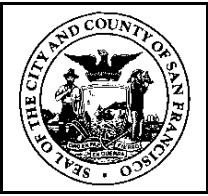


*Abatement Appeals
Board Meeting of
January 17, 2024*

Agenda Item D



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. 6912

Date of Abatement Appeals Board Hearing: 1/17/24

Property Address: 460 Vallejo St.

Block: 0133 Lot: 020

Page 1

Complaint Number: 202286188

PROPERTY OWNER INFORMATION

Property Owner(s) Name and Appellant: Justin Yonker, 3 Stark St, San Francisco, CA 94133

Appellant:

Building/Property Description: Four Story, Type 5 Building

Legal Use/Occupancy: R-3 / 1 Family Dwelling

Case Summary:

Notice of Violation(s): NOV 01/19/22

FWL 03/07/22

Nature of Violation: A complaint was received January 11, 2022. Work without permit, work exceeded the scope of previously issued building permits, 201512165310, 201609147636, 201707121727, 201808217874, possible unit merger. A SITE VISIT WAS CONDUCTED ON 1.12.2022. MET WITH JUSTIN YONKER FROM MASTER BUILDS. REVIEWED ALL PERMITS AND PLANS MENTIONED. DURING THE COURSE OF THIS VISIT IT WAS OBSERVED THAT: 1. A FENCE WAS CONSTRUCTED IN THE REAR YARD EAST PROPERTY LINE APPROX 9 FOOT 9 INCHES IN HEIGHT. LOWER UNIT #462 REAR KITCHEN DID NOT MEET THE REQUIRMENTS FOR A KITCHEN BASED ON THE SFBS CH 2 DEFINITIONS KITCHEN. That portion in a residential dwelling unit that is a room or area used for cooking, food storage and preparation and washing dishes, including associated counter tops and cabinets, refrigerator, stove. ovens and floor area. 2. West Facing property line windows were removed and relocated without obtaining the updated AB-009, particular to the I st floor deletion of previously approved west P.L window and top floor removal of existing west P.L window and its relocation towards the front. 3. It was also observed that the front garage door was widened from its original size and that all of the front façade stucco was removed and replaced with horizontal siding, new window trim surround installed, new building entry door installed. 4. The roof deck allows access to all areas on roof ,the banoiers were removed in particular to the front area. 5. At the roof deck. three stairwell windows

Appeal No. 6912

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Block: 0133 Lot: 020

Page 2

installed. 6. Elevator /shaft enclosure does not have the required doors for smoke compartment separation between garage to dwelling unit, and dwelling unit to dwelling unit 7. Rear 1 st floor to yard stair has been changed to cantilevered steel stairs
Code/Section: SFBC 103.A, 106.4.7 Monthly monitoring fee applies. Code/Section: SFBC 110A, Table 1A-KA

Outstanding Violations: Yes

Life Safety Hazards: Unsafe

Directors Hearing: # 202286188 Date: 4/26/2022

Result: Order of Abatement issued

Order of Abatement: 202286188-A issued with condition: 30 Days to Obtain Permit and Complete including Final Signoff to Comply with NOV#202286188A and Pay All CES Fees.

Permit Activity: Permit#202205194663 (FILED) - ABATEMENT OF NOV 202286188: PROVIDE MORE DETAILS FOR ITEMS LISTED IN COMPLAINTS REF PERMITS PA 201512165310, 201609147636, 201707121727 AND 201808217874

Case History:

01/19/22	1st Notice of Violation issued
03/07/22	Final Warning letter
04/12/22	Posted Notice of Director's Hearing
04/26/22	Directors Hearing resulting in Order of Abatement (Owner was represented)
05/02/22	Order of Abatement posted
05/13/22	Received Abatement Appeals Board Application & Processed

Last Inspection Date: 01/10/24 - Per Site Inspection on 1/10/24. Items in NOV are still outstanding with no issued permit to comply with NOV.

Appellant's Request: WE REQUEST THAT FEES AND PENALTIES BE WAIVED AND THE DECISION REVERSED BECAUSE WE SUBMITTED A CORRECTIVE PERMIT, PA#2019-0402-6906 AND 201904026906 SITE DWGS-REV6, WITHIN THE REQUIRED 30 DAYS. THE CORRECTIVE PERMIT ADDRESSES ALL ITEMS IN THE NOV#202286188. THE PERMIT IS UNDER REVIEW BY BOTH THE PLANNING DEPARTMENT AND DBI. APPELLANT HAS MADE EVERY EFFORT IN GOOD FAITH TO HAVE THE PERMIT ISSUED.

Staff recommendation: Uphold the Order of Abatement and impose assessment of costs.

Abatement Appeals Board Action:

Appeal No. 6912

Date of Abatement Appeals Board Hearing: 1/17/2024

Property Address: 460 Vallejo St.

Block: 0133 Lot: 020

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LIST OF DOCUMENTS

- 1) Appellant's Appeal and Payment Receipt**
- 2) Order of Abatement # and Initial Bill**
- 3) Declaration of service of posting and mailing of Order of Abatement**
- 4) Notice of Violations and Final Warning Notice Letter**
- 5) Complaint Data Sheet**
- 6) Payment History**
- 7) Complaint List**
- 8) Permit List**
- 9) Property Profile**
- 10) BPA# 202205194663 Details**
- 11) BPA# 201904026906 Details**
- 12) BPA# 201809049025 Details**
- 13) BPA# 201808217874 Details**
- 14) BPA# 201707121727 Details**
- 15) BPA#201609147636 Details**
- 16) BPA#201512165310 Details**
- 17) Photos**

**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: JUSTIN YONKER

Appeal Number _____

Director's Order No 202286188A

Date Appeal Filed: 05/13/22

Complaint Tracking No(s) 202286188A

Filing Fee: \$158.10

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

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

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

- (1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on APRIL 26, 2022.
- (2) The affected premises are located at 460 VALLEJO STREET San Francisco. They contain 2 dwelling units and 0 guest rooms.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
30 DAYS TO OBTAIN PERMIT AND COMPLETE INCLUDING FINAL SIGNOFF TO COMPLY WITH NOV# 202286188 AND PAY ALL CES FEES
- (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 REQUEST THAT FEES AND PENALTIES BE WAIVED AND THE DECISION REVERSED BECAUSE WE SUBMITTED A CORRECTIVE PERMIT, PA# 2019-0402-6906 AND 201904026906 SITE DWGS-REV6, WITHIN THE REQUIRED 30 DAYS. THE CORRECTIVE PERMIT ADDRESSES ALL ITEMS IN NOV# 202286188. THE PERMIT IS UNDER REVIEW BY BOTH THE PLANNING DEPARTMENT AND DBI. APPELLANT HAS MADE EVERY EFFORT IN GOOD FAITH TO HAVE THE PERMIT ISSUED
- (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: JUSTIN YONKER Daytime Phone Number: [REDACTED]

Appellant's Mailing Address: [REDACTED]

**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:
COMPARED TO THE MAJOR RENOVATION APPROVED UNDER PA #201512165310, A SMALL AMOUNT OF WORK EXCEEDED THE SCOPE OF WORK. SEE NOV# 202286188
- (8) Did the current owner(s) of record own the property when this work was performed? Yes No
- (9) If no, explain property purchases and approximate time when work was performed:

- (10) Please state any work completed to correct the related code violations:
NONE, AWAITING PLANNING AND BUILDING DEPARTMENT APPROVAL OF PA# 2019-0402-6906 AND 201904026906_SITE DWGS-REV6 WHICH ABATES ALL ITEMS NOV# 202286188
- (11) What was the extent of the work performed? How much remains to be completed?
(12) When was the work done? N/A
(13) Who did the work? N/A
(14) What is your occupation? If you are a co-owner, list all other co-owners and other occupants.
AGENT OF OWNER
- (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. PA# 2019-0402-6906
 Plumbing Permit Application Nos. _____
 Electrical Permit Application Nos. _____
- (21) What other permits have you been granted by the City? 2015-1216-5310; 2016-0914-7636; 2017-0712-1727; 2018-0821-7874
- (22) What other facts do you want the Board to consider?
THIS PROPERTY HAS ALWAYS BEEN THE SUBJECT OF SCRUTINY RELATED TO COMBINING TWO PROPERTIES INTO ONE, WHICH IS NOT THE CASE AS VERIFIED BY SITE VISITS FROM PLANNING AND DBI STAFF. DURING THESE SITE VISITS, STAFF IDENTIFIED SOME MINOR ITEMS THAT EXCEEDED THE SCOPE OF THE PERMITS. WE HAD BEEN WORKING WITH PLANNING TO ADDRESS THESE ITEMS, COMPLETED THE 311 NOTIFICATION WITH THE SUPPORT OF PLANNING STAFF, AND WERE AWAITING OUR SCHEDULED DR HEARING WHEN THIS COMPLAINT/NOV, THAT IS SIMILAR IN NATURE, WAS FILED. WITH THE CURRENT PLAN SETS WE HAVE ADDRESSED ALL ITEMS COVERED IN THE NOVs. WE REQUEST THAT BUILDING AND PLANNING DEPARTMENTS ALLOW US TO WORK THROUGH APPROVAL AND COMPLETION OF THIS ABATEMENT PERMIT. WE HAVE SUBMITTED PA# 2019-0402-6906 AND ASSOCIATED PLAN SET 201904026906 SITE DWGS-REV6, WHICH ABATES ALL ITEMS NOV# 202286188. WE ARE CURRENTLY IN REVIEW AT DBI AS WELL AS THE DISCRETIONARY REVIEW PROCESS OF THIS PERMIT APPLICATION WITH THE PLANNING COMMISSION. THE PLANNING COMMISSION HEARING HAS BEEN CONTINUED EACH TIME WE HAVE BEEN ON THE SCHEDULE. WE HAVE DONE EVERYTHING WE CAN TO ABATE THE SUBJECT VIOLATION.

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

Print Name: JUSTIN YONKER

Signature: 

Date Signed: 5/13/22

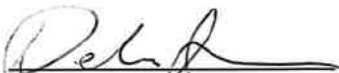
Signatory is property owner agent other _____

November 2, 2021

To Whom It May Concern,

I hereby authorize Justin Yonker to act as Agent on behalf of myself and Master Builders to communicate with the Planning and Building Departments and file applications with regard to SF Building Department and SF Planning Department permits, records, and other work for the property located at 460-462 Vallejo Street on my behalf. This includes but is not limited to research of records at all City of San Francisco Departments, Libraries, City Hall/Assessor's records, DBI building department records, and records of ownership, occupancy, modification, etc.

Sincerely,



Lee B Do, LLC
Owner,
460-462 Vallejo Street



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: 06/03/2022 12:43:05 PM

Code Enforcement Division

Phone:(628) 652-3430

Payment Date: 05/13/2022

Job Address

460 VALLEJO ST -

Receipt Number: CED07136

Issued By: SBRYANT

Payment received from:

Application Number:

SF TWIN BOYS CORP DBA MASTER
 3 STARK ST
 SAN FRANCISCO CA 94133

460 VALLEJO ST -

Abatement Appeal payment

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$158.10	202286188

TOTAL \$158.10

BY _____

DBI COPY



ORDER OF ABATEMENT

April 27, 2022

Owner:

LEE B DO LLC

C/O JOPHIE LEUNG - AGENT

3 STARK ALY SAN FRANCISCO CA

94133

Property Address: 460 VALLEJO ST,

Block: 0133

Lot: 020

Seq: 00

Tract:

Case: BW0

Complaint: 202286188A

Inspector/Division: Lam

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. **202286188A**

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **April 26, 2022** 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# 202286188 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.


Mauricio E. Hernandez, Chief Building Inspector
Department of Building Inspection

Very truly yours


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

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



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: April 27, 2022

Property Address: 460 VALLEJO ST

Block: 0133 Lot: 020 Seq.: 00

Inspector: **Gilbert Lam**

Director's Order Number: **202286188 - A**

**INITIAL BILL- Assessment of Costs
Code Violations Outstanding**

To:

LEE B DO LLC
C/O JOPHIE LEUNG - AGENT
3 STARK ALY
SAN FRANCISCO CA 94133

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 : **\$1354.11**.

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: Mauricio Hernandez
Chief of Code Enforcement

cc: CED File



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 LEE B DO LLC
 LEE B DO LLC
 C/O JOPHIE LEUNG - AGENT
 3 STARK ALY
 SAN FRANCISCO CA 94133

Date April 27, 2022
Complaint Number 202286188

Block 0133 **Lot** 020
Address 460 VALLEJO ST

Prepared by Mauricio Hernandez

Reviewed by Chloe Purdy

Amount Now Due and Payable \$1,354.11

Comments clerical other = prepare initial bill MMF: 3 Months GL

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
01/19/22	Issued Notice of Violation and Data entry	Inspector	.75	\$158.10	\$118.58
03/07/22	Issued Final Warning Letter	Inspector	.25	\$158.10	\$39.53
03/11/22	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
03/16/22	Reviewed and approved case for Director's Hearing	Inspector	.75	\$158.10	\$118.58
04/07/22	Research Title and Prepare case for Director's Hearing	Clerical	1	\$96.72	\$96.72
04/12/22	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
04/12/22	Processed photos	Inspector	.25	\$158.10	\$39.53
04/14/22	Certified Mailing	Clerical	.5	\$96.72	\$48.36
04/26/22	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
04/26/22	Issued Order of Abatement	Inspector	.25	\$158.10	\$39.53
04/26/22	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$173.91	\$347.82
04/27/22	Other	Clerical	1	\$96.72	\$96.72
04/27/22	Prepared Order of Abatement	Clerical	.5	\$96.72	\$48.36
04/27/22	Monthly Violation Monitoring Fee (Ordinance 180-10)	Clerical	1.5	\$96.72	\$145.08
04/29/22	Certified Mailing	Clerical	.5	\$96.72	\$48.36

***Total to Date** \$1,354.11

*** 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.**



DATE AFFIDAVIT PREPARED April 27, 2022

Address: 460 VALLEJO ST,

Hearing Number: 202286188

Inspector: Lam

Block: 0133 Lot No: 020 Seq: 00

Directors' Hearing Date: April 26, 2022

Tract: Case: BW0

Owner: LEE B DO LLC
C/O JOPHIE LEUNG - AGENT
3 STARK ALY
SAN FRANCISCO CA
94133

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: 04/29/2022, at San Francisco, California. By: Chloe Purdy
(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: 5/2/22, at San Francisco, California.

