen	Sec 581(b)(3)
<input type="checkbox"/> Garbage Area	<input type="checkbox"/> Mosquitoes		<input type="checkbox"/> Accumulation of Paper Materials	Sec 581(b)(6)
<input type="checkbox"/> Hallways	<input type="checkbox"/> Pigeons	Sec 581(b)(7)	<input checked="" type="checkbox"/> Mold Growth	Sec 609
<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Poison Oak	Sec 581(b)(11)	<input type="checkbox"/> Unpaid Fees	Sec 581(b)(18)
<input type="checkbox"/> Lightwells	<input type="checkbox"/> Rodents	Sec 581(b)(13)	<input type="checkbox"/> Excessive Materials	
<input type="checkbox"/> Lobby	<input type="checkbox"/> Other:		<input type="checkbox"/> Other:	
<input type="checkbox"/> Roof	Sanitation		Garbage Area	
<input type="checkbox"/> Staircase	<input checked="" type="checkbox"/> Garbage/Refuse/Waste/Debris	Sec 581(b)(1)	<input type="checkbox"/> Inadequate Garbage Containers/Lids	Sec 581(b)(1)
<input type="checkbox"/> Bathroom	<input checked="" type="checkbox"/> Human/Animal Waste	Sec 581(b)(1)(5)	<input type="checkbox"/> Uncontainerized Garbage	
<input checked="" type="checkbox"/> Other:	<input type="checkbox"/> Overgrown Vegetation	Sec 581(b)(2)	<input checked="" type="checkbox"/> Referral to: Hazardous Waste	

Observations, Corrective Actions, and Correction Date:

This investigation was made in response to a complaint filed on 4/17/24 regarding a rat infestation. Upon investigation, the following conditions were observed. Previous task force for this property with Kevin Eng completed. Tenant, Gloria Lemus, and others present at time of inspection.

Observations:

Mold present throughout unit in the bedrooms.

Rat droppings present inside the common area heater closet.

Cockroach frass inside kitchen .

Corrective Actions:

1. Tenant shall cooperate with the Responsible Party to abate mold, cockroaches, and rodent droppings.
2. Tenant shall allow access to the Responsible Party to abate violations.
3. Responsible Party shall continue to work with Senior Health Inspector Kevin Eng to abate violations per 5/2/24 re-inspection.
4. Referral made to Hazardous Waste for inspection inside heater closet of common area.

*Re-inspection fee of ___ will be charged on the 2nd re-inspection and on subsequent re-inspections until violations are corrected. Failure to cooperate with a re-inspection, or to pay authorized re-inspection fees pursuant to SFHC Art. 11, Sec. 609.1, will result in a finding that the violations are not abated.
 *Addl fine per day may be charged after Director's Hearing if violations are not corrected. per SFHC Art. 11, Sec 600.

Inspector/Investigator Name: Celina Ayala	Office Phone Number: 415-252-3941
Inspector/Investigator Signature: CA	Received by: mailed to Responsible Party and Gloria Lemus

SAN FRANCISCO HEALTH CODE ARTICLE 11 CODE SECTIONS**PROHIBITED PUBLIC HEALTH NUISANCES**

Sec. 581 (a) No Person shall have upon any premises or real property owned, occupied or controlled by him, or her, or it any public nuisance.

Sec. 581 (b)(1) Any accumulation of filth, garbage, decayed or spoiled food, unsanitary debris or waste material or decaying animal or vegetable matter unless such materials are set out for collection in compliance with Section 283 of this Code;

Sec. 581 (b)(2) Any accumulation of hay, grass, straw, weeds, or vegetation overgrowth;

Sec. 581 (b)(3) Any accumulation of waste paper, litter or combustible trash unless such materials are set out for collection in compliance with Section 283 of this Code;

Sec. 581 (b)(4) Any buildings, structures, or portion thereof found to be unsanitary;

Sec. 581 (b)(5) Any matter or material which constitutes, or is contaminated by, animal or human excrement, urine or other biological fluids;

Sec. 581 (b)(6) Any visible or otherwise demonstrable mold or mildew in the interiors of any buildings or facilities;

Sec. 581 (b)(7) Any pest harborage or infestation including but not limited to pigeons, skunks, raccoons, opossums, and snakes, except for pigeon harborages that comply with Section 37(e) of this Code;

Sec. 581 (b)(8) Any noxious insect harborage or infestation including, but not limited to cockroaches, bed bugs, fleas, scabies, lice, spiders or other arachnids, houseflies, wasps and mosquitoes, except for harborages for honey-producing bees of the genus *Apis* regulated by the California Food and Agriculture Code Sections 29000 et seq. which are not otherwise determined to be a nuisance under State law.

Sec. 581 (b)(9) Any article of food or drink in the possession or under the control of any person which is tainted, decayed, spoiled or otherwise unwholesome or unfit to be eaten or drunk. The term "food" as used in this subparagraph includes all articles used for food and drink by humans, whether simple, mixed or compound.

Sec. 581 (b)(11) Any vacant lots, open spaces, and other properties in the City and County of San Francisco, which become infested with poison oak (*Toxicodendron diversilobum*) or poison ivy shrub (*Rhus toxicodendron*) hereafter referred to as poisonous growth;

Sec. 581 (b)(12) Any violation of Section 37 of this Code; [Article 1]

Sec. 581 (b)(13) Any violation of Section 92 of this Code; [Article 2]

Sec. 581 (b)(14) Any violation of Section 590 of this Article;

Sec. 581 (b)(17) Any violations of rules or regulations the Director adopts to implement the provisions of this Article or applicable provisions of State law.

Sec. 581 (b)(18) Anything else that the Director deems to be a threat to public health and safety.

Sec. 609 (a) et seq. Vector Control And Healthy Housing Inspection Program Fee. Payment of Fee. Every owner of an apartment house or hotel, as these terms are defined by Section 401 of the San Francisco Building Code, shall pay an annual fee to the Department as required by this Section. This fee shall be known as the "Vector Control and Healthy Housing Inspection Program Fee." The amount of the fee shall be determined by the number of rental units in the building. For purposes of this section, "rental unit" shall mean a dwelling unit, as that term is defined by Section 401 of the San Francisco Building Code, which is rented or offered for rental at any time during the year for which the fee is billed, whether rent is paid in money, goods, or services...

NOTICE OF VIOLATION & CONSEQUENCES OF FAILURE TO TIMELY ABATE

Sec. 596 (b). Whenever the Director determines that a nuisance, as defined by Section 581 of this Article, exists in a building or structure or on a property, the Director shall within 15 days of that determination cause a Notice of Violation to be served either personally or by first class mailing to the Responsible Parties. The Notice of Violation shall be served on the Owner by mail to the address that appears on the last assessment rolls of the City and County of San Francisco. If the Notice of Violation is served on the Manager by mail, it shall be mailed to the Manager's principal place of business or to the address of the building, structure or property. If the Notice of Violation is served on any other Person who created a condition that constitutes a nuisance, it shall be mailed to the Person's last known address at which such Person receives mail if ascertainable. Thereafter, the Director may cause a copy thereof to be posted in a conspicuous place on the building, structure or property. The failure of the Responsible Parties to receive such notice when sent in the manner set forth in this Subsection shall not affect in any manner the validity of any proceeding against that party under this Article. The Notice of violation shall be a public record subject to disclosure pursuant to Administrative Code Chapter 67.

Sec. 596 (e)(1). ...The Director shall specify in the Notice of Violation the time period within which the Responsible Party must abate the nuisance. Such time period shall not exceed 30 days, unless extended by the Director if reasonably necessary to abate the nuisance.

