

*Regular Meeting of the
Abatement Appeals Board*

October 16, 2024

Agenda Item C1

Staff Report - Case No. 6929

Pertinent Permit & Activity: (EXHIBIT – 11)

Permit No.	Filing Date	Issued Date	Permit Status
2015/0731/3080 (EXHIBIT – 12)	07/31/2015	07/31/2015	<i>Incomplete Permit</i> with only start of work inspection
2015/1006/8916 (EXHIBIT – 13)	10/06/2015	10/06/2015	Roofing Only Permit Completed on 7/20/2016
2015/1008/9293 (EXHIBIT – 14)	10/08/2015	01/05/2016	Suspended on 11/08/2018 - Fire Damage Repair at Ground Floor Interior Work only
2016/1223/5868 (EXHIBIT – 15)	12/23/2016	N/A	OTC TI Permit in Filing Stage , The Patron has not continued permit review since in-take in 12/16
2017/0801/3590 (EXHIBIT – 16)	08/01/2017	08/16/2017	TI Permit for limited Restaurant Completed on 08/24/2022
2018/0404/5536 (EXHIBIT – 17)	04/04/2018	04/04/2018	Suspended on 11/08/2018 – To Complete and Obtain Final Inspection for 2015/1008/9293. No inspection records.
2018/0529/0379 (EXHIBIT – 18)	05/29/2018	N/A	Application in Filing stage - Change of Use from limited Restaurant to Restaurant
2022/0505/3662 (EXHIBIT – 19)	05/05/2022	05/05/2022	Permit renewal for 2015/0731/3080 with start of work inspection only since May 2022

CES Code Proceeding History: (EXHIBIT - 8)

- March 10, 2015 **1st Notice of Violation Issued** (EXHIBIT - 1)
- April 8, 2015 **Final Warning letter (2nd NOV)**
- June 21, 2016 **Posted Notice of Director’s Hearing** (EXHIBIT – 8 (P.23) & 20)
- July 12, 2016 **Directors Hearing Decision – Issue an Order of Abatement** (EXHIBIT – 8 (P.23))
- July 21, 2016 **Order of Abatement Posted** (EXHIBIT – 8 (P.23) & 21)
- August 4, 2016 **Received Abatement Appeals Board Application & Processed** (EXHIBIT – 7 (P.18))
- August 30, 2024 **AAB Hearing Notice Posted.** (EXHIBIT - 25)

Last Inspection Date: BID | 5/9/2022 | Type of Inspection – Start of Work Inspection (EXHIBIT – 19)
 CES | 8/30/2024 | Posting for Notice of AAB Hearing

Appellant’s Request: “Seeking for another opportunity for the building department to hear the case because appellant was not able to present their case to any previous hearings, …………….” See (Exhibits – 7, 8) for details.

Staff recommendation: Uphold the Order of Abatement, including imposing assessment of costs. Both NOV and OOA were issued correctly back in 2015 and 2016. The owner had approved for Case Return-To-Staff on 1/6/2016, and rescheduled for Director Hearing on 7/12/2016. (EXHIBIT - 8)

Abatement Appeals Board Action: TBD

LIST OF EXHIBITS AND DOCUMENTS

Exhibit 1 - NOV 201532391
Exhibit 2 - Owner of Records
Exhibit 3 - Building Facades
Exhibit 4 - Aerial Photos
Exhibit 5 – BLK and Lot Map
Exhibit 6 – Assessor Record
Exhibit 7 - AAB Application
Exhibit 8 - CDS 201532391
Exhibit 9 - Complaint History
Exhibit 10 - OOA 201532319
Exhibit 11 - Permit History
Exhibit 12 - Inspection History_201507313080
Exhibit 13 - Inspection History_201510068916
Exhibit 14 - Inspection History_201510089293
Exhibit 15 - Permit Report_201612235868
Exhibit 16 - Inspection History_201708013590

Exhibit 17 - Permit Report_201804045536
Exhibit 18 - Permit Report_201805290379
Exhibit 19 - Inspection History_202205053662
Exhibit 20 - Posting and Mail of DH
Exhibit 21 - OOA Declaration of Posting
Exhibit 22 - OOA Declaration by mail
Exhibit 23 - IB 201532391
Exhibit 24 - OOA Revocation
Exhibit 25 - AAB Notice Posting and Mailing
Exhibit 26 - NOV 201535484
Exhibit 27 - NOV 201535941
Exhibit 28 - NOV 201626632
Exhibit 29 - NOV 201843461
Exhibit 30 - NOV 201843471
Exhibit 31 - NOV 201852471



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: 201532391
DATE: 10-MAR-15

ADDRESS: 1943 OCEAN AV
OCCUPANCY/USE: B (BUSINESS-OFFICE; FOOD AND DRINKING ESTABLISHMENT)

BLOCK: 6915 **LOT:** 025

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

OWNER/AGENT: LAU JEFFREY & SOPHIE
MAILING ADDRESS: LAU JEFFREY & SOPHIE
785 COLUMBUS AVE
SAN FRANCISCO CA

PHONE #: --

94133

PERSON CONTACTED @ SITE: LAU JEFFREY & SOPHIE

PHONE #: --

VIOLATION DESCRIPTION:

VIOLATION DESCRIPTION:	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A 106A.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input checked="" type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

A complaint investigation has revealed unsafe condition regarding fire damage at 1943 commercial space. Wall and ceiling covering material has been damaged. No access provided/available. Damage observed from street.

Codes: 102A, 102A.3, table 1A-K
-Monthly monitoring violation fee \$52

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4** 628-652-3440
- 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 SIGN OFF.**
- CORRECT VIOLATIONS WITHIN DAYS.** **NO PERMIT REQUIRED**
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Provide access to fire damage assessment report by licensed professional. Obtain permits to repair fire damage. Obtain required inspections to abate NOV. PA must state to comply with NOV.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

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

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS \$**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Mauricio E Hernandez

PHONE # 628-652-3440

DIVISION: BID

DISTRICT :

By:(Inspectors's Signature) _____

Property Profile

Assessor: 1939 OCEAN AV

Address Street #	Streetname	Sfx	Unit	Block	Lot #	Address Id
1939	OCEAN	AV		6915	025 0	214015

Values & Prices

Land	\$104,607	Other	\$0	Exempt Type	Wk Status/Yr
Structure	\$209,238	Home Exempt	\$0		2025
Fixtures	\$0	Other Exempt	\$0	Prior/Curr Source	Base Co/Yr
Prior Price	\$0	Current Price	\$0		1994
Prior Sale		Curr Sale			

Construction Appliances	Base Lot	Assr Zone	Appraiser	Lot Chg Date/Shape	Use Type
D	0 0000	000	NC2	611 08/20/1999 R	C

Lot Frontage/Area/Depth	Units	Stories	Sublevels	Volume	Roll Yr/Status
0 423,000 9,000	4	1		41	2024

Rooms	Bedrooms	Baths	Bldg Sq Ft	Bsmt Sq Ft	Year Built	DBI Form Yr	Tax Area
4	0	1	2,470	0	1924	C	1000

Owner Information

Name	Address	City	State	Zip	Owner Date
LAU JEFFREY & SOPHIE	1945 OCEAN AVE	SAN FRANCISCO	CA	94127	02/08/1984

