

***Regular Meeting of the  
Abatement Appeals Board***

***November 20, 2024***

***Agenda Item C1***

***Staff Report - Case No. 6934***

# ABATEMENT APPEALS BOARD



City & County of San Francisco  
49 South Van Ness Avenue, San Francisco, California 94103-1226

## CODE ENFORCEMENT SECTION ABATEMENT APPEALS BOARD STAFF REPORT

**Appeal No.** 6934

**Date of Abatement Appeals Board Hearing:** November 20, 2024

**Property Address:** 1 Edgar Ave, San Francisco, CA

**Block:** 6978 **Lot:** 069

**Report Date & Preparer:** November 12, 2024 | Senior Building Inspector, Joe Ng

**Complaint Number:** 202174577 ([EXHIBIT - 1, 2](#))

### PROPERTY OWNER INFORMATION

**Property Owner(s) Name:** Abib Tommy K & Akhbiriq Imane Ros ([EXHIBIT - 3](#))

**Appellant:** Tommy Abib ([EXHIBIT - 4](#))

**Appellant Mailing Address:** 55 9<sup>th</sup> St Apt# 206, San Francisco, CA 94103

**Building/Property Description:** Two-story Wood Frame Building in Type V-B Construction

**Legal Use/Occupancy:** Single Family Use in R-3 Occupancy

#### Case Summary:

**Notice of Violation(s):** First NOV Issued on March 30, 2021  
FWL or 2<sup>nd</sup> NOV Issued on January 28, 2022

**Nature of Violation:** (Violation Description Replicated from Original NOV # 202174577); ([EXHIBIT - 1](#))  
"A complaint investigation has revealed that approximately 90% of the building has been reframed. New foundation work observed as well as a patio greater than 200 square feet has been poured before PA 201912179765 & PA 202002134489 have been issued. Submitted plans do not reflect the scope of work or valuation. Code/Section: SFBC 103.A Monthly monitoring fee applies. Code/Section: SFBC 110A, Table 1A-k"

#### **Brief of Case Review:**

In March 2021, DBI building inspector conducted a field investigation and revealed unauthorized major building alternation within the subject property before the required building permits were issued with City planning and DBI approval. At the time of inspection, a signification amount of unauthorized work was completed for rough-in carpentry, electrical, plumbing, and concrete foundation. To date, after three years has been elapsed, the two pertaining building permits previously identified are either still in the filing stage or have been withdrawn. ([EXHIBIT - 5](#))

**Outstanding Violations:** Multiple active violation cases in Code Enforcement status include other pertaining BID, PID, and EID violations or complaints. ([EXHIBIT - 6](#))

**Life Safety Hazards:** Unauthorized major building alternations including structural modification and other associated mechanical, electrical, and plumbing works performed without approval by the City Planning and Building Department permit issuance and inspections had undermined the fire and life safety of existing building that rendered the building unsafe to occupy.

**Directors Hearing:** NOV No. 202174577 **Date:** December 6, 2022

**Result:** Issue Order of Abatement

**Order of Abatement:** 202174577-A issued with the following condition: "30 days to obtain permit and complete including final signoff to comply with NOV # 202174577 and pay all CES fees" ([EXHIBIT - 7](#))

**Table 1: Pertinent Permit & Activity:** *(EXHIBIT – 5)*

Permit No.	Filing Date	Issued Date	Exhibit	Comments
201912179765	12/17/2019	Pending	8	Pending applicant address to plan review comments from various agencies.
202002134489	10/20/2021	Withdrawn	9	Permit approved for withdrawn

**Table 2: CES Code Proceeding History:** *(EXHIBIT – 10)*

	NOV #	PID NOV #	COMPL. #	PID NOV #
	<b>202174577</b>	<b>202184010</b>	<b>C-202174869</b>	<b>202174871</b>
Exhibit(s)	1, 10	14, 15	16	17
1 <sup>st</sup> Notice of Violation Issued	03/30/2021	11/04/2021	N/A	04/08/2021
Final Warning letter (or 2 <sup>nd</sup> NOV)	01/28/2022	06/08/2023	N/A	04/19/2021
Notice of Director’s Hearing Posting	02/14/2022	N/A	N/A	02/14/2022
Directors Hearing Date	12/06/2022	N/A	N/A	N/A
Order of Abatement Posting	01/3/2023	N/A	N/A	N/A
AAB Application Filing	01/04/2023	N/A	N/A	N/A
AAB Hearing Notice Posting	10/17/2024	N/A	N/A	N/A

**Appellant’s Request:** *“Not stated from AAB application” (EXHIBIT – 4)*

**Staff recommendation:** Uphold the Order of Abatement including imposing CES assessment costs. The NOV’s findings and DBI Hearing Officer’s decision were precise and accurate.

**Abatement Appeals Board Action:** TBD

**LIST OF EXHIBITS**

Exhibit 1 - NOV 202174577
Exhibit 2 - Block and Lot Map
Exhibit 3 - Owner of Record
Exhibit 4 - AAB Application
Exhibit 5 - List of Property Permits History
Exhibit 6 - List of Property Complaints
Exhibit 7 - Order Of Abatement
Exhibit 8 - Permit Report_201912179765
Exhibit 9 - Permit Report_202002134489
Exhibit 10 - CDS 202174577
Exhibit 11 - Violation Photos
Exhibit 12 - Affidavit of Notice of DH by Mailing and Posting
Exhibit 13 - Final Warning Letter
Exhibit 14 - NOV 202184010
Exhibit 15 - CDS 202184010
Exhibit 16 - EID CDS 202174869

Exhibit 17 - PID NOV 202174871
Exhibit 18 - CDS 202174871
Exhibit 19 - Notice of AAB Hearing
Exhibit 20- Affidavit for Notice of AAB Hearing Posting



**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: 202174577**  
**DATE: 30-MAR-21**

**ADDRESS:** 1 EDGAR AV

**OCCUPANCY/USE:** R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES) **BLOCK:** 6978 **LOT:** 069

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:** ABIB TOMMY K & AKHBIRIQ IMAN  
**MAILING** ABIB TOMMY K & AKHBIRIQ IMA  
**ADDRESS** 55 9TH ST APT 206  
SAN FRANCISCO CA

**PHONE #:** --

94103

**PERSON CONTACTED @ SITE:** ABIB TOMMY K & AKHBIRIQ IMANE

**PHONE #:** --

**VIOLATION DESCRIPTION:**

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

A complaint investigation has revealed that approximately 90% of the building has been reframed. New foundation work observed as well as a patio greater than 200 square feet has been poured before PA 201912179765 & PA 202002134489 have been issued. Submitted plans do not reflect the scope of work or valuation.  
Code/Section: SFBC 103.A

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

**CORRECTIVE ACTION:**

- STOP ALL WORK SFBC 104.2.4**
- FILE BUILDING PERMIT WITHIN 30 DAYS**       **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.**
- CORRECT VIOLATIONS WITHIN DAYS.**       **NO PERMIT REQUIRED**
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**
- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.**  
**SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

- 1) Cancel PA 202002134489 and PA 201912179765
- 2) File for and obtain a building permit with plans and Planning approval that reflects full scope of work and valuation . Separate plumbing and electrical permits required. PA must state to comply with NOV. Obtain all required inspections to abate this NOV.