Sec. 596 (e)(3). If the Owner/Responsible Parties fail to comply with this Notice of Violation, the Director of Health may (A) hold a Director's Hearing to consider whether it would be appropriate to issue a Director's Order to abate the nuisance and other appropriate orders as provided for in Article 11 or (B) cause the abatement and removal of the nuisance and the Owner shall be indebted to the City and County of San Francisco for all costs, charges and fees incurred by the City and County of San Francisco by reason of the abatement and removal of the nuisance.

Sec. 596 (e)(4). Owner/Responsible Parties may be liable for other charges, costs, including administrative costs, expenses incurred by the Department, fines, attorneys' fees, and penalties as provided for in Article 11.

LEGAL AUTHORITY

Sec. 595. Inspection of Premises. It shall be the duty of the Department of Public Health upon application from any person, firm, or corporation operating a hotel, before issuing the certificate specified in Section 594, to cause the premises to be inspected for purpose of ascertaining whether said premises are free of nuisances and are in a sanitary condition for human habitation.

Sec. 596 (a). Complaints. Whenever a written or oral complaint is made to the Department that a nuisance as defined by Section 581 exists in a building or structure or on a property, or the Director otherwise has reasonable cause to believe that such a nuisance exists, the Director shall inspect the building, structure or property to verify the existence of a nuisance thereon.

DEFINITIONS

Sec. 580 (a) "City" shall mean the City and County of San Francisco.

Sec. 580 (b) "Department" shall mean the San Francisco Department of Public Health.

Sec. 580 (c) "Director" shall mean the Director of Public Health or his or her designee.

Sec. 580 (d) "Manager" shall mean the authorized agent for the Owner of a building, structure or property, who is responsible for the day-to-day operation of said building, structure or property.

Sec. 580 (e) "Owner" shall mean any Person who possesses, has title to or an interest in, harbors or has control, custody or possession of any building, property, real estate, personality or chattel.

Sec. 580 (f) "Person" shall mean and include corporations, estates, associations, partnerships and trusts, one or more individual human beings, any department, Board or Commission of the City and County of San Francisco, and any agencies or instrumentalities of the State of California or the United States to the extent allowable by law.

Sec. 580 (h) "Responsible Party" shall include the Owner, Manager, tenant, or any Person having control over a property or who creates or allows or contributes to or fails to correct a condition that constitutes a nuisance as defined by this Article.



SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH BRANCH
49 South Van Ness Avenue, Suite 600
San Francisco, CA 94103

HEALTHY HOUSING & VECTOR CONTROL PROGRAM INSPECTION REPORT

Facility Address:	Inspection Date:
Business Name:	Reinspection Date:
Owner Name(s):	Inspection Type:
Facility Type:	Phone Number:
	Location ID:

The following items represent health code violations and must be corrected by the indicated date(s):

Please contact the SFDPH Investigator to obtain additional information.

Property Owner may be liable for other charges, costs, including administrative costs, expenses incurred by the Department, fines, attorneys' fees, and penalties as provided for in Article 11. Failure to comply will result in a citation to a Director's Hearing.

Inspector: Celina Ayala	Inspector Signature:
Phone: 415-252-3941	Received By:

1465 Oakdale Avenida #1 San Francisco CA 94124

Informacion anexo, existe una queja active,sobre roedores, la presencia de los mismos persiste.

- Noche y dia emiten ruidos iniciando en el interior de pared que conforman los cuartos.
- En las imagenes se aprecia su popo de estos roedores, mucho mal olor en el interior de la Vivienda.
- La fibra de color rosa que cubre la tuberia a la maquina de calefaccion, esta siendo desprendida por los roedores.
- La maquina de calefaccion sigue sin funcionar, estamos sufriendo al frio.
- Cuarto donde se encuentra maquina de calefaccion, no recibe ningun tipo mantenimiento ya sea preventivo y/o correctivo.
- No existen fechas atras y/o futuras para el monitoreo y/o exterminar, fumigar. Para combatir cualquier roedor.

Abril 17,2024





1465 Oakdale Avenue #1 San Francisco CA 94124

Information attached, there is an active complaint about rodents, their presence persists.

- Night and day they emit noises starting inside the wall that makes up the rooms.
- In the images you can see the poop of these rodents, a lot of bad smell inside the House.
- The pink fiber that covers the pipe to the heating machine is being sued by rodents.
- The heating machine is still not working; we are suffering from the cold.
- The room where the heating machine is located does not receive any type of maintenance, whether preventive and/or corrective.
- There are no past and/or future dates for monitoring and/or exterminating, fumigating. To combat any rodent.

April 17, 2024



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

*2-3 weeks
next
inspector*

NOTICE OF VIOLATION

COMPLAINT: 202419744

OWNER/AGENT: SANCHEZ RAFAEL GARCIA

DATE: 18-MAR-24

MAILING

LOCATION: 1465 OAKDALE AV

ADDRESS:

SANCHEZ RAFAEL GARCIA
1465 OAKDALE AVE APT 2
SAN FRANCISCO CA

BLOCK: 5324 LOT: 017

NOTICE TYPE: COMPLAINT

94124

BUILDING TYPE: NA

USE TYPE: R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM

DESCRIPTION

1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.

1464 Oakdale Av., ground floor at rear building.

2 REPAIR WEATHER PROOFING ON SIDING (1001(h),703 HC)
(no)

There was peeling paint noted at window wood frames on the front of the rear building. Obtain the services of a Lead Abatement Contractor to remove damaged paint and apply new weather proofing as required. Remove or cover damaged paint in an approved manner to prevent a lead hazard. Apply these repairs wherever else these conditions may be present on other exterior walls not visible at the time of inspection. THIS STATEMENT APPLIES TO ALL WORK AREAS, EXTERIOR AND INTERIOR, WHERE PAINTED SURFACES ARE AFFECTED.

3 WORK PRACTICE FOR LEAD-BASED PAINT (327) CEBC
*(masquitares)
Deben salicitarley
(outstanding)*

Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises.

*2, 3, 4, 5, 6, 7, 8, 9, 10,
- 4.17.24 (Remediation)
- 5.10.24 (Remediation)*

For interior or exterior paint removal contain and properly dispose of lead paint debris. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec.3604, SFBC)

Informational packets are available at 628-652-3700.

You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: 415-252-3956 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST. Ordinance #446-97.

4 REPAIR WINDOW SASH FRAME (1001(h),708 HC) ✓

Provide proper operation to the vinyl windows in the bedroom next to the kitchen. If the window is replaced a building permit is required.



DEPARTMENT OF BUILDING INSPECTION

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NOTICE OF VIOLATION

COMPLAINT: 202419744

- | | | |
|----|--|---|
| 5 | CLEAN OR SANITIZE (1306 HC) | Remove the excess spray foam insulation around the perimeter of the bedroom at the wall floor junction. Provide a smooth and cleanable surface. |
| 6 | ELIMINATE COCKROACH INFESTATION (1001b, 1306 HC) | Eliminate cockroach infestation at the ground floor apartment. Pest control should be performed in all rooms. Provide Housing Inspector all pest control reports at the time of reinspection. |
| 7 | ELIMINATE MOLD/MILDEW ON CEILING AND WALLS (1301,1001b(13),1306 HC)
(No Done) | There was mold/mildew noted at various locations. Eliminate all mold.
a. Bedroom baseboard, walls and window frame next to the kitchen.
b. Bathroom and shower compartment. |
| 8 | REPAIR DAMAGED WALLS (1001b,h,o HC) | There was damage noted to the bedroom baseboard molding. Repair the damaged wood molding. |
| 9 | PAINT CEILINGS AND WALLS (1001b,1301 HC) | At all work areas. |
| 10 | SANITATION 505(c) HC | It was reported at the time of inspection that the refrigerator and range were not properly operating. Check the appliances for proper operation and repair or replace as required. |
| 11 | INSPECTOR COMMENTS | Repairs cited in this Notice may require Building, Plumbing and/or Electrical permits. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). Specify in the permit description of work the complaint number and the items that need a permit. This case can not be abated until the housing inspector makes a final inspection to verify that all violations have been corrected and all required permits have been obtained and finalized. On the reinspection day, present to the housing inspector the Job Card, Permit Application and Permits indicating that all the required work under permit is complete. Prior to the reinspection by the housing inspector, call building, electrical and/or plumbing inspector(s) for the required inspection(s). |



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202419744

12 INSPECTOR COMMENTS

(NUISANCE (401(2) (1001(d) HC) This property has been deemed a nuisance.