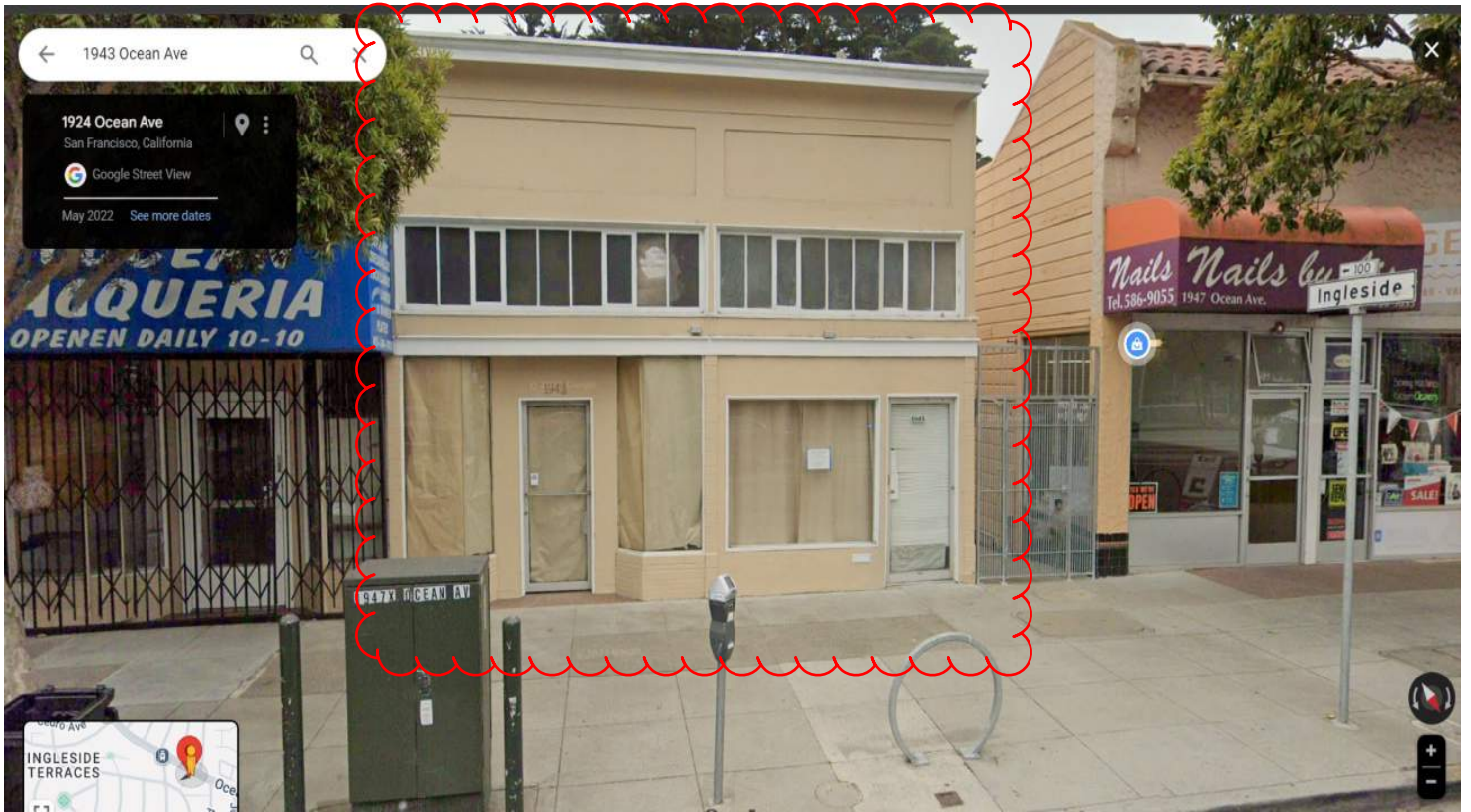


Photo Source From Google Map dated May 2022: 1943 & 1945 Ocean Ave

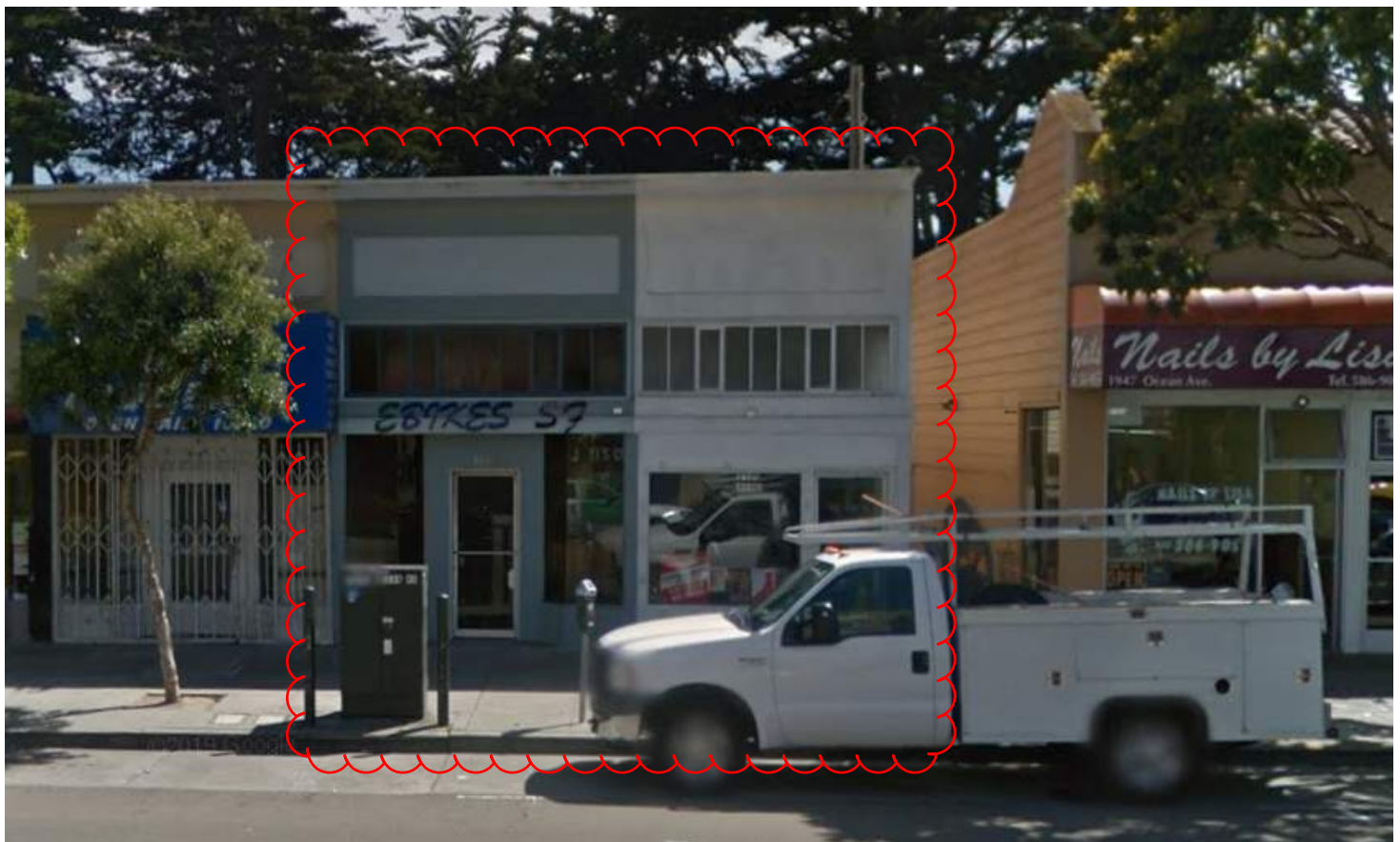
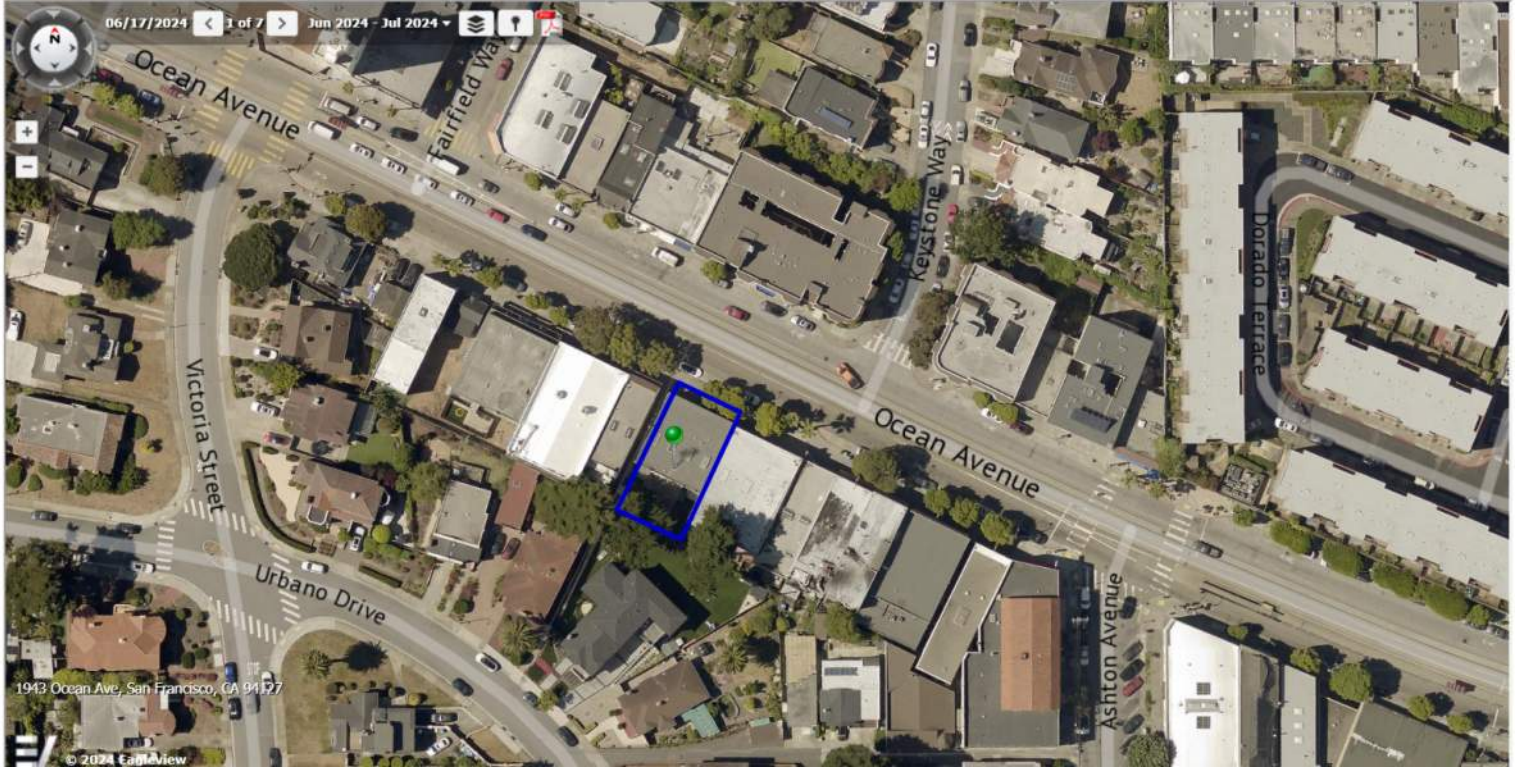


Photo Source From Google Map dated July 2015: 1943 & 1945 Ocean Ave

SFGIS EagleView IPA / Integrated Pictometry App

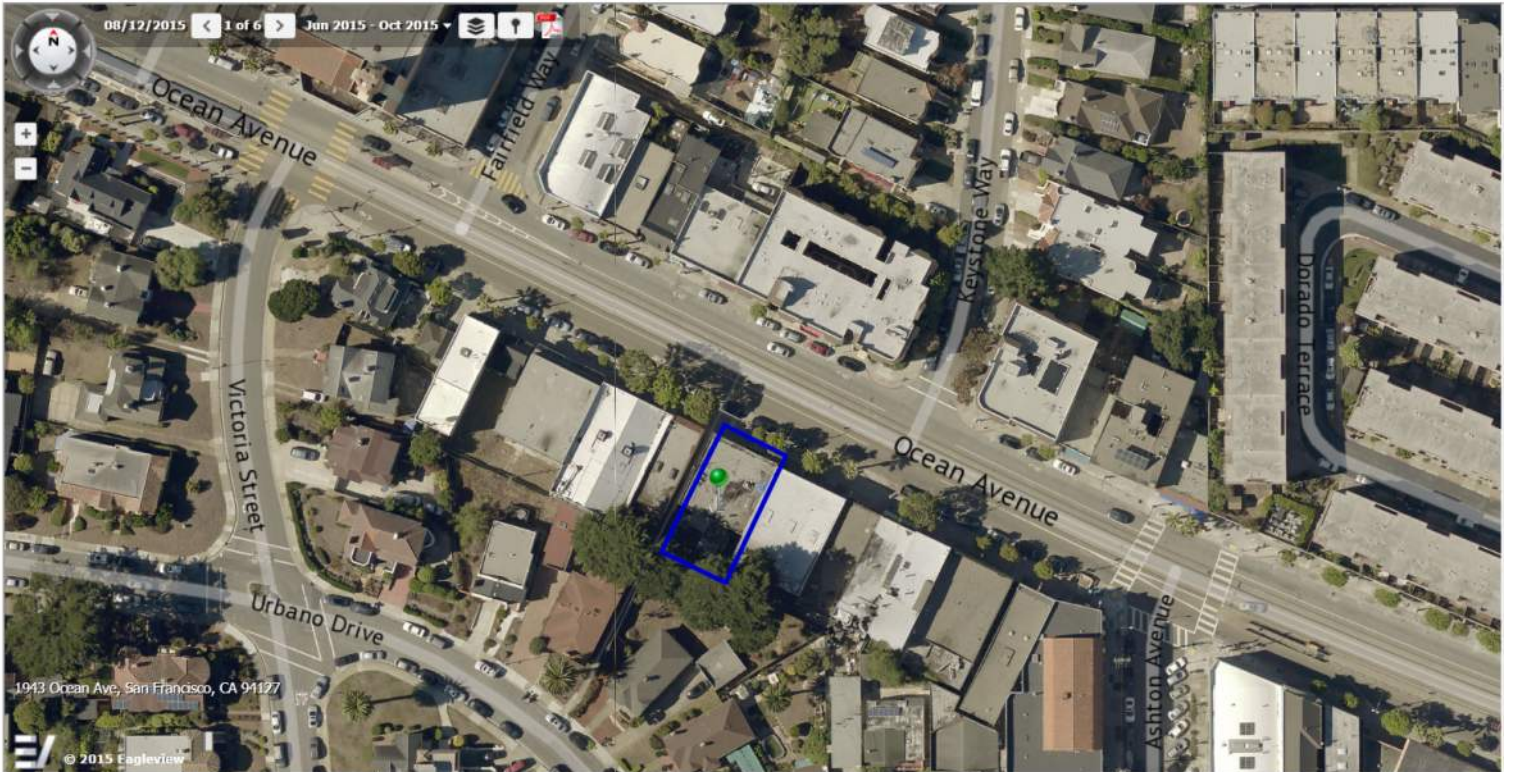
Go to Coordinates: Go Address Search: Go