By: Gilbert Lam 5/2/22 Signature: _____
(Print name) (Date)



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: 202286188
 DATE: 19-JAN-22

ADDRESS: 460 VALLEJO ST

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES) BLOCK: 0133 LOT: 020

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: LEE B DO LLC PHONE #: --
 MAILING LEE B DO LLC
 ADDRESS C/O JOPHIE LEUNG - AGENT
 3 STARK ALY
 SAN FRANCISCO CA 94133

PERSON CONTACTED @ SITE: LEE B DO LLC PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	103A
<input checked="" 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 complaint was received January 11, 2022.

Work without permit, work exceeded the scope of previously issued building permits, 201512165310, 201609147636, 201707121727, 201808217874, possible unit merger.

A SITE VISIT WAS CONDUCTED ON 1.12.2022. MET WITH JUSTIN YONKER FROM MASTER BUILDS. REVIEWED ALL PERMITS

AND PLANS MENTIONED . DURING THE COURSE OF THIS VISIT IT WAS OBSERVED THAT:

I. A FENCE WAS CONSTRUCTED IN THE REAR YARD EAST PROPERTY LINE APPROX 9 FOOT 9 INCHES IN HEIGHT. LOWER

UNIT #462 REAR KITCHEN DID NOT MEET THE REQUIRMENTS FOR A KITCHEN BASED ON THE SFBS CH 2

DEFINITIONS KITCHEN. That portion in a residential dwelling unit that is a room or area used for cooking, food storage and preparation and washing dishes, including associated counter tops and cabinets, refrigerator, stove. ovens and floor area.

2. West Facing property line windows were removed and relocated without obtaining the updated AB-009, particular to the I st floor deletion of previously approved west P.L window and top floor removal of existing west

P.L window and its relocation towards the front.

3. It was also observed that the front garage door was widened from its original size and that all of the front façade stucco was removed and replaced with horizontal siding, new window trim surround installed, new building entry door installed.

4. The roof deck allows access to all areas on roof ,the banoiers were removed in particular to the front area.

5. At the roof deck. three stairwell windows installed.

6. Elevator /shaft enclosure does not have the required doors for smoke compartment separation between garage to dwelling unit, and dwelling unit to dwelling unit

7. Rear I st floor to yard stair has been changed to cantilevered steel stairs

Code/Section: SFBC 103.A, 106.4.7

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 365 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.



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

- CORRECT VIOLATIONS WITHIN 365 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.

File a permit with plans with 30 days to document the changes mentioned above, 60 days to have issued permit and plans. this permit will document and capture these changes as well as documenting SF planning approvals on expansion mentioned in pa 201609147636, changes mentioned in 201808217874. approved structural special inspections required in pa 201512165310 will be documented, structural drawings for new interior cantilevered stairs, relocated unit entry floor plan to have construction details for rated walls and floor system and structural details for roof deck construction details, particular to Ipe deck, glass guard rail system design and structural support system, also properly document the west property line window modified changes with a new recorded documents mentioned in AB-009. detail the fire separation required in particular the 4-stop elevator fire and smoke door requirements, document the new width of garage door.

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 \$20000**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Fergal B Clancy

PHONE # 628-652-3603

DIVISION: BID

DISTRICT : 15

By:(Inspector's Signature) _____



NOTICE OF VIOLATION

of the San Francisco Municipal Codes regarding Unsafe, Substandard or Noncomplying Structure of Land or Occupancy

Pursuant to SFBC 107A.5 and 106A.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor). (628) 652-1150.

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be billed for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102A.2 & 110A.

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code.

WARNING: Section 103A of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107A.5 y 106A.4.7 de el Código de Construcción, de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 102A.2 y 110A de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios o 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rápidamente y continua mente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesion de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103A de el Código de edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omite, descuide, se niega a cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

Sang-ayon sa SFBC 107A.5 at 106A.4.7 ang bayad sa pagsusuri ay sisilingin sa mga gusaling naumpisahan na o ginawa na walang permit o sa mga gawaing labis sa sakop ng permit. Ang gayong singil ay maaring ipapela sa Board of Permit Appeals sa loob ng 15 na araw mula sa pag-isyu ng permit sa 49 South Van Ness Ave., suite 1475 (14th palapag). (628)652-1150.

BABALA: Ang kabiguan na gumawa ng aksiyon tulad ng kinakailangan upang iwasto ang mga nasabing paglabag ay magresulta sa paglilitis ng abatement ng Kagawaran ng Inspeksyon ng Gusali. Kung meron Order of Abatement ang naitala laban sa isang ari-arian, ang may-ari ay sisilingin o di kaya ang ari-arian ay gagamitin na lien sa lahat ng mga gastos na natamo sa proseso ng pagpapatupad mula sa unang "Paunawa sa Paglabag" hanggang sa lahat ng gastos ay mabayaran, SFBC 102A.2 & 110A.

BABALA: Ang Seksyon 204 ng Housing Code ng San Francisco ay nagtatakda ng agad-agad na multa na \$100 sa bawat halimbawa ng unang hindi pagsunod, at susundan ng multa na \$200 sa bawat paglabag sa pangalawang hindi pagsunod, hanggang sa sukdulan na \$7,500 sa bawat gusali. Ang seksyon na ito ay itinatakda na magsasampala rin ng kasong kriminal bilang isang misdemeanor sa bawat paglabag at magresulta sa multa na hindi bababa ng \$1,000 sa bawat araw o di kaya sa anim na buwan na pagkabilanggo o parehong ipapataw.

BABALA: Sinumang kumikita sa pag-upa ng pabahay na tinukoy ng Kagawaran ng Inspeksyon ng Gusali na substandard, ay hindi maaring ibawas ang ganoong kita sa buwis sa estado ng kitang personal, at gayundin sa buwis na kita sa interes sa bangko at korporasyon, at sa depresasyon o mga buwis na malulugnay sa gusaling substandard. Kung ang Gawain sa pagwawasto ay hindi nakumpleto o hindi masigasig, mabilis at tuloy-tuloy ang paggawa matapos ang anim (6) na buwan mula sa petsa nitong paunawa, ay magpapadala ng abiso sa Franchise Tax Board na itinakda sa Seksyon 17264(6) ng Revenue and Taxation code.

BABALA: Ang Seksyon 103A ng Building Code ng San Francisco ay nagtatakda ng mga multang sibil hanggang sa \$500 sa bawat araw sa sinumang lumabag, sumuway, magtanggali, magpapabaya o tumanggang sumunod o di kaya sumalungat sa pagpapatupad ng mga probisyon nitong code. Nagpapataw din itong seksyon ng multang misdemeanor kapag nahatulan, ng hanggang sa \$500 at o di kaya anim na buwan na pagkabilanggo sa bawat magkahiwalay na pagkasala para sa bawat araw na nangyari ang ganoong pagkasala.

