

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

November 20, 2024

***Agenda Item C2
Staff Report - Case No. 6935***



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. 6935

Date of Abatement Appeals Board Hearing: November 20, 2024

Property Address: 805 Vermont St. San Francisco, CA

Block: 4093 Lot: 064C

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

Complaint Number: 202180046 (EXHIBIT – 1, 2)

PROPERTY OWNER INFORMATION

Property Owner(s) Name: Ault Harry & Roberta (EXHIBIT – 3)

Appellant: Roberta Ault (EXHIBIT – 4)

Appellant Mailing Address: 901 Carolina St., 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 August 18, 2021
FWL or 2nd NOV Issued on March 11, 2022

Nature of Violation: (Violation Description Replicated from Original NOV # 202180046); (EXHIBIT – 1)
"A response to a complaint has failed to provide documentation for work done at the ground floor. Constructed 2 rooms, entry and hallway area, wet bat and a bathroom without a building permit and Planning Dept. approval. Code/Section: SFBC: 103A. Monthly monitoring fee applies. Code/Section: SFBC 110A, Table 1A-k"

Brief of Case Review:

A complaint investigation performed three years ago (Aug 2021), Building inspector revealed an unauthorized addition of living space on the ground floor of an existing single-family residential building. Violations consisting of unauthorized entry, hallway, bedroom, wet bar, etc. have been constructed without a building permit and City Planning approval. This unauthorized work could be used as an illegal ADU. The authorized unit addition poses risks of fire and life safety to the occupants of the building. To date, there is still no record show owner filed a pertaining permit to correct the violations. (EXHIBIT – 5)

Outstanding Violations: The violation case remains outstanding in Code Enforcement (EXHIBIT – 5, 6)

Life Safety Hazards: Unauthorized ADU undermined the fire and life safety of the existing building rendering the building unsafe to occupy.

Directors Hearing: NOV No. 202180046 Date: February 21, 2023

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 # 202180046 and pay all CES fees" (EXHIBIT – 8)

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

Permit No.	Filing Date	Issued Date	Exhibit	Comments
None	N/A	N/A	5	No pertaining permit filed to date

Table 2: CES Code Proceeding History: (EXHIBIT – 7)

	Exhibit	NOV #
		202180046
1 st Notice of Violation Issued	1	08/18/2021
Final Warning letter (or 2 nd NOV)	10	03/11/2022
Notice of Director’s Hearing Posting	9	01/03/2023
Directors Hearing Date	8	02/21/2023
Order of Abatement Posting	7	03/14/2023
AAB Application Filing	4	03/28/2023
AAB Hearing Notice Posting	11	10/17/2024

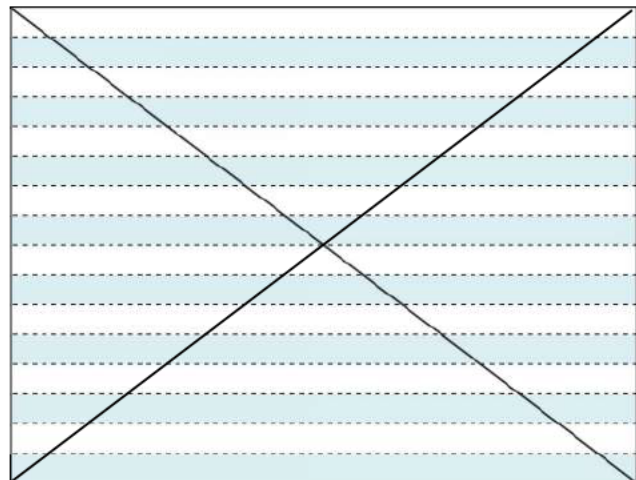
Appellant’s Request: *“Order and complaint returned to staff. Owner ready to file permit with plans to comply with complaint 202180046”*
(EXHIBIT – 4)

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

Abatement Appeals Board Action: TBD

LIST OF EXHIBITS

Exhibit 1 - NOV 202180046
Exhibit 2 - Block and Lot Map
Exhibit 3 - Owner of Record
Exhibit 4 - AAB Application
Exhibit 5 - Permit History
Exhibit 6 - Complaint History
Exhibit 7 - CDS 202180046
Exhibit 8 - Order of Abatement
Exhibit 9 - Affidavit of Posting and Cert. Mail for DH
Exhibit 10 - Final Warning Letter
Exhibit 11 - Affidavit 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: 202180046
DATE: 18-AUG-21

