

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

November 20, 2024

***Agenda Item C4
Staff Report - Case No. 6936***



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. 6936

Date of Abatement Appeals Board Hearing: November 20, 2024

Property Address: 28 Hill Point Ave.

Block: 1275 **Lot:** 019

Report Date & Preparer: November 13, 2024 | Senior Building Inspector, Joe Ng

Complaint Number: 202185823 (*EXHIBIT – 1, 2*)

PROPERTY OWNER INFORMATION

Property Owner(s) Name: Curd-Beberwyck Living Trust (*EXHIBIT – 3*)

Appellant: Bethany Curd & Brandon Beberwyck (*EXHIBIT – 4*)

Appellant Mailing Address: 28 Hill Point Ave., San Francisco, CA 94103

Building/Property Description: Three-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 January 4, 2022
FWL or 2nd NOV Issued on May 20, 2022

Nature of Violation: (Violation Description Replicated from Original NOV # [202185823](#)); (*EXHIBIT – 1*)
“A site inspection at above location identified a potentially hazardous condition at above location. At east property line bordering 336-338 Parnassus Av concrete retaining wall is failing, rotating towards east at northeast corner of 28 Hill Point Av. At lowest point wall is approx. 4ft tall. Exercise caution in rear yard until hazard is abated.
Code/Section: SFBC 102A, 102A.3. Monthly monitoring fee applies. Code/Section: SFBC 110A, Table 1A-K”

Brief of Case Review:

In January 2022, DBI Building inspector conducted a field investigation and confirmed that there is a retaining wall over 4 feet high had failed at the rear yard between 28 Hill Point Ave and 336-338 Parnassus Ave (*Exhibit 2, 5*). To date, almost three years have elapsed, the violation still remains outstanding in the Code Enforcement stage. The owner of 28 Hill Point Ave had filed an Over-The-Counter permit with Permit Center in November 2023 (PA 2023/1108/0443); however, this permit is still in the filing stage pending the owner to submit the structural plan to complete the plan review approval. The last plan review activity was completed by City Planning one year ago (11/08/2023) approved the owner to continue the structural plan review. (*EXHIBIT – 7*)

Outstanding Violations: The violation case remains outstanding in Code Enforcement

Life Safety Hazards: Unattended repair for the failed retaining wall in the hillside identified within the Slope Protection Act areas posing higher risks of potential landslide; especially, during the storm season. The unsafe condition renders the site unsafe to occupy.

Directors Hearing: NOV No. 202185823

Date: July 18, 2023

Result: Issue Order of Abatement (*EXHIBIT – 8*)

Order of Abatement: 202185823-A issued with the following condition: “30 days to obtain permit and complete including final signoff to comply with NOV # 202185823 and pay all CES fees” (*EXHIBIT – 8*)

Table 1: Pertinent Permit & Activity: (EXHIBIT – 6)

Permit No.	Filing Date	Issued Date	Exhibit	Comments
2023/1108/0443	11/08/2023	Pending	7	Permit approval pending owner's action to submit the structural plan for review

Table 2: CES Code Proceeding History: (EXHIBIT – 12)

	Exhibit	NOV # 202185823
1 st Notice of Violation Issued	1	01/04/2022
Final Warning letter (or 2 nd NOV)	9	05/20/2022
Notice of Director's Hearing Posting	10	05/02/2023
Directors Hearing Date	10	07/18/2023
Order of Abatement Posting	11	09/25/2023
AAB Application Filing	4	10/02/2023
AAB Hearing Notice Posting	13	10/17/2024

