

*Regular Meeting of the
Abatement Appeals Board*

November 20, 2024

*Agenda Item C5
Staff Report - Case No. 6938*



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. 6938

Date of Abatement Appeals Board Hearing: November 20, 2024

Property Address: 336 Parnassus Ave.

Block: 1275 **Lot:** 088

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

Complaint Number: 202185655 (*EXHIBIT – 1, 2*)

Digitally signed by Joe Ng
Reason: I am the author of this document
Location: DBI/CES

PROPERTY OWNER INFORMATION

Property Owner(s) Name: Carrascal Noel & Massignan Stacey (*EXHIBIT – 3*)

Appellant: Noel Carrascal (*EXHIBIT – 4*)

Appellant Mailing Address: 336 Parnassus Ave., San Francisco, CA 94103

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

Legal Use/Occupancy: Two 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 # [202185655](#)); (*EXHIBIT – 1*)
“A site inspection at above location identified a potentially hazardous condition at above location. At West property line bordering 28 Hillpoint Ave concrete retaining wall has failed. Rotated towards east at northeast corner of 28 Hillpoint Ave. At lowest point wall is approx. 4ft. tall. Exercise caution in rear yard until hazard is abate. 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. There is no record showing the owner of 336-338 Parnassus Ave has attempted to take any action to correct the violation. (*EXHIBIT – 6*)

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. 202185655 **Date:** July 18, 2023

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

Order of Abatement: 202185655-A issued with the following condition: “30 days to obtain permit and complete including final signoff to comply with NOV # 202185655 and pay all CES fees” (*EXHIBIT – 8*)

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

Permit No.	Filing Date	Issued Date	Exhibit	Comments
None	N/A	N/A	N/A	None

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

	Exhibit	NOV # 202185655
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	8	07/18/2023
Order of Abatement Posting	11	08/25/2023
AAB Application Filing	4	09/01/2023
AAB Hearing Notice Posting	12	10/17/2024

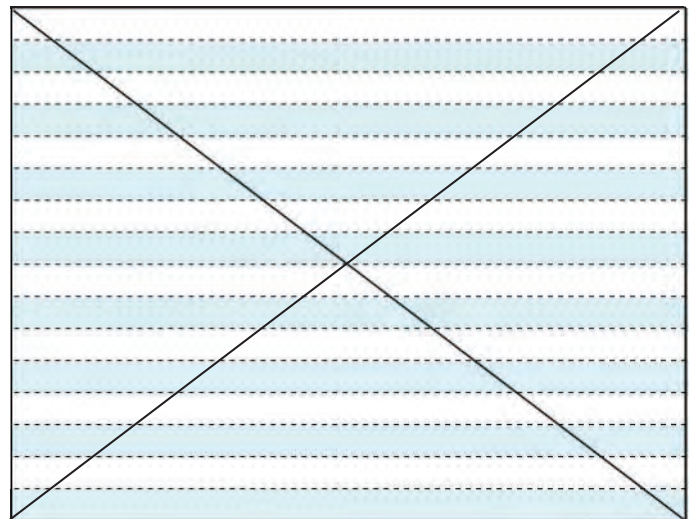
Appellant’s Request: Correction of hazardous condition falls entirely on 28 Hill Point Ave. All assessment of costs must be paid by the owner of 28 Hill Point Ave. See details from (EXHIBIT – 4)

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 202185655
Exhibit 2 - Block and Lot Map
Exhibit 3 - Owner of Records
Exhibit 4 - AAB Application 202185655
Exhibit 5 - Violation Photos
Exhibit 6 - Permit History
Exhibit 7 - CDS 202185655
Exhibit 8 - Order of Abatement
Exhibit 9 - Final Warning Letter
Exhibit 10 - Notice of Director Hearing Post and Mailing Affidavit
Exhibit 11 - Affidavit of Posting and Mailing of OOA
Exhibit 12 - Affidavit of AAB Hearing Notice Posting
Exhibit 13 - List of Complaint History





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

ADDRESS: 336 PARNASSUS AV

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES **BLOCK:** 1275 **LOT:** 088

NUMBER: 202185655

DATE: 04-JAN-22

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: CARRASCAL NOEL & MASSIGNAN
MAILING CARRASCAL NOEL & MASSIGNAN
ADDRESS 336 PARNASSUS AVE
SAN FRANCISCO CA

PHONE #: --

94117

PERSON CONTACTED @ SITE: CARRASCAL NOEL & MASSIGNAN STA

PHONE #: --

VIOLATION DESCRIPTION:

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

A site inspection at above location identified a potentially hazardous condition at above location. At west property line bordering 28 Hillpoint Ave concrete retaining wall has failed. Rotated towards east at northeast corner of 28 Hillpoint Ave. At lowest point wall is approx 4ft tall. Exercise caution in rear yard until hazard is abate.

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

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 AND 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.

Under direction of a licensed design professional (suggest structural engineer) obtain building permit to abate hazard. When permit is issued, obtain all required inspections to close this complaint.

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 INSPECTION

CONTACT INSPECTOR: Donal J Duffy

PHONE # 628-652-3437

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: 336 PARNASSUS AV

Address	Street #	Streetname	Sfx	Unit	Block	Lot #	Address Id
336		PARNASSUS	AV		1275	088 0	500636

Values & Prices

Land	\$836,637	Other	\$0	Exempt Type	Wk Status/Yr
Structure	\$557,758	Home Exempt	\$0		2025
Fixtures	\$0	Other Exempt	\$0	Prior/Curr	Base Co/Yr
Prior Price	\$0	Current Price	\$1,250,000	Source	2019
Prior Sale		Curr Sale	04/03/2018	\$	

Construction Appliances	Base Lot	Assr Zone	Appraiser	Lot Chq	Date/Shape	Use Type
0000	000		699			Z

Lot Frontage/Area/Depth	Units	Stories	Sublevels	Volume	Roll Yr/Status
0 0 0	1	1		9	2024

Rooms	Bedrooms	Baths	Bldg Sq Ft	Bsmt Sq Ft	Year Built	DBI Form Yr	Tax Area
4	0	1	1,175	0	1912	Z	1000

Owner Information

Name	Address	City	State	Zip	Owner Date
CARRASCAL NOEL & MASSIGI	336 PARNASSUS AVE	SAN FRANCISCO	CA	94117	04/03/2018

**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 Re-hearing

Appellant Name: Noel Carrascal Appeal Number _____
 Director's Order No 202185655
 Date Appeal Filed: _____ 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 336-338 Parnassus Ave SF CA 94117 San Francisco. They contain 2 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.
Correction of Hazardous Condition falls entirely on 28 Hillpoint Ave
Complaint against 336-338 Parnassus was made under false pretenses
- (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).
All assessment costs must be paid by responsible party for making false and inaccurate statements that misled the Building inspection department. 28 Hill Point Ave must pay for all costs.
- (5) Please state /check appellant's relationship to the property: property owner owner's agent attorney architect engineer contractor other _____
If the appellant is an agent of the owner(s) of record please attach documentation delineating representation.
- (6) **Appellant's Information:**
Print Appellant's Name: Noel Carrascal Daytime Phone Number: 917-549-1723
Appellant's Mailing Address: 336 Parnassus 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:

(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:
But now I own the property. Before it was co-owned

(10) Please state any work completed to correct the related code violations:
No work is required on my property

(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
202185825 202185655

(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? None required

(22) What other facts do you want the Board to consider?
The owner of 28 Hillpoint Ave has made statements on the hearing that contradicts his own statement made on record.

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

Print Name: Noel Carrascal Signature: 

Date Signed: 9/1/2023 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: _____ 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



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: 09/01/2023 10:50:23 AM

Code Enforcement Division

Phone:(628) 652-3430

Payment Date: 09/01/2023

Job Address

336 PARNASSUS AV

Receipt Number: CED08388

Issued By: MREYES

Payment received from:

Application Number:

NOEL CARRASCAL

336 PARNASSUS AV

AAB application fee
NOV#202185655

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint#/ (if applicable)
CED AAB Filing Fee	\$181.82	202185655
TOTAL	\$181.82	

BY _____



DBI COPY



Permit Tracking System

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

LOCATION

Stage Created By

Form Proj Desc History

Metes & Bounds:

Side of feet of

Block/Lot & Addresses:

List

Block	Lot	Stru	Address	Street	Unit	COED	Res tric tion	Man H	DCP Imp Fee	District B D	E D	H S	P D
1275	088												

Department of Building Inspection

No record available for this query condition.

OK

Floor Nu

Site Loc

Ren

Comm

Estimated Hours

Plan Review Tier

PREMIUM PLANCHHECK

MRRP Compliance (Green Halo)

FIRST YEAR FREE

BAN (Business Account No.)

Bluebeam Project ID

LIN (Location Identification No.)



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202185655

OWNER/AGENT: CARRASCAL NOEL & MASSIGNAN STA
 CARRASCAL NOEL & MASSIGNAN
 336 PARNASSUS AVE
 SAN FRANCISCO CA

DATE FILED: 27-DEC-21
LOCATION: 336 PARNASSUS AV
BLOCK: 1275 **LOT:** 088
SITE:

94117
OWNER'S PHONE --
CONTACT NAME
CONTACT PHONE --

RATING: **OCCUPANCY CODE**
RECEIVED BY: SLWONG **DIVISION:** BID
COMPLAINT SOURCE: WEB FORM

COMPLAINANT: BRANDON BEBERWYCK
 B.BEBERWYCK@GMAIL.COM

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE 512-206-6701

DESCRIPTION: date last observed: 25-DEC-21; time last observed: 11:00; identity of person performing the work: Owners; exact location: None of the Above; building type: Residence/Dwelling WORK W/O PERMIT; STRUCTURAL PROBLEMS; ; additional information: Our neighbors have been DIY landscaping and terracing their backyard. This morning we noticed the retaining wa at the back of our yard (28 Hill Point Ave) that abuts their yard is giving way. I am concerned that their DIY/unpermitted work includes excavation that has made the retaining wall structurally unsound and risks further damage to our property and theirs.;

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
27-DEC-21	CASE OPENED	C WEAVER	CASE RECEIVED		Suzanna Wong 27-DEC-21	BID
27-DEC-21	OTHER BLDG/HOUSING VIOLATION	T KEANE	CASE UPDATE	Case reviewed and assigned to complaint investigation team per CM; slw	Suzanna Wong 27-DEC-21	BID
28-DEC-21	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE UPDATE	Called complainant for clarification		
04-JAN-22	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE UPDATE	Unsafe condition.		



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202185655

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
04-JAN-22	OTHER BLDG/HOUSIN G VIOLATION	D DUFFY	FIRST NOV SENT	1st NOV issued by DD; slw	Suzanna Wong 05- JAN-22	BID
05-JAN-22	OTHER BLDG/HOUSIN G VIOLATION	D DUFFY	CASE UPDATE	1st NOV mailed; slw	Suzanna Wong 05- JAN-22	BID
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
07-JUN-22	GENERAL MAINTENANCE	J HINCHION	CASE RECEIVED	Case received in CES. SB	Sonya Bryant 07- JUN-22	CES
01-AUG-22	OTHER BLDG/HOUSIN G VIOLATION	J HINCHION	TELEPHONE CALLS	Owner working on solution. Jh		
11-JAN-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	TELEPHONE CALLS	Received phone call and email. Provided update and photos of case status. -GL		
30-JAN-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	PERMIT RESEARCH	Permit Research Performed. Requested NOV sent to customer. -GL		
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



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202185655

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
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		
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
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 ISSUED	OOA Being Issued. Inspector Fees and MMF Processed (1/4/22 - 8/23/23). -GL		
24-AUG-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	Prepared OOA. SB	Sonya Bryant 24- AUG-23	CES
25-AUG-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	ORDER OF ABATEMENT POSTED	OOA Posted. Pictures Processed. -GL		
29-AUG-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	CASE UPDATE	Cert mailed OOA to owners on file. SB	Sonya Bryant 29- AUG-23	CES
01-SEP-23	OTHER BLDG/HOUSIN G VIOLATION	G LAM	ABATEMENT APPEALS BOARD HRG	AAB filed-tm	Thomas Moyer 12- JAN-24	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



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202185655

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
	04-JAN-22		

RECORDING REQUESTED BY:
DEPT. OF BUILDING
INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING
INSPECTION
CODE ENFORCEMENT

ORDER OF ABATEMENT
336 PARNASSUS AV
Block\Lot\Seq. - 1275 \ 088 \ 00

NO. 202185655
BW0 - DH 18-JUL-23

City and County of San Francisco
Department of Building Inspection



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

ORDER OF ABATEMENT

August 24, 2023

Owner:

CARRASCAL NOEL & MASSIGNAN
336 PARNASSUS AVE
SAN FRANCISCO CA 94117

Property Address: 336 PARNASSUS AV,

Block: 1275 Lot: 088 Seq: 00

Tract: Case: BW0

Complaint: 202185655

Inspector/Division: Lam

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202185655

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# 202185655 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
John Hinchion, Chief Building Inspector
Department of Building Inspection

Very truly yours
Patrick O'Riordan
For 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: August 24, 2023
Property Address: 336 PARNASSUS AV

Block: 1275 Lot: 088 Seq.: 00
Inspector: **Gilbert Lam**

Director's Order Number: **202185655 - A**

INITIAL BILL- Assessment of Costs
Code Violations Outstanding

To:

CARRASCAL NOEL & MASSIGNAN
336 PARNASSUS 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 : **\$2565.**

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 CARRASCAL NOEL & MASSIGN
 CARRASCAL NOEL & MASSIGN
 336 PARNASSUS AVE
 SAN FRANCISCO CA

Date August 25, 2023

Complaint Number 202185655

94117

Block 1275 **Lot** 088

Address 336 PARNASSUS AV

Prepared by Gilbert Lam

Reviewed by S. Bryant

Amount Now Due and Payable

\$2,565.00

Comments IB MMF: (1/4/22 - 8/23/23) 20 Months. -GL other cert mail OOA

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
06/07/22	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
08/01/22	Case review, Scheduling and Data entry	Inspector	.25	\$158.10	\$39.53
01/30/23	Researched permit history/status	Inspector	.25	\$158.10	\$39.53
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	\$96.72	\$96.72
05/01/23	Certified Mailing	Clerical	.5	\$96.72	\$48.36
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
05/16/23	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
05/16/23	Posted Hearing Case Update	Clerical	.25	\$96.72	\$24.18
05/18/23	Schedule Continued Director's Hearing	Inspector	.5	\$158.10	\$79.05
07/05/23	Prepare Case for Continued Director's Hearing	Clerical	.5	\$96.72	\$48.36
07/05/23	Certified Mailing	Clerical	.5	\$96.72	\$48.36
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
08/24/23	Prepared Order of Abatement	Clerical	.5	\$96.72	\$48.36

*** 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
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)

08/24/23	Other	Clerical	1	\$96.72	\$96.72
*Total to Date				\$2,565.00	

*** 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

DATE: 05/20/2022

PROPERTY ADDRESS:
 336 PARNASSUS AV

BLOCK: 1275 LOT: 088

Building Complaint #: 202185655

CARRASCAL NOEL & MASSIGNAN S1
 CARRASCAL NOEL & MASSIGNAN
 336 PARNASSUS AVE
 SAN FRANCISCO CA 94117

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 re-inspections, (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!

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: 336 PARNASSUS AV,
INSPECTOR: Lam

OWNER: CARRASCAL NOEL & MASSIGNAN
336 PARNASSUS AVE
SAN FRANCISCO CA
94117

Directors' Hearing Date: May 16, 2023

Hearing Number: 202185655

Block: 1275 Lot: 088 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**



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

April 28, 2023

**Owner: CARRASCAL NOEL & MASSIGNAN
336 PARNASSUS AVE
SAN FRANCISCO CA
94117**

**Address: 336 PARNASSUS AV,
Block: 1275 Lot: 088 Seq: 00
Tract: Case: BW0
Hearing Number : 202185655
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 August 24, 2023

Address: 336 PARNASSUS AV,

Inspector: Lam

Directors' Hearing Date: May 16, 2023

Owner: CARRASCAL NOEL & MASSIGNAN
336 PARNASSUS AVE
SAN FRANCISCO CA

94117

Hearing Number: 202185655

Block: 1275 Lot No: 088

Seq: 00

Tract:

Case: BW0

Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102A.7

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 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

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

Date Mailed: 8/29/23, at San Francisco, California. By: [Signature]
(Signature)

Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102A.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

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

Date Posted: 8/25/23, at San Francisco, California.
By: Gilbert Lam 8/25/23 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


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

CARRASCAL NOEL & MASSIGNAN STACEY
336 PARNASSUS AVE
SAN FRANCISCO, CA, 94117

Re: 336 PARNASSUS AV AAB Appeal No. 6938

Dear Parties:

On 9/1/2023, the Abatement Appeals Board (AAB) received Appellant CARRASCAL NOEL & MASSIGNAN STACEY completed appeal form, appealing Director's Order No. 202185655-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

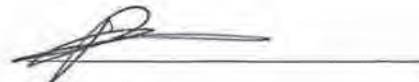
NOTICE OF HEARING

I, Decker 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. 6938
Complaint No. 202185655
Order of Abatement No. 202185655-A
336 PARNASSUS 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

Complaint List for the Property

Only Active? Query CTS

Complaint List

Complaint #	HIS NOV Expired	Date Filed	A	Div	Block	Lot	Street #	Street Name	
202185655	<input type="checkbox"/>	12/27/2021	<input checked="" type="checkbox"/>	CES	1275	088	336	PARNASSUS	AV
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Note: * - Reinspection date expired