根據《三藩市建築物條例》第107.5條款和第106.4.7條款，對未經許可的建築工程或者工程超過許可證範圍的檢查，將會收取檢查費用。對該費用可以作出上訴，可以在許可證發出的15天之內，向“上訴委員會”（Board of Appeals）作出上訴。上訴委員會地址：49 South Van Ness Ave., Suite 1475 (14th Floor)，電話：(628) 652-1150。

警告：如果沒有立即採取行動更正以上的違例情況，可能會引致樓宇檢查局層層執法行動。如果執法命令正式紀錄於該物業，業主可能會收到賬單，或者該物業會被抵押，用於支付從張貼第一張“違例通知”開始，在執法過程中所產生的所有費用，直至所有費用付清為止。

《三藩市建築物條例》第102.2條款和第110條款。

警告：三藩市房屋條例第204條對最初的違例會立即處以每項100元的罰款，接下來會對第二次的違例處以每項200元的罰款，最高可以對每座建築物處以7,500元的罰款。該條例還可以對每項違例處以輕微罪行的刑事檢控，可處以每日最少1,000元的罰款或6個月的監禁，或兩者並罰。

警告：任何從樓宇檢查局認定為低於標準的房屋中獲取租金收入的個人，對於該低於標準的建築結構，將不能用於減免州的個人所得稅和銀行以及企業的所得稅利息、折舊或適用於該房屋的稅項。如果在該通知日期的6個月之後，更正工程尚未完成，或者沒有努力、快速和繼續進行有關工程，有關通知將會根據《收入及稅務條例》第17264 (6) 條款寄給加州平稅委員會。

警告：三藩市建築物條例第103條款可給予每天最高可至500元的行政罰款，對任何違反、不遵從、遺漏、疏忽或拒絕遵守或反對執行該條例的任何條款。該條款可給予輕微罪行的罰款，一經定罪，可以對每一項單獨的違例，違例期間的每一天，處於最高500元和/或最高6個月的監禁。



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: 03/04/2022

PROPERTY ADDRESS:
460 VALLEJO ST

BLOCK: 0133 LOT: 020

Building Complaint #: 202286188

LEE B DO LLC
LEE B DO LLC
C/O JOPHIE LEUNG - AGENT
3 STARK ALY
SAN FRANCISCO CA 94133

--

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 01/19/2022 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 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!



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202286188

OWNER/AGENT: LEE B DO LLC
 LEE B DO LLC
 C/O JOPHIE LEUNG - AGENT
 3 STARK ALY
 SAN FRANCISCO CA
 94133

DATE FILED: 11-JAN-22

LOCATION: 460 VALLEJO ST

BLOCK: 0133 **LOT:** 020

SITE: 460 - 462 Vallejo St

RATING: **OCCUPANCY CODE**

OWNER'S PHONE --

CONTACT NAME

CONTACT PHONE --

RECEIVED BY: Suzanna Wong **DIVISION:** BID

COMPLAINT SOURCE: TELEPHONE

COMPLAINANT:

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE --

DESCRIPTION: Work without permit, work exceeded the scope of previously issued building permits, 201512165310, 201609147636, 201707121727, 201808217874, possible unit merger

INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	LAM	6383		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
07-MAR-22	Sonya Bryant	CES	Referred per Fergal Clancy

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
11-JAN-22	CASE OPENED	BID	F CLANCY	CASE RECEIVED	
11-JAN-22	OTHER BLDG/HOUSING VIC	BID	F CLANCY	CASE UPDATE	Case reviewed and assigned to district inspector per JD; slw
11-JAN-22	OTHER BLDG/HOUSING VIC	BID	F CLANCY	CASE UPDATE	email sent to Justin Yonker from Master Builders, the Contractor of record for the recent renovations under mentioned permits
12-JAN-22	OTHER BLDG/HOUSING VIC	BID	F CLANCY	CASE UPDATE	site visit arranged with Justin Yonker from Masters builders, reviewed all approved plans and permits mentioned, will review finding with senior department staff, a violation will be issued to capture tall east yard p.l fence, front façade renovations, new siding new garage door, new building entry door, further review will be required to capture with accuracy all the changes, case



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202286188

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
					continued
19-JAN-22	OTHER BLDG/HOUSING VIC BID	F	CLANCY	CASE UPDATE	Nov sent to mr. Yonker via email. 1st NOV. 30 day action..
19-JAN-22	OTHER BLDG/HOUSING VIC INS	F	CLANCY	FIRST NOV SENT	1st NOV issued per FC; ag
21-JAN-22	OTHER BLDG/HOUSING VIC INS	F	CLANCY	CASE UPDATE	1st NOV mailed and cc DCP; ag
02-FEB-22	OTHER BLDG/HOUSING VIC INS	F	CLANCY	CASE UPDATE	Corrected 1st NOV (R3 occupancy/use) mailed and cc DCP; ag
07-MAR-22	OTHER BLDG/HOUSING VIC CES	F	CLANCY	SECOND NOV SENT	FWL mailed. SB
07-MAR-22	OTHER BLDG/HOUSING VIC CES	F	CLANCY	REFERRED TO OTHER DIV	Case referred to CES per FC. sb
07-MAR-22	GENERAL MAINTENANCE BID	F	CLANCY	REFERRED TO OTHER DIV	transfer to div CES
11-MAR-22	GENERAL MAINTENANCE CES	J	HINCHION	CASE RECEIVED	Case received in CES. SB
16-MAR-22	OTHER BLDG/HOUSING VIC CES	J	HINCHION	TELEPHONE CALLS	Assigned to G.L. JH
16-MAR-22	OTHER BLDG/HOUSING VIC CES	G	LAM	REFER TO DIRECTOR'S HEARING	Case Reviewed. No Permits to comply with NOV issued. Prep and Schedule for DH 4/26/22. GL
07-APR-22	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	DH package prepared -SB/RQ
12-APR-22	OTHER BLDG/HOUSING VIC CES	G	LAM	DIRECTOR HEARING NOTICE POSTED	DH Notice Posted. Pictures Taken. GL
14-APR-22	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	Mailed DH package certified to owners on file. SB/RQ
18-APR-22	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	Email received on 4/14/22 from Master Builders: progress update. GL
26-APR-22	OTHER BLDG/HOUSING VIC CES	M	HERNANDEZ	DIRECTOR'S HEARING DECISION	OK TO ISSUE OOA PER H.O(M.G) WITH THE STAFF RECOMMENDATIONS: 30 DAYS TO OBTAIN ALL PERMITS TO COMPLETE ALL WORK INCLUDING FINAL SIGN OFF AND PAY ALL CES FEES. OWNER/REPRESENTATIVE PRESENT AT DH.MH
27-APR-22	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	Inspector's Fees & MMF Processed. GL
27-APR-22	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	prepared OOA & initial bill - CP
29-APR-22	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	sent OOA via certified mail - CP
02-MAY-22	OTHER BLDG/HOUSING VIC CES	G	LAM	ORDER OF ABATEMENT POSTED	OOA Posted. Pictures Taken. GL
13-MAY-22	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	Processed payment for Abatement Appeals - SB
04-APR-23	OTHER BLDG/HOUSING VIC CES	M	CHUNG	REINSPECTION 1	The 5-day lien posted-mc
21-DEC-23	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	CM AAB NOH to owner on file-hb
21-DEC-23	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	AAB Hearing scheduled for 1/17/2024 - CR
21-DEC-23	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	AAB Hearing Notice Posted. Pictures



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202286188

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
					Processed. -GL
22-DEC-23	OTHER BLDG/HOUSING VICCES	G	LAM	PERMIT RESEARCH	Permit Research Performed. AAB Staff Report Packet Prepared. -GL
29-DEC-23	OTHER BLDG/HOUSING VICCES	G	LAM	CASE UPDATE	CM returned signed-hb
10-JAN-24	OTHER BLDG/HOUSING VICCES	G	LAM	REINSPECTION 1	Site Inspection performed to verify current conditions pertaining to the NOV. Emailed AAB application paper work to owner/rep per owners request. -GL