It is the property owner's responsibility to be present or to direct his/her representative to attend the reinspections scheduled on this Notice of Violation, for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this notice.

If the property owner cannot attend the scheduled reinspection (as specified on this notice) it is his/her responsibility to secure a different inspection date and time with the inspector, and provide all tenants with notification as required by CALIFORNIA CIVIL CODE SECTION 1954. SAN FRANCISCO HOUSING CODE SECTION 303.(b), If any dwelling, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 17 April 2024 01:30 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Anthony Lepe AT 628-652-3377

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$181.82 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202420898

OWNER/AGENT: SANCHEZ RAFAEL GARCIA

DATE: 18-MAR-24

MAILING

ADDRESS: SANCHEZ RAFAEL GARCIA
1465 OAKDALE AVE APT 2
SAN FRANCISCO CA

LOCATION: 1465 OAKDALE AV

BLOCK: 5324 LOT: 017

NOTICE TYPE: COMPLAINT

94124

BUILDING TYPE: APT USE TYPE: R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	This Notice includes violations of the San Francisco Housing Code. Unless noted otherwise, all violations were observed on the date of inspection at 1465 Oakdale Av, unit 1.
2 REPAIR FIRE PROOFING WITH APPROVED MATERIALS (HC 1001 (n), 809) <i>(Pending)</i>	Repair the damaged ceiling at the furnace room closet, with approved materials: lath and 3/4" plaster or type-X drywall. YOU ARE REQUIRED TO OBTAIN A BUILDING PERMIT TO CORRECT THIS VIOLATION. When all work is complete the Building Inspector must inspect and sign the final inspection JOB CARD before the Housing Inspector can abate this violation. Please present the signed job card indicating that work is complete to the housing inspector at Reinspection Day.
3 REPAIR HEATING DUCTS (701 (a) (2) HC) <i>(Pending)</i>	Repair collapsed heating duct in furnace closet to bedroom across the hall, using approved materials and methods. Provide tenant with manufactures operating paperwork for programable thermostat located in hallway adjacent to furnace closet.
4 HAZARDOUS MECHANICAL EQUIPMENT (1001.(g) HC) <i>(Pending)</i>	Furnace lacked HI Low combustion air ducting. Furnace gas line piping was modified from a floor moounted shut-off valve with a long flex line to hard pipe, without the benefit of a permit. YOU ARE REQUIRED TO OBTAIN A PLUMBING AND MECHANICAL PERMIT TO CORRECT THIS VIOLATION. When all work is complete the Plumbing Inspector must inspect and sign the final inspection JOB CARD before the Housing Inspector can abate this violation. Please present the signed job card indicating that work is complete to the housing inspector at Reinspection Day.



DEPARTMENT OF HOUSING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202420898

5

ELIMINATE RODENT INFESTATION IN UNIT 1 (1001b, 1306 HC)

(Pending)

Mice droppings were evident in the furnace closet of this unit. Eliminate the rodent infestation and habitat in this area. Initiate or increase frequency of professional pest control services to obtain more immediate results in the elimination of mice infestation. Show proof of services at time of reinspection.

6 INSPECTOR COMMENTS

IMPORTANT NOTE: Due to the nature of this violation, this property has been defined as a Nuisance per section 1001-d of the San Francisco Housing Code.

Repairs cited in this Notice will require Building, Plumbing and/or Electrical permits. When you apply for a Permit, reference the complaint number from this Notice of Violation. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). THIS CASE CAN NOT BE ABATED UNTIL THE HOUSING INSPECTOR MAKES A FINAL INSPECTION TO VERIFY THAT ALL VIOLATIONS HAVE BEEN CORRECTED AND ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND FINALIZED. ON REINSPECTION DAY, PRESENT TO THE HOUSING INSPECTOR THE JOB CARD, PERMIT APPLICATION AND PERMITS INDICATING THAT ALL REQUIRED WORK UNDER PERMIT IS COMPLETE. PRIOR TO REINSPECTION BY HOUSING INSPECTOR, CALL BUILDING, ELECTRICAL AND/OR PLUMBING INSPECTOR(S) FOR REQUIRED INSPECTION(S).

It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

If the property owner cannot attend the scheduled re-inspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector. Provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection. You can reach Inspector Chierici @ 628.652.3439 or by email at paul.chierici@sfgov.org.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 18 April 2024 10:30 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Paul Chierici AT 628-652-3439

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$181.82 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

				Lepe performed a reinspection on 5/10, 2024 at 2:00 PM, at the subject property and found that the following items identified on the Notice of Violation issued on 3/18/2024 were a) outstanding: #2, 3, 4, 5, 6, 7, 8, 9, & 10. b) completely corrected: none. c) partially corrected: none.		
05/17/24	GENERAL MAINTENANCE	Lepe	REFER TO DIRECTOR'S HEARING	DH on 6/6/2024.	Anthony Lepe 21-MAY-24	HIS
05/25/24	GENERAL MAINTENANCE	Davison	DIRECTOR HEARING NOTICE POSTED		Alan Davison 04-JUN-24	HIS

COMPLAINT ACTION BY DIVISION

NOV (HIS): 03/18/24

NOV (BID):

Inspector Contact Information

[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.

San Francisco Police Department
 REPORTEE FOLLOW-UP

Case Number: 240072897

Case numbers are assigned to an investigator based on facts obtained during the initial investigation.

- Company A (Central) 315-2400
 - Company B (Southern) 575-6000
 - Company C (Bayview) 671-2300
 - Company D (Mission) 558-5400
 - Company E (Northern) 614-3400
 - Company F (Park) 242-3000
 - Company G (Richmond) 666-8000
 - Company H (Inglestide) 404-4000
 - Company I (Taraval) 759-3100
 - Company J (Tenderloin) 345-7300
 - Auto/Burglary 553-7324
 - Community Violence Reduction 553-1401
 - Team (CVR1)
 - Crime Gun Investigations Center 553-9528
 - General Work 553-9192
 - Homicide 553-1145
 - Narcotics 553-1426
 - Night Investigations 553-1201
 - Robbery 553-1201
 - Special Investigations 553-1133
 - Traffic Collision Invest. Unit 678-3600
- Special Victims Unit
- Child Abuse/Juvenile 553-1361
 - Domestic Violence/Stalking 553-9225
 - Financial Crimes 553-1521
 - Missing Persons 734-3070
 - Sex Crime/Human Trafficking 553-1361

Officer's Name and Star No.

SFPD 105 Front (Rev. 04/22)

San Francisco Police Department
 REPORTEE FOLLOW-UP

Case Number: 240-221-209

Case numbers are assigned to an investigator based on facts obtained during the initial investigation.