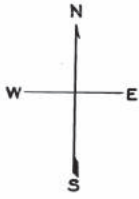
**INVESTIGATION FEE OR OTHER FEE WILL APPLY**  
 9x FEE (WORK W/O PERMIT AFTER 9/1/60)     2x FEE (WORK EXCEEDING SCOPE OF PERMIT)  
 OTHER:       REINSPECTION FEE \$       NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)  
**APPROX. DATE OF WORK W/O PERMIT**      **VALUE OF WORK PERFORMED W/O PERMITS \$130000**

**BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION**  
CONTACT INSPECTOR: Jimmy Guaiumi  
PHONE # 628-652-3446      DIVISION: BID      DISTRICT :  
By:(Inspectors's Signature) \_\_\_\_\_

6978

LAKEVIEW BLK. B

© COPYRIGHT SAN FRANCISCO CITY & COUNTY ASSESSOR 1995

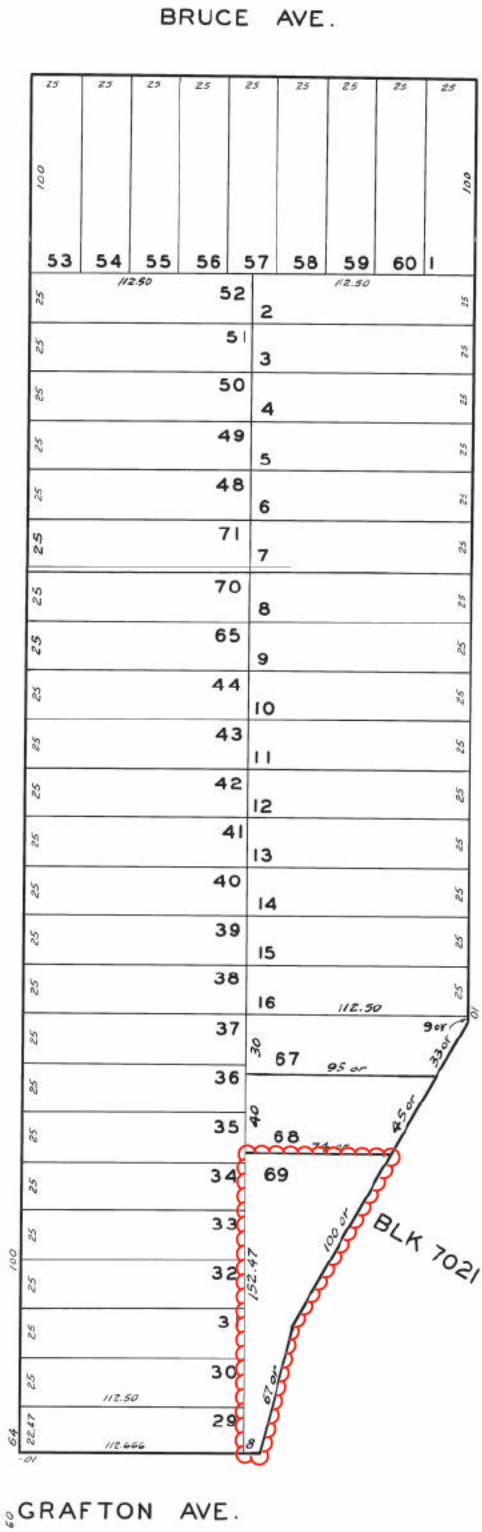


LOTS MERGED  
LOT 24 INTO LOT 23-1952  
" 46 " " 45 - "

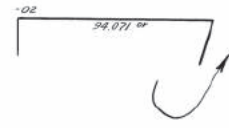
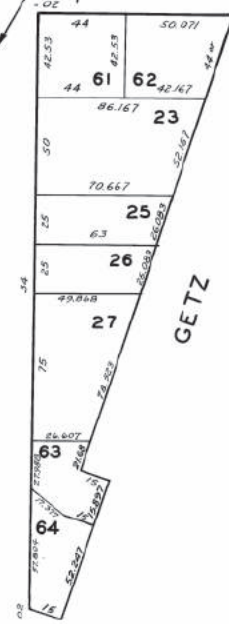
REVISED	1958
"	'65
"	'66
"	'69
"	'70

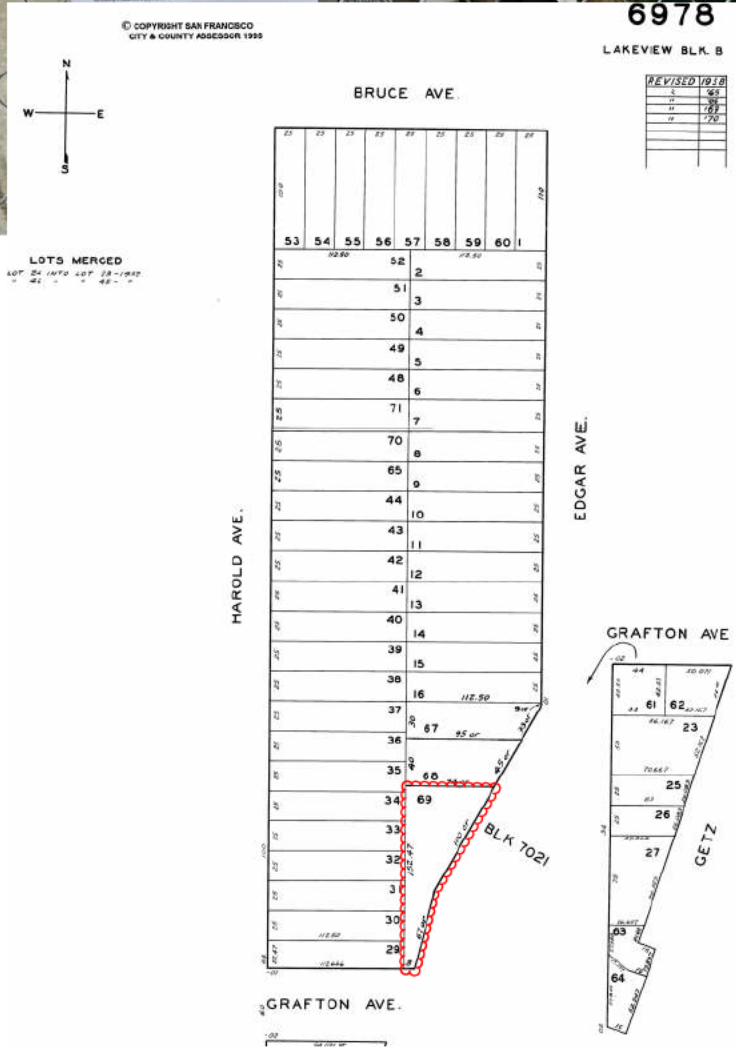
HAROLD AVE.

EDGAR AVE.



GRAFTON AVE.





Property Profile

Assessor: 1 EDGAR AV

Address	Streetname	Sfx	Unit	Block	Lot	#	Address Id
1	EDGAR	AV		6978	069	0	216040

Values & Prices

Land	\$699,000	Other	\$0	Exempt Type	Wk Status/Yr
Structure	\$50,000	Home Exempt	\$0		2022
Fixtures	\$0	Other Exempt	\$0	Prior/Curr Source	Base Co/Yr
Prior Price	\$0	Current Price	\$749,000		2021
Prior Sale		Curr Sale	07/02/2020		5

Construction	Appliances	Base Lot	Assr Zone	Appraiser	Lot Chq	Date/Shape	Use Type
D	0000	000	RH1	611		12/21/2015 0	D

Lot Frontage/Area/Depth	Units	Stories	Sublevels	Volume	Roll Yr/Status
0 564,100 0	1	1		41	2021

Rooms	Bedrooms	Baths	Bldg Sq Ft	Bsmt Sq Ft	Year Built	DBI Form Yr	Tax Area
7	3	3	2,002	625	1925	D	1000

Owner Information

Name	Address	City	State	Zip	Owner Date
ABIB TOMMY K & AKHBIRIQ IM	55 9TH ST APT 206	SAN FRANCISCO	CA	94103	07/02/2020

Assessor's Report

Parcel	6978/069
Address	1 EDGAR AV
Mailing Address*	55 9TH ST APT 206 SAN FRANCISCO, CA 94103

Assessed Values	Construction Type	Wood or steel frame
Land	Use Type	Dwelling
Structure	Units	1
Fixtures	Stories	1
Personal Property	Rooms	7
Last Sale	Bedrooms	3
Last Sale Price	Bathrooms	3
Year Built	Basement	625 sq ft
Building Area	Parcel Shape	Other (not square or rectangular)
Parcel Area	Parcel Depth	-
Parcel Frontage		

Owner*	ABIB TOMMY K & AKHBIRIQ IMANE ROS	Owner Date*	7/2/2020
	55 9TH ST APT 206		
	SAN FRANCISCO, CA 94103		

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

Appellant Name: TOMMY ABIB
Director's Order No
Date Appeal Filed: DEC-27-2022

Appeal Number 202174577A
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 DEC 06, 2022.
(2) The affected premises are located at 1 EDGAR AVE San Francisco. They contain dwelling units and guest rooms.
(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
(4) State the relief you seek and reasons why you claim the appealed action should be modified or reversed by this board. (Attach additional sheet(s) if necessary.).
(5) Please state /check appellant's relationship to the property: [X] property owner [ ] owner's agent [ ] attorney [ ] architect [ ] engineer [ ] contractor [ ] other
(6) Appellant's Information: Print Appellant's Name: TOMMY ABIB Daytime Phone Number: Appellant's Mailing Address:

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



Abatement Appeals Board Appeal Application Form

Page Two

(7) Please state any work that you are aware of that was performed at the subject property without required  building,  plumbing,  electrical permits: ? ? ?