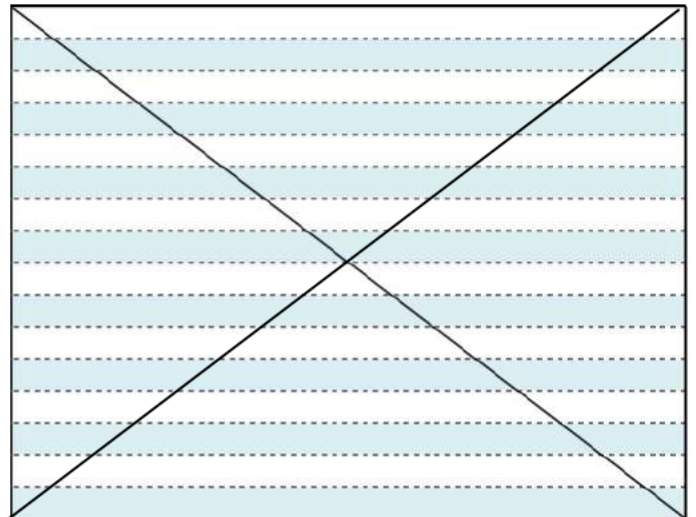
Appellant's Request: To have the order of abatement appealed. See detail from the attachment of (EXHIBIT – 4)

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 202185823
Exhibit 2 - Block and Lot Map
Exhibit 3 - Owner of Record
Exhibit 4 - AAB Application
Exhibit 5- Violation Photos
Exhibit 6 - Permit History
Exhibit 7 - Permit Report 202311080443
Exhibit 8 - Order of Abatement
Exhibit 9 - Final Warning Letter
Exhibit 10 - Notice of Director Hearing
Exhibit 11 - Posting for Director Hearing
Exhibit 12 - CDS 202185823
Exhibit 13 - Notice of AAB Hearing
Exhibit 14 - Affidavit of Notice of AAB Hearing Posting
Exhibit 15 - Cert Mail Record for Notice of AAB Hearing





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: 202185823
DATE: 04-JAN-22

ADDRESS: 28 HILL POINT AV

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES) **BLOCK:** 1275 **LOT:** 019

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

OWNER/AGENT: CURD-BEBERWYCK LIVING TRUST
MAILING CURD-BEBERWYCK LIVING TRUS
ADDRESS CURD BETHANY & BEBERWYCK B
28 HILL POINT AVE
SAN FRANCISCO CA 94117

PHONE #: --

PERSON CONTACTED @ SITE: CURD-BEBERWYCK LIVING TRUST

PHONE #: --

VIOLATION DESCRIPTION:

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

A site inspection at above location identified a potentially hazardous condition at above location. At east property line bordering 336-338 Parnassus Av concrete retaining wall is failing, rotating towards east at northeast corner of 28 Hill Point Av. At lowest point wall is approx 4ft tall. Exercise caution in rear yard until hazard is abated.

Code/Section: SFBC 102A, 102A.3

Monthly monitoring fee applies.

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

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

- FILE BUILDING PERMIT WITHIN 30 DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND 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# 202185823 and Pay All CES Fees.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

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

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Donal J Duffy

PHONE # --

DIVISION: BID

DISTRICT :