- Company A (Central) 315-2400
 - Company B (Southern) 575-6000
 - Company C (Bayview) 671-2300
 - Company D (Mission) 558-5400
 - Company E (Northern) 614-3400
 - Company F (Park) 242-3000
 - Company G (Richmond) 666-8000
 - Company H (Inglestide) 404-4000
 - Company I (Taraval) 759-3100
 - Company J (Tenderloin) 345-7300
 - Auto/Burglary 553-7324
 - Community Violence Reduction 553-1401
 - Team (CVR1)
 - Crime Gun Investigations Center 553-9528
 - General Work 553-9192
 - Homicide 553-1145
 - Narcotics 553-1426
 - Night Investigations 553-1201
 - Robbery 553-1201
 - Special Investigations 553-1133
 - Traffic Collision Invest. Unit 678-3600
- Special Victims Unit
- Child Abuse/Juvenile 553-1361
 - Domestic Violence/Stalking 553-9225
 - Financial Crimes 553-1521
 - Missing Persons 734-3070
 - Sex Crime/Human Trafficking 553-1361

Officer's Name and Star No.

SFPD 105 Front (Rev. 04/22)

San Francisco Police Department
 REPORTEE FOLLOW-UP

Case Number: 220422412

Case numbers are assigned to an investigator based on facts obtained during the initial investigation.

- Company A (Central) 315-2400
 - Company B (Southern) 575-6000
 - Company C (Bayview) 671-2300
 - Company D (Mission) 558-5400
 - Company E (Northern) 614-3400
 - Company F (Park) 242-3000
 - Company G (Richmond) 666-8000
 - Company H (Inglestide) 404-4000
 - Company I (Taraval) 759-3100
 - Company J (Tenderloin) 345-7300
 - Auto/Burglary 553-7324
 - Community Violence Reduction 553-1401
 - Team (CVR1)
 - Crime Gun Investigations Center 553-9528
 - General Work 553-9192
 - Homicide 553-1145
 - Narcotics 553-1426
 - Night Investigations 553-1201
 - Robbery 553-1201
 - Special Investigations 553-1133
 - Traffic Collision Invest. Unit 678-3600
- Special Victims Unit
- Child Abuse/Juvenile 553-1361
 - Domestic Violence/Stalking 553-9225
 - Financial Crimes 553-1521
 - Missing Persons 734-3070
 - Sex Crime/Human Trafficking 553-1361

Officer's Name and Star No.

SFPD 105 Front (Rev. 04/22)

SP240221209 B 418 FIGHT NO WEAPON 1465 OAKDALE AV, SF Apt 1 (239 ft SE)

[01/22/2024]

11:24:29	DT31	A09201	CREATE	Location:1465 OAKDALE AV #1, SF Type:418 Name:GLADYS Phone:([REDACTED] [REDACTED] DAREA:3C Area:350B TypeDesc:FIGHT NO WEAPON LocDesc:btwn KEITH ST and LANE ST LocCross:btwn KEITH ST and LANE ST Priority:B Class:F:3PAT Agency:SP Map:A3
11:25:57	DT31	A09201	ENTRY	Sector/Stn:C3 Map:A3 Comment:LL HIRED WORKRS TO WORK IN UNIT BUT THEY ARE RECORDING RP ... AND HER KIDS ...RP REQ PD TO ABA
11:25:57	DT31	A09201	ALI	[REDACTED]
11:25:57	DT31	A09201	ALIGEO	[REDACTED]
11:25:57			SELECT	
11:25:57	DT10	A09340	SGGEST	Unit:3C13A Comment:Standard
11:25:57	CADAPP	TIB	PREMIS	Comment:PPR
11:25:59	DT31	A09201	NOMORE	
11:26:59	DT10	A09340	NOTIFY	Notified:BROADCAST
11:27:01	DT10	A09340	HOLD	
12:39:29	DT10	A09340	SELECT	
12:39:29	DT10	A09340	SGGEST	Unit:3C13A 3C12A Comment:Standard
12:39:32	DT10	A09340	DISPER	3C13A Operator:A10218 A10859 OperNames:NORMENT,JOHN #641; HARO,RIGOBERTO #2323
12:39:32	DT10	A09340	PRIU	3C13A
12:39:32	K354	A10218	PRIOR	PremType:PPR 3C13A
12:41:08	K354	A10218	RI	3C13A
12:43:24	DT34	A23639	INFO	Location:1465 OAKDALE AV #1, SF->1465 OAKDALE AV, SF Name:GLADYS-> [REDACTED] Address:1744 ARMSTRONG AV, SF Comment: [REDACTED] ANOTHER CALL, ADVD PD ER BARRING EMERGENCY
12:43:24	DT34	A23639	ALI	[REDACTED]
12:43:24	DT34	A23639	ALIGEO	[REDACTED]
12:59:55	K354	A10218	MISCN	3C13A Comment:SPOKE [REDACTED] MANGER OF WORK CREW. I SAW VIDEO DOCUMENTING MOLD REMOVAL.
13:00:14	K354	A10218	CLEAR	3C13A Dispo:ADV
13:00:14	K354	A10218	CLEAR	
13:00:14	K354	A10218	CLOSE	

CERTIFIED COPY
of original master file in the
Office of Custodian of Records
DO NOT DUPLICATE
Dept. of Emergency Management
City & County of San Francisco

CALL RECAP:

INITIATE: 11:24:29 01/22/2024
ENTRY: 11:25:57 01/22/2024
DISPATCH: 12:39:32 01/22/2024
ON SCENE:
CLOSE: 13:00:14 01/22/2024
ADDRESS: 1465 OAKDALE AV, SF Apt 1 (239 ft SE)
DAREA: 3C
SECTOR: C3
RA: 350B
FIRE:

CALL NUMBER: #1209
CURRENT STATUS: CLOSE
PRIMARY UNIT: 3C13A
JURISDICTION: SP
DISPOSITION: ADV

TYPE: 418 FIGHT NO WEAPON
PRIORITY: B
PRIOR HISTORY: Yes

CP: [REDACTED]
ADDRESS: [REDACTED]
PHONE: [REDACTED]

CAD TIMESTAMP: CADT 0122241300

OPERATOR ASSIGNMENTS:

DT31 A09201
DT10 A09340
CADAPP TIB
K354 A10218
DT34 A23639

CERTIFIED COPY
of original master file in the
Office of Custodian of Records
DO NOT DUPLICATE
Dept. of Emergency Management
City & County of San Francisco



London Breed
Mayor

Department of Emergency Management



Mary Ellen Carroll
Executive Director

To: Gladys Biviano
1465 Oakdale Ave. #1
San Francisco, CA 94124

From: Custodian of Records Unit

Date: February 8, 2024

RE: Records Request

Enclosed are your requested records.

Portions of your requested record(s) that include personal information have been redacted because disclosure would constitute an unwarranted invasion of privacy per California Government Code §7927.700 and San Francisco Administrative code §67.24.d.2.

If you have any questions, please contact the Custodian of Records at (415) 558-3826 Monday through Friday 08:00am to 4:00pm.



SAN FRANCISCO DEPARTMENT OF EMERGENCY MANAGEMENT
Custodian of Records

Request for Dispatch Records

(San Francisco Sunshine Ordinance, Administrative Code §67.1.seq.)