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

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

(10) Please state any work completed to correct the related code violations:

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

(12) When was the work done?

(13) Who did the work?

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

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

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

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

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

(19) Are you aware that building, plumbing, and/or electrical permits may be required to abate the subject code violations?  Yes  No

(20) Have you applied for the required permits to abate the subject code violations?  Yes  No  
If yes, please list permit applications:

- Building Permit Application Nos. \_\_\_\_\_
- Plumbing Permit Application Nos. \_\_\_\_\_
- Electrical Permit Application Nos. \_\_\_\_\_

(21) What other permits have you been granted by the City? ON FILE

(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: Tommy ABIB

Signature: [Handwritten Signature]

Date Signed: 01-03-2023

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: TOMMY ABIB Signature:   
Date Signed: 01-03-2023 Signatory is  property owner  agent  other \_\_\_\_\_

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



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

# PAYMENT RECEIPT

Printed on: 01/04/2023 02:15:03 PM

**Code Enforcement Division**

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

Payment Date: 01/04/2023

Job Address

1 EDGAR AV -

Receipt Number: CED07625

Issued By: SBRYANT

Payment received from:

TOMMY K. ABIB

Application Number:

55 9TH ST 206

SAN FRANCISCO CA 94103

1 EDGAR AV

AAB filing fee

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$158.10	202174577

The County and City of Francisco  
DBI

**TOTAL \$158.10**

Reference Number: 2023003005-64  
Date/Time: 01/04/2023 2:12:58 PM

Permit or Reference Num Payment  
2023003005-64-1

**Line Item**

Permit or Reference Num CED07625  
Comment: 1 EDGAR AV  
Fee Desc: CED AAB Filing Fee  
Amount: \$158.10

Total: \$158.10

1 ITEM TOTAL: \$158.10

TOTAL: \$158.10

Visa \$158.10

Credit Card N \*\*\*\*\*3837

Payer Fname: TOMMY

Payer Lname: ABIB

Total Received: \$158.10

Safe Building

BY 

**DBI COPY**



**Permit Tracking System**

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

**LOCATION** 6978 / 069 / 0 1 EDGAR AV **ALTERATIONS PERMIT**

State Created By

List based on the address query

Application no.	Form No.	Floor Number	Description	Site Prmt ?	Unit	Sfx	Unit	Sfx	Current Stage	Stage Date
202302281570	8		TO COMPLY WITH NOV 202			AV			COMPLETE	04/18/2023
202002134489	3		FIRST FLR ADU ADDITION PE	N		AV			WITHDRAW	10/20/2021
201912179765	8		EMERGENCY STRUCTURAL F			AV			FILED	12/17/2019
201602230205	8		COMPLY WITH NOV 201574c			AV			COMPLETE	02/26/2016
201505085762	6		DEMOLISH 2-STORY SINGLE			AV			CANCELLED	07/25/2018
201505085755	1		CONSTRUCT (N) 3-STORY SI	Y		AV			CANCELLED	07/25/2018
8107159	3					AV			CANCELLED	03/04/1982

RetUm

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

Complaint List for the Property

Only Active?  Query CTS

**Complaint List**

NOV  
Action

Complaint #	Needed	Date Filed	A	Div	Block	Lot	Street #	Street Name	
202184010	<input checked="" type="checkbox"/>	11/04/2021	<input checked="" type="checkbox"/>	CES	6978	069	1	EDGAR	AV
202174871	<input checked="" type="checkbox"/>	03/30/2021	<input checked="" type="checkbox"/>	PID	6978	069	1	EDGAR	AV
202174871	<input checked="" type="checkbox"/>	03/30/2021	<input checked="" type="checkbox"/>	PID	6978	069	1	EDGAR	AV
202174869	<input type="checkbox"/>	03/30/2021	<input checked="" type="checkbox"/>	EID	6978	069	1	EDGAR	AV
202430067	<input type="checkbox"/>	10/23/2024	<input checked="" type="checkbox"/>	BID	6978	069	1	EDGAR	AV
202174577	<input type="checkbox"/>	03/23/2021	<input checked="" type="checkbox"/>	CES	6978	069	1	EDGAR	AV
201394741	<input type="checkbox"/>	03/27/2013	<input type="checkbox"/>	CES	6978	069	1	EDGAR	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"/>						

**Note: \* - NOV Action Needed**

City and County of San Francisco  
Department of Building Inspection



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

### ORDER OF ABATEMENT

December 27, 2022

Owner:

ABIB TOMMY K & AKHBIRIQ IMA  
55 9TH ST APT 206  
SAN FRANCISCO CA 94103

Property Address: 1 EDGAR AV,

Block: 6978      Lot: 069      Seq: 00  
Tract:              Case: BW4  
Complaint: 202174577A

Inspector/Division: Lam

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202174577A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON December 6, 2022 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. **THE OWNER WAS NOT REPRESENTED**

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

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

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

30 Days to Obtain Permit and Complete including Final Signoff to Comply with NOV# 202174577 and Pay All CES Fees.

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

**APPEAL:** PURSUANT TO SECTION 105A3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 49 South Van Ness Ave, Suite 400, San Francisco, CA 94103, tel: (628) 6523517, (628) 6523430, AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

John Hinchion, Acting Chief Building Inspector  
Department of Building Inspection

Very truly yours

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

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



**DEPARTMENT OF BUILDING INSPECTION**

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

Date: 11/11/24 14:51:51

**Permit details report**

Application Number: 201912179765

Bluebeam ID:

Form Number: 8 **Application** EMERGENCY STRUCTURAL FRAMING REPAIR DUE TO PARTIAL COLLAPSE. 2ND FL  
**Description:** RECONFIGURATION TO INCLUDE 4 BEDROOMS, 4 BATHS. ELIMINATE DINING RM.  
WINDOWS, SLIDING DOOR. Note: Building also is located on lots, 31, 32, 33, and 34, being  
number 106, 108, 110, and 116 Harold Ave.