ADDRESS: 805 VERMONT ST
OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES)

BLOCK: 4093 **LOT:** 064C

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: AULT HARRY & ROBERTA
MAILING AULT HARRY & ROBERTA
ADDRESS 910 CAROLINA ST
SAN FRANCISCO CA

PHONE #: --

94107

PERSON CONTACTED @ SITE: AULT HARRY & ROBERTA

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

A response to a complaint has failed to provide documentation for work done at the ground floor. Constructed 2 rooms, entry and hallway area, wet bat and a bathroom without a building permit and Planning Dept. approval.
Code/section SFBC: 103A

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

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4** 628-652-3447
- FILE BUILDING PERMIT WITHIN 30 DAYS** **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION 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.**
- 30 Days to Obtain Permit and Complete including Final Signoff to Comply with NOV# 202180046 and Pay All CES Fees.
- INVESTIGATION FEE OR OTHER FEE WILL APPLY**
- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- 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**

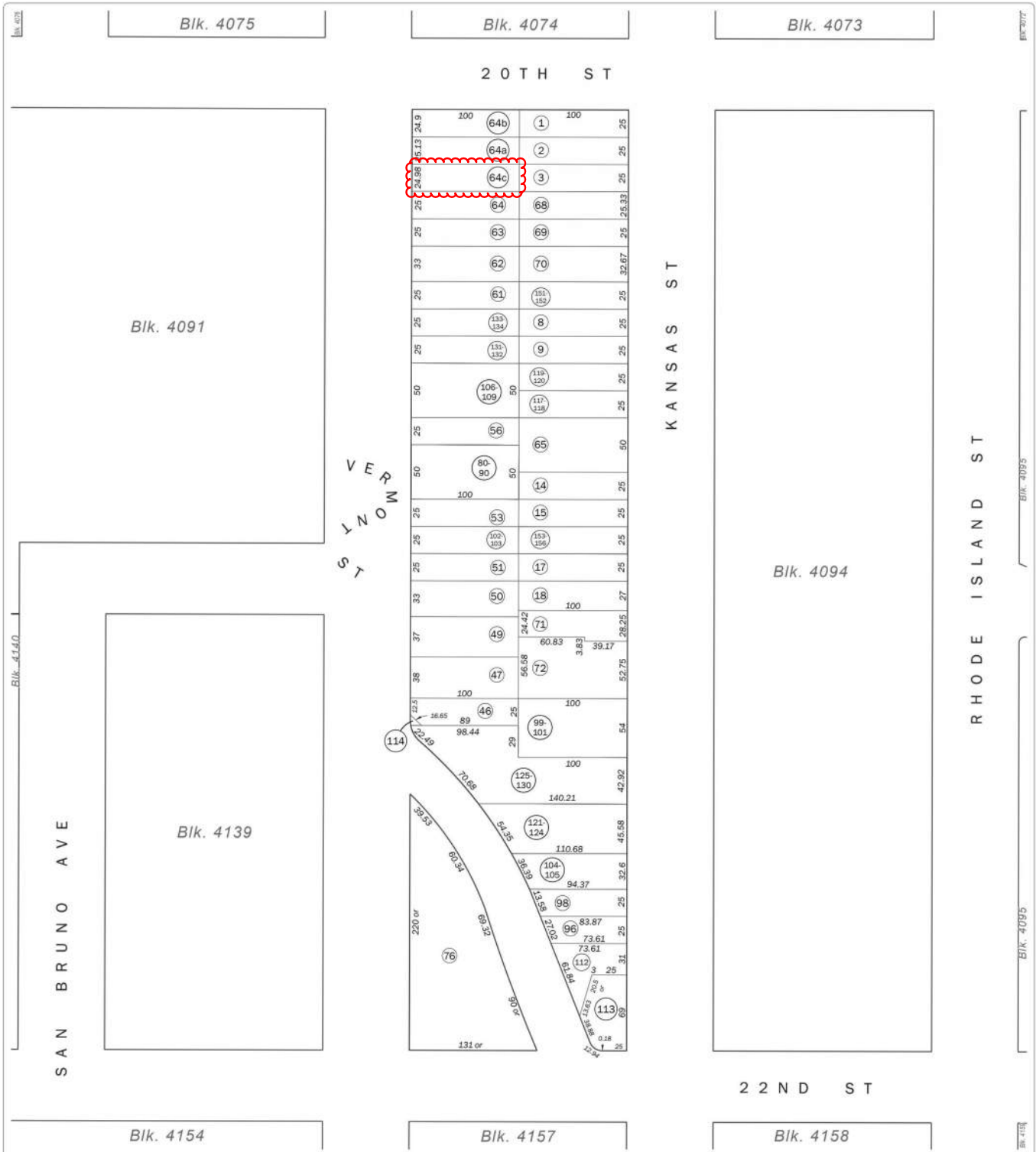
BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT
CONTACT INSPECTOR: Thomas D Keane
PHONE # 628-652-3447 DIVISION: BID DISTRICT :
By:(Inspectors's Signature) _____