COMPLAINT ACTION BY DIVISION

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

Multiunits | Abatements | Franchise Tax

Complaint

CASE Complaint Number NOV Date Hazard Inspectors ID Supervisor Dist
DPCD B W 0 202286188 6383

Dir Hearing Date Owner Rep. Dir's Dec. Dir Decision No Status
 04/26/2022 Y O 202286188 A

Click in any field to locate CASES
 (Page Down OR SCROLL for more)
 Down Arrow to Insert

Aab File Aab Hrg Aab Rehrg Aab Decn AAB Dec Compliance Dline Take Off A/L
 04/29/2022 YES NO

Lifting Status Ref to Permit Days Legal Bldg
 Order Number CASE City Att Life_days Work Description:
 Comp Days Reel/Image

Payments

Receipt from	Letter Sent	Type	Payment Amt	Date Paid	Receipt #	Check No. (numeric only)
SF TWIN BOYS CORP DBA	04/29/2022	P	158.10	05/13/2022	CED07136	7202
	04/27/2022	I	1,354.11			

Comments Fee Balance 1354.11 Apply payment

Only Active? Query

CTS

Complaint List

	HIS NOV								
Complaint #	Expired	Date Filed	A	Div	Block	Lot	Street #	Street Name	
202286188	<input type="checkbox"/>	01/11/2022	<input checked="" type="checkbox"/>	CES	0133	020	460	VALLEJO	ST ▲
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
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	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						

Note: * - Reinspection date expired

LOCATION

0133 / 020 / 0 460 VALLEJO ST

ALTERATIONS PERMIT

Stage Created By

List based on the address query

Application no.	Form No.	Floor Number	Description	Site Prmt ?	Unit	Sfx	Unit	Sfx	Current Stage	Stage Date
202205194663	8		ABATEMENT OF NOV 202286			ST			FILED	05/19/2022
202205194663	8		ABATEMENT OF NOV 202286			ST			FILED	05/19/2022
201904026906	3		ADMIN PERMIT FOR DCP RE	N		ST			FILED	04/02/2019
201904026906	3		ADMIN PERMIT FOR DCP RE	N		ST			FILED	04/02/2019
201809049025	8		AS BUILT TO APPROVED SPR			ST			COMPLETE	09/07/2018
201808217874	8		UPDATE DRAWINGS TO REFI			ST			COMPLETE	08/22/2018
201808217874	8		UPDATE DRAWINGS TO REFI			ST			COMPLETE	08/22/2018
M911788	8		STREET SPACE			ST			ISSUED	04/12/2018
M911788	8		STREET SPACE			ST			ISSUED	04/12/2018
M840627	8		STREET SPACE PERMIT - REN			ST			ISSUED	10/06/2017

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.) _____

PERMIT TRACKING SYSTEM

Assessor

460 VALLEJO ST

Address Street #	Streetname	Sfx	Unit	Block	Lot #	Address Id
460	VALLEJO	ST		0133	020 0	60266

Values & Prices

Land	\$1,166,475	Other	\$0	Exempt Type	Wk Status/Yr
Structure	\$1,361,007	Home Exempt	\$0		2024
Fixtures	\$0	Other Exempt	\$0	Prior/Curr Source	Base Co/Yr
Prior Price	\$0	Current Price	\$1,650,000		2015
Prior Sale		Curr Sale	01/10/2014		S

Construction Appliances	Base Lot	Assr Zone	Appraiser	Lot Chq Date/Shape	Use Type
D	0000	000	RH3	220 08/24/2016	F

Lot Frontage/Area/Depth	Units	Stories	Sublevels	Volume	Roll Yr/Status
0 274,800 0	2	2		2	2023

Rooms	Bedrooms	Baths	Bldg Sq Ft	Bsmt Sq Ft	Year Built	DBI Form Yr	Tax Area
6	0	2	3,900	0	1907	F	1000

Owner Information

Name	Address	City	State	Zip	Owner Date
LEE B DO LLC	3 STARK ALY	SAN FRANCISCO	CA	94133	01/10/2014



DEPARTMENT OF BUILDING INSPECTION

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

Date: 12/22/23 15:06:53

Permit details report

Application Number: 202205194663

Bluebeam ID:

Form Number: 8 Application ABATEMENT OF NOV 202286188: PROVIDE MORE DETAILS FOR ITEMS LISTED IN
Description: COMPLAINTS REF PERMITS PA 201512165310, 201609147636, 201707121727 AND
201808217874

Address:
0133/020/0 460 VALLEJO ST
0133/020/0 462 VALLEJO ST

Cost: \$20,000

Occupancy code: R-3

Building Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
19-MAY-2022	TRIAGE	
19-MAY-2022	FILING	
19-MAY-2022	FILED	

Contact Details:

Contractor Details

License No. : 850407

Name: PETER IMAM ISKANDAR

Company name: SF TWIN BOYS CORP. DBA MASTER BUILDERS

Address: 3 STARK ST SAN FRANCISCO CA 94133-0000

Phone:

4152975185

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CES	19-MAY-2022	19-MAY-2022			19-MAY-2022	BROWN SHARAE	OK TO PROCESS PER SIDNEY LAU
3	INTAKE	19-MAY-2022	19-MAY-2022			19-MAY-2022	BROWN SHARAE	
4	BLDG	27-MAY-2022	27-MAY-2022			27-MAY-2022	TAM RICHARD	Approved
5	MECH	27-MAY-2022	27-MAY-2022			27-MAY-2022	TAN (PETER) JIA JIA	Approved OTC
6	BID-INSP	27-MAY-2022		27-MAY-2022			GREENE MATT	Counter visit with Justin Yonker a Building Inspector Fergal Clancy. Plans do not meet criteria required the Notice of Violation. Meeting between DCP and applicant required prior to proceeding.
7	CPB						BROWN SHARAE	TAKE REF SHEETS SHOULD ONLY BE 7 PAGES UNLESS PLAN CHECKER WANTS THE TO KEEP IT AS A PLAN SET. T PLAN HAS 48 PAGES. SLB



DEPARTMENT OF BUILDING INSPECTION

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

Date: 12/22/23 15:25:07

Permit details report

Application Number: 201904026906

Bluebeam ID:

Form Number: 3 **Application Description:** ADMIN PERMIT FOR DCP REVIEW ONLY. FOR PLANNING REVIEW CONTINUITY BETWEEN REVISIONS PREVIOUSLY APPROVED BY PLANNING DPT UNDER PA 2015-1216-5310, 2017-0712-1727 AND AS BUILT APPROVED BY DBI UNDER 2018-0821-7874.