Address:

6978/069/0 1 EDGAR AV

Cost:

\$88,000

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
17-DEC-2019	TRIAGE	
17-DEC-2019	FILING	
17-DEC-2019	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	INTAKE	17-DEC-2019	17-DEC-2019			17-DEC-2019	BUFKA SUSAN	12/29/2020: FORWARD TO CPC. - VT
2	CP-ZOC	29-DEC-2020	07-JAN-2021	07-JAN-2021		13-JUN-2022	HORN JEFFREY	6/13/2022. Sent Comments on property lines Route Plans to S. CISNEROS at Planning. 1.7.21 - revisions needed. Enf case opened 317 CUA needed, poss Variance. To Permit Center. (Corrette)
3	CP-ZOC							
4	CES	29-DEC-2020	29-DEC-2020			29-DEC-2020	HERNANDEZ MAUR	OK TO PROCESS
5	BLDG	22-APR-2021	22-APR-2021			22-APR-2021	LIU CHU	provide comments 4/22/2021. Route to Permit-CTR
6	MECH	04-FEB-2020	04-FEB-2020	23-DEC-2020		04-FEB-2020	SHAIKH MOHSIN	12/23/2020: DUPLICATE APPLICATION REQUIRES SIGNATURE-mbp 2/4/2020: Approved, otc
7	SFPUC	07-FEB-2020	07-FEB-2020	23-DEC-2020		07-FEB-2020	TOM BILL	12/23/2020: DUPLICATE APPLICATION REQUIRES SIGNATURE-mbp ON HOLD until PDFs of the requested drawings are received. Send front cover, site plan,



**DEPARTMENT OF BUILDING INSPECTION**

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

Date: 11/11/24 14:51:51

**Permit details report**

Application Number: 201912179765

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								existing/proposed floor plans to Bill Tom, btom@sfgwater.org  Reviewed & assessed for capacity charges. DBI will collect charges. See invoice and meter upgrade letter attached to application. Return submittal to OTC applicant 2/7/20.
8	PERMIT-CTR	07-JAN-2021	07-JAN-2021			14-OCT-2021	GREALISH MARIA	01/07/2021 Comments have been issued by plan review staff. Plan set has been routed to Permit Center hold room. Project agent must collect the plan set to resume review.  Comments pick-up and Revisions drop-off hours are 10:00 am - 3:00 pm at the forum entrance of 49 South Van Ness Avenue. You do not need an appointment to collect your plan set.  To submit revisions, applicant or project agent must return the original plan set and permit application with superseded sheets removed from the original plans and new sheets collated into the original plan set. The superseded sheets shall rolled up, separated from the original plans, and returned to the plan checker.  All revisions must be done per Administrative Bulletin-031: <a href="https://sfdbi.org/administrative-bulletins">https://sfdbi.org/administrative-bulletins</a>  permitcenter@sfgov.org
9	PERMIT-CTR	23-MAR-2021	23-MAR-2021			23-MAR-2021	LENIHAN WILLIAM	03/23/2021 - Plans placed in the BLDG queue
10	PERMIT-CTR	22-APR-2021	22-APR-2021			26-APR-2021	LENIHAN WILLIAM	4/22/2021 Comments issued by plan review staff. Plan set has been routed to Permit Center. Project agent must collect project to resume review.  Pick-up hours are 10:00 am - 3:00 pm at 49 South Van Ness Ave. You do not need an appointment to collect your plan set.  To submit revisions, project agent must return the original plan set and permit application with superseded sheets removed from the original plans and new sheets collated into





**DEPARTMENT OF BUILDING INSPECTION**

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

Date: 11/11/24 14:51:51

**Permit details report**

Application Number: 201912179765

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								<p>the original plan set. The superseded sheets shall be rolled up, separated from the original plans, and returned to the plan checker.</p> <p>All revisions must be done per Administrative Bulletin-031: <a href="https://sfdbi.org/administrative-bulletins">https://sfdbi.org/administrative-bulletins</a></p> <p>Revision drop-off hours are 10:00 am - 3:00 pm pm at the forum entrance of 49 South Van Ness Avenue. You do not need an appointment to submit your revision.</p> <p>***AUTHORIZED AGENT MUST SHOW PERMIT CENTER STAFF THE EMAIL SENT BY PERMITCENTER@SFGOV.ORG TO COLLECT COMMENTS.***</p> <p>BP</p>
11	PERMIT-CTR	26-APR-2021	26-APR-2021			12-OCT-2021	GREALISH MARIA	<p>Comments issued by plan review staff. Plan set routed to Permit Center. Project agent must collect project to resume in-person review AFTER 5/10/2021.</p> <p>All revisions must be done per AB-031: <a href="https://sfdbi.org/administrative-bulletins">https://sfdbi.org/administrative-bulletins</a></p> <p>To collect your plans from Permit Center, pick-up hours are 10 am - 3 pm at 49 South Van Ness Avenue. You do not need an appointment to submit your revision after 5/10. Revisions will not be accepted from 4/28 /21-5/9/21. Permit Center will send an email to authorized agent(s) with details.</p> <p>AUTHORIZED AGENT MUST SHOW PERMIT CENTER STAFF THE EMAIL SENT BY PERMITCENTER@SFGOV.ORG TO COLLECT COMMENTS..BL</p>
12	PERMIT-CTR	12-OCT-2021	12-OCT-2021			12-OCT-2021	GREALISH MARIA	
13	BLDG							



# DEPARTMENT OF BUILDING INSPECTION

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

Date: 11/11/24 14:51:51

## Permit details report

Application Number: 201912179765

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
14	CPB							12/23: IVAN INSERTED SIGNED STRUCTURAL SHEETS, TO CES- mbp 12/18: HENRY YEUNG DROPPED OF INCORRECT STRUCTURAL PLANS, WILL COME 12/22 TO INSERT CORRECT STRUCTURAL PAGES FOR BOTH SETS- mbp 12/17: EMAILED FINAL REQUEST FOR 2nd SET OF PLANS, IF NO RESPONSE BY 12/18 TO CSR'S FOR PICK-UP INSTRUCTIONS- mbp 11/6/2020: DUPLICATE APPLICATION SUBMITTED WITH NEW PLANS, SCOPE OF WORK CHANGE; STRUCTURAL PLANS MISSING IN 1 SET, LEFT MSG FOR APPLICANT- mbp



**DEPARTMENT OF BUILDING INSPECTION**

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

Date: 11/11/24 14:53:28

**Permit details report**

Application Number: 202002134489

Bluebeam ID:

Form Number: 3 **Application** FIRST FLR ADU ADDITION PER ORD# 162-16. CONVERT 1 FLR (E) STORAGE AND **Description:** PARKING TO HABITABLE SPACE.

Address: 6978/069/0 1 EDGAR AV

Cost: \$50,000

Occupancy code: R-3

Building Use: 28 -2 FAMILY DWELLING

**Disposition/Stage:**

Action Date	Stage	Comments
13-FEB-2020	TRIAGE	
13-FEB-2020	FILING	
13-FEB-2020	FILED	
20-OCT-2021	WITHDRAWN	

**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	27-FEB-2020	27-FEB-2020			27-FEB-2020		
2	CPB	27-FEB-2020	27-FEB-2020			27-FEB-2020	TORRES SHIRLEY	
3	CPB	14-OCT-2020					TORRES SHIRLEY	#454-950-295 ELECTRONICALLY SUBMITTED. SENT FORMS TO BE COMPLETED. 2/17/2021: FOLLOW UP: 14-DAY NOTICE SENT. AL 2/18/2021: APPLICANT REPLIED THAT OWNER IS NO LONGER PURSUING WORK FOR ADU PERMIT & WISH TO WITHDRAW PAPER AND EPR. WITHDRAWAL FORM SENT TO APPLICANT FOR WITHDRAWAL PROCESS. EPR WITHDRAWN/BB PROJECT #454-950-295 DELETED.
4	CP-ZOC	28-FEB-2020	25-MAR-2020	06-MAR-2020			CHANDLER MATHEW	5/4/20: Send NIA 2 during Stay in Place. Mathew Chandler otc nia
5	BLDG							
6	MECH							
7	DPW-BSM							
8	SFPUC							



**DEPARTMENT OF BUILDING INSPECTION**

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

Date: 11/11/24 14:53:28

**Permit details report**

**Application Number:** 202002134489

**Bluebeam ID:**

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
9	DFCU							
10	PPC						MAN ALICIA	2/28/20: to DCP; am
11	CPB	20-OCT-2021	20-OCT-2021			20-OCT-2021	YU ANNE	10/20/2021: Withdrawn per owner's request. Paid withdrawal fee \$98.65. No application and plans received.ay