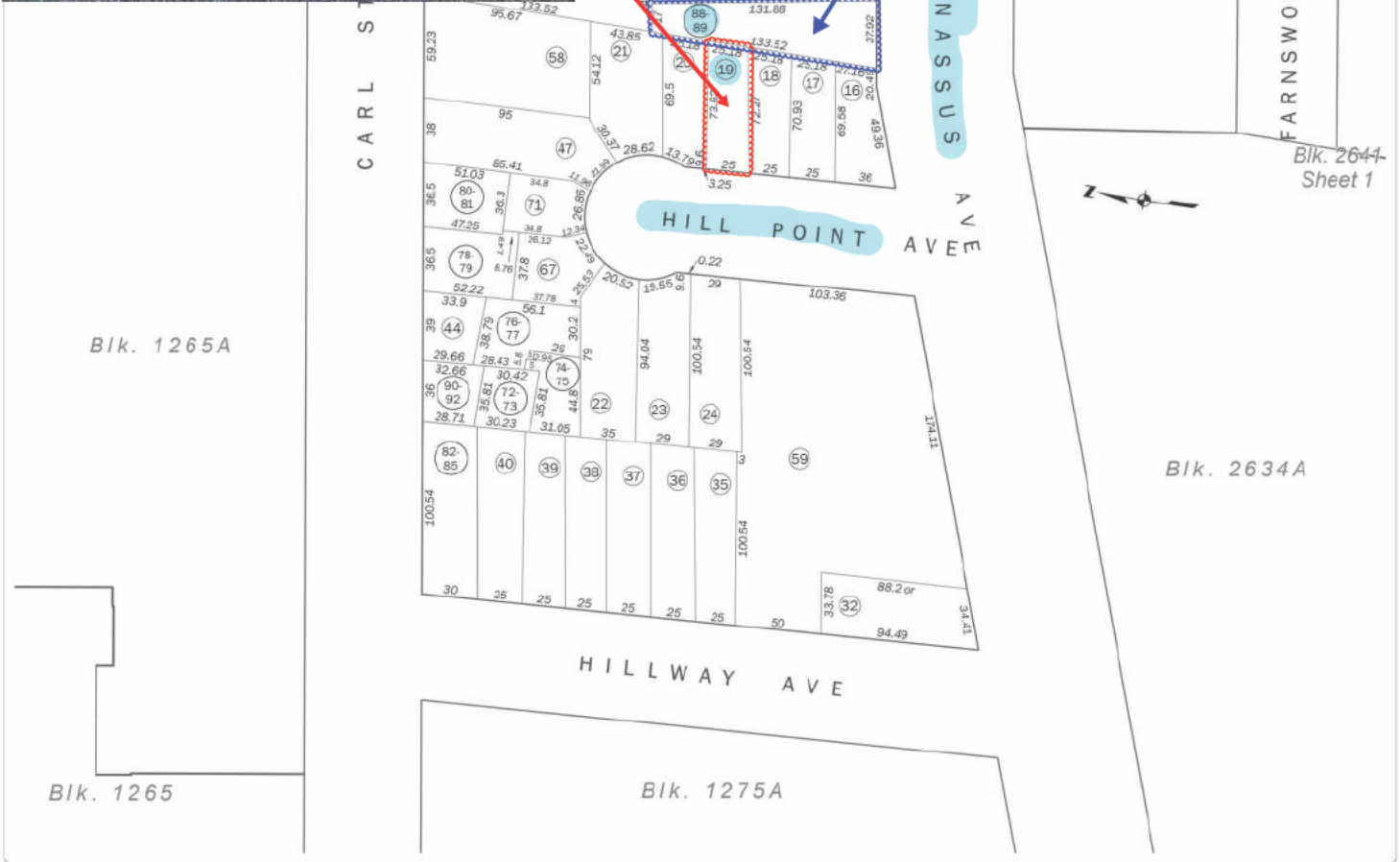
By:(Inspectors's Signature) _____

Volume 9

W A BLK. 745
PARKWOOD HEIGHTS

Block 1275

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 2019



Property Profile

Assessor: 28 HILL POINT AV

Address: Street # 28, Streetname HILL POINT, Sfx AV, Unit, Block 1275, Lot 019, # 0. Address Id 95048, PRIMARY, ASSESSOR.

Values & Prices

Land	\$1,500,000	Other	\$0	Exempt Type	Wk Status/Yr
Structure	\$1,000,000	Home Exempt	\$7,000	11	2025
Fixtures	\$0	Other Exempt	\$0	Prior/Curr Source	Base Co/Yr
Prior Price	\$0	Current Price	\$2,754,000		2022
Prior Sale		Curr Sale	11/09/2021		\$

Construction Appliances

D	0000	000	RH2	614	01/05/2011	D	D
---	------	-----	-----	-----	------------	---	---

Lot Frontage/Area/Depth

0	183,000	0	Units	Stories	Sublevels	Volume	Roll Yr/Status
			1	2		9	2024

Rooms

6	3	2	Bldg Sq Ft	Basement Sq Ft	Year Built	DBI Form Yr	Tax Area
			1,990	0	1917	D	1000

Owner Information

Name	Address	City	State	Zip	Owner Date
CURD-BEBERWYCK LIVING TR	28 HILL POINT AVE	SAN FRANCISCO	CA	94117	11/09/2021