Upper Photo: June 2024

SFGIS EagleView IPA / Integrated Pictometry App

Go to Coordinates: Go Address Search: Go



Bottom Photo: August 2015

6915

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INGLESIDE TER. BLK. 12

REVISED '59
" '67



Assessor's Report


Parcel 6915/025
Address 1939-1945 OCEAN AV
Mailing Address* 1945 OCEAN AVE
 SAN FRANCISCO, CA 94127

Assessed Values		Construction Type	Wood or steel frame
Land	\$104,607.00	Use Type	Commercial Stores
Structure	\$209,238.00	Units	4
Fixtures	-	Stories	1
Personal Property	-	Rooms	4
Last Sale	-	Bedrooms	-
Last Sale Price	-	Bathrooms	-
Year Built	1924	Basement	-
Building Area	2,470 sq ft		
Parcel Area	4,230 sq ft	Parcel Shape	Rectangular
Parcel Frontage	-	Parcel Depth	90 ft

Owner* LAU JEFFREY & SOPHIE
 1945 OCEAN AVE
 SAN FRANCISCO, CA 94127

Owner Date* 2/8/1984

* Fields marked with an asterisk are only visible to City staff.

Please send questions about this report to the [Office of the Assessor-Recorder](#) .

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

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

Appellant Name: Sophie Lau

Appeal Number 2015 32391

Date Appeal Filed:

Director's Order No

Complaint Tracking No(s)

Filing Fee: \$158.10

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

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

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

(1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on July 12, 2016.

(2) The affected premises are located at 1943 Ocean Avenue San Francisco. They contain N/A dwelling units and N/A guest rooms.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto. See attached

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

See Page 12 of 60 of this report

(5) Please state /check appellant's relationship to the property: [X] property owner [] owner's agent [] attorney [] architect [] engineer [] contractor [] other If the appellant is an agent of the owner(s) of record please attach documentation delineating representation.

(6) Appellant's Information: Print Appellant's Name: Sophie Lau Daytime Phone Number: Appellant's Mailing Address: San Francisco 94133

Abatement Appeals Board (AAB) Tel. (415) 558-6267 1660 Mission Street, 6th Floor, San Francisco, CA 94103

RECEIVED AUG - 5 2015 CODE ENFORCEMENT

Abatement Appeals Board Appeal Application Form
Page Two

(7) Please state any work that you are aware of that was performed at the subject property without required building, plumbing, electrical permits:
none

(8) Did the current owner(s) of record own the property when this work was performed?
 Yes No

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

(10) Please state any work completed to correct the related code violations:
Debris clean-up; roof repair, repair damage walls, Structure in kind

(11) What was the extent of the work performed? How much remains to be completed?
repair damage caused by fire - in kind - electrical + plumbing

(12) When was the work done? not complete

(13) Who did the work? _____

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

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

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

(17) If Yes, please list Complaint Tracking or Order numbers
201535484
201535961
201535941, 201588192, 201626632

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

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

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

If yes, please list permit applications:
 Building Permit Application Nos. 2015 32391
2015 10089293
 Plumbing Permit Application Nos. _____
 Electrical Permit Application Nos. EW 201607229505

(21) What other permits have you been granted by the City? Roofing 2015-10 06 8916

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

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

Print Name: Sophie Lau

Signature: [Signature]

Date Signed: 8/1/16

Signatory is property owner agent other

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

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

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

- (1) Date of Request: _____
- (2) Date AAB Secretary rejected appeal or date appellant made aware of right to appeal _____
- (3) Please explain why there was a delay in filing the appeal:

- (4) Please describe the alleged misrepresentation, mistake, or other error on the part of the City that caused the delay (attach additional sheet(s) if necessary):

- (5) What other facts do you want the Board to consider regarding the request for jurisdiction?

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

Print Name: _____ Signature: _____

Date Signed: _____ Signatory is property owner agent other _____

P:\RVB\AAB Appeal Form.doc Revised 3-8-16.ts

Abatement Appeals Board (AAB)
Tel. (415) 558-6267
1660 Mission Street, 6th Floor, San Francisco, CA 94103

Appeal to Abatement Appeals Board - Appeal #201532391

Response to Questionnaire & Declaration:

#3) State in ordinary concise language the specific nature of the action appealed from together with any material facts relating thereto:

The specific nature of the action appealed from was a citation from the Building dept stating to abate the situation where they said the building was unsafe per code section 102.1. Specifically about the property, a tenant of the landlord had started the fire and then abandoned the property. Landlord was working to comply with the building dept's request however many issues were still unsettled with the landlord's insurance company therefore work could not be completed up to the building dept's standards. Mrs. Lau sent the building dept an email regarding the status that she was still working with the insurance company and we could not find workers.

#4) State the relief you seek and reasons why you claim the appealed action should be modified or reversed by board:

The relief we are seeking is to have another opportunity for the building dept to hear our case because we were not able to present our case to any previous hearings. Specifically landlord wants her day in from of the building dept and for an opportunity to be heard.

Landlord should be allowed this opportunity to be heard because she was not allowed to present her case in any of the previous hearings. There were two previous hearings. The first hearing we did not receive notice and was continued. The second hearing she was given more time to comply with the building dept's order however they did not give a completion date. Prior to the third hearing, landlord sent an email to Ed Sweeny detailing the complications with complying with the building dept's order. When she appeared at the hearing, she was called first out of turn, was not given an opportunity to state her case and was summarily dismissed. Landlord would like an opportunity to state her case a hearing before the Directors. It is unjust for the landlord to not be able to state her case when the decision affects the landlord.

Documents attached

- ① Email to Ed. Sweeney
- ② Insurance documents

Subject: 1943 Ocean Avenue - Compliant #201543491
From: Laus Investment Group (lausinvestment@yahoo.com)
To: edward.sweeney@sfgov.org;
Cc: dominic.keane@sfgov.org;
Date: Monday, July 11, 2016 4:46 PM

Appeal # 2015-32391
Supporting Document

Re; Director's hearing - 7/12/16 for the subject property, compliant citation & request for extension

Dear Mr. Sweeney;

I was suggested by Inspector Keane to write a statement for the request of extension after my early conversation with him regarding the following hardships that we have encountered during the work process;

1. Working with Insurance Co. - We have been continuously working with Insurance Co. multiple times for additional funds as the work progress due to the unforeseen problems & fire damages up to most recent (see letter), each time we need to first contact the insurance adjuster, takes scheduling & meeting, then go through the same with the supervisor, meeting & verification before wait for additional funds to continue, every step require waiting time for scheduling, meeting, evaluation & final approval before additional payment.
2. Hard to find workers - Due to the soft improvement requirement throughout the city, all workers, contractors & construction companies are extremely busy, it's difficult to find workers & also goes for the material shortage, often involved additional time for ordering materials & time for reordering due to received wrong products.
3. Current status - We are working with the architect for re-designing to move the original existing bathroom due to the limited space to the back room area in comply with the ADA requirement. Also working on to obtaining permits for both electrical & plumbing work. Additional design for the store front is also required while the roofer is finishing the replacement of a brand new roof which was destroyed by the fire.

We are very eager to complete this project, as we are not only paying the monthly charge monitoring fee, we also intend to move to this location as our new office. However, due to the above mentioned hardships, we would like to request from the department an open extension or six month for the work completion. Thank you for your understanding in this matter & I will be at tomorrow's hearing.

Regards,

Sophie & Jeffrey Lau - property owner

Appeal # 201532391 Supporting Doc

Subject: Nationwide Insurance claim # 62870 - Jeffrey Lau (Ocean Ave., San Francisco, CA)
From: KOBRIJ1@nationwide.com (KOBRIJ1@nationwide.com)
To: brian@alliancelossconsultants.com;
Cc: lausinvestment@yahoo.com; kennan.lau@gmail.com; geoff@ireneinsures.com;
Date: Tuesday, June 28, 2016 3:16 PM

Mr. Levy,

Please see the attached documents below regarding the supplemental payment issued for fire damages at the insured risk. These same documents are being sent to your office via US Mail. The settlement check mentioned in the letter follows under separate cover and should arrive shortly thereafter. If you should have any questions or concerns, please feel free to contact the undersigned adjuster at your convenience.

Sincerely,



Jason Kobrin
Claims Specialist III
Commercial Property Large Loss
C 916.500.8056 | F 855.370.7806
kobrij1@nationwide.com

-
- Nationwide Mutual Insurance Company
 AMCO Insurance Company
 Allied Property and Casualty Insurance Company
 Depositors Insurance Company
 Nationwide Insurance Companies of America
 Nationwide Property and Casualty Insurance Co.
 Nationwide Mutual Fire Insurance Company
 Nationwide Agribusiness Insurance Company

Attachments

- Untitled1.2.gif (3.57KB)
- Status Letter 6.28.16.pdf (20.64KB)
- LAU_JEFFREY_&_SOPHI_FINAL_DRAFT_SEPARATE_92.pdf (138.92KB)

Appeal #201532391 Supporting Doc

Subject: Nationwide Insurance claim #r62870 - Jeffrey Lau (Ocean Ave., San Francisco, CA)
From: KOBRIJ1@nationwide.com (KOBRIJ1@nationwide.com)
To: brian@alliancelossconsultants.com;
Cc: lausinvestment@yahoo.com; kennan.lau@gmail.com; geoff@ireneinsures.com;
Date: Tuesday, June 28, 2016 3:16 PM

Mr. Levy,

Please see the attached documents below regarding the supplemental payment issued for fire damages at the insured risk. These same documents are being sent to your office via US Mail. The settlement check mentioned in the letter follows under separate cover and should arrive shortly thereafter. If you should have any questions or concerns, please feel free to contact the undersigned adjuster at your convenience.