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 :** 202174577

**OWNER/AGENT:** ABIB TOMMY K & AKHBIRIQ IMANE  
 ABIB TOMMY K & AKHBIRIQ IMA  
 55 9TH ST APT 206  
 SAN FRANCISCO CA

**DATE FILED:** 23-MAR-21

**LOCATION:** 1 EDGAR AV

**BLOCK:** 6978 **LOT:** 069

**SITE:**

94103

**RATING:**

**OCCUPANCY CODE :**

**OWNER'S PHONE:** --

**RECEIVED BY:** Mauricio Hernandez **DIVISION:** CES

**CONTACT NAME:**

**COMPLAINT SOURCE:** FIELD OBSERVATION

**CONTACT PHONE:**--

**COMPLAINANT:** CES(field observation)

**ASSIGNED TO DIVISION:** CES

**COMPLAINANT'S PHONE:** --

**DESCRIPTION:** The property at 1 Edgar Ave seems to be under construction without permits, based on the result of researching permit history and status, there are permits filed in 2019 & 2020 but no any building permits issued recently. When I was out there for a vacant building investigation, I saw that some of construction workers were working on the building. Please see the attached pictures below

**INSTRUCTIONS:**

**INSPECTOR CURRENTLY ASSIGNED**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	NG	6339		

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
28-JAN-22	Sonya Bryant	CES	Per Jimmy Per Jimmy Guaiumi

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
23-MAR-21	CASE OPENED	J GUA IUMI	CASE RECEI		Mauricio Hernandez 23-MAR-21	BID
24-MAR-21	OTHER BLDG/HOUSING VIOLATION	J GUA IUMI	CASE UPDATE	Issued a stop work. Nov to follow. Jg		
25-MAR-21	OTHER BLDG/HOUSING VIOLATION	J GUA IUMI	CASE UPDATE	Site inspection with owner and architect. Jg		
30-MAR-21	OTHER BLDG/HOUSING VIOLATION	J GUA IUMI	FIRST NOV SENT	1st NOV issued per JG; ag	Audrey Gee 30- MAR-21	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 : 202174577

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
30-MAR-21	OTHER BLDG/HOUSING VIOLATION	J GUAiumi	CASE UPDATE	1st NOV mailed and cc, DCP, EID, PID ; ag	Audrey Gee 30-MAR-21	INS
30-MAR-21	OTHER BLDG/HOUSING VIOLATION	J GUAiumi	CASE UPDATE	Posted nov. Jg		
10-MAY-21	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	returned phone call from owners rep. regarding case. rep stated that original designer is providing calculation to determine the percentages of ares that were replace in-kind.mh		
26-OCT-21	OTHER BLDG/HOUSING VIOLATION	J GUAiumi	CASE UPDATE	Met on site with owner and engineer to discuss how to move forward. JG		
19-NOV-21	OTHER BLDG/HOUSING VIOLATION	J GUAiumi	CASE UPDATE	Site inspection revealed roofing materials being dropped off. JG		
28-JAN-22	OTHER BLDG/HOUSING VIOLATION	J GUAiumi	FINAL WARNING LETTER ISSUED	no permit filed to comply with NOV. No further communication with owner. JG		
28-JAN-22	OTHER BLDG/HOUSING VIOLATION	J GUAiumi	CASE UPDATE	Mailed FWL. SB	Sonya Bryant 28-JAN-22	CES
28-JAN-22	OTHER BLDG/HOUSING VIOLATION	J GUAiumi	REFERRED TO OTHER DIV	Refer to CES per JG. SB	Sonya Bryant 28-JAN-22	CES
28-JAN-22	OTHER BLDG/HOUSING VIOLATION	J GUAiumi	FINAL WARNING LETTER SENT	refer to CES. JG	Jimmy Guaiumi 28-JAN-22	BID
28-JAN-22	GENERAL MAINTENANCE	J GUAiumi	REFERRED TO OTHER DIV	transfer to div CES	Sonya Bryant 28-JAN-22	CES
31-JAN-22	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE RECEIVED	Case received in CES - CP	Chloe Purdy 31-JAN-22	CES
01-FEB-22	OTHER BLDG/HOUSING VIOLATION	J HINCHION	PERMIT RESEARCH	Assigned to G.L. Jh	John Hinchion 02-FEB-22	CES
02-FEB-22	OTHER BLDG/HOUSING VIOLATION	G LAM	REFER TO DIRECTOR'S HEARING	Case Reviewed. No Permit to Comply. Prep and Schedule for DH 3/1/22. GL		
04-FEB-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	DH package prepared - CP	Chloe Purdy 04-FEB-22	CES
07-FEB-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	DH notice sent via certified mail -CP	Chloe Purdy 07-FEB-22	CES



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

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202174577

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
14-FEB-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	DH package reviewed and ready for posting. GL		
14-FEB-22	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR HEARING NOTICE POSTED	DH Notice Posted on Gate. There is a new gate spanning the full width of the road. Building was not accessible for posting. Pictures Taken. GL	Gilbert Lam 14-FEB-22	CES
01-MAR-22	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	DIRECTOR'S HEARING DECISION	Return to staff for 90 day per H.O(S.P). Owner is working with DCP regarding planning requirements. MH. Owner/representative present at DH. MH		
12-SEP-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Case Reviewed. Still no new activity on any of the permits or not new permits filed. Prep and Schedule for DH 10/4/22. -GL		
14-SEP-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Prepared DH packet. SB	Sonya Bryant 14-SEP-22	CES
23-SEP-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Cert mailed DH packet to owners on file. SB	Sonya Bryant 23-SEP-22	CES
23-SEP-22	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR HEARING NOTICE POSTED	DH Notice Posted. The notice was left at the front gate. Pictures Processed. -GL		
28-SEP-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Prepared HN Packet. -GL		
04-OCT-22	OTHER BLDG/HOUSING VIOLATION	J HINCHION	DIRECTOR'S HEARING DECISION	P/ cont for 60 days per HO (J.N.). Jh	John Hinchion 06-OCT-22	CES
07-OCT-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	CDH notice created & sent via certified mail - CP	Chloe Purdy 07-OCT-22	CES
29-NOV-22	OTHER BLDG/HOUSING VIOLATION	G LAM	PERMIT RESEARCH	Permit Research for HO Packet. -GL		
05-DEC-22	OTHER BLDG/HOUSING VIOLATION	G LAM	TELEPHONE CALLS	Meeting with other city agencies. -GL		
06-DEC-22	OTHER BLDG/HOUSING VIOLATION	J HINCHION	DIRECTOR'S HEARING DECISION	Ok to issue OOA per HO (K.Bu.) with staff recommendation - owner/rep not present at DH. Jh		
22-DEC-22	OTHER BLDG/HOUSING VIOLATION	G LAM	ORDER OF ABATEMENT ISSUED	OOA Being Issued. Inspector Fees and MMF Processed. -GL		



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

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202174577

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
27-DEC-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	OOA Prepared-RQ	Ronda Queen 27- DEC-22	CES
28-DEC-22	OTHER BLDG/HOUSING VIOLATION	G LAM	INITIAL BILL SENT	OOA cert mailed to owner's on file-RQ	Ronda Queen 27- DEC-22	CES
03-JAN-23	OTHER BLDG/HOUSING VIOLATION	G LAM	<b>ORDER OF ABATEMENT POSTED</b>	OOA Posted. Pictures Processed. -GL		
04-JAN-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Processed AAB pymt. SB	Sonya Bryant 05- JAN-23	CES
05-JAN-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Mailed OOA cert to owners on file even though customer came in on 1/3/23 & paid filed AAB app & made AAB pymt. Revved w/TM ok to still mail. SB	Sonya Bryant 05- JAN-23	CES
10-APR-23	OTHER BLDG/HOUSING VIOLATION	P MATTHEWS	REINSPECTION 1	The 5 day lien posted - pm		
01-MAY-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	LC CM RTS-hb	Heather Brooks 27- JUN-23	CES
07-JUN-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Lien Cycle Fees to be collected by ARO Delinquent Charges Lien Recorded	Melissa Reyes 01- NOV-23	CES
16-OCT-24	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	AAB Notice of Hearing Cert mailed - sj	Susan Jew 16-OCT- 24	CES
17-OCT-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Case update / <b>went out to site to post AAB notice and take pictures</b> - DMC	Declan McConn 17- OCT-24	CES
17-OCT-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / sign affidavit and upload photos - DMC	Declan McConn 17- OCT-24	CES

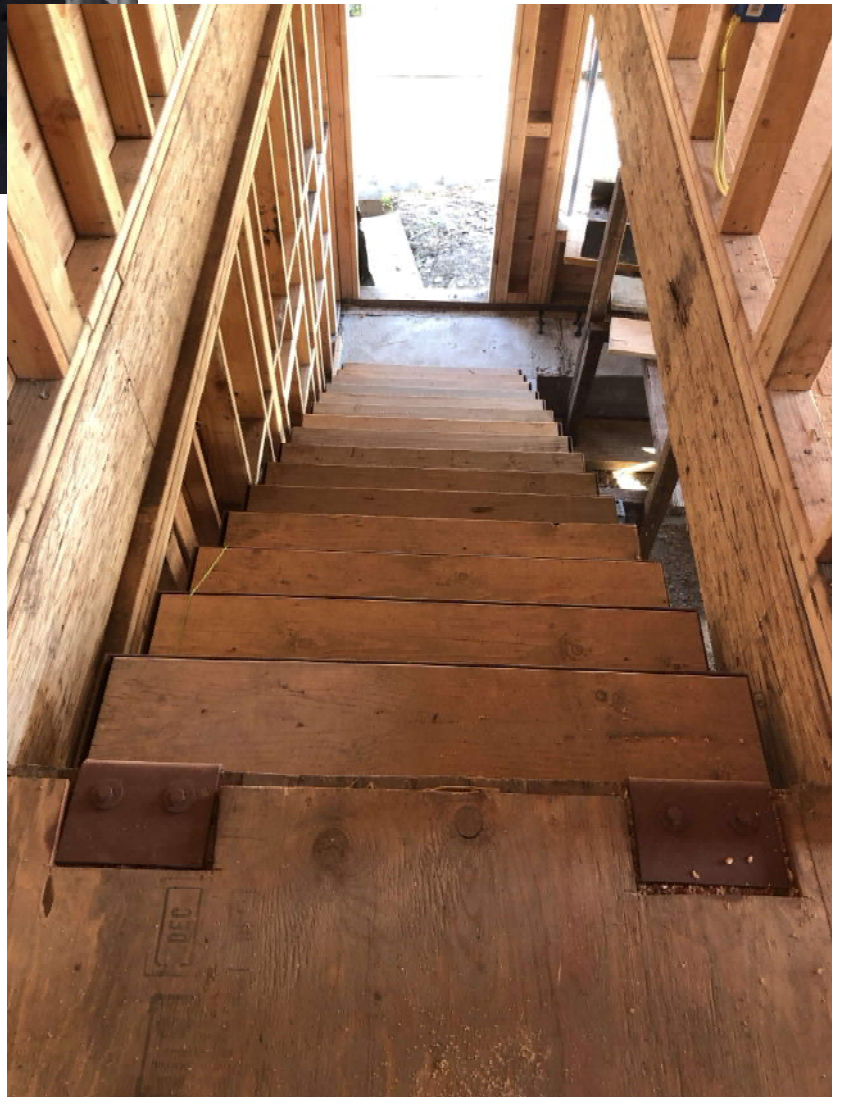
### COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
	30-MAR-21		











City and County of San Francisco  
Department of Building Inspection



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

DATE AFFIDAVIT PREPARED September 13, 2022

ADDRESS: 1 EDGAR AV,  
INSPECTOR: Lam  
OWNER: ABIB TOMMY K & AKHBIRIQ IMA  
55 9TH ST APT 206  
SAN FRANCISCO CA  
94103

Directors' Hearing Date: October 4, 2022  
Hearing Number: 202174577  
Block: 6978 Lot: 069 Seq: 00  
Tract: Case: BW4

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

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

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

Date Mailed: 9/23/22, San Francisco, California. By: [Signature]  
(signature)

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

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

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

Date Posted: 9/23/22, at San Francisco, California.  
By: Gilbert Lam 9/23/22 Signature: [Signature] 9/23/22  
(Print name) (Date)  
*Note: I left the notice @ the front driveway gate to the property. The gate was locked.*

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

7021 1970 0000 0233 3754

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

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

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

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

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

Total P. \$ \_\_\_\_\_

Serial No. **ABIB TOMMY K & AKHBIRIQ IMANE ROS**

Street **55 9TH ST APT 206**

City, St **SAN FRANCISCO, CA 94103**

**SB-DH 1 EDGAR AV 202174577**

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <i>Don B. J...</i></p> <p>C. Date of Delivery  <i>9/28/22</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes        If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p><b>ABIB TOMMY K &amp; AKHBIRIQ IMANE ROS</b>  <b>55 9TH ST APT 206</b>  <b>SAN FRANCISCO, CA 94103</b>  <b>SB-DH 1 EDGAR AV 202174577</b></p> <p>9590 9402 6815 1074 6071 44</p>	<p>RECEIVED        SEP 28 2022        COPE ENFORCEMENT</p>
<p>2. Article Number (Transfer from service label)</p> <p><b>7021 1970 0000 0233 3754</b></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 (0)</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>
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

**City and County of San Francisco  
Department of Building Inspection**



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

September 13, 2022

**Owner: ABIB TOMMY K & AKHBIRIQ IMA  
55 9TH ST APT 206  
SAN FRANCISCO CA  
94103**

**Address: 1 EDGAR AV,  
Block: 6978 Lot: 069 Seq: 00  
Tract: Case: BW4  
Hearing Number : 202174577  
Inspector: Lam  
Phone: (628) 652-3418**

**NOTICE OF DIRECTOR'S HEARING**

**Date and Time of Hearing: October 4, 2022, 9:30:AM  
49 South Van Ness Av., San Francisco, CA 94103-1226, Room 0194**

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

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

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

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

**WARNING**

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

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

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

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

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



**DEPARTMENT OF BUILDING INSPECTION**

Inspection Services  
City and County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1

DATE: 01/28/2022

PROPERTY ADDRESS:  
1 EDGAR AV

BLOCK: 6978 LOT: 069

Building Complaint #: 202174577

ABIB TOMMY K & AKHBIRIQ IMANE  
ABIB TOMMY K & AKHBIRIQ IMA  
55 9TH ST APT 206  
SAN FRANCISCO CA 94103

# NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

### NOTICE OF VIOLATION OUTSTANDING:

On 03/30/2021 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

### ASSESSMENT OF COSTS NOW IMPOSED:

Therefore, pursuant to Section 102A.3 of the San Francisco Building Code you will be assessed costs arising from department time accrued pertaining but not limited to: (1) site inspections and reinspections, (2) case management, update, and data entry, (3) case inquiries (meetings, office visits, phone calls, emails, response to correspondence etc), (4) permit history research, (5) notice/hearing preparation, (6) staff appearances/reports at hearings, (7) case referrals, and (8) monthly violation monitoring.

### AVOID FURTHER ASSESSMENT:

To keep the assessment of costs at a minimum, and avoid the accrual of further time spent on the actions above such as administrative hearing preparation, and monthly violation monitoring, etc., please complete all work within thirty (30) days. Contact the Code Enforcement Division at (628) 652-3430 if you have questions concerning the referenced Notice of Violation.

### IF PERMITS ARE REQUIRED:

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits. Obtain final sign-off from the Building Inspector on the building job card and sign-offs from the Plumbing or Electrical Inspectors for the plumbing permit or for the electrical permit. Otherwise, the work will be deemed incomplete.

### CASE WILL BE CLOSED WHEN ALL WORK & ASSESSMENT OF COSTS PAID:

This case will not be closed and assessment of costs will continue to accrue until (1) all required work is completed as verified by site inspections, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid.





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: 202184010
DATE: 04-NOV-21

ADDRESS: 1 EDGAR AV

OCCUPANCY/USE: ()

BLOCK: 6978 LOT: 069

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: ABIB TOMMY K & AKHBIRIQ IMANI
MAILING ABIB TOMMY K & AKHBIRIQ IMA
ADDRESS 55 9TH ST APT 206
SAN FRANCISCO CA

PHONE #: --

94103

PERSON CONTACTED @ SITE: ABIB TOMMY K & AKHBIRIQ IMANE

PHONE #: --

VIOLATION DESCRIPTION:

CODE/SECTION#

- Work without permit, Additional work-permit required, Expired or cancelled permit, Unsafe building, See attachments

During inspection of site the following violations were observed by the building inspector: Removal of all plumbing fixtures and mech systems and systems without a plumbing permit or mechanical permit.

Code/Section: SFPC Chpt 1, 3, 4, 5, 7, 9, 12, SFMC Chpt 1, 3, 5

Monthly monitoring fee applies.

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

CORRECTIVE ACTION:

- Stop all work SFBC 104A.2.4, File building permit within days, Obtain permit within 15 days, Correct violations within 30 days, No permit required, You failed to comply with the notice(s)

Failure to comply with this notice will cause abatement proceedings to begin. See attachment for additional warnings.

Hire state lic contractor, secure proper permits. Pall all penalties. 9x - \$1339.20 and schedule inspections.

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: David J Ledda

PHONE # (628)652-3400

DIVISION: PID

DISTRICT :

By:(Inspectors's Signature)



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

**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 202184010**

**OWNER/AGENT:** ABIB TOMMY K & AKHBIRIQ IMANE  
 ABIB TOMMY K & AKHBIRIQ IMA  
 55 9TH ST APT 206  
 SAN FRANCISCO CA

**DATE FILED:** 04-NOV-21  
**LOCATION:** 1 EDGAR AV  
**BLOCK:** 6978 **LOT:** 069

94103

**OWNER'S PHONE:** --  
**CONTACT NAME:**  
**CONTACT PHONE:**--

**SITE:**  
**RATING:** ● **OCCUPANCY CODE :**  
**RECEIVED BY:** Suzanna Wong **DIVISION:** BID  
**COMPLAINT SOURCE:** OTHER SOURCE

**COMPLAINANT:**

**ASSIGNED TO DIVISION:** CES

**COMPLAINANT'S PHONE:** --

**DESCRIPTION:** Work without permit  
**INSTRUCTIONS:** BID C#202174577

**INSPECTOR CURRENTLY ASSIGNED**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	HINCHION	1125		

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
08-JUN-23	Suzanna Wong	CES	Per Dave Ledda

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
04-NOV-21	CASE OPENED	D ORTEGA	CASE RECEIVED		Suzanna Wong 04-NOV-21	BID
04-NOV-21	CASE OPENED	D LEDDA	CASE UPDATE	inspection of site NOV posted.		
04-NOV-21	CASE OPENED	D LEDDA	CASE UPDATE	inspection of site NOV posted.		
04-NOV-21	OTHER BLDG/HOUSING VIOLATION	D ORTEGA	FIRST NOV SENT	1st NOV issued by DLedda; slw	Suzanna Wong 05-NOV-21	BID
05-NOV-21	OTHER BLDG/HOUSING VIOLATION	D ORTEGA	CASE UPDATE	1st NOV mailed; slw	Suzanna Wong 05-NOV-21	BID
08-JUN-23	OTHER PLUMB VIOLATN	D LEDDA	FINAL WARNING LETTER SENT	No activity or response to the first NOV refer to CES.	David Ledda 08-JUN-23	PID



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 : 202184010**

**COMPLAINT STATUS AND COMMENTS**

<b>DATE</b>	<b>TYPE</b>	<b>INSPECTOR</b>	<b>STATUS</b>	<b>COMMENT</b>	<b>UPDATED BY</b>	<b>DIVISION</b>
08-JUN-23	OTHER PLUMB VIOLATN	M ALLEN	CASE UPDATE	Final warning letter mailed and referred case to CES per DL; slw	Suzanna Wong 08-JUN-23	BID
08-JUN-23	GENERAL MAINTENANCE	M ALLEN	REFERRED TO OTHER DIV	transfer to div CES	Suzanna Wong 08-JUN-23	BID
21-JUN-23	GARBAGE AND DEBRIS	J HINCHION	CASE RECEIVED	Case Recieved in CES-tm	Thomas Moyer 21-JUN-23	CES

**COMPLAINT ACTION BY DIVISION**

<b>DIVISION</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>ACTION COMMENT</b>
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<b>NOV (HIS)</b>	<b>NOV (BID)</b>
	04-NOV-21



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 : 202174869**

**OWNER/AGENT:** ABIB TOMMY K & AKHBIRIQ IMANE  
 ABIB TOMMY K & AKHBIRIQ IMA  
 55 9TH ST APT 206  
 SAN FRANCISCO CA

**DATE FILED:** 30-MAR-21  
**LOCATION:** 1 EDGAR AV  
**BLOCK:** 6978 **LOT:** 069  
**SITE:**

94103

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

**OWNER'S PHONE:** --

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

**CONTACT NAME:**

**COMPLAINT SOURCE:** BID REFERRAL

**CONTACT PHONE:**--

**COMPLAINANT:** BID Referral

**ASSIGNED TO DIVISION:** EID

**COMPLAINANT'S PHONE:** --

**DESCRIPTION:** A complaint investigation has revealed that approximately 90% of the building has been reframed. New foundation work observed as well as a patio greater than 200 square feet has been poured before PA 201912179765 & PA 202002134489 have been issued. Submitted plans do not reflect the scope of work or valuation.

**INSTRUCTIONS:** BID C#:202174577

**INSPECTOR CURRENTLY ASSIGNED**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
EID	BIRMINGHAM	6342	3	

**REFERRAL INFORMATION**

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

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
30-MAR-21	CASE OPENED	M CHOY	CASE RECEIVED		Audrey Gee 30-MAR-21	INS
05-APR-21	CASE OPENED	R VAN KOLL	INSPECTION OF PREMISES MADE	Arrived 1130am. Lock gate. Unable to gain entry.Door hanger left.		



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 : 202174869**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
27-DEC-21	CASE OPENED	G CLIFTON	OFFICE/COUNT ER VISIT	1) OFFICE VISIT BY PROPERTY OWNER TO DETERMINE IF ANY OTHER ACTION HAS BEEN TAKEN ON THIS COMPLAINT AS OF 12/27/21 2) NO ACTION TAKEN BY EID AS OF 12/27/21. 3) PERMIT APPLICATION 201912179; HAS BEEN FILED ONLY AS OF 12/17, AND THE WORK THAT HAS BEEN DONE DOES NOT REFLECT THE SCOPE OF WORK ON THE PERMIT APPLICATION. 4) CURRENTLY THE PLANNING DEPARTMENT HAS THIS PERMIT APPLICATION ON HOLD.	Gary Clifton 27- DEC-21	EID

**COMPLAINT ACTION BY DIVISION**

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
<u>NOV (HIS)</u>	<u>NOV (BID)</u>		



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: 202174871
DATE: 08-APR-21

ADDRESS: 1 EDGAR AV

OCCUPANCY/USE: ()

BLOCK: 6978 LOT: 069

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: ABIB TOMMY K & AKHBIRIQ IMANI
MAILING ABIB TOMMY K & AKHBIRIQ IMA
ADDRESS 55 9TH ST APT 206
SAN FRANCISCO CA

PHONE #: --

94103

PERSON CONTACTED @ SITE: ABIB TOMMY K & AKHBIRIQ IMANE

PHONE #: --

VIOLATION DESCRIPTION:

CODE/SECTION#

- WORK WITHOUT PERMIT
ADDITIONAL WORK-PERMIT REQUIRED
EXPIRED OR CANCELLED PERMIT PA#:
UNSAFE BUILDING SEE ATTACHMENTS

At rear of building outside area drains, perforated piping, under slab H20 and DWV installed without a permit.
Code/Section: CPC 1, 3, 4, 6, 7, 9, 11

Monthly monitoring fee applies.
Code/Section: SFBC 110A, 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 10 DAYS AND COMPLETE ALL WORK WITHIN 30 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.

Hire licensed contractor, schedule required permits, correct violations, schedule inspections. Pay monitoring fee.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

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

PHONE # (628)652-3400

DIVISION: PID

DISTRICT :

By:(Inspectors's Signature)



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

**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 202174871**

**OWNER/AGENT:** ABIB TOMMY K & AKHBIRIQ IMANE  
 ABIB TOMMY K & AKHBIRIQ IMA  
 55 9TH ST APT 206  
 SAN FRANCISCO CA

**DATE FILED:** 30-MAR-21  
**LOCATION:** 1 EDGAR AV  
**BLOCK:** 6978 **LOT:** 069

94103

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

**OWNER'S PHONE:** --  
**CONTACT NAME:**  
**CONTACT PHONE:**--

**RECEIVED BY:** Audrey Gee **DIVISION:** INS  
**COMPLAINT SOURCE:** BID REFERRAL

**COMPLAINANT:** BID Referral

**ASSIGNED TO DIVISION:** PID

**COMPLAINANT'S PHONE:** --

**DESCRIPTION:** A complaint investigation has revealed that approximately 90% of the building has been rebramed. New foundation work observed as well as a patio greater than 200 square feet has been poured before PA 201912179765 & PA 202002134489 have been issued. Submitted plans do not reflect the scope of work or valuation.

**INSTRUCTIONS:** BID C#202174577

**INSPECTOR CURRENTLY ASSIGNED**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
PID	ALLEN	6370		

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
19-APR-21	William Strom	CES	dan ortega
18-FEB-22	Chloe Purdy	PID	Return to PID to DL per JH

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
30-MAR-21	CASE OPENED	D ORTEGA	CASE RECEIVED		Audrey Gee 30-MAR-21	INS
31-MAR-21	CASE OPENED	D ORTEGA	CASE UPDATE	No access. 1st Access Letter to be prepared.		
31-MAR-21	OTHER BLDG/HOUSING VIOLATION	D ORTEGA	CASE UPDATE	1st inspection request letter mailed; slw	Suzanna Wong 31-MAR-21	BID



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

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202174871

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
08-APR-21	OTHER BLDG/HOUSING VIOLATION	D ORTEGA	CASE UPDATE	Observed at rear of building - outside area drains, under slab perforated piping, under slab H2o and dwv installed. No permit has been secured. No plumbing installations visible inside of building. NOV issued.		
08-APR-21	OTHER BLDG/HOUSING VIOLATION	D ORTEGA	FIRST NOV SENT	1st NOV issued by DO; slw	Suzanna Wong 08-APR-21	BID
08-APR-21	OTHER BLDG/HOUSING VIOLATION	D ORTEGA	CASE UPDATE	1st NOV mailed; slw	Suzanna Wong 08-APR-21	BID
19-APR-21	OTHER BLDG/HOUSING VIOLATION	D ORTEGA	CASE UPDATE	Final warning letter mailed; WS	William Strom 19-APR-21	IPR
19-APR-21	OTHER BLDG/HOUSING VIOLATION	D ORTEGA	REFERRED TO OTHER DIV		William Strom 19-APR-21	IPR
19-APR-21	OTHER BLDG/HOUSING VIOLATION	D ORTEGA	FINAL WARNING LETTER SENT	FWL prepared.	Daniel Ortega 19-APR-21	PID
19-APR-21	GENERAL MAINTENANCE	D ORTEGA	REFERRED TO OTHER DIV	transfer to div CES	William Strom 19-APR-21	IPR
20-APR-21	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE RECEIVED	Case Recieved in CES-tm	Thomas Moyer 20-APR-21	CES
27-JUL-21	OTHER BLDG/HOUSING VIOLATION	E GREENE	CASE UPDATE	Cts pts research eg		
27-JUL-21	OTHER BLDG/HOUSING VIOLATION	E GREENE	REFER TO DIRECTOR'S HEARING	Dh 2/08:2022 eg		
25-JAN-22	OTHER PLUMB VIOLATN	J HINCHION	CASE UPDATE	Assigned to G.L. Jh	John Hinchion 02-FEB-22	CES
26-JAN-22	OTHER BLDG/HOUSING VIOLATION	G LAM	REFER TO DIRECTOR'S HEARING	Case reviewed. No permit to comply. Prep and schedule DH 3/1/22. GL		
26-JAN-22	OTHER BLDG/HOUSING VIOLATION	G LAM	REFER TO DIRECTOR'S HEARING	Case reviewed. No permit to comply. Prep and schedule DH 3/1/22. GL		
04-FEB-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	DH package prepared -CP	Chloe Purdy 04-FEB-22	CES
07-FEB-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	DH notice sent via certified mail -CP	Chloe Purdy 07-FEB-22	CES





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

**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 202174871**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
14-FEB-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	DH package reviewed and ready for posting. GL		
14-FEB-22	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR HEARING NOTICE POSTEI	DH Notice Posted on Gate. There is a new gate spanning the full width of the road. Building was not accessible for posting. Pictures Taken. GL	Gilbert Lam 14-FEB-22	CES
17-FEB-22	OTHER PLUMB VIOLATN	J HINCHION	CASE RETURNED	To PID per request - to D.L. JH		
18-FEB-22	OTHER BLDG/HOUSING VIOLATION	G LAM	REFERRED TO OTHER DIV	Returned to PID per JH - CP	Chloe Purdy 18-FEB-22	CES
18-FEB-22	OTHER BLDG/HOUSING VIOLATION	D ORTEGA	CASE RECEIVED	Case received in PID. File is located in J:\COMPLAINTS_BID_EID_PID\PID\2021: slw	Suzanna Wong 18-FEB-22	BID

**COMPLAINT ACTION BY DIVISION**

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
NOV (HIS)	NOV (BID)		
	08-APR-21		



## ABATEMENT APPEALS BOARD

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

### NOTICE OF AAB HEARING

10/16/2024

TOMMY ABIB  
55 09TH ST, APT. 206  
SAN FRANCISCO, CA, 94103

**Re: 1 EDGAR AV AAB Appeal No. 6934**

Dear Parties:

On 1/4/2023, the Abatement Appeals Board (AAB) received Appellant TOMMY ABIB completed appeal form, appealing Director's Order No. 202174577-A.

This matter has been scheduled for hearing before the AAB on **11/20/2024 at 9:30 AM, in Room 416, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA.**

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

Under Procedural Rule III.D, the Appellant may submit a written statement setting forth their arguments and evidence in support of the appeal. The written statement must be submitted to the AAB Secretary by email at :[dbi.aab@sfgov.org](mailto:dbi.aab@sfgov.org) or in hardcopy no later than **(10/30/2024- 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 **(11/13/2024- 7 days before the hearing date)**.

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

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

Very Truly Yours.

Matthew Greene  
Secretary,  
Abatement Appeals Board

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

Inspector: HEARING/CES

Please POST AND RETURN DECLARATION TO AAB SECRETARY.

DEPARTMENT OF BUILDING INSPECTION  
San Francisco, California

DECLARATION OF POSTING OF **ABATEMENT APPEALS BOARD**

NOTICE OF HEARING

I, Declan McConn declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of Section (105A.2.6) of the San Francisco (Building) Code, I did on the 17 day of October, 2024, post a copy of Notice of Hearing of the Abatement Appeals Board, in a conspicuous place on the building, structure or part thereof described in said complaint, to wit:

Appeal No. 6934  
Complaint No. 202174577  
Order of Abatement No. 202174577-A  
1 EDGAR AV  
San Francisco, California

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

Executed on 10/17/24 at San Francisco, California.



HEARING