Assessor's Report

Parcel 1275/019
 Address 28 HILL POINT AV
 Mailing Address* 28 HILL POINT AVE
 SAN FRANCISCO, CA 94117

Assessed Values	Construction Type	Wood or steel frame
Land \$1,500,000.00	Use Type	Dwelling
Structure \$1,000,000.00	Units	1
Fixtures -	Stories	2
Personal Property -	Rooms	6
Last Sale 11/9/2021	Bedrooms	3
Last Sale Price \$2,754,000.00	Bathrooms	2
Year Built 1917	Basement	-
Building Area 1,990 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Area 1,830 sq ft	Parcel Depth	-
Parcel Frontage -		

Owner* CURD-BEBERWYCK LIVING TRUST
 28 HILL POINT AVE
 SAN FRANCISCO, CA 94117
 Owner Date* 11/9/2021

* 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: Bethany Curd & Brandon Beberwyck Appeal Number:
Director's Order No: 202185823 - A
Date Appeal Filed: 10/2/2023 Complaint Tracking No(s) Filing Fee: \$181.82

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 \$181.82 (checks are payable to the San Francisco Department of Building Inspection). Please attach additional pages as necessary and print legibly.

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

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

- (1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on July 18, 2023.
(2) The affected premises are located at 28 Hill Point Ave, San Francisco, CA 94117 San Francisco. They contain 1 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. See attached letter for response and supporting documents.
(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). See attached letter for response and supporting documents.
(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: Bethany Curd & Brandon Beberwyck Daytime Phone Number:
Appellant's Mailing Address: 28 Hill Point Ave, San Francisco, CA 94117

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:

See attached letter for response.

(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:

See attached letter for response.

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

See attached letter for response.

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

(12) When was the work done? Ongoing throughout the summer. Once plans are approved we will need to find a contractor

(13) Who did the work? Romig (geotechnical engineers); ERC (structural engineers)

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

Bethany Curd (Business Professional); Brandon Beberwyck (Scientist)

(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? All work at other property - 1329 Pierce St Apt 5

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

See attached letter

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

Print Name: Bethany Curd

Signature: 

Date Signed: 9/30/2023

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: Bethany Curd Signature: _____

Date Signed: _____ 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

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

The retaining wall on the property line with our neighbor has failed. We have been working in good faith to correct this issue since April. There were significant delays throughout 2022 due to our neighbors insurance investigation (over 1 year) and our neighbor restricting access for any professionals that we hired since May 2022 (email #1). We have always completed our property work permitted, and are not looking to evade doing permitted work. The reasons for not meeting the timeline are below:

- 1) This is a complicated project involving many professionals who have long lead times and limited availability (see emails #2)*
- 2) The retaining wall in question is located on/or near the property line of ours and our neighbors' property. Despite waiting nearly 1 year for their insurance to come to a conclusion and delay all progress as we awaited their survey (which in itself took them over 5 months to schedule), we still have seen no formal proof from our neighbor that this is actual our property, but we have worked in good faith without their help to work towards a fix.*
- 3) There is an active lawsuit for who is responsible based on the neighbors' unpermitted work that, in our and our engineers opinion, undermined the wall and caused the unsafe situation. Our neighbor has continued to be uncooperative, again restricting access in August 2023 without him reviewing and "approving" our plans.*

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.)

We would like to have the order of abatement appealed. We have been actively working to correct the issue since April of 2023 when we began finding a geotechnical engineer. If we are to follow the city process, this is not a simple construction project - due to slope protection laws it requires at least a geotechnical engineer, soil sample, and engineering plans. All of this has taken months due to availability & scheduling of various experts. Below is the timeline and actions we have taken:

- 1. April 13th - kick-off with engineer (ECR) and understand process to rebuild wall*
- 2. April 18th - Receive list of geotechnical engineers.*
- 3. Throughout May - Outreach with 6 geotechnical engineering firms. We held discussions and received bids from 3 firms.*
- 4. June 5th - Sign contract with Romig, get on schedule for soil survey.*
- 5. June 13th - Romig on site, completes soil survey - 3-4 weeks to complete analysis.*
- 6. July 14th - Received geotechnical soil survey report; shared with structural engineer.*
- 7. July 25th - Structural engineer visit for measurements, begin drafting of plans.*
 - a. Asked for plans to be completed by 8/17; Response: "We can't finish the plans by 8/17. Because the soil engineer will also require some time to review the*



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: 10/02/2023 11:37:39 AM

Code Enforcement Division

Phone:(628) 652-3430

Payment Date: 10/02/2023

Job Address

28 HILL POINT AV -

Receipt Number: CED08443

Issued By: CROBINS1

Payment received from:

BETHANY KAREN CURD

Application Number:

128 RESERVOIR RD
HILLSBOROUGH CA 94010

28 HILL POINT AV -

AAB Filing for 202185823

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$181.82	202185823

TOTAL \$181.82



BY _____

DBI COPY

The County and City of Francisco
DBI

Reference Number: 2023272001-42
Date/Time: 10/02/2023 11:35:5 AM

Permit or Reference Num Payment
2023272001-42-1

Line Item

Permit or Reference Num CED08443

Comment: 28 HILL POINT AV

Fee Desc: CED AAB Filing Fee

Amount: \$181.82

Total: \$181.82

1 ITEM TOTAL: \$181.82

TOTAL: \$181.82

ICL Check \$181.82

Total Received: \$181.82

Safe Building



Permit Tracking System

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

LOCATION 1275 / 019 / 0 28 HILL POINT AV **ALTERATIONS PERMIT**

Stage Created By

List based on the address query

Application no.	Form No.	Floor Number	Description	Site Prmt ?	Line	Sfx	Unit	Sfx	Current Stage	Stage Date
202311080443	8		COMPLY WITH NOV 2021	IT		AV			FILED	11/08/2023
200410066126	8		REPLACE 16 WINDOWS &	IT		AV			EXPIRED	02/08/2004
9922675	3		HORIZONTAL EXTENSION	IT		AV			EXPIRED	08/01/2000

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.) _____



DEPARTMENT OF BUILDING INSPECTION

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

Date: 11/13/24 08:43:02

Permit details report

Application Number: 202311080443

Bluebeam ID:

Form Number: 8 **Application Description:** COMPLY WITH NOV 202185823. REPLACE THE (E) DAMAGED CONCRETE RETAINING WALL IN THE REAR YARD AND THE WOOD FENCE IN-KIND WITH NEW RETAINING WALL AND 8FT WOOD FENCE.

Address: 1275/019/0 28 HILL POINT AV

Cost: \$25,000

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
08-NOV-2023	TRIAGE	
08-NOV-2023	FILING	
08-NOV-2023	FILED	

Contact Details:

Contractor Details

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CES	08-NOV-2023	08-NOV-2023			08-NOV-2023	WONG ALBERT	
2	INTAKE	08-NOV-2023	08-NOV-2023			08-NOV-2023	WONG ALBERT	8 SHEETS; AW
3	CP-ZOC	08-NOV-2023	08-NOV-2023			08-NOV-2023	SPYCHER DAKOTA	Approved: Replace existing concrete retaining wall and 8ft fence in rear yard in kind to maintain existing grade per Section 136 - DS.
4	BLDG							
5	CPB							

City and County of San Francisco
Department of Building Inspection



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

ORDER OF ABATEMENT

September 20, 2023

Owner:

**CURD-BEBERWYCK LIVING TRUST
CURD BETHANY & BEBERWYCK BR
28 HILL POINT AVE SAN FRANCISCO CA
94117**

Property Address: 28 HILL POINT AV,

**Block: 1275 Lot: 019 Seq: 00
Tract: Case: BW0
Complaint: 202185823A**

Inspector/Division: Lam

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. **202185823A**

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON July 18, 2023 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. **THE OWNER WAS REPRESENTED**

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

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

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

30 Days to Obtain Permit and Complete including Final Signoff to Comply with NOV# 202185823 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.