Sincerely,



Jason Kobrin
Claims Specialist III
Commercial Property Large Loss
C 916.500.8056 | F 855.370.7806
kobrij1@nationwide.com

-
- Nationwide Mutual Insurance Company
 AMCO Insurance Company
 Allied Property and Casualty Insurance Company
 Depositors Insurance Company
 Nationwide Insurance Companies of America
 Nationwide Property and Casualty Insurance Co.
 Nationwide Mutual Fire Insurance Company
 Nationwide Agribusiness Insurance Company

Attachments

- Untitled1.2.gif (3.57KB)
- Status Letter 6.28.16.pdf (20.64KB)
- LAU__JEFFREY_&_SOPHI_FINAL_DRAFT_SEPARATE_92.pdf (138.92KB)

Appeal # 201532391 Supporting Doc



On Your Side*

Nationwide Insurance
Allied Insurance
Nationwide Agribusiness
Titan Insurance
Victoria Insurance

Jeffrey Lau

Jeffrey Lau
785 COLUMBUS AVE
SAN FRANCISCO, CA 94133

Date prepared June 28, 2016
Claim number 72 04 PE 762870
01172015 51

Questions? Contact Claims Associate
Jason Kobrin
kobrij1@nationwide.com
Phone (916)500-8056

Claim details

Insurer: Nationwide Mutual Insurance Company
Policyholder: Jeffrey Lau
Claimant: Jeffrey Lau
Claim number: 72 04 PE 762870 01172015 51
Loss date: 01-17-2015
[Loss location:] 1939 OCEAN AVE SAN FRANCISCO, CA 94127

Dear Mr. Lau,

Please allow this to serve as a status report to our last report dated February 29, 2016.

Attached to this correspondence is a copy of our revised building estimate for repairs to the insured risk. The revised line items are noted as follows:

Line #298 - Joist labor to install increased to include 21LF * 18 ea
Line #299 - Joist materials increased to include 21LF * 18 ea
Line #300 - Increased carpentry labor to 4 men for 4 days
Line #329 - Increased demo labor to 8 days

We revised these line items after speaking with Mr. Keenan Lau via telephone on April 19, 2016. At that time, we discussed the need for additional framing repair work and demolition labor. We were told the repair estimate in place at the time was insufficient as far as these framing and demolition line items were considered. We reviewed the estimate and made the revisions mentioned above.

We assume we are now in agreement with the overall repair costs and the repairs to the insured risk can continue towards conclusion.

The changes to the line items mentioned above increased the Replacement Cost Value ("RCV") and Actual Cash Value ("ACV"). Please refer to page 37 in the Summary for Building. There, you will see the revised RCV totals \$197,621.77. Applying \$3,862.78 in recoverable depreciation leaves a revised ACV of \$193,758.99. To date, we have paid you a total of \$173,708.42 in Building ACV payments. Therefore, we owe you the difference between these two figures, which is \$20,050.57.

We have issued you a settlement check in the amount of \$20,050.57, payable to the named insured, mortgagee and public adjuster. That check is being sent under separate cover to the public adjuster's business address for handling purposes. It should arrive within 3-5 business days of receipt of this correspondence.

For your protection, California law requires the following to appear on this form: Any person who knowingly presents false or fraudulent claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison.



Nationwide Insurance
Allied Insurance
Nationwide Agribusiness
Titan Insurance
Victoria Insurance

On Your Side*

Appeal # 2015 37391 Supporting Doc

Once repairs to the insured risk are completed, please contact us so that we can address your claim for recoverable depreciation, if warranted.

In addition, this letter is to re-confirm that we have paid for all known damages to date and will therefore be looking to close our file once final repair costs are determined. We now refer you to your policy on page 1 of 2 for CP 7067 Form where it states, in part:

D. Legal Action Against Us

No one may bring a legal action against us under this Coverage Part unless:

1. There has been full compliance with all of the terms of this Coverage Part; and
2. The action is brought within 1 year after the date on which the direct physical loss or damage occurred.

Based on this condition, you have until October 28, 2016 to bring action against the company. Please do not hesitate to contact us should you have any questions regarding the above.

Thank you for choosing us for your important insurance protection. If you have any questions or concerns, please contact me at (916) 500-8056 or kobrij1@nationwide.com.

Sincerely,

Jason Kobrin
Nationwide Mutual Insurance Company
One Nationwide Gateway
Dept 5576
Des Moines, IA 50391

For your protection, California law requires the following to appear on this form: Any person who knowingly presents false or fraudulent claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison.



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
1660 Mission Street
San Francisco, CA 94103-2414

PAYMENT RECEIPT

Printed on: 08/04/2016 04:31:17 PM

Code Enforcement Division

Phone:(415)558-6220

Fax:(415)558-6249

Payment Date: 08/04/2016

Job Address

1943 OCEAN AV

Receipt Number: CED03324

Issued By: TSULIT

Payment received from:

Application Number:

LAUS INVESTMENT GROUP
785 COLUMBUS AVE
SAN FRANCISCO CA 94133

1943 OCEAN AV

Re: 1943 Ocean Ave., C #201532391, OOA No. 108185-A, AAB Filing fee payment.

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$158.10	201532391

TOTAL \$158.10

BY _____

DBI COPY



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201532391

OWNER/AGENT: LAU JEFFREY & SOPHIE
 LAU JEFFREY & SOPHIE
 785 COLUMBUS AVE
 SAN FRANCISCO CA

DATE FILED: 10-MAR-15

LOCATION: 1943 OCEAN AV

BLOCK: 6915 **LOT:** 025

94133

SITE:

RATING: **OCCUPANCY CODE :**

RECEIVED BY: MASUNCION **DIVISION:** BID

COMPLAINT SOURCE: WEB FORM

OWNER'S PHONE: --

CONTACT NAME:

CONTACT PHONE: --

COMPLAINANT: anonymous

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE: --

DESCRIPTION: date last observed: 09-MAR-15; time last observed: 1/17/2015-present; identity of person performing the work: Owner of building is Jeffrey o; exact location: Main Bldg; building type: Commercial/Business ABANDONED/DERELICT STRUCTURE; VACANT STRUCTURE; DILAPIDATED STRUCTURE; STRUCTURAL PROBLEMS; ; additional information: There was a fire at 1943 Ocean Ave, San Francisco CA 94112 on 01/17/2015. The fire destroyed the bike shop with extensive damage to the shop. There are several business owner who complain about the smell and until now nothing has been done about it. The shop is still in the same condition that it was the day after the fire. The residents, business owners on that block want it to be cleaned up.;

INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION INSPECTOR ID DISTRICT PRIORITY

CES MCCONN 6960

REFERRAL INFORMATION

DATE REFERRED BY TO COMMENT

10-APR-15 Maria Asuncion CES Refer to Director's Hearing for abatement per M. Hernandez.

COMPLAINT STATUS AND COMMENTS

DATE TYPE INSPECTOR STATUS COMMENT UPDATED BY DIVISION

10-MAR-15 CASE OPENED D HARTLEY CASE RECEIVED Maria Asuncion 10-MAR-15 IPR

10-MAR-15 OTHER BLDG/HOUSING VIOLATION M HERNANDEZ FIRST NOV SENT First NOV issued by Inspector Mauricio Hernandez IS INTERN 11-MAR-15 INS

11-MAR-15 OTHER BLDG/HOUSING VIOLATION M HERNANDEZ CASE UPDATE Copy of first NOV mailed -TL IS INTERN 11-MAR-15 INS

08-APR-15 OTHER BLDG/HOUSING VIOLATION M HERNANDEZ SECOND NOV SENT No permit found to comply with NOV, Refer to CED -Inspector Mauricio Hernandez IS INTERN 09-APR 15 INS



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201532391

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
09-APR-15	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	Copy of second NOV mailed -TL	IS INTERN 09-APR 15	INS
10-APR-15	GENERAL MAINTENANCE	M HERNANDEZ	REFERRED TO OTHER DIV	transfer to div CES	Maria Asuncion 10- APR-15	IPR
16-APR-15	CASE OPENED	J HINCHION	CASE RECEIVED		Teresita Sulit 16- APR-15	CES
12-NOV-15	OTHER BLDG/HOUSING VIOLATION	T KEANE	DIRECTOR HEARING NOTICE POSTED	Posted for 11/24/15 tdk.	Thomas Keane 22- JUN-16	BID
24-NOV-15	OTHER BLDG/HOUSING VIOLATION	T KEANE	CASE CONTINUED	DH. 1/5/2016,tdk	Thomas Keane 24- NOV-15	BID
06-JAN-16	OTHER BLDG/HOUSING VIOLATION	T KEANE	CASE RETURNED	Case returned to staff,ces. tdk.	Thomas Keane 06- JAN-16	BID
21-JUN-16	OTHER BLDG/HOUSING VIOLATION	T KEANE	DIRECTOR HEARING NOTICE POSTED	Posted for 7/12/16.tdk	Thomas Keane 22- JUN-16	BID
12-JUL-16	OTHER BLDG/HOUSING VIOLATION	T KEANE	ORDER OF ABATEMENT ISSUED	OOA issued. tdk.	Thomas Keane 13- JUL-16	BID
21-JUL-16	OTHER BLDG/HOUSING VIOLATION	T KEANE	ORDER OF ABATEMENT POSTED	Posted OOA . tdk.	AAB Application payment processed on 8/4/2016. (Exhibit 7, P.18)	
29-JUL-16	OTHER BLDG/HOUSING VIOLATION	J HINCHION	ABATEMENT APPEALS BOARD HRG	AAB application received and processed- cbs	Thomas Moyer 23- AUG-24	CES
27-AUG-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Case reassigned to D. McCoon per JN-tm	Thomas Moyer 27- AUG-24	CES
27-AUG-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	AAB NOH and related docs generated- tm	Thomas Moyer 29- AUG-24	CES
30-AUG-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ABATEMENT APPEALS BOARD HRG	AAB NOH Cert mailed to owner & appellants-tm	Thomas Moyer 29- AUG-24	CES
30-AUG-24	GENERAL MAINTENANCE	D MCCONN	CASE UPDATE	went out to site to post AAB and take pictures - DMC	Declan McConn 30- AUG-24	CES
30-AUG-24	GENERAL MAINTENANCE	D MCCONN	CASE UPDATE	case update sign affidavit - DMC	Declan McConn 30- AUG-24	CES
30-AUG-24	GENERAL MAINTENANCE	D MCCONN	CASE UPDATE	case update upload photos - DMC	Declan McConn 30- AUG-24	CES



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201532391

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS)		NOV (BID)	
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10-MAR-15

08-APR-15

CASE HISTORY and ACTION

Complaint No.: 201532391

District No.: _____

Address: 1943 OCEAN

District Inspector: M. Hernandez

DATE	REMARKS	TIME	INITIAL
3/10/15	1 ST NOV ISSUED		
3/11/15	" MAILED	:30	NH
4/8/15	NO PERMIT OR ACTION TAKEN TO COMPLY w/ NOV REFER TO CED - 2nd NOV	30	TL
4/9/15	Mailed copy of 2nd NOV	:25	TL
4/10/15	Refer to CED	:25	MRE
4/16/15	Received in CES	:30	TS
5/18/15	Case case review	:75	NG
	- 2 nd NOV issued and sent prior to the expiration of the time limits set in the 1 st NOV		
	- Incorrect code sections checked on printed NOV"		
	- 2 nd NOV not sent certified mail		
	- NO senior review and approval for referral to CES noted in case log.		
5/22/15	\$52 - Fee review - yes		
5/26/15	monthly violation monitoring (3/10/15 - 5/10/15) 2 months	.25	JY
5/27/15	Prepared, certified mail 2 months monitoring fees: to owner	30	GS

Complaint No.: 201532391

Address: 1943 Ocean Ave.