DEPT. OF EMERGENCY MGMT
2024 FEB -8 AM 5:31

Date of Request: FEBRUARY 7, 2024 **NOTE: No Same Day Service Available**

Requestor Name: GLADYS BIVIANO

Address: 1405 OAKDALE AVENUE #1

City/State/Zip: SAN FRANCISCO CA 94124 Telephone: _____

Records Requested: CAD Printout Telephone Audio (\$35) Radio Audio (\$35)
 Other (specify): _____

CAD Number: 240 221 209 Case or Incident Number: _____

Date of Incident: _____ Time of Incident: _____

Incident Location: 1405 OAKDALE AVENUE #1 SAN FRANCISCO CA 94124

Other identifying information or details (be specific): _____

Fee Schedule: (City / County employees - DO NOT USE THIS FORM)

Audio: \$35.00 for phone audio for each CAD requested; \$35.00 for radio audio for each CAD requested.
Print: Printouts over 100 pages billed at \$0.10 per page.
Payment is by cash, check or money order

When Requesting by Email: Send the **completed form** to dem.records@sfgov.org.
(If you are requesting audio files, please mail the request form with exact payment to avoid a delay in receipt of the records requested. We cannot process electronic payments.)

Method of Delivery: Please check an option below. **We cannot currently send records by email**

- I would like to inspect records by **mail**. Please send the records to the address above. I understand I must pay any applicable fees before the Department will send the records.
- I would like to inspect & **pick up a copy** of the records from the Department of Emergency Management. Please advise when the records are ready. I understand I must pay any applicable fees before the Department will release copies to me.

For Office Use Only

Date Completed: _____ Completed By: _____

Comments: _____

**San Francisco Police Department
INCIDENT REPORT**

Report Type: Initial

220422412

INCIDENT	Incident Number 220-422-412	Occurrence From Date / Time 06/27/2022 17:21	Occurrence To Date / Time	Reported Date / Time 06/27/2022 17:37	CAD Number 221782365	
	Type of incident BATTERY, SEXUAL 04144 TERRORIST THREATS 19057					
	Location of Occurrence: 1465 OAKDALE AVE		At Intersection with/Premise Type ALL OTHERS, EXPLAIN IN NARRATIVE		District BAYVIEW	
	Confidential Report? <input type="checkbox"/>	Arrest Made? <input checked="" type="checkbox"/>	Suspect Known? <input type="checkbox"/>	Suspect Unknown? <input type="checkbox"/>	Non-Suspect Incident? <input type="checkbox"/>	Domestic Violence? <input type="checkbox"/>
	Location Sent / On View: 1465 OAKDALE AV		At Intersection with		Reporting District BAYVIEW	
Crime and Clearance Status 6	Reported to Bureau Name	Star	Date/ Time	Elder Victim <input type="checkbox"/>	Gang Related? <input type="checkbox"/>	
Have you reviewed the attached list of procedures required by Department General Order (DGO) 7.04? Yes					Juvenile Subject? <input type="checkbox"/>	Prejudice Based? <input type="checkbox"/>

220422412

DECLARATION	I declare under penalty of perjury, this report of <u>5</u> pages is true and correct, based on my personal knowledge, or is based on information and belief following an investigation of the events and parties involved.					
	PROP 115 CERTIFIED Post Training					
	Reporting Officer LI, HAI B	Star 1074	Station Bayview Station	Watch 1500-0100	Date 06/27/22 23:43	
	Reviewing Officer KAVANAGH, JOSEPH D	Star 2133	Station Bayview Station	Watch 2100-0700	Date 06/27/22 23:59	
	OIC KAVANAGH, JOSEPH D	Star 2133	Station Bayview Station	Watch 2100-0700	Date 06/27/22 23:59	
Related Case --	Related Case --	Re-assigned to Copies to 51200 3*300	Assigned to 51200	Add'l Copies	Assigned by HL 1074	

1 VICTIM	Code RV 1	Name (Last, First Middle) PEREZ, GLADYS BIVIANO	Alias	Email Gladysbiviano@gmail.com	
	Day Phone (415) 377-9915	Type Cell	Home Address 1465 OAKDALE AVE	City SAN FRANCISCO	
	Night Phone	Type	Work Address	City	
	DOB 02/11/83	Age 39	DOB Unk. <input type="checkbox"/>	or age between and	
	Confidential Person <input type="checkbox"/>	Violent Crime Notification <input type="checkbox"/>	293 PC Star Notification <input type="checkbox"/>	Follow-up Form YES <input checked="" type="checkbox"/>	
	School (if Juvenile)	Injury/Treatment COMPLAINT OF PAIN TO RIGHT KNUCKLES. REFUSED MEDICAL	Other Information/If Interpreter Needed Specify Language		
	Interpreter Needed <input checked="" type="checkbox"/>	Language Spanish	Language Description(if Other)	Language Line Service/Interpreter ID#	Bilingual Ofc Star# Haro, Rigoberto (Star # 2323)

**San Francisco Police Department
INCIDENT REPORT**

Report Type: Initial

220422412

B O O K E D	Code B 1	Name (Last, First Middle) AGUILAR, WALTER			Alias			Email			
	Day Phone (000) 000-0000	Type Unknown	Home Address 1465 OAKDALE AVE			City SAN FRANCISCO		State CA	Zip Code 94124-		
	Night Phone	Type	Work Address			City		State	Zip Code		
	DOB Unknown <input type="checkbox"/>	Date of Birth 08/08/84	Age 37	or age between and		Race H	Sex M	Height 5'2	Weight 160	Hair Color BLK	Eye Color BRO
	SFNO	J/D# (if Juvi)	ID Type/Jurisdiction/Number			ID Type/Jurisdiction/Number		ID Type/Jurisdiction/Number			
	Booking Charge(s) 422 PC, 243.4(e)(1) PC					Booking Location COUNTY JAIL #1 - 7TH STREET SHERIFF FACILITY					
	Warrant #	Court#	Action#		Dept#		Enroute to				
	Warrant Violation(s)							Bail (\$)			
	Citation#	Violation(s)			Appear Date/time		Location of Appearance				
	<input type="checkbox"/> CA Form Booked Copy Attached	Mirandized: Star <input checked="" type="checkbox"/> 2333		Date Time 06/27/2022 17:56		CWB Check NATALIE		Star 78			
Book/Cite Approval SGT. OBOT	Star 2259	Mass Arrest Code		M X-Rays <input type="checkbox"/>	School (if Juvenile)			Statement <input checked="" type="checkbox"/>			
Other Information: Citation/Warrant/Booking Charge(s)/Missing Person-Subject Description; Scars, Marks, Tattoos											
Interpreter Needed <input checked="" type="checkbox"/>	Language Spanish		Language Description (if Other)			Language Line Service/Interpreter ID#		Bilingual Ofc Star# Haro, Rigoberto (Star # 2323)			

P R O P E R T Y	Code/No EVD 1	Item Description CD				Brand		Model	
	Serial No.	Gun Make	Caliber	Color	Narcotics Lab No.		Quantity 11	Value	
	Seized by (Star) 1074		From Where 2011 WILLIAMS AVE (BAYVIEW STATION)						
	Additional Description/Identifying Numbers PHOTOS Submitted at: C - Bayview								

P R O P E R T Y	Code/No BWC 1	Item Description BODY WORN CAMERA FOOTAGE				Brand TASER		Model AXON BODY 2	
	Serial No.	Gun Make	Caliber	Color	Narcotics Lab No.		Quantity 6	Value Total	
	Seized by (Star) 1074		From Where EVIDENCE.COM						
	Additional Description/Identifying Numbers 1074, 1489, 1251, 1389, 2259								

NARRATIVE

On Monday 6/27/2022, Officer Horton #1489 and I (3C12D) responded to 1465 Oakdale Avenue regarding a battery. We were in full police uniform, driving a marked patrol vehicle (BW375). I activated my (Body Worn Camera) as I responded. Sgt. Obot #2259, along with Officers Miller #1251, Lubey #1389 arrived to assist in the investigation.

Prior to our arrival, dispatch advised that: VIA SPAN INTERPRETOR # 187347 ... RP STATES THAT A MALE GRABBED HER FROM BEHIND AND TOUCHED HER BREASTS .. RP PUSHED HIM AWAY SUBJECTS NOW 650'ING TO KILL THE RP NO WEAPONS SEEN.

LMA, 35-40YO, HEAVY BLD, LSW NO SHIRT, RED, BLUE AND YELLOW SHORTS, NO WEAPONS SEEN BUT JUST MENTIONED HE WAS GOING TO GET A WEAPON AND KILL

RP ADVD SUBJ LIVES IN SAME BLDG AS HER IN THE IN LAW UNIT AT THIS 20 / SUBJ NOW WENT INSIDE ... RP WILL BE WAITING TO 909 ... MEDICS REF'D

The following is a summary of the incident. Please refer to my body worn camera footage for further details.

1465 Oakdale Avenue is a single-family house that housed multiple families. There is a metal gate in front of the house that leads to the open-air common area with a patio that is shared amongst the residents. In the common area, there is a single in-law unit that is next to the metal gate.

Upon arrival, I met with (RV1) Gladys Perez. Perez primarily spoke Spanish and Officer Haro #2323, a department certified Spanish interpreter later arrived to assist in interpretation.

While on scene, Perez's niece, Valeria Perez, came out of the residence and provided the following interpretation for her aunt, Gladys Perez, while we wait for Officer Haro to arrive.

Valeria summarized that the unknown male, later identified as (B1) Walter Aguilar via SFMUGSHOT 620287, who lives in the small in-law unit in the shared common area, came from behind her aunt and grabbed her breast. Valeria stated, Gladys punched Aguilar. Aguilar then made a statement that he had a gun. Valeria stated Aguilar always make statements that he has a gun, but no gun was ever seen.

It should be noted that Officers on scene did not utilize the interpretation from Valeria but rather to have a synopsis of the incident and to see if anyone needed medical attention.

Due to the possibility that Aguilar may have a firearm that could be used against Officers on scene, Sgt. Obot formulated a plan to ensure the safety of those on scene. Officer Miller held the department issued ballistic shield; Officer Horton had the ERIW while I provided lethal cover for Officer Horton. Officer Haro arrived on scene to assist in interpretation.

As we attempted to establish communication with Aguilar, he exited of the in-law unit and was placed in handcuffs without incident. It should be noted there were no reportable use of force during this incident.

While on scene, I observed Aguilar's face to be covered in dried blood. Aguilar had slurred speech and appeared to be extremely intoxicated. Sgt. Obot summoned medics to assess Aguilar.

Officer Lubey conducted a protective sweep of the in-law unit with negative results. It appears that Aguilar was the only person in the in-law unit.

At approximately 1755 hours, Officer Haro read Aguilar his Miranda Admonishment which he verbally stated he understood.

San Francisco Police Department

INCIDENT REPORT

220422412

Report Type: Initial

Through Spanish interpretation from Officer Haro, Aguilar stated the following in summary: Aguilar stated he has been drinking alcohol since 0700 hours on today's date and had consumed approximately 18 bottles of beer. Throughout the investigation, Aguilar made multiple conflicting statements regarding today's incident. Aguilar stated he was bleeding from the mouth because he was punched by a Norteno member somewhere on 3rd Street. Aguilar was unable to state exactly where he was struck but he was struck at approximately 1900 hours today. It should be noted that at the time of investigation, it was 1755 hours. Aguilar stated today is Tuesday but unsure what year it is. Aguilar stated his middle name is Juan Carlos but a computer inquiry revealed that his middle name is Rufino Cinto. Aguilar stated his birthday is 8/11/1984 but a computer inquiry revealed 8/8/1984. Aguilar then requested to go to a hospital. Based on Aguilar's slurred speech, inconsistent statements, and admitting to drinking at least 18 bottles of beer, I determined that he is too intoxicated to understand the questions being asked. I ended my interview with Aguilar.

Through Spanish interpretation from Officer Haro, Perez stated the following in summary: Perez sitting in one of the patio chairs in the shared common area when Aguilar came from behind her, hugged her and grabbed her breast over her shirt. There was no skin-to-skin contact. Perez stated, as a natural reaction, she turned around and punched Aguilar once in the face with her right fist. Perez stated Aguilar's face was not bleeding prior to and after the punch. Perez stated Aguilar threatened her by saying, "I got a weapon and I'm going to kill you." Perez stated Aguilar went back into his studio. Perez stated she was in fear for her safety as she believes Aguilar did have a weapon or is in the process of getting a weapon from his unit to kill her. Perez went back into her residence and dialed 911.

Perez stated she would like to press charges against Aguilar for sexual battery.

Perez stated she had complaint of pain to her right knuckles but refused medical assessment.

Officer Lubey provided Perez a follow-up form with a case number, Marsy's card and Victim of Crime form.

I did not perform a coldshow as Aguilar is a known neighbor, the only person in the un-law unit and Perez was on scene while we arrested Aguilar.

SFFD Medic-71 arrived on scene and assessed Aguilar.

While on scene, Officer Horton took 11 photos of the scene.

Officer Lubey located surveillance cameras at the house but only the landlord, Anai (415-933-2276) has access.

Based on the statement made by Perez, inconsistency statements by Aguilar, I believe Aguilar committed the offense of 422 PC, criminal threats, and 243.4(e)(1) PC, sexual battery.

With approval from Sgt. Oboh, Aguilar was charged with 422 PC and 243.4(e)(1) PC.

Due to the Aguilar's level of intoxication, coupled with a bloody face, Medic-71 transported Aguilar to SFGH for further evaluation. I rode with Aguilar to SFGH while Officer Horton followed behind.

At SFGH, Aguilar was treated and medically released by Dr. Fruhan.

Due to San Francisco County Jail #1 not accepting custodies at the moment, Officer Horton and I transported Aguilar back to Bayview Station.

At Bayview Station, I scanned and uploaded the photos to this report. The photos were later transferred to a (E1) CD and I booked it at Bayview Station.

Later, I uploaded my (BWC1) body worn camera to Evidence.com.

At the conclusion of this report, Officer Yu #2467 and Officer Costa #2188 (3C11E) transported Aguilar to CJ#1 where he will be booked on the above charges.

Retrieved by a21788 on 7/26/22 at 4:04:35 PM
SFPD Crime Information Service Unit (415) 575-7232

Solo para uso interno:

Fecha de recepción de solicitud: 7-26-22
Fecha de envío: _____
Fecha en la que la persona notificó
prórroga: _____
ID/DL para recoger: _____
Número de ID de personal RMS: _____

Solicitud de informe de incidente

PENDING REVIEW

Enviar por correo solicitud a: Departamento de Policía de San Francisco
Sección de Gestión de Informes
1245 3rd Street, San Francisco, CA 94158-2102

O enviar por correo electrónico a: sfpd.records@sfgov.org

No hay requisitos legales para completar este formulario en su totalidad. Sin embargo, ciertas personas tienen derecho a recibir mayor información de acuerdo con el Código Gubernamental de California § 6254 (f). Mientras mayor sea la información que usted proporcione mayor será la ayuda que brinde al Departamento para determinar la cantidad de información que usted reciba.

Su nombre: GLADYS BIVIANO PEREZ
Dirección: 1465 OAKDALE AVE SAN FRANCISCO CA
Ciudad, Estado, Código Postal: 94124
Teléfono de contacto: 415 377 9915 ⁴¹² Correo electrónico: gladysbibiano@gmail.com
Informe de la policía de S.F. n.º: 220422 812
Nombre de la parte incluida en el informe, en caso de no haber solicitante: _____
Fecha de nacimiento: Mes FEBRERO Día 01 Año 1983
Su interés en este incidente: _____

SFPD CISU 80488453
2022 JUL 29 PM 12:41

Tipo de incidente: AGRESION SEXUAL ASALTO SEXUAL AMENAZA DE MUERTE
Fecha/Hora del acontecimiento: JULIO 27, 2022 06:00 PM
Lugar del acontecimiento: CASA DONDE VIVO
Vehículo implicado (número de placa/estado/año, marca, modelo y color): _____

Indique cómo le gustaría recibir el informe de incidente solicitado. (Espere 10 días hábiles a partir de la fecha de su solicitud para el procesamiento):

Correo de Estados Unidos (Es obligatorio usar un sobre de tamaño legal estampillado con la dirección del remitente para que se procese su informe).

Correo electrónico: gladysbibiano@gmail.com

Recoger en 1245 3rd Street, 1er Piso, San Francisco, CA 94158, Lunes a Viernes (8:00 a.m. – 5:00 p.m.), cerrado los fines de semana y feriados. Llame al 415-575-7232 para confirmar que su informe está listo para recoger.

Declaro bajo pena de perjurio en conformidad con las leyes del Estado de California que la información anterior es verdadera y correcta:

Glady
Firma

JULIO 26, 2022
Fecha

Nota: LOS INFORMES DE COLISIÓN SE ELABORAN PRINCIPALMENTE PARA CASOS DE LESIONES PERSONALES, CONDUCCIÓN EN ESTADO DE EBRIEDAD, GOLPES Y ESCAPES. Algunos informes están restringidos y/o son inaccesibles.

SP240072897 B 418 FIGHT NO WEAPON 1465 OAKDALE AV, SF

[01/07/2024]

22:52:35	DT01	A09019	CREATE	Location:1465 OAKDALE AV, SF Type:418 Name:GLADYS DAREA:3C Area:350B TypeDesc:FIGHT NO WEAPON LocDesc:btwn KEITH ST and LANE ST LocCross:btwn KEITH ST and LANE ST Priority:B Class:F:3PAT Agency:SP Map:A3 RPCont?:909
22:57:04	DT01	A09019	ENTRY	Sector/Stn:C3 Map:A3 Comment: [REDACTED] RP IN VERBAL WITH [REDACTED] HOMEOWNER ...NOT LETTING RP SLEEP, BANGING IN THE ROOM
22:57:04	DT01	A09019	ALI	[REDACTED]
22:57:04	DT10	A25153	SELECT	Unit:3C13E 3C12E 3C15E 3C4E Comment:Standard
22:57:04	MSSAPP	TIBMSS	SGGEST	Comment:PPR
22:57:05	DT01	A09019	PREMIS	
22:57:51	DT10	A25153	NOMORE	
22:58:26	DT10	A25153	HOLD	
22:58:26	DT10	A25153	SELECT	
22:58:26	DT10	A25153	SGGEST	Unit:3C13E 3C12E 3C15E 3C4E Comment:Standard
22:58:29	DT10	A25153	DISPER	3C13E Operator:A23860 A24310 OperNames:RUTLEDGE III,ROBERT DAVID; LI,HAI
22:58:29	DT10	A25153	PRIU	3C13E
22:58:29	K031	A23860	PRIOR	PremType:PPR 3C13E
22:59:31	K031	A23860	RI	3C13E
23:00:20	K031	A23860	RI	3C13E
23:01:54	K354	A24224	BACKER	3C15E Operator:A24224 A22034 OperNames:PLASCENCIA,ERIKA #1769; FLORES,MARIANO #727
23:01:59	K354	A24224	RI	3C15E
23:02:00	K031	A23860	RI	3C13E
23:03:21	K031	A23860	RI	3C13E
23:03:41	K031	A23860	MISCN	3C13E Comment: [REDACTED]
23:03:50	K031	A23860	MISCN	3C13E Comment: [REDACTED]
23:04:33	K031	A23860	RI	3C13E
23:05:02	K354	A24224	RI	3C15E
23:05:04	K031	A23860	RI	3C13E
23:06:00	DT10	A25153	ONSCN	3C13E Comment:CB
23:06:12	K031	A23860	RI	3C13E
23:06:45	K031	A23860	RI	3C13E
23:07:00	K354	A24224	ONSCN	3C15E
23:07:00	DT10	A25153	MISCN	3C13E Comment:410 W 909
23:12:13	DT10	A25153	OK	3C13E Comment:SORTING
23:15:13	K031	A23860	MISCN	3C13E Comment: [REDACTED] PARTY ADVISED AND AGREED TO KEEP NOISE DOWN.
23:15:14	K031	A23860	RI	3C13E

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DO NOT DUPLICATE
Dept. of Emergency Management
City & County of San Francisco

23:15:31	K031	A23860	MISCN	3C13E Comment:PROVIDED CAD TO RP, WHO RQ NO FURTHER PD ACTION.
23:15:35	K031	A23860	CLEAR	3C13E Dispo:ADV
23:18:10	K354	A24224	CLEAR	3C15E Dispo:ND
23:18:10	K354	A24224	CLEAR	
23:18:10	K354	A24224	CLOSE	

CALL RECAP:

INITIATE: 22:52:35 01/07/2024
 ENTRY: 22:57:04 01/07/2024
 DISPATCH: 22:58:29 01/07/2024
 ON SCENE: 23:06:00 01/07/2024
 CLOSE: 23:18:10 01/07/2024
 ADDRESS: 1465 OAKDALE AV, SF
 DAREA: 3C
 SECTOR: C3
 RA: 350B
 FIRE:

CALL NUMBER: #2897
 CURRENT STATUS: CLOSE
 PRIMARY UNIT: 3C13E
 JURISDICTION: SP
 DISPOSITION: ADV

TYPE: 418 FIGHT NO WEAPON
 PRIORITY: B
 PRIOR HISTORY: Yes

CP: GLADYS
 ADDRESS:
 PHONE:

CAD TIMESTAMP: CADT 0107242318

OPERATOR ASSIGNMENTS:

DT01	A09019
DT10	A25153
MSSAPP	TIBMSS
K031	A23860
K354	A24224

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 Dept. of Emergency Management
 City & County of San Francisco



London Breed
Mayor

Department of Emergency Management



Mary Ellen Carroll
Executive Director

To: Gladys Biviano
1465 Oakdale Ave. #1
San Francisco, CA 94124
From: Custodian of Records
Date: February 8, 2024
RE: Records Request

Enclosed are the CAD records associated with your request.

Portions of your requested record(s) that include personal information have been redacted because disclosure would constitute an unwarranted invasion of privacy per California Government Code §7927.700 and San Francisco Administrative code §67.24.d.2.

Additionally, portions of your requested record(s) that include privileged law enforcement database records have been deleted (San Francisco Administrative Code §67.24.d.2).

If you have any questions, please contact the Custodian of Records at (415) 558-3826 Monday through Friday 08:00am to 4:00pm.



SAN FRANCISCO DEPARTMENT OF EMERGENCY MANAGEMENT
Custodian of Records

Request for Dispatch Records 2024 FEB --8 AM 5:31
(San Francisco Sunshine Ordinance, Administrative Code §67.1.seq.)

Date of Request: FEBRUARY 7, 2024 NOTE: No Same Day Service Available

Requestor Name: GLADYS BIVIANO

Address: 1465 OAKDALE AVENUE #1

City/State/Zip: SAN FRANCISCO CA 94124 Telephone: _____

Records Requested: CAD Printout Telephone Audio (\$35) Radio Audio (\$35)
 Other (specify): _____

CAD Number: 240072897 Case or Incident Number: _____

Date of Incident: _____ Time of Incident: _____

Incident Location: 1465 OAKDALE AVENUE # 1 SAN FRANCISCO CA 94124

Other identifying information or details (be specific): _____

Fee Schedule: (City / County employees - DO NOT USE THIS FORM)

Audio: \$35.00 for phone audio for each CAD requested; \$35.00 for radio audio for each CAD requested.