Volume 27

NEW POTRERO BLKS. 124 & 125

Block 4093

SHEET 1 OF 2



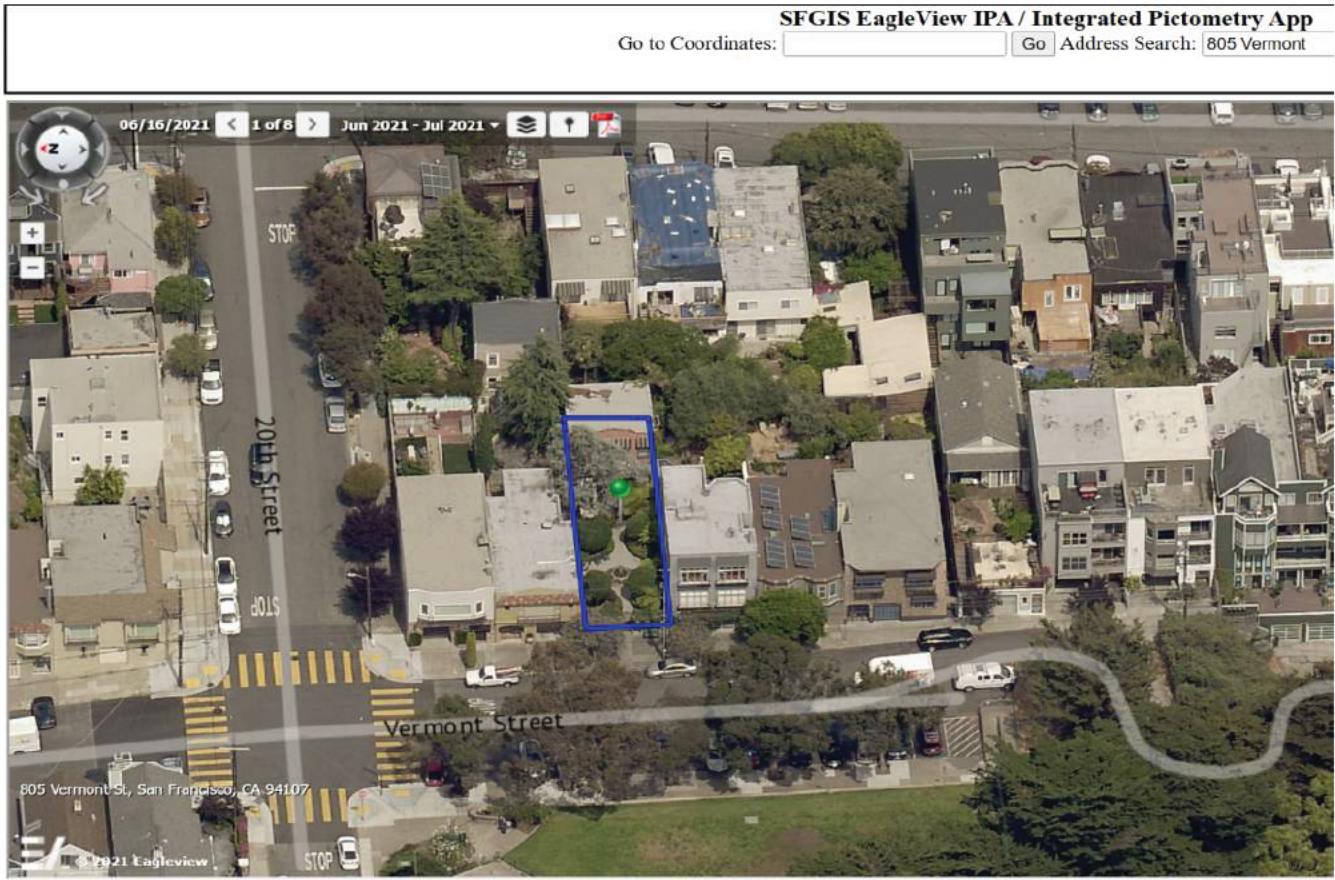
SAN FRANCISCO CITY & COUNTY ASSESSOR'S BLOCK MAP

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



REVISED 2020





Property Profile

Assessor: 805 VERMONT ST

Address: 805 VERMONT ST, Block 4093, Lot 064C, # 0, Address Id 170162, PRIMARY ASSESSOR

Values & Prices

Land	\$757,895	Other	\$0	Exempt Type		Wk Status/Yr	2025
Structure	\$324,810	Home Exempt	\$0			Base Co/Yr	2020
Fixtures	\$0	Other Exempt	\$0	Prior/Curr Source			
Prior Price	\$0	Current Price	\$475,000				
Prior Sale		Curr Sale	11/04/2002		\$		

Construction Appliances

D	0000	000	BH2	673	08/20/1999		D
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Lot Frontage/Area/Depth

0	249,500	0	1	1		27	2024
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Rooms

3	1	1	650	0	1907	D	1000
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Owner Information

Name	Address	City	State	Zip	Owner Date
AULT HARRY & ROBERTA	910 CAROLINA ST	SAN FRANCISCO	CA	94107	04/22/2022

Assessor's Report

Parcel: 4093/064C

Address: 805 VERMONT ST

Mailing Address*: 910 CAROLINA ST
SAN FRANCISCO, CA 94107

Assessed Values	Construction Type	Wood or steel frame
Land	Use Type	Dwelling
Structure	Units	1
Fixtures	Stories	1
Personal Property	Rooms	3
Last Sale	Bedrooms	1
Last Sale Price	Bathrooms	1
Year Built	Basement	-
Building Area	Parcel Shape	-
Parcel Area	Parcel Depth	-
Parcel Frontage		

Owner* AULT HARRY & ROBERTA
910 CAROLINA ST
SAN FRANCISCO, CA 94107

Owner Date* 4/22/2022

* 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: Roberta Ault
Director's Order No: 202180046
Date Appeal Filed: 03-27-2023

Appeal Number
Complaint Tracking No(s) 202180046
Filing Fee: \$158.10

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

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

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

- (1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on February 21, 2023
(2) The affected premises are located at 805 Vermont Street San Francisco. They contain 2 dwelling units and 0 guest rooms.
(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto. ISSUANCE OF ORDER OF ABATEMENT 202180046A, ACCESSORY UNIT INSTALLED BY PRIOR OWNER
(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). ORDER AND COMPLAINT RETURNED TO STAFF. OWNER READY TO FILE PERMIT WITH PLANS TO COMPLY WITH COMPLAINT 202180046
(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: Roberta Ault 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:

ALL WORK DONE PRIOR TO CURRENT OWNERSHIP

(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:

TOOK PROPERTY AS IS. NO COMPLAINT ON RECORD. WORK COMPLETED BEFORE PURCHASE OF PROPERTY

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

PREPARING PLANS TO FILE A PERMIT TO COMPLY WITH NOV 202180046

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

(12) When was the work done? Estimate 2014-2016

(13) Who did the work? Prior Owner

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

REALTOR

(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

N/A

(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? NO

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

PLANS WILL BE PREPARED AND A PERMIT FILED WITHIN THE NEXT MONTH TO COMPLY WITH NOV 202180046

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

Print Name: Roberta Ault

Signature: Roberta Ault

Date Signed: 03-28-2023

Signatory is property owner agent other _____



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

PAYMENT RECEIPT

Printed on: 03/28/2023 03:57:07 PM

Code Enforcement Division

Phone:(628) 652-3430

Payment Date: 03/28/2023

Job Address

805 VERMONT ST -

Payment received from:

ROBERTA AULT

910 CAROLINA ST

SAN FRANCISCO CA 94107

Receipt Number: CED07856

Issued By: JPURDY

Application Number:

805 VERMONT ST -

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$158.10	202180046
TOTAL		
	\$158.10	

BY 

DBI COPY

Permit Tracking System

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

LOCATION 4093 / 064C / 0 805 VERMONT ST **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
202408229295	8		TO OBTAIN A FINAL INSPE	T					COMPLETE	08/28/2024
20240419038	8		LEAK REPAIR AT BACK WA	T					COMPLETE	08/28/2024
20230925736	8		REPLACE KITCHEN CABINE	T					ISSUED	10/30/2023
20041028797	8		REROOFING	T					ISSUED	10/28/2004
20040416149	8		RENEW#200211081079.#2	T					COMPLETE	08/25/2004
20040416149	8		RENEW#200302117200	T					COMPLETE	08/25/2004
20030709910	8		KITCHEN BATH AND FLOC	T					EXPIRED	08/19/2003
20030326072	8		STRUCTURAL UPGRADE SI	T					EXPIRED	08/19/2003
20030211720	8		REPLACE EXISTING FOUND	T					EXPIRED	08/17/2003
20021108107	8		REMOVE LATH & PLASTER	T					EXPIRED	08/19/2002

Return

Estimated Hours: _____ Plan Review Fee: _____

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

Complaint #	HIS NOV Expired	Date Filed	A	Div	Block	Lot	Street #	Street Name	
202180046	<input type="checkbox"/>	07/15/2021	<input checked="" type="checkbox"/>	CES	4093	064C	805	VERMONT	ST
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<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: * - Reinspection date expired



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202180046

OWNER/AGENT: AULT HARRY & ROBERTA
 AULT HARRY & ROBERTA
 910 CAROLINA ST
 SAN FRANCISCO CA

DATE FILED: 15-JUL-21

LOCATION: 805 VERMONT ST

BLOCK: 4093 **LOT:** 064C

SITE:

94107

RATING: **OCCUPANCY CODE**

OWNER'S PHONE --

RECEIVED BY: SLWONG **DIVISION:** BID

CONTACT NAME

COMPLAINT SOURCE: WEB FORM

CONTACT PHONE --

COMPLAINANT: LUCAS EASTWOOD
 LUCAS@EASTWOODSF.COM

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE 415-374-0669

DESCRIPTION: date last observed: 14-JUL-21; time last observed: 8:00am; floor: Ground ; unit: 2; exact location: Main Bldg;
 building type: Residence/Dwelling ILLEGAL UNIT; ; additional information: Building being used as a 2 unit building for 2 years ;

INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	NG	6339		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
14-MAR-22	Sonya Bryant	CES	Referred per T.Keane

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
15-JUL-21	CASE OPENED	S BIRMINGHAM	CASE RECEIVED		Suzanna Wong 15-JUL-21	BID
15-JUL-21	OTHER BLDG/HOUSING VIOLATION	S BIRMINGHAM	CASE UPDATE	Case reviewed and assigned to complaint investigation team per MH; slw	Suzanna Wong 15-JUL-21	BID
16-JUL-21	OTHER BLDG/HOUSING VIOLATION	T KEANE	CASE UPDATE	No entry left contact info spoke with owner on phone who stated she would schedule an inspection tdk		
28-JUL-21	OTHER BLDG/HOUSING VIOLATION	T KEANE	CASE UPDATE	sent 1st inspection request letter. tdk.		



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202180046

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
28-JUL-21	OTHER BLDG/HOUSIN G VIOLATION	T KEANE	CASE UPDATE	1st inspection request letter mailed; slw	Suzanna Wong 28- JUL-21	BID
30-JUL-21	OTHER BLDG/HOUSIN G VIOLATION	T KEANE	CASE UPDATE	Spoke with owner who was on vacation . She stated she would contact inspector when she returned . tdk		
05-AUG-21	OTHER BLDG/HOUSIN G VIOLATION	T KEANE	CASE UPDATE	Made inspection more research required. Tdk		
18-AUG-21	OTHER BLDG/HOUSIN G VIOLATION	T KEANE	FIRST NOV SENT	Issued and posted 1st Nov. tdk	William Strom 20- AUG-21	IPR
20-AUG-21	OTHER BLDG/HOUSIN G VIOLATION	T KEANE	CASE UPDATE	1st NOV mailed; WS	William Strom 20- AUG-21	IPR
11-MAR-22	OTHER BLDG/HOUSIN G VIOLATION	T KEANE	FINAL WARNING LETTER ISSUED	Issued Final warning letter. Failed to comply with NOV. Referred to CES. tdk.		
11-MAR-22	OTHER BLDG/HOUSIN G VIOLATION	T KEANE	FINAL WARNING LETTER SENT	Issued final warning letter failed to comply with NOV. Referred to CES. tdk.	Thomas Keane 11- MAR-22	BID
14-MAR-22	OTHER BLDG/HOUSIN G VIOLATION	T KEANE	CASE UPDATE	FWL mailed. SB	Sonya Bryant 14- MAR-22	CES
14-MAR-22	OTHER BLDG/HOUSIN G VIOLATION	T KEANE	REFERRED TO OTHER DIV	Case referred to CES per TDK. SB	Sonya Bryant 14- MAR-22	CES
14-MAR-22	GENERAL MAINTENANCE	T KEANE	REFERRED TO OTHER DIV	transfer to div CES	Sonya Bryant 14- MAR-22	CES
16-MAR-22	GENERAL MAINTENANCE	J HINCHION	CASE RECEIVED	Case received in CES. SB	Sonya Bryant 16- MAR-22	CES
28-DEC-22	OTHER BLDG/HOUSIN G VIOLATION	G LAM	REFER TO DIRECTOR'S HEARING	Case Reviewed. No Permit or Planning App to Comply with NOV. Schedule for DH 1/17/23. -GL		
29-DEC-22	OTHER BLDG/HOUSIN G VIOLATION	G LAM	DIRECTOR HEARING NOTICE POSTED	DH packet prepared-RQ	Ronda Queen 29- DEC-22	CES
03-JAN-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	DIRECTOR HEARING NOTICE POSTED	DH Notice Posted. Pictures Processed. -GL		
06-JAN-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	Cert mailed DH notice to owners on file. SB	Sonya Bryant 06- JAN-23	CES

PAGE 2 OF 3



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202180046

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
06-JAN-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	PERMIT RESEARCH	Permit Research performed. Prepared HN for hearing. -GL		
09-FEB-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	Cert mailed CDH to ownrs on file. SB	Sonya Bryant 09- FEB-23	CES
21-FEB-23	OTHER BLDG/HOUSIN G 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	John Hinchion 22- FEB-23	CES
23-FEB-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	ORDER OF ABATEMENT ISSUED	OOA Being Issued. MMF and Inspector Fees Processed. -GL		
07-MAR-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	created OOA & initial bill & sent via certified mail - CP	Chloe Purdy 07- MAR-23	CES
07-MAR-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	ABATEMENT APPEALS BOARD HRG	AAB filed-cp	Thomas Moyer 07- APR-23	CES
14-MAR-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	ORDER OF ABATEMENT POSTED	OOA Posted. Pictures Processed. -GL		
07-APR-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	initial bill payment received - CP	Thomas Moyer 19- MAY-23	CES
10-APR-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	CM returned signed-hb	Heather Brooks 26- JUN-23	CES
16-OCT-24	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	AAB Notice of Hearing Cert mailed - sj	Susan Jew 16-OCT- 24	CES
17-OCT-24	OTHER BLDG/HOUSIN G VIOLATION	D MCCONN	CASE UPDATE	Case update / went out to site to post AAB notice and take pictures - DMC	Declan McConn 17- OCT-24	CES
17-OCT-24	OTHER BLDG/HOUSIN G 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>		
	18-AUG-21		

City and County of San Francisco
Department of Building Inspection



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

ORDER OF ABATEMENT

March 7, 2023

Owner:

AULT HARRY & ROBERTA
910 CAROLINA ST
SAN FRANCISCO CA 94107

Property Address: 805 VERMONT ST,

Block: 4093 Lot: 064C Seq: 00
Tract: Case: BW0

Complaint: 202180046A

Inspector/Division: Lam

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202180046A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON February 21, 2023 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED

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

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

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

30 Days to Obtain Permit and Complete including Final Signoff to Comply with NOV# 202180046 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 & County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: March 07, 2023
Property Address: 805 VERMONT ST

Block: 4093 Lot: 064C Seq.: 00
Inspector: **Gilbert Lam**

Director's Order Number: **202180046 - A**

INITIAL BILL- Assessment of Costs
Code Violations Outstanding

To:
AULT HARRY & ROBERTA
910 CAROLINA ST
SAN FRANCISCO CA
94107

Dear Property Owner(s):

Our records show that all required work has not been completed to abate the code enforcement case referenced above. FAILURE TO CORRECT THESE CODE VIOLATIONS PRIOR TO THE DIRECTOR'S HEARING AND RECORDED ORDER OF ABATEMENT HAS RESULTED IN THE ACCRUAL OF "ASSESSMENT OF COSTS" pursuant to 102.2,102.16, 102A.3, 102A.7, 103A5, and Section 110, Table 1A-K of the San Francisco Building Code. Said Code requires that this Department's "cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs shall be assessed upon the property owner. Said violations will not be deemed legally abated until the property owner makes full payment of the assessment..."

The Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is : **\$2334.34.**

Payment must be payable to CITY and COUNTY of SAN FRANCISCO OR CCSF-DBI in the form of cashier's check, money order or cash and must be accompanied by this original letter.

Please tender payment by mail or in person during regular business hours (8am-4pm) to the address indicated below:

Assessment of Costs Payment
Department of Building Inspection
Code Enforcement Section
49 South Van Ness Avenue, Suite 400
San Francisco, CA 94103

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

Note: The Order of Abatement of the Department of Building Inspection cannot be lifted, and the structure cited above cannot be brought into compliance with the applicable sections of the San Francisco Building and Housing Codes until all required work is completed and further accrued Assessments of Costs are paid.

You must notify your assigned CES Inspector when all violations have been completed AS SOON AS POSSIBLE TO AVOID OR MINIMIZE ADDITIONAL COSTS & PENALTIES.

You will be sent a Final bill assessment of costs for additional time accrued until the case is abated..

Code Enforcement Section can be reached at (628) 652-3430 should you have any questions.

Your prompt cooperation on this matter is appreciated,

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

By: John Hinchion
Chief of Code Enforcement

cc: CED File



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

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

Assessment of Costs - Initial

(Pursuant to Sections 102A3 et al, and 110A Tables 1A-D, 1 A-G, 1A-K of the San Francisco Building Code and Ordinance 180-10)

Owner AULT HARRY & ROBERTA
 AULT HARRY & ROBERTA
 910 CAROLINA ST
 SAN FRANCISCO CA

Date March 7, 2023

Complaint Number 202180046

94107

Block 4093 **Lot** 064C

Address 805 VERMONT ST

Prepared by Gilbert Lam

Reviewed by Chloe Purdy

Amount Now Due and Payable \$2,334.34

Comments MMF: (8/18/21 - 2/23/23) 18 Months. -GL
 clerical other - created initial bill - CP

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
08/18/21	Issued Notice of Violation and Data entry	Inspector	.75	\$158.10	\$118.58
08/18/21	Posted Notice of Violation and Travel time	Inspector	.5	\$158.10	\$79.05
03/11/22	Issued Final Warning Letter	Inspector	.25	\$158.10	\$39.53
03/16/22	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
12/28/22	Reviewed and approved case for Director's Hearing	Inspector	.75	\$158.10	\$118.58
12/29/22	Research Title and Prepare case for Director's Hearing	Clerical	1	\$96.72	\$96.72
01/03/23	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
01/03/23	Processed photos	Inspector	.25	\$158.10	\$39.53
01/06/23	Researched permit history/status	Inspector	.25	\$158.10	\$39.53
01/06/23	Certified Mailing	Clerical	.5	\$96.72	\$48.36
02/09/23	Prepare Case for Continued Director's Hearing	Clerical	.5	\$96.72	\$48.36
02/09/23	Certified Mailing	Clerical	.5	\$96.72	\$48.36
02/21/23	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
02/21/23	Issued Order of Abatement	Inspector	.25	\$158.10	\$39.53
02/21/23	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$173.91	\$347.82
02/23/23	Prepared Assessment of Costs	Inspector	.25	\$158.10	\$39.53
02/23/23	Monthly Violation Monitoring Fee (Ordinance 180-10)	Clerical	9	\$96.72	\$870.48
03/07/23	Other	Clerical	1	\$96.72	\$96.72
03/07/23	Prepared Order of Abatement	Clerical	.5	\$96.72	\$48.36
03/07/23	Certified Mailing	Clerical	.5	\$96.72	\$48.36

***Total to Date** \$2,334.34

*** Please note that this is only an initial bill. The property owner will accrue additional assessment of costs until all required code abatement is complete and verified by inspector site inspection. The case will not be closed until all code abatement and assessment of costs are paid.**

City and County of San Francisco
Department of Building Inspection



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

DATE AFFIDAVIT PREPARED December 29, 2022

ADDRESS: 805 VERMONT ST,
INSPECTOR: Lam
OWNER: AULT HARRY & ROBERTA
910 CAROLINA ST
SAN FRANCISCO CA
94107

Directors' Hearing Date: January 17, 2023
Hearing Number: 202180046
Block: 4093 Lot: 064C Seq: 00
Tract: Case: BW0

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

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

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

Date Mailed: 1/6/23, 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: 1/3/23, at San Francisco, California.
By: Gilbert Lam 1/3/23 Signature: [Signature]
(Print name) (Date)

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

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Adult Signature Restricted Delivery \$ _____

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AULT HARRY & ROBERTA
910 CAROLINA ST
SAN FRANCISCO, CA 94107
SB-DH 805 VERMONT ST 202180046

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"> ■ 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>1. Article Addressed to:</p> <p>AULT HARRY & ROBERTA 910 CAROLINA ST SAN FRANCISCO, CA 94107 SB-DH 805 VERMONT ST 202180046</p> <p style="text-align: center;">  9590 9402 6815 1074 6227 96 </p> <p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7021 1970 0000 0233 8117</p>	<p>A. Signature  <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Loty P. ...</u> C. Date of Delivery <u>1/10/23</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p style="text-align: center; font-size: 2em; font-weight: bold;">RECEIVED</p> <p style="text-align: center; font-size: 1.2em;">JAN 13 2023</p> <p>3. Service Type</p> <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table> <p style="text-align: center; font-weight: bold;">CODE ENFORCEMENT CCSF-DBI</p>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt												



DEPARTMENT OF BUILDING INSPECTION

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

CM

AULT HARRY & ROBERTA
 AULT HARRY & ROBERTA
 910 CAROLINA ST
 SAN FRANCISCO CA 94107

DATE: 03/11/2022

PROPERTY ADDRESS:
 805 VERMONT ST

BLOCK: 4093 LOT: 064C

Building Complaint #: 202180046

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 08/18/2021 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.

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!


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

AULT HARRY & ROBERTA
 910 CAROLINA ST
 SAN FRANCISCO, CA, 94107

Re: 805 VERMONT ST AAB Appeal No. 6935

Dear Parties:

On 3/28/2023, the Abatement Appeals Board (AAB) received Appellant AULT HARRY & ROBERTA completed appeal form, appealing Director's Order No. 202180046-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 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. 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

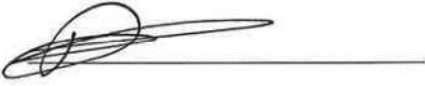
NOTICE OF HEARING

I, Deelan 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. 6935
Complaint No. 202180046
Order of Abatement No. 202180046-A
805 VERMONT ST
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

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Postage

\$ _____

AULT HARRY & ROBERTA
910 CAROLINA ST
SAN FRANCISCO, CA 94107
CES-NOH: Reg 805 VERMONT ST 202180046

PS Form 3800, January 2021 PSN 7530-02-000-9001 See reverse for instructions