DATE	REMARKS	TIME	INITIAL
9/8/15	MMF review (5/11/15 - 8/11/15) 3 months ^{due} (only approval for MMF review noted at this time)	.25	MB
9/8/15	OK for D.H. - Review	.15	JY
9/9/15	Prepared, certified mail for 3 month monitoring fee to owner	.30	GS
9/25/15	Permit research - permit issued for partial compliance	.25	MB
11/6/2015	Prepared, certified mail D.H. to owner & etc	.30	GS
11/12/15	Notice posted for D.H.	.5	T.D.K.
11/24/15	Case continued until DH 1/5/2016	.25	T.D.K.
11/25/15	prepare DH update Hist Excel	.30	JY
1/5/16	Returned to staff (CES)	.25	T.D.K.
6/15/16	M.M.FEE 8/11/15 - 6/11/16 10 MONTHS ^{#183160}	.25	T.D.K.
6/16/16	Prepared file for D.H. on 7/12/16	.5	T.D.K.
6/16/2016	Prepared, certified mail D.H., MMF(3) to owner & etc	.30	GS
6/21/16	DH notice posted for 7/12/16	.75	T.D.K.
7/12/16	OOA issued	.25	T.D.K.
7/15/16	Prepared OOA Letter	.30	CB
7/15/16	" Interim bill	.30	CB
7/21/16	OOA posted	.5	T.D.K.
7/29/16	Rec'd 10 Day per MMF payment ^{only}	.30	CB

5³ ET

e History and Action

Address: 1943 Ocean Av.

Block/Lot: 6915/025

Inspector: D. Keane

Date Ref: _____

Outstanding Items: # _____

201532391

(s) Req'd (circle) BLDG ELEC PLUMB BLDG PA# _____ Date Filed _____ Date Issued _____

DATE	ACTION	REMARKS	INSP. CLERK INITIALS	TIME IN MINUTES
10/27/16	CES	Prepared Revocation of OOA - case has been appealed.	JK	:15

Complaint List for the Property

Only Active? Query CTS

Complaint List

NOV
Action

Complaint #	Needed	Date Filed	A	Div	Block	Lot	Street #	Street Name	AV
201843471	<input checked="" type="checkbox"/>	02/21/2018	<input checked="" type="checkbox"/>	CES	6915	025	1941	OCEAN	AV
201626632	<input checked="" type="checkbox"/>	07/13/2016	<input checked="" type="checkbox"/>	CES	6915	025	1943	OCEAN	AV
201535941	<input checked="" type="checkbox"/>	03/23/2015	<input checked="" type="checkbox"/>	CES	6915	025	1941	OCEAN	AV
201532391	<input type="checkbox"/>	03/10/2015	<input checked="" type="checkbox"/>	CES	6915	025	1943	OCEAN	AV
201535484	<input checked="" type="checkbox"/>	03/19/2015	<input checked="" type="checkbox"/>	CES	6915	025	1945	OCEAN	AV
201843461	<input checked="" type="checkbox"/>	02/21/2018	<input checked="" type="checkbox"/>	CES	6915	025	1943	OCEAN	AV
201852471	<input checked="" type="checkbox"/>	03/23/2018	<input checked="" type="checkbox"/>	CES	6915	025	1945	OCEAN	AV
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						

Note: * - NOV Action Needed

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Tom C. Hui, S.E.; C.B.O., Director

ORDER OF ABATEMENT

July 15, 2016

Owner:
LAU JEFFREY & SOPHIE
785 COLUMBUS AVE
SAN FRANCISCO CA 94133

Property Address: 1939 OCEAN AV,
Block: 6915 Lot: 025 Seq: 00
Tract: Case: BW1
Complaint: 201532391

Inspector: Keane

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 **ORDER NO. 108185-A**
HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE
PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON July 12, 2016 IN ACCORDANCE WITH THE SAN
FRANCISCO BUILDING CODE SECTION 102A.5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE
DIRECTOR. **THE OWNER WAS REPRESENTED.**

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

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

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

1. All permits required for compliance of this violation must be completed and finalized within 30 days.

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

APPEAL: PURSUANT TO SECTION 105A.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A.2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 1660 MISSION ST., SAN FRANCISCO, CA 94103, Tel: (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

RECOMMENDED BY:

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

APPROVED BY:

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

Code Enforcement Section
1660 Mission Street - San Francisco CA 94103
Phone: (415) 558-6181 FAX: (415) 558-6226 www.sfdh.org

Permit Tracking System

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

LOCATION 6915 / 025 / 0 1943 OCEAN AV **ALTERATIONS PERMIT**

Stage Created By

List based on the address query

Application no.	Form No.	Floor Number	Description	Site Prmt ?	Line	Sfx	Unit	Sfx	Current Stage	Stage Date
202205053662	8		RECOMMENCEMENT AND C			AV			ISSUED	05/05/2022
201805290379	3		CHANGE OF USE FROM LIMI N			AV			FILED	05/29/2018
201804045536	8		TO COMPLETE WORK AND C			AV			SUSPEND	11/08/2018
201708013590	8		TENANT IMPROVEMENT FO			AV			COMPLETE	08/24/2022
201612235868	8		TO COMPLY WITH 20153239			AV			FILED	12/23/2016
201612235868	8		TO COMPLY WITH 20153239			AV			FILED	12/23/2016
201510089293	8		fire damage repair at G/G int			AV			SUSPEND	11/08/2018
201510068916	8		Modified bitumen, remove. f			AV			COMPLETE	07/20/2016
201507313080	8		CLEANING UP AFTER FIRE Df			AV			ISSUED	07/31/2015
201412123684	8		INSTALL DROP CEILING OVE			AV			ISSUED	12/18/2014

Return

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



DEPARTMENT OF BUILDING INSPECTION

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

Date: 10/08/24 15:12:50

Permit details report

Application Number: 201507313080

Bluebeam ID:

Form Number: 8 **Application** CLEANING UP AFTER FIRE DEMO THE SMOKED WALL & CEILING. PARTIAL
Description: COMPLAINT #201532391. REPAIR DAMAGED CEILING & JOICE, ETC IN KIND.

Address: 6915/025/0 1943 OCEAN AV

Cost: \$1,000

Occupancy code: B

Building Use: 10 -OFFICE

Disposition/Stage:

Action Date	Stage	Comments
31-JUL-2015	TRIAGE	
31-JUL-2015	FILING	
31-JUL-2015	FILED	
31-JUL-2015	APPROVED	
31-JUL-2015	ISSUED	

Contact Details:

Contractor Details

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

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CES	31-JUL-2015	31-JUL-2015			31-JUL-2015	HINCHION JOHN	
2	BLDG	31-JUL-2015	31-JUL-2015			31-JUL-2015	YU CYRIL	
3	CPB	31-JUL-2015	31-JUL-2015			31-JUL-2015	YU ZHANG REN	



Department of Building Inspection

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



Building Inspection History Printed On: 10/07/2024 01:04:43 PM

Application Number **201507313080** Block/Lot **6915 / 025** Address **1943 OCEAN AV**

Description **CLEANING UP AFTER FIRE DEMO THE SMOKED WALL & CEILING. PARTIAL COMPLAINT #201532391. REPAIR DAMAGED CEILING & JOICE, ETC IN KIND.**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
LAU JEFFREY & SOPHIE	8	\$1,000.00	ISSUED	07/31/2015

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(415) 299-0518	0		1	B	10	11/30/2015	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Rafael Jr., Leopoldo	12/23/2015	101	START WORK	111 - Site inspection.



Department of Building Inspection

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



Building Inspection History Printed On: 10/07/2024 12:54:33 PM

Application Number **201510068916** Block/Lot **6915 / 025** Address **1939 OCEAN AV**
 Description **Modified bitumen. remove. Base felt. compound. etc.**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
LAU JEFFREY & SOPHIE	8	\$10,800.00	COMPLETE	07/20/2016

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(415) 299-0518	0	0	2	M	15	04/06/2016	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Carlin Jr., Dennis	07/20/2016	106	FINAL INSPECT/APPRVD	work complete



DEPARTMENT OF BUILDING INSPECTION

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

Date: 10/07/24 12:48:32

Permit details report

Application Number: **201510089293**

Bluebeam ID:

Form Number: 8 **Application** fire damage repair at G/G interior work only - non structural replacement of wall & ceiling where
Description: damaged by fire.

Address: 6915/025/0 1943 OCEAN AV

Cost: \$3,000

Occupancy code: B,M

Building Use: 15 -RETAIL SALES

Disposition/Stage:

Action Date	Stage	Comments
08-OCT-2015	TRIAGE	
08-OCT-2015	FILING	
08-OCT-2015	FILED	
05-JAN-2016	APPROVED	
05-JAN-2016	ISSUED	
08-NOV-2018	SUSPEND	Suspended per request of CES dated November 8, 2018. O'Riordan.

Contact Details:

Contractor Details

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

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BLDG	08-OCT-2015	08-OCT-2015			08-OCT-2015	LAU (NELSON) CHI	
2	CES	08-OCT-2015	08-OCT-2015			08-OCT-2015	HINCHION JOHN	
3	CPB	05-JAN-2016	05-JAN-2016			05-JAN-2016		OTC FDR



Department of Building Inspection

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



Building Inspection History Printed On: 10/07/2024 12:56:27 PM

Application Number **201510089293** Block/Lot **6915 / 025** Address **1943 OCEAN AV**

Description **fire damage repair at G/G interior work only - non structural replacement of wall & ceiling where damaged by fire.**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
LAU JEFFREY & SOPHIE	8	\$3,000.00	SUSPEND	11/08/2018

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(415) 299-0518	0	0	1	B,M	15	05/05/2016	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Cummins, Colette	05/01/2018	103	REINSPECT REQUIRED	Wrong pa not my district
Cummins, Colette	04/27/2018	103	REINSPECT REQUIRED	Not ready
Carlin Jr., Dennis	05/05/2016	126	ROUGH FRAME	



DEPARTMENT OF BUILDING INSPECTION

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

Date: 10/07/24 12:47:34

Permit details report

Application Number: **201612235868**

Bluebeam ID:

Form Number: **8** **Application** TO COMPLY WITH 201532391, 201535484, 201635961, 201535941, 201588192 &
Description: 2016628632: ADD ADA UPGRADE - BATHS, DOOR PADDLES, DOOR LICK PLATES, LEVER HARDWARE. ADD NEW GYP BOARD, PAINTING @ WALLS,CEILINGS. ADD NEW WINDOW, ADD NEW ELEC OUTLETS & LIGHTS. VACANT RESTAURANT a 1941 TO BE RENOVATED IN REST...