Print: Printouts over 100 pages billed at \$0.10 per page.

Payment is by cash, check or money order

When Requesting by Email: Send the **completed form** to dem.records@sfgov.org.

(If you are requesting audio files, please mail the request form with exact payment to avoid a delay in receipt of the records requested. We cannot process electronic payments.)

Method of Delivery: Please check an option below. **We cannot currently send records by email**

- I would like to inspect records by **mail**. Please send the records to the address above. I understand I must pay any applicable fees before the Department will send the records.
- I would like to inspect & **pick up a copy** of the records from the Department of Emergency Management. Please advise when the records are ready. I understand I must pay any applicable fees before the Department will release copies to me.

For Office Use Only

Date Completed: _____ Completed By: _____

Comments: _____



Federal Credit Union
2430 Mission Street
San Francisco CA 94110

OFFICIAL CHECK

01/26/2024

THIS CHECK VOID AFTER 90 DAYS

CHECK NO. 08348204



One Thousand and 00/100 Dollars*****

TWO SIGNATURES ARE REQUIRED FOR
AMOUNTS OVER \$5,000

Rafael Garcia Sanchez

[Handwritten Signature]

Reference: Gladys Biviano Perez, Yuridia Biviano, Valeria G. Bibiano Renta de Julio 2023



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San Francisco CA 94110

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CHECK NO. **08351952**

02/12/2024
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\$300.00

Three Hundred and 00/100 Dollars*****

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AMOUNTS OVER \$5,000

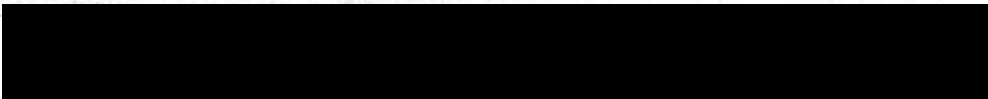
Rafael Garcia Sanchez



AUTHORIZED SIGNATURE(S)



Reference: Yuridia, Gladys Biviano and Valeria B. Rent February 2024



SAN FRANCISCO WOMEN AGAINST RAPE

3543 18TH STREET, SUITE 7
SAN FRANCISCO, CA 94110
(415) 861-2024



90-3582/1222

1018

PAY TO THE
ORDER OF

Rafael Garcia Sanchez

Seven hundred and 00/100*****

Rafael Garcia Sanchez

\$ **700.00

DOLLARS

12/31/2023



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MEMO

Payment towards Feb 2024 rent
for Gladys Division Perez

[Handwritten Signature]

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CHECK NO. **08357916**



TWO SIGNATURES ARE REQUIRED FOR
AMOUNTS OVER \$5,000

One Thousand and 00/100 Dollars *****

Rafael Garcia Sanchez

Reference: Valeria Bibiano, Yuridia, Gladys Biviano Perez Renta Marzo 2024

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CHECK NO. **08357917**



**TWO SIGNATURES ARE REQUIRED FOR
AMOUNTS OVER \$5,000**

One Thousand and 00/100 Dollars *****

Rafael Garcia Sanchez

Reference: Valeria Bibiano, Yuridia, Gladys Biviano Perez Renta Marzo 2024

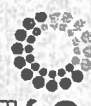
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08357917

03/12/2024

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04/05/2024
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CHECK NO. **08363203**



TWO SIGNATURES ARE REQUIRED FOR
AMOUNTS OVER \$5,000

One Thousand and 00/100 Dollars*****

Rafael Garcia Sanchez

Reference: Rent April 2024 Yuridia, Gladys Biviano Valeria Bibiano

[Redacted area]

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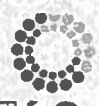


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04/05/2024
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One Thousand and 00/100 Dollars*****

TWO SIGNATURES ARE REQUIRED FOR AMOUNTS OVER \$5,000

Rafael Garcia Perez

Reference: Rent April 2024 Yuridia Gladys Biviano Valeria Bibiano

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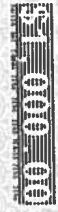
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CHECK NO. 08370816



TWO SIGNATURES ARE REQUIRED FOR AMOUNTS OVER \$5,000

Rafael Garcia Sanchez

One Thousand and 00/100 Dollars *****

Reference: Rent May 2024 Valeria, Yuridia, Gladys Biviano



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05/17/2024

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One Thousand and 00/100 Dollars *****

Rafael Garcia Sanchez

Reference: Rent May 2024 Valeria Yuridia Gladys Biviano

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AMOUNTS OVER \$5,000



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06/12/2024

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**TWO SIGNATURES ARE REQUIRED FOR
AMOUNTS OVER \$5,000**

One Thousand and 00/100 Dollars*****

Rafael Garcia Sanchez

Reference: Rent June 2024 Valeria Bibiano Yuridia, Gladys Biviano

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06/12/2024

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CHECK NO. **08376235**



TWO SIGNATURES ARE REQUIRED FOR AMOUNTS OVER \$5,000

One Thousand and 00/100 Dollars *****

Rafael Garcia Sanchez

Reference: Rent June 2024 Valeria Bibiano Yuridia, Gladys Biviano

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11



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07/12/2024
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CHECK NO. 08382588

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One Thousand and 00/100 Dollars*****

Rafael Garcia Sanchez

Reference: Valeria Bibiano, Yuridia, Gladys Biviano Rent July 2024

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AMOUNTS OVER \$5,000

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07/12/2024
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\$1,000.00

One Thousand and 00/100 Dollars*****

Rafael Garcia Sanchez

Reference: Valeria Bibiano, Yuridia, Gladys Biviano Rent July 2024

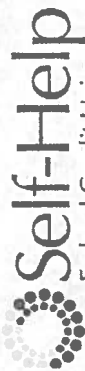
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10/11/2023

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One Thousand and 00/100 Dollars*****

Rafael Garcia Sanchez

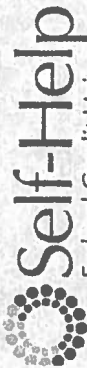
Reference: Renta de Octubre 15, 2023 ; Yurida, Valeria, and Gladys Biviano

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One Thousand and 00/100 Dollars*****

TWO SIGNATURES ARE REQUIRED FOR
AMOUNTS OVER \$5,000

Rafael Garcia Sanchez

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Reference: Renta Nov. 2023 Yuridia, Valeria, y Gladys Biviano Perez



1009



90-3582/1222

12/21/2023

Security Features. Details on back.

SAN FRANCISCO WOMEN AGAINST RAPE

3543 18TH STREET, SUITE 7
SAN FRANCISCO, CA 94110
(415) 861-2024

PAY TO THE ORDER OF Rafael Garcia Sanchez

\$ **1,000.00

DOLLARS

One thousand and 00/100*****

Rafael Garcia Sanchez

Rafael Garcia Sanchez

MEMO Jan 2024 Rent for Gladys Biviano Perez

[Signature]
AUTHORIZED SIGNATURE




Rent Payment Information (Cash Payments)

1465 Oakdale Ave San Francisco
CA94124

- From November 15, 2016, to June 15, 2023, all the rent payments were made in cash. The Rent at that time was \$1,000.
- Starting March 15, 2024, the tenants pay by check. The Current base rent amount is \$ 2,000.

Note: This is a self-attestation by the clients stating that they had made all their rent payments for the unit located at 1465 Oakdale Unit #1 Ave. San Francisco, CA 94124.

Gladys Biviano  Date 08-22-2024

Yuridia Biviano  Date: 08/22/24