Address: ELEVATOR TO HAVE KEYED ACCESS TO THE 2 UNITS

0133/020/0 460 VALLEJO ST
0133/020/0 462 VALLEJO ST

Cost:

\$1

Occupancy code: R-3

Building Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
02-APR-2019	TRIAGE	
02-APR-2019	FILING	
02-APR-2019	FILED	

Contact Details:

Contractor Details

License No. : 850407

Name: PETER IMAM ISKANDAR

Company name: SF TWIN BOYS CORP. DBA MASTER BUILDERS

Address: 3 STARK ST SAN FRANCISCO CA 94133-0000

Phone:

4152975185

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	02-APR-2019	02-APR-2019			02-APR-2019	PANGELINAN MAR	ALL REFERENCED PA ARE COMPLETE
2	CPB	01-JUL-2019	01-JUL-2019			01-JUL-2019	GUTIERREZ NANC	
3	CPB	22-JUL-2020	22-JUL-2020	22-JUL-2020			GUTIERREZ NANC	10/28/2020:EMAILED CUSTOMER, NEED TO KNOW THEY WISH TO CONTINUE W BB OR PAPER. NG 9/10/2020:EMAILED CUSTOMER,NEED PAPERWOI 7/22/2020:BB# 578-748-370.CUSTOMER SUBMITTED ELECTRONIC. PAPER WORK NEEDS TO BE RECONCILEby Permit Center.-NG
4	CP-ZOC	01-JUL-2019	06-AUG-2019	07-AUG-2019			FAHEY CAROLYN	ON HOLD @ APPLICANT - emailed requesting additional information for review on 07AUG2019



DEPARTMENT OF BUILDING INSPECTION

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

Date: 12/22/23 15:25:07

Permit details report

Application Number: 201904026906

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
4	CP-NP	28-JUL-2020		28-JUL-2020	29-JUL-2020		FAHEY CAROLYN	Emailed 311 cover letter on 07/28/2020 (Jennifer) Mailed 311 notice on 08/10/2020; Expires on 08/20/2020 (Jennifer)
5	BID-INSP						GREENE MATT	201904026906Route to Building Inspector Fergal Clancy of BID
6	BLDG							
7	PPC						BARTHOLOMEW IR	8/31/20: IN HOLD, Permit application to be scanned; HP 8/5/20: Physically In-Hold by City Planning for scanning. ibb 7/1/19: to DCP;EC.
8	PERMIT-CTR	10-MAR-2022	10-MAR-2022			10-MAR-2022		03/10/2022: Project received by Permit Center Team and transferr to SF Planning Intake for review (CP-ZOC). Applicants may contac pic@sfgov.org for further project updates. -HB
9	CPB							



DEPARTMENT OF BUILDING INSPECTION

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

Date: 12/22/23 15:07:54

Permit details report

Application Number: 201809049025

Bluebeam ID:

Form Number: 8 **Application** AS BUILT TO APPROVED SPRINKLER PLANS. REF APP#201606170289. ARCH REF
Description: APP#201512165310

Address: 0133/020/0 460 VALLEJO ST

Cost: \$600

Occupancy code: R-3

Building Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
04-SEP-2018	TRIAGE	
04-SEP-2018	FILING	
04-SEP-2018	FILED	
06-SEP-2018	APPROVED	
06-SEP-2018	ISSUED	
07-SEP-2018	COMPLETE	Finalled by Fire

Contact Details:

Contractor Details

License No. : 889172

Name: STEVE TREVOR YEUNG

Company name: STEVEN YEUNG INC DBA CHUNG WAH PLBG&FIRE

Address: 193 23RD AV SAN FRANCISCO CA 94121

Phone:

4155593853

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	04-SEP-2018	04-SEP-2018			04-SEP-2018	SHAWL HAREGGEV	
2	SFFD	06-SEP-2018	06-SEP-2018			06-SEP-2018	WEISS-ISHAI SAGI	
3	CPB	06-SEP-2018	06-SEP-2018			06-SEP-2018	VICTORIO CHRISTO	



DEPARTMENT OF BUILDING INSPECTION

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

Date: 12/22/23 15:08:21

Permit details report

Application Number: 201808217874

Bluebeam ID:

Form Number: 8 **Application** UPDATE DRAWINGS TO REFLECT AS BUILT CONDITIONS NO CHANGE IN BLDG HT
Description: OR AREA

Address: 0133/020/0 460 VALLEJO ST
0133/020/0 462 VALLEJO ST

Cost: \$1

Occupancy code: R-3

Building Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
21-AUG-2018	TRIAGE	
21-AUG-2018	FILING	
21-AUG-2018	FILED	
21-AUG-2018	APPROVED	
21-AUG-2018	ISSUED	
22-AUG-2018	COMPLETE	4115194 Final Inspection/Approved

Contact Details:

Contractor Details

License No. : 850407

Name: PETER IMAM ISKANDAR

Company name: SF TWIN BOYS CORP. DBA MASTER BUILDERS

Address: 3 STARK ST SAN FRANCISCO CA 94133-0000

Phone:

4152975185

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	21-AUG-2018	21-AUG-2018			21-AUG-2018	CHAPMAN MARLA	
2	BLDG	21-AUG-2018	21-AUG-2018			21-AUG-2018	LAU (NELSON) CHI	approved Otc
3	CPB	21-AUG-2018	21-AUG-2018			21-AUG-2018	PANGELINAN MAR	



DEPARTMENT OF BUILDING INSPECTION

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

Date: 12/22/23 15:08:54

Permit details report

Application Number: 201707121727

Bluebeam ID:

Form Number: 8 **Application Description:** REVISION TO PA #201512165310 - RELOCATE (E) STAIR BETWEEN 3RD FLOOR & PRIVATE ROOF DECK; ADD (N) 1/2 BATH AT GARAGE, ADD BEDROOM AND BATH A 2ND FLOOR; ADD WOOD PANELING TO FRONT FACADE AT 1ST FLOOR; ADD PARAPET AT STAIR OPENING, REF PA# 201609147636

Address:

0133/020/0 460 VALLEJO ST
0133/020/0 462 VALLEJO ST

Cost:

\$25,000

Occupancy code:

R-3

Building Use:

28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
12-JUL-2017	TRIAGE	
12-JUL-2017	FILING	
12-JUL-2017	FILED	
19-JUL-2017	APPROVED	
19-JUL-2017	ISSUED	
22-AUG-2018	COMPLETE	4115214 Final Inspection/Approved

Contact Details:

Contractor Details

License No. : 850407

Name: PETER IMAM ISKANDAR

Company name: SF TWIN BOYS CORP. DBA MASTER BUILDERS

Address: 3 STARK ST SAN FRANCISCO CA 94133-0000

Phone:

4152975185

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	12-JUL-2017	12-JUL-2017			12-JUL-2017	YIP JANET	
2	CP-ZOC	12-JUL-2017	12-JUL-2017			12-JUL-2017	CLEEMANN JORGE	
3	BLDG	13-JUL-2017	13-JUL-2017			13-JUL-2017	YIN DIANE	
4	MECH	13-JUL-2017	13-JUL-2017			13-JUL-2017	ORTEGA REYNALD	Approved, OTC
5	SFPUC	19-JUL-2017	19-JUL-2017			19-JUL-2017	ARRIOLA LAURA	OTC - Permit has been assessed a Capacity Charge. DBI will collect See Invoice attached to application Returned to Applicant - 07/19/17.
6	CPB	19-JUL-2017	19-JUL-2017			19-JUL-2017	YU ZHANG REN	



DEPARTMENT OF BUILDING INSPECTION

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

Date: 12/22/23 15:38:19

Permit details report

Application Number: 201609147636

Bluebeam ID:

Form Number: 8 **Application** STRUCTURAL REVISION TO APP#201512165310 TO ADJUST FOR EXTG CONDITIONS.
Description: REVISE SLAB DETAIL, FOOTING AT REAR AND ADD BEAM, EXPAND 1ST FLOOR AT REAR BY 340 SF.