Mc For JH
John Hinchon, Chief Building Inspector
Department of Building Inspection

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

**Code Enforcement Division
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226
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: September 20, 2023
Property Address: 28 HILL POINT AV

Block: 1275 Lot: 019 Seq.: 00
Inspector: **Gilbert Lam**

Director's Order Number: **202185823 - A**

INITIAL BILL- Assessment of Costs
Code Violations Outstanding

To:

CURD-BEBERWYCK LIVING TRUST
CURD BETHANY & BEBERWYCK BR
28 HILL POINT AVE
SAN FRANCISCO CA 94117

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 : **\$2701.29.**

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 CURD-BEBERWYCK LIVING TR
 CURD-BEBERWYCK LIVING TR
 CURD BETHANY & BEBERWYC
 28 HILL POINT AVE
 SAN FRANCISCO CA 94117

Date September 20, 2023

Complaint Number 202185823

Block 1275 **Lot** 019

Address 28 HILL POINT AV

Prepared by Gilbert Lam

Reviewed by Chloe Purdy

Amount Now Due and Payable \$2,701.29

Comments IB MMF (1/4/22 - 8/23/23) 20 months. -GL
 Clerical other - created initial bill - CP

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
01/04/22	Issued Notice of Violation and Data entry	Inspector	.75	\$158.10	\$118.58
02/01/22	Case review, Scheduling and Data entry	Inspector	.25	\$158.10	\$39.53
03/09/22	Case review, Scheduling and Data entry	Inspector	.25	\$158.10	\$39.53
05/20/22	Issued Final Warning Letter	Inspector	.25	\$158.10	\$39.53
06/08/22	Case intake and Data entry	Clerical	.5	\$111.23	\$55.62
04/20/23	Reviewed and approved case for Director's Hearing	Inspector	.75	\$158.10	\$118.58
04/28/23	Research Title and Prepare case for Director's Hearing	Clerical	1	\$111.23	\$111.23
05/01/23	Certified Mailing	Clerical	.5	\$111.23	\$55.62
05/02/23	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
05/02/23	Processed photos	Inspector	.25	\$158.10	\$39.53
05/09/23	Researched permit history/status	Inspector	.25	\$158.10	\$39.53
05/16/23	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
05/18/23	Schedule Continued Director's Hearing	Inspector	.5	\$158.10	\$79.05
06/05/23	Prepare Case for Continued Director's Hearing	Clerical	.5	\$111.23	\$55.62
06/05/23	Certified Mailing	Clerical	.5	\$111.23	\$55.62
06/12/23	Case review, Scheduling and Data entry	Inspector	.25	\$158.10	\$39.53
07/14/23	Researched permit history/status	Inspector	.25	\$158.10	\$39.53
07/18/23	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
08/23/23	Issued Order of Abatement	Inspector	.25	\$158.10	\$39.53
08/23/23	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$173.91	\$347.82
08/23/23	Prepared Assessment of Costs	Inspector	.25	\$158.10	\$39.53
08/23/23	Monthly Violation Monitoring Fee (Ordinance 180-10)	Clerical	10	\$96.72	\$967.20
09/20/23	Prepared Order of Abatement	Clerical	.5	\$111.23	\$55.62

*** 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.**



DEPARTMENT OF BUILDING INSPECTION

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

CURD-BEBERWYCK LIVING TRUST
 CURD-BEBERWYCK LIVING TRUST
 CURD BETHANY & BEBERWYCK BR
 28 HILL POINT AVE
 SAN FRANCISCO CA 94117

DATE: 05/20/2022

PROPERTY ADDRESS:
 28 HILL POINT AV

BLOCK: 1275 LOT: 019

Building Complaint #: 202185823

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 01/04/2022 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](tel:628-652-3430) if you have questions concerning the referenced Notice of Violation.

IF PERMITS ARE REQUIRED:

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

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

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

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!