Address:

6915/025/0 1941 OCEAN AV
 6915/025/0 1943 OCEAN AV

Cost:

\$30,000

Occupancy code: M

Building Use: 15 -RETAIL SALES

Disposition/Stage:

Action Date	Stage	Comments
23-DEC-2016	TRIAGE	
23-DEC-2016	FILING	
23-DEC-2016	FILED	

Contact Details:

Contractor Details

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CES							
2	BID-INSP							
3	INTAKE	23-DEC-2016	23-DEC-2016					
5	CP-ZOC							
6	BLDG							
7	DPW-BSM							
8	MECH							
9	SFPUC							
10	CPB							



DEPARTMENT OF BUILDING INSPECTION

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

Date: 10/07/24 12:42:26

Permit details report

Application Number: 201708013590

Bluebeam ID:

Form Number: 8 **Application Description:** TENANT IMPROVEMENT FOR EXTG LIMITED RESTAURANT FOR HEALTH DEPT. CHANGE OF OWNERSHIP, UPDATE ACCESSIBILITY, RESTROOM AND COUNTER. REFURBISH/REMOVE/RELOCATE AND OR REPLACE KITCHEN EQUIPMENTS.

Address: 6915/025/0 1939 OCEAN AV

Cost: \$20,400

Occupancy code: B,M

Building Use: 05 -FOOD/BEVERAGE
HNDLNG

Disposition/Stage:

Action Date	Stage	Comments
01-AUG-2017	TRIAGE	
01-AUG-2017	FILING	
01-AUG-2017	FILED	
16-AUG-2017	APPROVED	
16-AUG-2017	ISSUED	
24-AUG-2022	COMPLETE	Permit completed by D.Carlin on 10/24/2017.MH

Contact Details:

Contractor Details

License No. : 687197
Name: CHAO ZHEN MA
Company name: C & K HOUSING CONST CO *CK ID*
Address: 611 19TH AV SAN FRANCISCO CA 94121-0000

Phone: 4157488450

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	01-AUG-2017	01-AUG-2017			01-AUG-2017	GREENE MATT	
2	INTAKE	01-AUG-2017	01-AUG-2017			01-AUG-2017	SHAWL HAREGGEV	
3	CP-ZOC	16-AUG-2017	16-AUG-2017			16-AUG-2017	KLINE HEIDI	N/A
4	BLDG	03-AUG-2017	03-AUG-2017			03-AUG-2017	FINNEGAN JOHN	Approved OTC
5	MECH	03-AUG-2017	03-AUG-2017			03-AUG-2017	ORTEGA REYNALD	Approved, OTC
6	SFPUC	03-AUG-2017	03-AUG-2017			03-AUG-2017	ARRIOLA LAURA	OTC - Capacity Charge not applicable. Not enough additional fixtures / GPM. Return to Applicant - 08/03/17.
7	HEALTH	10-AUG-2017	10-AUG-2017			10-AUG-2017	AGUILA SHARON	
8	CPB	16-AUG-2017	16-AUG-2017			16-AUG-2017	MARIA ASUNCION	



Department of Building Inspection

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



Building Inspection History Printed On: 10/07/2024 12:58:09 PM

Application Number **201708013590** Block/Lot **6915 / 025** Address **1939 OCEAN AV**

Description **TENANT IMPROVEMENT FOR EXTG LIMITED RESTAURANT FOR HEALTH DEPT. CHANGE OF OWNERSHIP, UPDATE ACCESSIBILITY, RESTROOM AND COUNTER. REFURBISH/REMOVE/RELOCATE AND OR REPLACE KITCHEN EQUIPMENTS.**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
LAU JEFFREY & SOPHIE	8	\$20,400.00	COMPLETE	08/24/2022

Owner Name	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
LAU JEFFREY & SOPHIE	2	0	1	B,M	05	02/16/2018	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Carlin Jr., Dennis	10/19/2017	103	REINSPECT REQUIRED	103-not ready
Carlin Jr., Dennis	10/06/2017	103	REINSPECT REQUIRED	not ready
Carlin Jr., Dennis	08/30/2017	126	ROUGH FRAME	126-ok



DEPARTMENT OF BUILDING INSPECTION

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

Date: 10/07/24 12:43:53

Permit details report

Application Number: 201804045536

Bluebeam ID:

Form Number: 8 Application TO COMPLETE WORK AND OBTAIN FINAL INSPECTION FOR PA# 201510089293
 Description:

Address: 6915/025/0 1943 OCEAN AV

Cost: \$10,000 Occupancy code: B,M Building Use: 15 -RETAIL SALES

Disposition/Stage:

Action Date	Stage	Comments
04-APR-2018	TRIAGE	
04-APR-2018	FILING	
04-APR-2018	FILED	
04-APR-2018	APPROVED	
04-APR-2018	ISSUED	
08-NOV-2018	SUSPEND	Suspended per request of CES dated November 8, 2018. O'Riordan.

Contact Details:

Contractor Details

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

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	04-APR-2018	04-APR-2018			04-APR-2018	HOWARD BRETT	
2	CPB	04-APR-2018	04-APR-2018			04-APR-2018	YU ZHANG REN	



DEPARTMENT OF BUILDING INSPECTION

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

Date: 10/07/24 12:45:24

Permit details report

Application Number: 201805290379

Bluebeam ID:

Form Number: 3 Application CHANGE OF USE FROM LIMITED RESTAURANT TO RESTAURANT. NO REMODEL
 Description: WORK THIS APPLICATION IS FOR 312 NOTIFICATION PURPOSE.

Address: 6915/025/0 1939 OCEAN AV

Cost: \$1

Occupancy code: M,B

Building Use: 05 -FOOD/BEVERAGE
 HNDLNG

Disposition/Stage:

Action Date	Stage	Comments
29-MAY-2018	TRIAGE	
29-MAY-2018	FILING	
29-MAY-2018	FILED	

Contact Details:

Contractor Details

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	29-MAY-2018	29-MAY-2018			29-MAY-2018		
2	CES	29-MAY-2018	29-MAY-2018			29-MAY-2018	GUNNELL MICHAEL	
3	CPB	29-MAY-2018	29-MAY-2018			29-MAY-2018	GUTIERREZ NANCY	
4	SFFD	29-MAY-2018	29-MAY-2018			29-MAY-2018	CHEUNG JANICE	n/a: total area of 478 sq ft restaurant = 32 occ B use. no review by fire required.
5	CP-ZOC	29-MAY-2018	26-JUN-2018	26-JUN-2018	24-AUG-2018	24-AUG-2018	FLORES VERONICA	Pending neighborhood notification 06/26/18 VAF Approved/routed to DBI 08/24/18 VAF
6	BLDG	27-AUG-2018	30-AUG-2018			31-AUG-2018		8/31/18: OTC approved, to OTC bin; cp
6	CP-NP	28-JUN-2018	28-JUN-2018	28-JUN-2018	11-JUL-2018	17-AUG-2018	FLORES VERONICA	Emailed 312 cover letter 6/28/2018 (William) Mailed 312 notice on 7/18/2018; expires 8/17/2018 (William)
7	BLDG	31-AUG-2018	21-SEP-2018			21-SEP-2018		otc expired.
8	BLDG	21-SEP-2018	24-SEP-2018			24-SEP-2018	JONES DAVID	Approved OTC a no-construction permit associated with the change of use from a limited-use restaurant to a full-use restaurant, note P/A 2017-0801-3590 was issued for the construction of the ADA bathroom, DMJ 09/24/2018;



DEPARTMENT OF BUILDING INSPECTION

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

Date: 10/08/24 15:33:08

Permit details report

Application Number: 202205053662

Bluebeam ID:

Form Number: 8 Application RECOMMENCEMENT AND COMPLETION OF WORK APPROVED UNDER PA#
Description: 201507313080 30% OF THE WORK STILL REMAINING.

Address: 6915/025/0 1943 OCEAN AV

Cost: \$1,000 Occupancy code: B Building Use: 10 -OFFICE

Disposition/Stage:

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

Contact Details:

Contractor Details

License No. : 1089869
Name: JIA (JARED) YUAN LUO
Company name: JWL 888 CONSTRUCTION INC
Address: 261 LOWELL ST SAN FRANCISCO CA 94112-0000

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	05-MAY-2022	05-MAY-2022			05-MAY-2022	STORM WILLIAM	
2	BID-INSP	05-MAY-2022	05-MAY-2022			05-MAY-2022	NG JOE	
3	CPB	05-MAY-2022	05-MAY-2022			05-MAY-2022	STORM WILLIAM	



Department of Building Inspection

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



Building Inspection History Printed On: 10/07/2024 12:40:28 PM

Application Number **202205053662** Block/Lot **6915 / 025** Address **1943 OCEAN AV**
 Description **RECOMMENCEMENT AND COMPLETION OF WORK APPROVED UNDER PA# 201507313080 30% OF THE WORK STILL REMAINING.**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
LAU JEFFREY & SOPHIE	8	\$900.00	ISSUED	05/05/2022

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(415) 299-0518	0	0	1	B	10	09/05/2022	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Lei, Yin Sheng	05/09/2022	101	START WORK	Ok to start

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

June 16, 2016

Owner: LAU JEFFREY & SOPHIE
785 COLUMBUS AVE
SAN FRANCISCO CA
94133

Address: 1939 OCEAN AV,
Block: 6915 Lot: 025 Seq: 00
Tract: Case: BW1
Hearing Number : 201532391
Inspector: Keane

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: **July 12, 2016**
At 1660 Mission Street. Room 2001, San Francisco, CA 94103 at 9:30 a.m.

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

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

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

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

WARNING

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

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

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Code Enforcement Section
1660 Mission Street - San Francisco, CA 94103
Office (415) 558-6454 - FAX (415) 558-6226 - www.sfgov.org/dbi

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

June 16, 2016

Owner: LAU JEFFREY & SOPHIE
785 COLUMBUS AVE
SAN FRANCISCO CA
94133

Address : 1943 OCEAN AV,
Block 6915 Lot : 025 Seq:00
Tract : Case : BW1
Hearing Number : 201532391
Inspector : Keane

**DECLARATION OF POSTING OF COMPLAINT(S) AND NOTICE OF
DIRECTOR'S HEARING**

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing; to wit:

1943 Ocean Ave.
San Francisco, California

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

Executed on 6/21/2016, at San Francisco, California.

T. Dominic Heary
Signature

Code Enforcement Section
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6454 - FAX (415) 558-6226 - www.sfgov.org/dbi

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

June 16, 2016

Owner: LAU JEFFREY & SOPHIE
785 COLUMBUS AVE
SAN FRANCISCO CA
94133

Address: 1943 OCEAN AV,
Block: 6915 Lot: 025 Seq: 00
Tract: Case: BW1
Hearing Number: 201532391
Inspector: Keane

DECLARATION OF SERVICE OF COMPLAINT(S) AND NOTICE OF DIRECTOR'S HEARING BY MAIL

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

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

Executed on 6/20/2016, at San Francisco, California.

Alvin San Bernardino
Signature

7015 0640 0006 5864 8130

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
Total Postage and Fees \$

Sent To Shanghai Commercial Bank, LTD
231 Sansome Street
San Francisco, CA 94104
Street and Apt. No., or
Re: 1943 Ocean Ave. DH 7/12/16,MM
City, State, ZIP+4® #201532391 mailed 6-20-2016

Postmark Here

7015 0640 0006 5864 8130

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
Total Postage and Fees \$

Sent To Jeffrey & Sophie Lau
785 Columbus Avenue
San Francisco, CA 94133
Street and Apt. No., or
Re: 1943 Ocean Ave. DH 7/12/16,MM
City, State, ZIP+4® #201532391 mailed 6-20-2016

Postmark Here

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

July 21, 2016

Owner: LAU JEFFREY & SOPHIE
785 COLUMBUS AVE
SAN FRANCISCO CA
94133

Address: 1943 OCEAN AV,
Block: 6915 Lot: 025 Seq: 00
Tract: Case: BW1
Hearing Number: 201532391
Inspector: Keane

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

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

1943 Ocean Ave.

San Francisco, California

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

Executed on 7/21/2016 at San Francisco, California.

T. Dominic Keane
Signature

Code Enforcement Section
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6454 - FAX (415) 558-6226 - www.sfdbi.org

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT

July 15, 2016

Owner:

LAU JEFFREY & SOPHIE
785 COLUMBUS AVE
SAN FRANCISCO CA 94133

Property Address: 1939 OCEAN AV,

Block: 6915 Lot: 025 Seq: 00
Tract: Case: BW1
Complaint: 201532391

Inspector: Keane

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 108185-A
HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE
PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON July 12, 2016 IN ACCORDANCE WITH THE SAN
FRANCISCO BUILDING CODE SECTION 102A.5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE
DIRECTOR. THE OWNER WAS REPRESENTED.

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

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

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

1. All permits required for compliance of this violation must be completed and finalized within 30 days.

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

APPEAL: PURSUANT TO SECTION 105A.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A.2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 1660 MISSION ST., SAN FRANCISCO, CA 94103, Tel: (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

RECOMMENDED BY:

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

APPROVED BY:

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

Code Enforcement Section
1660 Mission Street - San Francisco CA 94103

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

July 21, 2016

Owner:

LAU JEFFREY & SOPHIE
785 COLUMBUS AVE
SAN FRANCISCO CA

94133

Address: 1943 OCEAN AV,
Block: 6915 Lot: 025 Seq: 00
Tract: Case: BW1
Complaint: 201532391
Inspector: Keane

**DECLARATION OF SERVICE OF ORDER OF ABATEMENT BY MAIL
PER SAN FRANCISCO BUILDING CODE SECTION 102A.8**

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.8, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

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

Executed on 7/19/16, at San Francisco, California.



Signature

Code Enforcement Section
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6454 - FAX (415) 558-6226 - www.sfdbi.org

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Total Postage: Shanghai Commercial Bank, LTD
231 Sansome Street
San Francisco, CA 94104
RE:1943 Ocean Ave-C#201532391
OOA#108185-A+Interim-DK/CB

Sent To
Street, Apt. # or PO Box No.
City, State, ZIP

PS Form 3800, August 2006 See Reverse for Instructions

7007 1490 0002 2828 4761

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Total Postage: Lau Jeffrey & Sophie
785 Columbus Ave
San Francisco, CA 94133
RE:1943 Ocean Ave-C#201532391
OOA#108185-A+Interim-DK/CB

Sent To
Street, Apt. # or PO Box No.
City, State, ZIP

PS Form 3800, August 2006 See Reverse for Instructions

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

Date: July 15, 2016

Property Address: 1943 Ocean Avenue

Block: 6915 Lot: 025 Seq. 00

Complaint No.: 201532391

Director's Order No.: 108185-A

INITIAL BILL- Assessment of Costs
Code Enforcement Section

Lau Jeffrey & Sophie
785 Columbus Avenue
San Francisco, CA 94133

Dear Property Owner(s):

Our records show that all required work was not completed PRIOR TO THE DIRECTOR'S HEARING AND RECORDATION OF THE ORDER OF ABATEMENT ON THE TITLE OF THIS PROPERTY. THIS RESULTED IN THE ACCRUAL OF AN ASSESSMENT OF COSTS pursuant to Sections 102A.3 & 102A.17 of the San Francisco Building Code. These code sections require that this Department's cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs "shall be assessed upon the property owner."

The Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is: \$1,486.32.

Payment must be by Cashier's Check or money order & must be accompanied by this original letter.

Make all checks payable to: The Department of Building Inspection.
Mailed payments can be sent to:

Assessment of Costs Payment
Department of Building Inspection
Code Enforcement Section
1660 Mission Street, 6th Floor
San Francisco, CA 94103

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

Note: The Order of Abatement cannot be removed from the title nor can the complaint against this property be abated, until appropriate permits are issued, inspections are performed to verify correction of violations, final inspection approvals are granted and further accrued Assessments of Costs are paid.

All violations must be abated AS SOON AS POSSIBLE TO AVOID OR MINIMIZE ADDITIONAL COSTS & PENALTIES. All additional time accrued from this billing to the final abatement of your case will be sent to you in a separate and final assessment of costs bill.

Contact the Code Enforcement Division at (415) 558-6454 should you have any questions concerning this matter. Your prompt cooperation on this matter is appreciated.

JH
JH: clb
cc: CES File

Very truly yours,

Patrick O'Riordan
Chief Building Inspector

Code Enforcement Section

1660 Mission Street, 6th Floor, San Francisco CA 94103
OFFICE (415) 558-6454 FAX (415) 558-6226 - www.sfdbi.org

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER NUMBER: 108342-R

REVOCATION OF ORDER OF ABATEMENT

LOCATION: 1943 OCEAN AVENUE

COMPLAINT NUMBER: 201532391

BLOCK: 6915

LOT: 025

OWNER: LAU JEFFREY & SOPHIE
785 COLUMBUS AVENUE
SAN FRANCISCO, CA 94133

BY ORDER OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION THE ORDER OF ABATEMENT NO: 108185-A, DATED JULY 15, 2016, DOC-2016-K313251-00 RECORDED ON AUGUST 24, 2016 IS HEREBY REVOKED FOR THE REASON THAT THE CASE HAS BEEN APPEALED.

TOM C. HUI, S.E., C.B.O., DIRECTOR
DEPARTMENT OF BUILDING INSPECTION

RECOMMENDED BY:

PATRICK O'RIORDAN
CHIEF BUILDING INSPECTOR
CODE ENFORCEMENT SECTION

JH:ts

- FILE (2)
- OWNER
- DBI
- RECORDER (1 SIGNED)
- CED

APPROVED: OCTOBER 27, 2016

Code Enforcement Section
1660 Mission Street, 6th Floor, San Francisco CA 94103
OFFICE (415) 558-6454 - FAX (415) 558-6226 - www.sfdbi.org

RECORDING REQUESTED BY:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING
INSPECTION
CODE ENFORCEMENT SECTION
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

Telephone NO: (415) 558-6454

CONFORMED COPY of document recorded

10/28/2016, 2016K351492

OR ~~with document by~~
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

WHEN RECORDED MAIL TO:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
CODE ENFORCEMENT SECTION
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLES

REVOCATION OF ORDER OF ABATEMENT – ORDER #108342- R

LOCATION: 1943 OCEAN AVENUE

BLOCK: 6915 LOT: 025

REC'T # **0005486167**
October 28, 2016 ----- 13:41:29

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder

Official # **16-K351492-00**

Account Number 40
SFCC Bureau Of Building Inspections
SS Redaction \$1.00
eRecording \$1.00
Lien Recording \$8.00
Lien Page Fee \$2.00
Lien Micro Fee \$1.00

Total fee \$13.00
Amount Tendered... \$13.00

Change \$0.00
10/28/16

**ABATEMENT APPEALS BOARD**

City & County of San Francisco

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

NOTICE OF AAB HEARING

8/30/2024

LAU JEFFREY & SOPHIE
1945 OCEAN AVE
SAN FRANCISCO, CA, 94127

Re: 1943 OCEAN AV AAB Appeal No. 6929

Dear Parties:

On 8/4/2016, the Abatement Appeals Board (AAB) received Appellant LAU JEFFREY & SOPHIE completed appeal form, appealing Director's Order No. 108185-A.

This matter has been scheduled for hearing before the AAB on **10/16/2024 at 9:30 AM, in Room 416, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA.**

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

Under Procedural Rule III.D, the Appellant may submit a written statement setting forth their arguments and evidence in support of the appeal. The written statement must be submitted to the AAB Secretary by email at dbi.aab@sfgov.org or in hardcopy no later than **(9/25/2024- 21 days before the hearing date)**. Please consult the AAB's Procedural Rules for more detailed information about the written statement.

The Department of Building Inspection must submit its report setting forth the procedural history and basis for the Order of Abatement and any assessment of costs by **(10/9/2024- 7 days before the hearing date)**.

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

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

Very Truly Yours.

A handwritten signature in blue ink, appearing to read "Matthew Greene".

Matthew Greene
Secretary,
Abatement Appeals Board

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



ABATEMENT APPEALS BOARD

City & County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-2414

NOTICE OF AAB HEARING

8/30/2024

LAU JEFFREY & SOPHIE
1945 OCEAN AVE
SAN FRANCISCO, CA, 94127

Re: 1943 OCEAN AV AAB Appeal No. 6929

Dear Parties:

On 8/4/2016, the Abatement Appeals Board (AAB) received Appellant LAU JEFFREY & SOPHIE completed appeal form, appealing Director's Order No. 108185-A.

This matter has been scheduled for hearing before the AAB on **10/16/2024 at 9:30 AM, in Room 416, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA.**

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

Under Procedural Rule III.D, the Appellant may submit a written statement setting forth their arguments and evidence in support of the appeal. The written statement must be submitted to the AAB Secretary by email at dbi_aab@sfgov.org or in hardcopy no later than **(9/25/2024- 21 days before the hearing date)**. Please consult the AAB's Procedural Rules for more detailed information about the written statement.

The Department of Building Inspection must submit its report setting forth the procedural history and basis for the Order of Abatement and any assessment of costs by **(10/9/2024- 7 days before the hearing date)**.

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

If you have questions about this process, please contact CES at 628-652-3430 or via e-mail at dbi_aab@sfgov.org. Do not contact any AAB member directly.

Very Truly Yours,

Matthew Greene
Secretary,

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



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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Pk
 \$ _____

Sent To
 \$ _____

Street:

City, State, ZIP+4®

Postmark Here

LAU JEFFREY & SOPHIE
 1945 OCEAN AVE
 SAN FRANCISCO, CA 94127
 CES-NOH: Reg 1943 OCEAN AV 201532391

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Jeffrey Lau</u></p> <p>C. Date of Delivery <u>9/11</u></p> <p>D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>RECEIVED SEP 16 2024 CODE ENFORCEMENT CCSP - D</p>
<p>LAU JEFFREY & SOPHIE 1945 OCEAN AVE SAN FRANCISCO, CA 94127 CES-NOH: Reg 1943 OCEAN AV 201532391</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label) 39 0710 5270 1464 9012 37</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>



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: 201535484
DATE: 18-MAR-15

ADDRESS: 1945 OCEAN AV
OCCUPANCY/USE: ()

BLOCK: 6915 LOT: 025

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

OWNER/AGENT: LAU JEFFREY & SOPHIE
MAILING LAU JEFFREY & SOPHIE
ADDRESS 785 COLUMBUS AVE
SAN FRANCISCO CA

PHONE #: --

94133

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

Table with 2 columns: Violation Description and Code/Section#. Includes items like WORK WITHOUT PERMIT, ADDITIONAL WORK-PERMIT REQUIRED, EXPIRED OR CANCELLED PERMIT PA#, UNSAFE BUILDING, and SEE ATTACHMENTS.

Failure to comply with Vacant or Abandoned Commercial Storefronts Ordinance 182-14: (S.F.B.C.)
Annual Registration with proof of fire and liability insurance: (S.F.B.C. 103A.5.2)
Signage: (S.F.B.C. 103A.5.5)
30-Day Compliance: (S.F.B.C. 103A.5.4)
\$52 per month Violation Monitoring Fee: (Table 1A-K)

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4
FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.
CORRECT VIOLATIONS WITHIN 30 DAYS. NO PERMIT REQUIRED
YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Submit completed Application for Registration of Vacant or Abandoned Commercial Storefront within 30 days of issuance of this notice and submit registration fee 270 days thereafter. Moreover, maintain and secure the area free from other violations. Or provide proof this building shall not be considered vacant or abandoned within 30 days of the date of this notice. Failure to comply within the time limits may result in a 9 times fee penalty assessed (9 X \$765.00 or \$6,885.00).

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: 9x \$765.00 Penalty Fee + \$52.00 per month Monitoring Fee REINSPECTION FEE \$ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Yin Sheng Lei
PHONE # 628-652-3605 DIVISION: BID DISTRICT :
By:(Inspectors's Signature)



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

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

NUMBER: 201535941
DATE: 23-MAR-15

ADDRESS: 1941 OCEAN AV
OCCUPANCY/USE: ()

BLOCK: 6915 **LOT:** 025

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

OWNER/AGENT: LAU JEFFREY & SOPHIE
MAILING ADDRESS: LAU JEFFREY & SOPHIE
785 COLUMBUS AVE
SAN FRANCISCO CA

PHONE #: --

94133

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

<input type="checkbox"/> WORK WITHOUT PERMIT	CODE/SECTION# 103A 106A.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

Failure to comply with Vacant or Abandoned Commercial Storefronts Ordinance 182-14: (S.F.B.C.)
Annual Registration with proof of fire and liability insurance: (S.F.B.C. 103A.5.2)
Signage: (S.F.B.C. 103A.5.5)
30-Day Compliance: (S.F.B.C. 103A.5.4)
\$52 per month Violation Monitoring Fee: (Table 1A-K)

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4 628-652-3605
- FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.
- CORRECT VIOLATIONS WITHIN 30 DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Submit completed Application for Registration of Vacant or Abandoned Commercial Storefront within 30 days of issuance of this notice and submit registration fee 270 days thereafter. Moreover, maintain and secure the area free from other violations. Or provide proof this building shall not be considered vacant or abandoned within 30 days of the date of this notice. Failure to comply within the time limits may result in a 9 times fee penalty assessed (9 X \$765.00 or \$6,885.00).

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: 9x \$765.00 Penalty Fee + \$52.00 per month Monitoring Fee REINSPECTION FEE \$ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
- APPROX. DATE OF WORK W/O PERMIT** **VALUE OF WORK PERFORMED W/O PERMITS \$**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Yin Sheng Lei

PHONE # 628-652-3605

DIVISION: BID

DISTRICT :

By:(Inspectors's Signature) _____



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

DEPARTMENT OF BUILDING INSPECTION NOTICE: 2
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 201626632
DATE: 08-AUG-16

ADDRESS: 1943 OCEAN AV
OCCUPANCY/USE: ()

BLOCK: 6915 **LOT:** 025

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

OWNER/AGENT: LAU JEFFREY & SOPHIE
MAILING LAU JEFFREY & SOPHIE
ADDRESS 785 COLUMBUS AVE
SAN FRANCISCO CA

PHONE #: --

94133

PERSON CONTACTED @ SITE: LAU JEFFREY & SOPHIE

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	103A 106A.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

To amend Notice of Violation dated July 13, 2016. A complaint investigation has revealed work has exceeded scope of Permit Application 201510089293 and 201507313080. Performing of roof joist and rear wall (structural portion of roof and wall system removed and replace without submittal and approval of plans). Improper valuation of work and electrical work observed. Monthly monitoring fee.
Code/Section #: 103A; 102A.3, Table 1A-K

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4** 628-652-3440
- 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 SIGN OFF.**
- CORRECT VIOLATIONS WITHIN DAYS.** **NO PERMIT REQUIRED**
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

● **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.**
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Obtain a revision permit and provide proper description of work and proper valuation of work. Plans are required. Separate electrical and plumbing permits are required. Obtain required inspections to abate Notice of Violation.

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 \$15000**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Mauricio E Hernandez

PHONE # 628-652-3440

DIVISION: BID

DISTRICT :

By:(Inspector's Signature) _____



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

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

NUMBER: 201626632
DATE: 13-JUL-16

ADDRESS: 1943 OCEAN AV

OCCUPANCY/USE: B (BUSINESS-OFFICE; FOOD AND DRINKING ESTABLISHMENT) BLOCK: 6915 LOT: 025

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

OWNER/AGENT: LAU JEFFREY & SOPHIE
MAILING LAU JEFFREY & SOPHIE
ADDRESS 785 COLUMBUS AVE
SAN FRANCISCO CA

PHONE #: --

94133

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

Table with 2 columns: Violation Description and Code/Section#. Includes items like WORK WITHOUT PERMIT, ADDITIONAL WORK-PERMIT REQUIRED, EXPIRED OR CANCELLED PERMIT PA#, UNSAFE BUILDING, and SEE ATTACHMENTS.

A complaint investigation has revealed work has exceeded scope of PA 201510089293 & 201507313080. Re-roofing installed w/o a building permit and portion of roof joist and rear wall have been replace (structural portion of roof & wall system removed without submittal of plans). Improper valuation of work. Also electrical work observed.

2. Monthly monitoring fee

SFBC 106A4.7, 102A.3 table 1A-K

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4
FILE BUILDING PERMIT WITHIN 30 DAYS (WITH PLANS)
OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.
CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED
YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Obtain a revision permit & provide proper description of work and proper valuation of work. Plans are required. Separate electrical and plumbing permits are required. Obtain required inspections to abate N.O.V separate re-roofing permit is required.

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 \$30000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Mauricio E Hernandez

PHONE # 628-652-3440

DIVISION: BID

DISTRICT :

By:(Inspectors's Signature)



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

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

NUMBER: 201843461
DATE: 26-FEB-18

ADDRESS: 1943 OCEAN AV
OCCUPANCY/USE: ()

BLOCK: 6915 **LOT:** 025

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

OWNER/AGENT: LAU JEFFREY & SOPHIE
MAILING LAU JEFFREY & SOPHIE
ADDRESS 785 COLUMBUS AVE
SAN FRANCISCO CA

PHONE #: --

94133

PERSON CONTACTED @ SITE: LAU JEFFREY & SOPHIE

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A 106A.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

FAILURE TO COMPLY WITH THE VACANT OR ABANDONED COMMERCIAL
STOREFRONT ORDINANCE 182-14 and 103A.5
MONTHLY MONITORING FEE TABLE 1A-K

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4** 628-652-3415
- FILE BUILDING PERMIT WITHIN DAYS** **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.**
- CORRECT VIOLATIONS WITHIN 30 DAYS.** **NO PERMIT REQUIRED**
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**
- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Submit completed Application for Registration of Vacant or Abandoned Commercial Storefront and Comply with all requirements within 30 days or a 2nd Notice of Violation will be issued and abatement proceedings will begin

INVESTIGATION FEE OR OTHER FEE WILL APPLY

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

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS \$**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Edward C Greene

PHONE # 628-652-3415

DIVISION: CES

DISTRICT :

By:(Inspectors's Signature) _____



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

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

NUMBER: 201843471
DATE: 26-FEB-18

ADDRESS: 1941 OCEAN AV
OCCUPANCY/USE: ()

BLOCK: 6915 **LOT:** 025

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

OWNER/AGENT: LAU JEFFREY & SOPHIE
MAILING ADDRESS LAU JEFFREY & SOPHIE
785 COLUMBUS AVE
SAN FRANCISCO CA

PHONE #: --

94133

PERSON CONTACTED @ SITE: LAU JEFFREY & SOPHIE

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A 106A.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

FAILURE TO COMPLY WITH THE VACANT OR ABANDONED COMMERCIAL STOREFRONT ORDINANCE 182-14 and 103A.5 MONTHLY MONITORING FEE TABLE 1A-K

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4** 628-652-3415
- FILE BUILDING PERMIT WITHIN DAYS** **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.**
- CORRECT VIOLATIONS WITHIN 30 DAYS.** **NO PERMIT REQUIRED**
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

● **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Submit completed Application for Registration of Vacant or Abandoned Commercial Storefront and Comply with all requirements within 30 days or a 2nd Notice of Violation will be issued and abatement proceedings will begin

INVESTIGATION FEE OR OTHER FEE WILL APPLY

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

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS \$**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Edward C Greene
PHONE # 628-652-3415

DIVISION: CES DISTRICT :

By:(Inspectors's Signature) _____



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

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

NUMBER: 201852471
DATE: 12-APR-18

ADDRESS: 1945 OCEAN AV

OCCUPANCY/USE: ()

BLOCK: 6915 LOT: 025

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

OWNER/AGENT: LAU JEFFREY & SOPHIE
MAILING LAU JEFFREY & SOPHIE
ADDRESS 785 COLUMBUS AVE
SAN FRANCISCO CA

PHONE #: --

94133

PERSON CONTACTED @ SITE: LAU JEFFREY & SOPHIE

PHONE #: --

VIOLATION DESCRIPTION:

VIOLATION DESCRIPTION:	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A 106A.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

FAILURE TO COMPLY WITH THE VACANT OR ABANDONED COMMERCIAL
STOREFRONT ORDINANCE 182-14 and 103A.5
MONTHLY MONITORING FEE Section 110A Table 1A-K

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

628-652-3415

FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.

CORRECT VIOLATIONS WITHIN 30 DAYS. NO PERMIT REQUIRED

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Submit completed Application for Registration of Vacant or Abandoned Commercial Storefront and Comply with all requirements within 30 days or a Final Warning Letter will be issued and abatement proceedings will begin

INVESTIGATION FEE OR OTHER FEE WILL APPLY

9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

OTHER: REINSPECTION FEE \$ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Edward C Greene

PHONE # 628-652-3415

DIVISION: CES

DISTRICT :

By:(Inspectors's Signature) _____