Address:
0133/020/0 460 VALLEJO ST
0133/020/0 462 VALLEJO ST

Cost: \$50,000

Occupancy code: R-3

Building Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
14-SEP-2016	TRIAGE	
14-SEP-2016	FILING	
14-SEP-2016	FILED	
19-SEP-2016	APPROVED	
19-SEP-2016	ISSUED	
22-AUG-2018	COMPLETE	4115234 Final Inspection/Approved

Contact Details:

Contractor Details

License No. : 850407

Name: PETER IMAM ISKANDAR

Company name: SF TWIN BOYS CORP. DBA MASTER BUILDERS

Address: 3 STARK ST SAN FRANCISCO CA 94133-0000

Phone:

4152975185

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BLDG	16-SEP-2016	16-SEP-2016			16-SEP-2016	RALLS MATTHEW	
2	CPB	19-SEP-2016	19-SEP-2016			19-SEP-2016	MARIA ASUNCION	



DEPARTMENT OF BUILDING INSPECTION

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

Date: 12/22/23 15:41:28

Permit details report

Application Number: 201512165310

Bluebeam ID:

Form Number: 3 **Application Description:** ADD PRIVATE ROOF DECK FOR 460 ONLY. INFILL LIGHTWELL AGAINST BLANK WALL, INTERIOR REMODEL, BOTH UNITS. ADD MEDIA ROOM, WET BAR, POWDER ROOM TO E BASEMENT, ADD BATHROOM TO 462, ADD POWDER ROOM TO 460

Address:
0133/020/0 460 VALLEJO ST
0133/020/0 462 VALLEJO ST

Cost: \$500,000

Occupancy code: R-3

Building Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
16-DEC-2015	TRIAGE	
16-DEC-2015	FILING	
16-DEC-2015	FILED	
02-MAY-2016	PLANCHECK	
02-MAY-2016	APPROVED	
02-MAY-2016	ISSUED	
22-AUG-2018	COMPLETE	4115174 CFC ISSUED

Contact Details:

Contractor Details

License No. : 850407

Name: PETER IMAM ISKANDAR

Company name: SF TWIN BOYS CORP. DBA MASTER BUILDERS

Address: 3 STARK ST SAN FRANCISCO CA 94133-0000

Phone:

4152975185

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	HIS	15-DEC-2015	15-DEC-2015			15-DEC-2015	HERRING DAVID	
2	INTAKE	16-DEC-2015	16-DEC-2015			16-DEC-2015	BUFKA SUSAN	
3	CPB	18-DEC-2015	18-DEC-2015			18-DEC-2015	SHEK KATHY	
4	CP-ZOC	18-DEC-2015	05-FEB-2016			05-FEB-2016	FOSTER NICHOLAS	Approved by Planner Brett Bollin OTC on 12/17/2015. BPA and plan erroneously sent to Planning (intal Approved BPA to: add private roof deck, infill light well against blank wall; interior remodel: add media room, wet bar, 1/2 bathroom. Add 1 bathroom to #402 and powder room to #460.
5	BLDG	05-FEB-2016	25-FEB-2016			11-MAR-2016	RALLS MATTHEW	



DEPARTMENT OF BUILDING INSPECTION

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

Date: 12/22/23 15:41:28

Permit details report

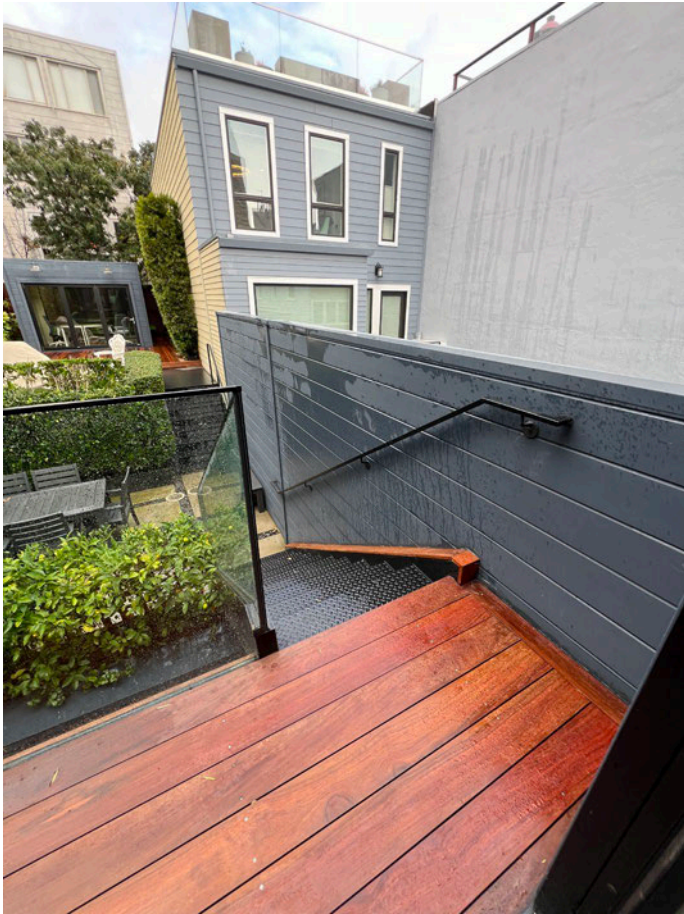
Application Number: 201512165310

Bluebeam ID:

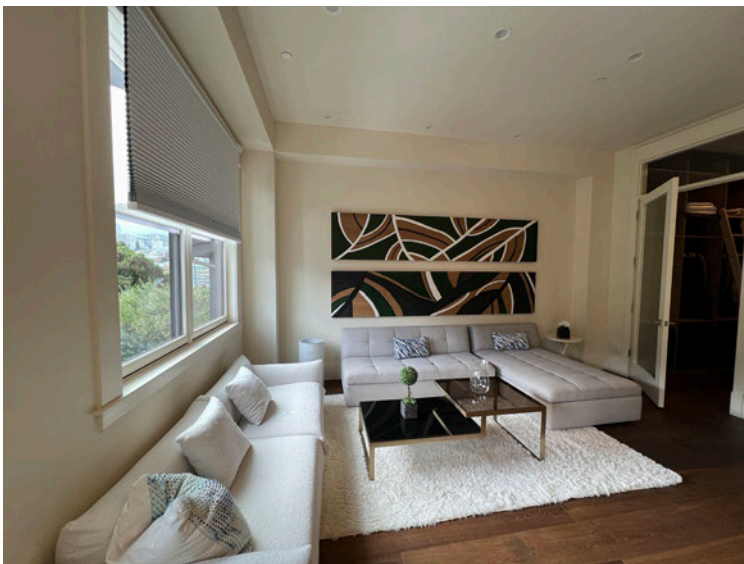
Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
6	MECH	25-FEB-2016	17-MAR-2016	17-MAR-2016		18-APR-2016	NAGATA TIMOTHY	Recheck approved 4-18-16
7	DPW-BSM	31-MAR-2016	05-APR-2016			05-APR-2016	CY LIONGTIAN	4-5-16 A separate permit from the Bureau of Street-Use & Mapping (BSM) is required for work involving alteration, reconstruction or repair sidewalk, curb or gutter in the City right-of-way. Call (415) 558-6060 for information.
8	SFPUC	18-MAR-2016	30-MAR-2016	30-MAR-2016		01-APR-2016	SZU-WHITNEY MO	Requested document received, hold released - 04/01/16. On Hold until PDFs of the request drawings are received - 03/30/16. Permit has been assessed a Capacity Charge. DBI will collect charges. See Invoice attached to application Route to PPC - 03/30/16.
9	BLDG	18-APR-2016	19-APR-2016			19-APR-2016	RALLS MATTHEW	
10	CP-ZOC	19-APR-2016	26-APR-2016			26-APR-2016	FOSTER NICHOLAS	4/26/16: stamped revised plan set CPC.
11	PPC	27-APR-2016	29-APR-2016			29-APR-2016	THAI SYLVIA	4/29/16: TO CPB. 4/27/16: QC done; to Robert Chur sign AB-005; snt. 4/19/16: to Planning for restamp; ; 4/18/16: to Matt Ralls for restamp snt. 4/6/16: In hold bin;EC. 3/31/16: to BSM; snt. 3/18/16: to PUC; snt. 3/10/16: OTC denied - BLDG star; TH. 2/25/16: to MECH; TH.
12	CPB	29-APR-2016	02-MAY-2016			02-MAY-2016	SECONDEZ GRACE	5/2/16: approved & issued. SFUSI req'd. gs