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



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

NOTICE OF CONTINUED DIRECTOR'S HEARING

DIRECTOR'S HEARING NO: 202185823

**Owner: CURD-BEBERWYCK LIVING TRUST
CURD BETHANY & BEBERWYCK BR
28 HILL POINT AVE
SAN FRANCISCO C 94117**

Date: July 5, 2023

Address: 28 HILL POINT AV,

Block: 1275 Lot: 019 Seq: 00

Tract: Case: BW0

Inspector: Lam

Hearing of the Complaint of the Director of Department of Building Inspection against the property at the location shown above has been continued until July 18, 2023 at 9:30 A.M. at 49 South Van Ness Av., San Francisco, CA 94103-1226, Room 0194.

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

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

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

City and County of San Francisco
Department of Building Inspection



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

April 26, 2023

Owner: CURD-BEBERWYCK LIVING TRUST
CURD BETHANY & BEBERWYCK BR
28 HILL POINT AVE
SAN FRANCISCO CA 94117

Address: 28 HILL POINT AV,
Block: 1275 Lot: 019 Seg: 00
Tract: Case: BW0
Hearing Number : 202185823
Inspector: Lam
Phone: (628) 652-3418

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: May 16, 2023, 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



City and County of San Francisco
Department of Building Inspection



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

DATE AFFIDAVIT PREPARED April 28, 2023

ADDRESS: 28 HILL POINT AV,
INSPECTOR: Lam
OWNER: CURD-BEBERWYCK LIVING TRUST
CURD BETHANY & BEBERWYCK BR
28 HILL POINT AVE
SAN FRANCISCO CA 94117

Directors' Hearing Date: May 16, 2023
Hearing Number: 202185823
Block: 1275 Lot: 019 Seq: 00
Tract: Case: BW0

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

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

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

Date Mailed: 5/1/2023, 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: 5/2/23, at San Francisco, California.
By: Gilbert Lam 5/2/23 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



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202185823

OWNER/AGENT: CURD-BEBERWYCK LIVING TRUST
 CURD-BEBERWYCK LIVING TRUST
 CURD BETHANY & BEBERWYCK BR
 28 HILL POINT AVE
 SAN FRANCISCO CA
 94117

DATE FILED: 30-DEC-21
LOCATION: 28 HILL POINT AV
BLOCK: 1275 **LOT:** 019
SITE:

OWNER'S PHONE --
CONTACT NAME
CONTACT PHONE --

RATING: **OCCUPANCY CODE**
RECEIVED BY: Thu Ha Thi Truong **DIVISION:** INS
COMPLAINT SOURCE: OTHER SOURCE

COMPLAINANT: Anon

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE --

DESCRIPTION: Retaining wall failure between 28 Hillpoint Ave and 336/338 Parnassus Ave.
INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	NG	6339		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
24-MAY-22	Julie Yu	CES	Per Carl Malchow

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
30-DEC-21	CASE OPENED	D DUFFY	CASE RECEIVED		Thu Ha Thi Truong 30-DEC-21	INS
30-DEC-21	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE UPDATE	case reviewed, to be assigned to complaint investigation team. MH/tt	Thu Ha Thi Truong 30-DEC-21	INS
04-JAN-22	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE UPDATE	Unsafe condition.		
04-JAN-22	OTHER BLDG/HOUSING VIOLATION	D DUFFY	FIRST NOV SENT	1st NOV issued by DD; slw	Suzanna Wong 05-JAN-22	BID
05-JAN-22	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE UPDATE	1st NOV mailed; slw	Suzanna Wong 05-JAN-22	BID



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202185823

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
01-FEB-22	OTHER BLDG/HOUSIN G VIOLATION	D DUFFY	CASE UPDATE	30 day extension.		
09-MAR-22	OTHER BLDG/HOUSIN G VIOLATION	D DUFFY	CASE UPDATE	30 day extension granted due to insurance and engineering.		
20-MAY-22	OTHER BLDG/HOUSIN G VIOLATION	D DUFFY	FINAL WARNING LETTER SENT		Donal Duffy 20-MAY-22	BID
24-MAY-22	OTHER BLDG/HOUSIN G VIOLATION	D DUFFY	CASE UPDATE	final warning letter mailed;jy	Julie Yu 24-MAY-22	INS
24-MAY-22	OTHER BLDG/HOUSIN G VIOLATION	D DUFFY	REFERRED TO OTHER DIV	case referred to CES per CM;jy	Julie Yu 24-MAY-22	INS
24-MAY-22	GENERAL MAINTENANCE	D DUFFY	REFERRED TO OTHER DIV	transfer to div CES	Julie Yu 24-MAY-22	INS
08-JUN-22	GENERAL MAINTENANCE	J HINCHION	CASE RECEIVED	Case received in CES. SB	Sonya Bryant 08-JUN-22	CES
20-APR-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	REFER TO DIRECTOR'S HEARING	Case reviewed. No permit to comply with NOV. Schedule for DH 5/16/23. -GL		
28-APR-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	DH package created - CP	Chloe Purdy 28-APR-23	CES
01-MAY-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	DH package sent via certified mail - CP	Chloe Purdy 28-APR-23	CES
02-MAY-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	DIRECTOR HEARING NOTICE POSTED	DH Notice Posted Pictures Processed. -GL		
09-MAY-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	PERMIT RESEARCH	Permit Research Performed. HN Prepared for hearing officer. -GL		
16-MAY-23	OTHER BLDG/HOUSIN G VIOLATION	J HINCHION	DIRECTOR'S HEARING DECISION	P/ cont for 30 days per HO (K.B.). Jh		
18-MAY-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE CONTINUED	Case Continued. Next hearing: 7/18/23. -GL		
12-JUN-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	Customer provided email update. Hired engineer and is starting to perform geotechnical report to prepare assessment report. - GL		



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202185823

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
05-JUL-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	Cert mailed CDH to owners on file. SB	Sonya Bryant 05- JUL-23	CES
14-JUL-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	PERMIT RESEARCH	Permit research performed to prepare hearing packet for HO. -GL		
18-JUL-23	OTHER BLDG/HOUSIN G VIOLATION	J HINCHION	DIRECTOR'S HEARING DECISION	P/ 30 day Advisement per HO (J.N.). Jh		
23-AUG-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	ORDER OF ABATEMENT	OOA Being Issued. Inspector Fees and MMF Processed (1/4/22 - 8/23/23). -GL ISSUED		
20-SEP-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	OOA & initial bill created & sent via certified mail - CP	Chloe Purdy 20- SEP-23	CES
25-SEP-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	ORDER OF ABATEMENT POSTED	OOA Posted. Pictures Processed. -GL		
02-OCT-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	AAB filed. Application and payment received - CR	Charles Robinson 02-OCT-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
28-OCT-24	OTHER BLDG/HOUSIN G VIOLATION	J NG	CASE UPDATE	AAB NOH DRR signed - sj	Susan Jew 28-OCT- 24	CES

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
NOV (HIS)	NOV (BID)		
	04-JAN-22		


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

CURD-BEBERWYCK LIVING TRUST
28 HILL POINT AVE
SAN FRANCISCO, CA, 94117

Re: 28 HILL POINT AV **AAB Appeal No. 6936**

Dear Parties:

On 10/2/2023, the Abatement Appeals Board (AAB) received Appellant CURD-BEBERWYCK LIVING TRUST completed appeal form, appealing Director's Order No. 202185823-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, 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. 6936
Complaint No. 202185823
Order of Abatement No. 202185823-A
28 HILL POINT 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

9589 0710 5270 1148 3650 41

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

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage _____

Postmark Here

CURD-BEBERWYCK LIVING TRUST
 28 HILL POINT AVE
 SAN FRANCISCO, CA 94117
 CES-NOH: Reg 28 HILL POINT AV 202185823

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>BEBERWYCK</i></p> <p>C. Date of Delivery <i>10/10/24</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>CURD-BEBERWYCK LIVING TRUST 28 HILL POINT AVE SAN FRANCISCO, CA 94117 CES-NOH: Reg 28 HILL POINT AV 202185823</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Mail Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1148 3650 41</p>	

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