Inspection Photos from 1/10/24:

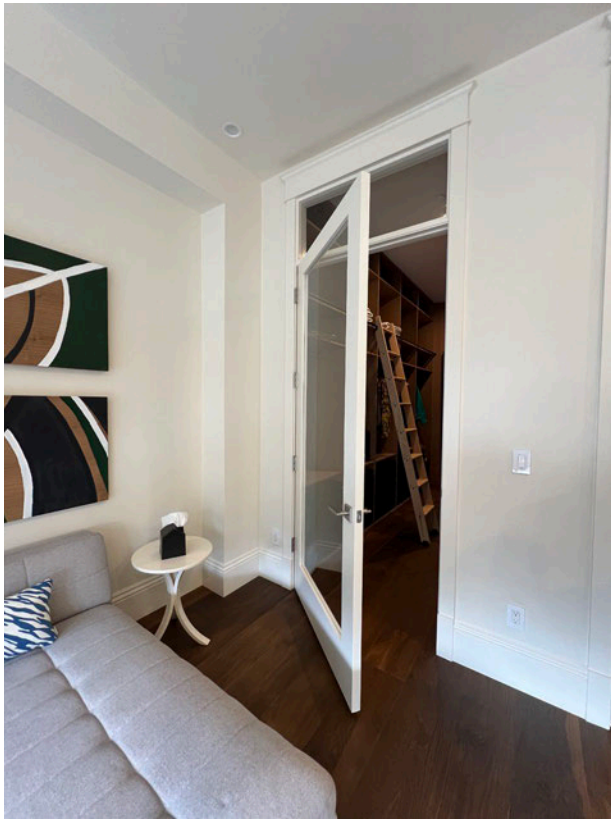
East Property Line Wall 9 Foot 9 Inches in height: **(Item#1)**



1st Floor Front West PL Wall:



1st Floor Middle of West PL Wall: **Item#2 Window Eliminated**



1st Floor Rear West PL Wall:



3rd Floor Top Floor Windows Relocated to Front: (ITEM #2)



Front Garage Façade and Garage Door: (ITEM #3)



BEFORE:



Roof Deck (ITEM #4):



Three Stairwell Windows Installed **ITEM #5:**



(Item #6) Required door for smoke compartment @ Elevator Shaft:



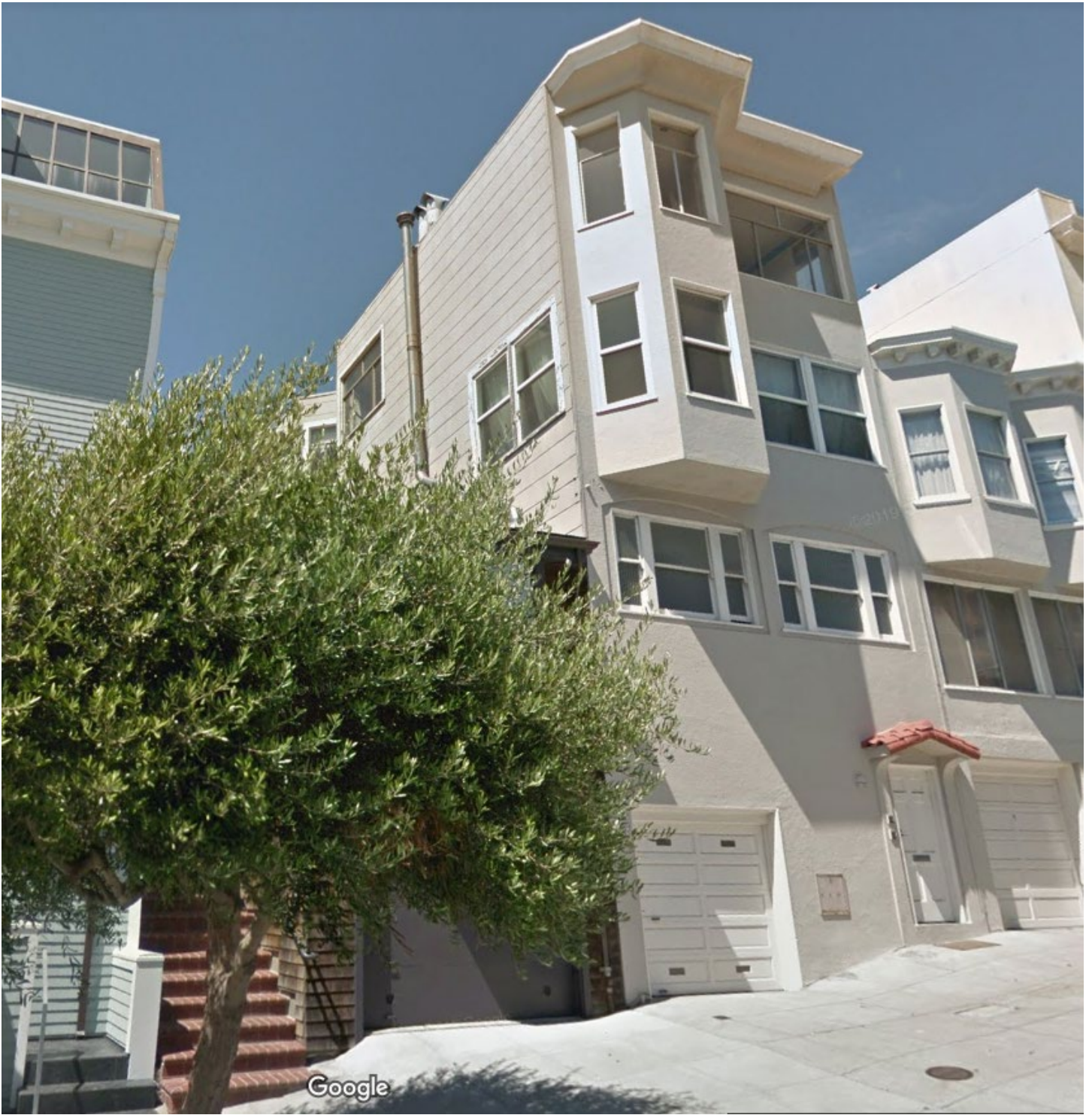
Interior Cantilever Stairs:



HEARING INFORMATION FORM



HEARING INFORMATION FORM



HEARING INFORMATION FORM

BEFORE -VIEW FROM REAR:



HEARING INFORMATION FORM

AFTER:



HEARING INFORMATION FORM



HEARING INFORMATION FORM



HEARING INFORMATION FORM

AFTER: VIEW FROM REAR

Go to Coordinates: Address Search:

