

*AAB Regular  
Meeting of  
March 20, 2024*

*Agenda Item E2*

*Staff Report*

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Post **JANET MAK**

\$ **450 03RD AV**

\$ **SAN FRANCISCO, CA 94117**

Sen: **hb:NOH AAB 1807 BROADWAY \* 202181476**

Stre \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

Inspector: Gilbert Lam /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, Gilbert Lam 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 29<sup>th</sup> day of February, 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. 6915**  
**Complaint No. 202181476**  
**Order of Abatement No. 202181476-A**  
**1807 Broadway St**  
**San Francisco, California**

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

Executed on 2/29/24 at San Francisco, California.



Gilbert Lam





**ABATEMENT APPEALS BOARD**

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

**NOTICE OF AAB HEARING**

2/29/2024

**Janet Mak**  
450 3<sup>rd</sup> avenue  
San Francisco, CA 94117

**Re: 1807 Broadway St Complaint# 202181476 AAB Appeal No. 6915**

Dear Parties:

On December 3<sup>rd</sup>, 2021, the Abatement Appeals Board (AAB) received Appellant Janet Mak's completed appeal form, appealing Director's Order No. 202181476-A.

This matter has been scheduled for hearing before the AAB on **March 20th, 2024, at 9:30AM Wednesday, 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: [dbi.aab@sfgov.org](mailto:dbi.aab@sfgov.org) or in hardcopy no later than **(Wednesday, February 28th, 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 **(March 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, Matthew Greene at 628-652-3700 or via e-mail at [dbi.aab@sfgov.org](mailto:dbi.aab@sfgov.org). Do not contact any AAB member directly.

Very truly yours,

Matthew Greene  
Secretary,  
Abatement Appeals Board  
49 South Van Ness Ave 4<sup>th</sup> Fl.  
San Francisco, CA 94103

Hard copy Mail to:





1807

Two blue notices or signs are posted on the double doors.





## ABATEMENT APPEALS BOARD

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

### NOTICE OF AAB HEARING

2/29/2024

**Janet Mak**  
**450 3<sup>rd</sup> avenue**  
**San Francisco, CA 94117**

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Very truly yours,

Matthew Greene  
Secretary,  
Abatement Appeals Board

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







**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: Mak Fmly Tr/ Janet Mak  
Director's Order No \_\_\_\_\_  
Date Appeal Filed: 12/02/2021

Appeal Number \_\_\_\_\_  
Complaint Tracking No(s) 202181476A  
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 November 3, 2021.
- (2) The affected premises are located at 1807 Broadway San Francisco. They contain 4 dwelling units and 0 guest rooms.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
See attached
- (4) State the relief you seek and reasons why you claim the appealed action should be modified or reversed by this board. (Attach additional sheet(s) if necessary.).  
See attached
- (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: Janet Mak Daytime Phone Number: 4156062285

Appellant's Mailing Address: 450 3rd ave SF CA 93118

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



Abatement Appeals Board Appeal Application Form

Page Two

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

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

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

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

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

(12) When was the work done? 2019

(13) Who did the work? see attached

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

(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  
See attached

(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. see attached

Plumbing Permit Application Nos. see attached

Electrical Permit Application Nos. see attached

(21) What other permits have you been granted by the City? \_\_\_\_\_

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

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

Print Name: Janet Mak

Signature: 

Date Signed: 12/2/21

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  
See attached
- (3) Please explain why there was a delay in filing the appeal:  
See attached
- (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):  
See attached
- (5) What other facts do you want the Board to consider regarding the request for jurisdiction?  
See attached

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

Print Name: Janet Mak Signature:   
Date Signed: 12/02/2021 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**



1807 Broadway  
San Francisco, CA 94109

**Appeal to the Abatement Appeals Board  
Of the City of San Francisco  
From the Building Inspection Department Director's Order**

**Attachment for Questions**

3. We are in the process of interfacing with the Planning Department regarding the overall unit count of the building. City records show a 5 unit building however the building currently has 4 units (refer to 1968 permit. We are proposing a total of six units. The fifth unit will occupy the rear portion of the first floor and the sixth unit will occupy the rear portion of the basement.

4. Given the fact that the project sponsor is prepared to introduce additional units we feel the additional time should be granted to allow for Planning and Building to validate this proposal.

11. 450 sq foot horizontal addition at the first floor. All framing is exposed. Insulation, electrical, plumbing, sheetrock, and finished surfaces, still outstanding.

12. 2019

13. Contractors

14. Retired

**20. Building Permit Applications**

202111011576 -Filed  
202108307370 -Filed  
202103166592 -Revoked  
201004291380 - Expired  
201506088417 -Expired  
201511182944 -Expired  
201708296230 -Expired  
201802070651 -Expired  
201909040583 -Expired  
202102174797 -Issued  
202101263359 -Filed  
201910316055 -Complete  
201911076717 -Issued  
200804018531 -Expired  
200811066036 -Expired

**Plumbing Permits**

PP20210121883 -Issued  
PP20210115812 -Issued  
PM20210115811 -Issued



1807 Broadway  
San Francisco, CA 94109

PM20190904063 -Expired  
PP20190904060 -Expired  
PP20180207618 -Expired  
PM20170829309 -Expired  
PP20170829308 -Expired  
PP20100429684 -Expired

**Electrical Permits**

E20180207841 -Expired  
E201909043872 -Issued  
E201708297333 -Expired  
E201611221263 -Expired  
E201004297101 -Expired

**22. Given the housing crisis, particularly severe in the Pacific Heights area, the conversion of 1807 Broadway into a vibrant 6 unit building will be consistent with the other apartment buildings within that block.**





DATE AFFIDAVIT PREPARED October 7, 2021

ADDRESS: 1807 BROADWAY,  
INSPECTOR: Tienda  
OWNER: MAK FMLY TR  
MAK JANET TTEE  
1807 BROADWAY  
SAN FRANCISCO CA 94109

Directors' Hearing Date: November 3, 2021  
Hearing Number: 202181476  
Block: 0577 Lot: 001C Seq: 00  
Tract: Case: BW2

**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: 10/9/2021, 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: 10/08/2021, at San Francisco, California.  
By: Braulio Tienda 10/08/2021 Signature: [Signature]  
(Print name) (Date)

## Track Another Package +

**Tracking Number:** 70041350000247261992

Remove X

Your item was delivered to an individual at the address at 12:43 pm on October 9, 2021 in SAN FRANCISCO, CA 94109.

### **Delivered, Left with Individual**

October 9, 2021 at 12:43 pm  
SAN FRANCISCO, CA 94109

Feedback

**Get Updates** v

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**Text & Email Updates**



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**Tracking History**



**October 9, 2021, 12:43 pm**

Delivered, Left with Individual  
SAN FRANCISCO, CA 94109

Your item was delivered to an individual at the address at 12:43 pm on October 9, 2021 in SAN FRANCISCO, CA 94109.

**October 9, 2021, 6:33 am**

Out for Delivery  
SAN FRANCISCO, CA 94109



**October 9, 2021, 6:22 am**  
Arrived at Post Office  
SAN FRANCISCO, CA 94109

**October 8, 2021, 10:57 pm**  
Departed USPS Regional Facility  
SAN FRANCISCO CA DISTRIBUTION CENTER

**October 8, 2021, 8:09 pm**  
Arrived at USPS Regional Facility  
SAN FRANCISCO CA DISTRIBUTION CENTER

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**Product Information**



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**See Less** ^

Feedback

## **Can't find what you're looking for?**

Go to our FAQs section to find answers to your tracking questions.

**FAQs**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MAK FMLY TR  
 1807 BROADWAY  
 SAN FRANCISCO 94109  
 rq-OOA: OOA 1807 BROADWAY 202181476



9590 9402 5611 9274 3316 22

2. Article Number (Transfer from service label)

7021 1970 0000 0239 5615

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

CG

12-1-21

D. Is delivery address different from item 1?  Yes  
 No, enter delivery address below:  No

JAN 03 2022

CODE ENFORCEMENT  
CCSE - DBI

3. Service Type

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- Certified Mail®
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- Collect on Delivery Restricted Delivery
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- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



MANUAL PROCT REQ \* 2372-04704-12-13

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nit No. G-10

UNABLE TO FORWARD  
UNABLE TO FORWARD  
UNABLE TO FORWARD

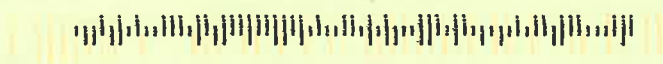
0112/13/22 050 CE 1 NIXE

this box\*

**Postal Service**

Department of Building Inspection  
Code Enforcement  
49 South Van Ness Ave., Ste 400  
San Francisco, CA 94103-1228

03-379600





October 7, 2021

Owner: MAK FMLY TR  
MAK JANET TTEE  
1807 BROADWAY  
SAN FRANCISCO CA 94109

Address: 1807 BROADWAY ,  
Block: 0577 Lot: 001C Seq: 00  
Tract: Case: BW2  
Hearing Number : 202181476  
Inspector: Tienda

## NOTICE OF DIRECTOR'S HEARING

**Date and Time of Hearing: November 3, 2021, 9:30:AM**

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,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

Patrick O'Riordan, Interim Director  
Department of Building Inspection





Due to the Shelter in Place COVID-19 our office is closed.

We will be holding Director's Hearings via Teleconference **November 3, 2021** at 9:30AM.

Each case will be presented by address as they are calendared on the agenda for the hearing.

Orderly Civil Conduct Shall be required at all times during the hearing.

**Public comment for this agenda will be conducted in the following order. If you would like to speak, please press \* 3 on your phone to get in line to speak. If you are joining this meeting on a desktop, laptop, smart phone, or tablet, please look for the Raise Hand icon on your screen, usually on the bottom right-hand corner, to get in line to speak. You will be called on to speak in the order of how the case is in the agenda.**

The following information will be required to be submitted within three (3) business days prior to the hearing:

- Case number and Address
- Property representative's information and phone number that will be joining the teleconference hearing
- Relevant documentation concerning the code enforcement process for this Property
- If property representative will need translator

This information shall be submitted by email at [dbi.codeenforcement@sfgov.org](mailto:dbi.codeenforcement@sfgov.org) or by calling (628) 652-3430

**Please see below the information to join the meeting.**

**Join by Computer**

<https://bit.ly/3hYzJlv>

Meeting number: 187 217 9327 Password: 49SVNSF

**Join by video system**

Dial [1872179327@ccsf.webex.com](tel:1872179327)

You can also dial 173.243.2.68 and enter your meeting number.

**Join by phone**

United States Toll +1-415-655-0001  
Access code: 187 217 9327



## DEPARTMENT OF BUILDING INSPECTION

Code Enforcement Section

City and County of San Francisco

49 South Van Ness Av, 4<sup>th</sup> Floor, San Francisco, CA 94103-1226

Tel. (628) 652-3430 FAX. (628) 652-3439 Email: [dbi.codeenforcement@sfgov.org](mailto:dbi.codeenforcement@sfgov.org)

Website: [www.sfgov.org/dbi](http://www.sfgov.org/dbi)

### DIRECTOR'S HEARING INFORMATION SHEET

You have been scheduled for a Director's Hearing because Department records indicate that outstanding code violations remain per those cited on the attached Notice(s) of Violation or that corrected items have not been verified by the assigned Inspector through a site inspection. This Information Sheet will give you guidance on how to prepare for this hearing.

- STEP ONE:** Attend the Hearing at the scheduled date, time and location specified. If you cannot attend the hearing you may send a knowledgeable representative that will provide the information indicated below.
- STEP TWO:** Review the attached Notice(s) of Violation. Ensure that you have complied with all violations listed in the manner indicated, and/ provide information on these items per the guidelines below.
- STEP THREE:** Bring to the hearing all the information related to your violations per the following.

#### IF ALL THE VIOLATIONS HAVE BEEN CORRECTED:

- Secure a final inspection with the appropriate Housing, Building, Plumbing, or Electrical Inspectors prior to the scheduled Hearing.
- Bring signed/completed job cards for all work requiring building, plumbing, or electrical permits.
- Bring all required signed affidavits related to building appendage safety, smoke detectors, carbon monoxide alarms or design professional report if applicable to any unsafe conditions .
- Proof of payment required to register property per provisions of Vacant Building Ordinance Or Vacant Storefront Ordinance \$711 Or Proof that Building should not be subject to the provisions of the Vacant Building Ordinance Or Vacant Storefront Ordinance
- Proof that the Building has comply and met all requirements under the Soft Story Program via proof of CFC and or exemption approved by TSD
- Proof of compliance with PID Boiler Program by renewing signed/completed PTO permit or signed/completed permit to decommission boiler

#### IF ALL, OR A PORTION OF THE VIOLATIONS REMAIN OUTSTANDING BRING: (Note that not all the items below may be applicable)

- All applications & plans for submitted permit applications, and job cards for issued permits
- All inspection activity information for requisite issued permits
- Invoices/certifications from third party vendors that have completed violation abatement services such as but not limited to, pest control abatement, plumbing/electrical/roof repairs, fire escape repairs, and fire alarm testing.
- Required signed affidavits for building appendage safety, smoke detectors, or carbon monoxide alarms if applicable.
- Proof of registration/ insurance/ maintenance/ security provisions of Vacant Building Ordinance Or Vacant Storefront Ordinance.
- Copies of contracts from third party vendor services necessary to abate cited violations.
- Photographs documenting requisite repairs.
- Information that you have secured all necessary inspections to verify work completion.
- A fire damage action plan per Sec.106A.1.14.2 where residential occupants have been displaced with a description of the steps taken and the methods used to stabilize and secure the subject building and premises.



# BUILDING OWNER'S RIGHTS & DUTIES

- **Hearing Attendance:** It is the property owner's duty to attend the Director's Hearing or send a knowledgeable representative to show cause why outstanding code violations have not been abated, and bring information to clarify these conditions. If the property owner or their representative cannot attend the hearing they may submit (before the hearing) written testimony to the hearing officer.
- The following information will be required to be submitted within three (3) business days prior to the hearing:
  - Case number and Address
  - Property representative's information and phone number that will be joining the in-person hearing or the teleconference hearing
  - Relevant documentation concerning the code enforcement process for this Property
  - If property representative will need translator
- **Hearing Format:** The property owner should understand the format of the Director's Hearing. The cases will be called and reviewed by the Hearing Officer in the order they appear on the Agenda, which is posted outside the hearing room. Therefore it is important for the property owner or others that will give testimony to arrive at the time specified on the *Notice of Director's Hearing*.
  - The Hearing Officer will take the Department staff presentation first, and then ask for testimony from the property owner/representative, building occupants, and the public. After being sworn in, they will have an opportunity to present evidence, and ask questions.
- **Continuances:** The property owner should be aware that they may request a one-time 30 day continuance from the Hearing Officer for good cause only on a case by case basis. These requests should be submitted to the Hearing Officer in writing, in advance of the hearing, and explain the reasons for the continuance. The Hearing Officer will determine whether or not to grant this request.
- **Hearing Actions:** The property owner should be aware of the possible outcomes of the Hearing. The Hearing Officer's actions could include but are not limited to,
  - Issuing an Order of Abatement that would be recorded on the property record.
  - Taking the case under advisement for not more than 21 days, and issuing an Order of Abatement if all the outstanding violations are not resolved within the advisement period.
  - Referring the case back to staff for good cause
  - Issuing a one-time continuance for good cause not to exceed 30 days.
  - Dismissing the proceedings for good cause.
- **Appeals:** The property owner should be aware of the appeal process. If an Order of Abatement is issued by the Hearing Officer, the property owner can appeal this decision to the Abatement Appeals Board within 15 days of the posting of the Order at the subject property, or when the Order is placed in the USPS mail, whichever date is later. This information is also provided on the Order of Abatement.
- **Assessment of Costs:** The property owner has a right to know that after the compliance date specified on the Notice(s) of Violation all outstanding Code Enforcement Cases are subject to Assessment of Costs pursuant to Section 102A.7 of the San Francisco Building Code. This information has previously been provided in detail as an attachment to the issued Notice(s) of Violation.
- Note that all time frames indicated in this Information Sheet are in calendar days unless otherwise specified.
- If you have any questions about this process please contact the Code Enforcement Section at (628) 652-3430 Or at [dbi.codeenforcement@sfgov.org](mailto:dbi.codeenforcement@sfgov.org)



# 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: 202181476  
 DATE: 27-AUG-21

ADDRESS: 1807 BROADWAY \*

OCCUPANCY/USE: ()

BLOCK: 0577 LOT: 001C

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: MAK FMLY TR  
 MAILING MAK FMLY TR  
 ADDRESS MAK JANET TTEE  
 1807 BROADWAY  
 SAN FRANCISCO CA

PHONE #: --

94109

PERSON CONTACTED @ SITE: MAK FMLY TR

PHONE #: --

## VIOLATION DESCRIPTION:

	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input checked="" type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input checked="" type="checkbox"/> UNSAFE BUILDING <input checked="" type="checkbox"/> SEE ATTACHMENTS	102.1

Horizontal addition at ground level and 2nd levels. (Ground level 700 sq ft, 2nd level 200 sq ft). Fire escape has been removed. Plumbing electrical work. Dryrot repair at dormer windows. Skylight infill at two locations in rear of building. new elevated walkway on East elevation no rated parapet wall. Roof replacement without permit. Nontempered glass new retaining wall.  
 Code/Section: SFBC 103A, 102A, 106A.4.7, 106A.4.7

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

## CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4 628-652-3647
- FILE BUILDING PERMIT WITHIN 7 DAYS       (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
- CORRECT VIOLATIONS WITHIN DAYS.       NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.  
 SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Obtain building, electrical, and plumbing permits for all unpermitted work. Building permit will require SF Planning approval. Schedule all required inspections to comply with Building Code. Building permit must have plans.

**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 27-AUG-21    VALUE OF WORK PERFORMED W/O PERMITS \$300000

**BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION**

CONTACT INSPECTOR: Daniel Helminiak  
 PHONE # 628-652-3647

DIVISION: BID      DISTRICT : 4

By:(Inspectors's Signature) \_\_\_\_\_



# DEPARTMENT OF BUILDING INSPECTION

ML

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

DATE: 09/16/2021

PROPERTY ADDRESS:  
1807 BROADWAY \*

BLOCK: 0577 LOT: 001C

Building Complaint #: 202181476

MAK FMLY TR  
MAK FMLY TR  
MAK JANET TTEE  
1807 BROADWAY  
SAN FRANCISCO CA 94109

## NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

### NOTICE OF VIOLATION OUTSTANDING:

On 08/27/2021 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

### ASSESSMENT OF COSTS NOW IMPOSED:

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

### AVOID FURTHER ASSESSMENT:

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

### IF PERMITS ARE REQUIRED:

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

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

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

**YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!**



# HEARING INFORMATION FORM

PROPERTY ADDRESS: 1807 Broadway		<input checked="" type="checkbox"/> FIRST NOTICE: 8/27/2021	COMPLAINT NO. 202181476
DIRECTOR'S HEARING DATE: 11/3/2021		<input checked="" type="checkbox"/> FWL: 9/16/2021	
CONTINUED DIRECTOR'S HEARING DATE: _		<input type="checkbox"/> VCS/VB WN: _	
SOURCE BY: BID <input checked="" type="checkbox"/> EID <input type="checkbox"/> PID <input type="checkbox"/> CES <input type="checkbox"/> INS <input type="checkbox"/>		BLOCK: 0577	LOT: 001C
CES REFERRAL DATE: 9/16/2021		INSPECTOR: J. Hinchion	
OCCUPANCY/USE	R-2	BASEMENT <input type="checkbox"/>	_
CONST. TYPE	5B	STORIES	3
		NO OF UNITS	5

## PRIORITY CATEGORY:

<input checked="" type="checkbox"/> WORK W/O PERMIT	<input type="checkbox"/> SOFT STORY PROGRAM	<input type="checkbox"/> ILLEGAL OCCUPANCY	<input type="checkbox"/> CANCEL PERMIT
<input type="checkbox"/> EXPIRED PERMIT	<input type="checkbox"/> STRUCTURALLY UNSAFE	<input type="checkbox"/> ILLEGAL UNIT	<input type="checkbox"/> OTHER
<input type="checkbox"/> FIRE DAMAGE	<input type="checkbox"/> LIFE HAZARD	<input type="checkbox"/> BOILER PROGRAM	<input type="checkbox"/> BUILDING ENARGEMENT
<input type="checkbox"/> EXCEEDING SCOPE OF PERMIT	<input type="checkbox"/> VACANT BUILDING / COMMERCIAL STOREFRONT PROGRAM	<input type="checkbox"/> INADEQUATE MAINTENANCE (BLIGHT CONDITIONS)	

### VIOLATION DESCRIPTION:

Horizontal addition at ground level and 2nd levels. (Ground level 700 sq ft, 2nd level 200 sq ft). Fire escape has been removed. Plumbing electrical work. Dryrot repair at dormer windows. Skylight infill at two locations in rear of building. new elevated walkway on East elevation no rated parapet wall. Roof replacement without permit. Non-tempered glass new retaining wall.  
 Code/Section: SFBC 103A, 102A, 106A.4.7, 106A.4.7  
 Monthly monitoring fee applies.  
 Code/Section: SFBC 110A, Table 1A-K

### INSPECTOR'S COMMENTS/STATUS:

Obtain building, electrical, and plumbing permits for all unpermitted work. Building permit will require SF Planning approval. Schedule all required inspections to comply with Building Code. Building permit must have plans.	
PERMIT STATUS: FILED <input type="checkbox"/> / APPROVED <input type="checkbox"/> / ISSUED <input type="checkbox"/> / STATUS: WORK IN PROGRESS <input type="checkbox"/> / EXPIRED <input type="checkbox"/> / CANCELLED <input type="checkbox"/>	
BUILDING #	NO PERMIT FOUND TO COMPLY WITH NOV
ELECTRICAL #	
PLUMBING #	

### INSPECTOR'S RECOMMENDATIONS:

<input type="checkbox"/> RETURN TO SOURCE
<input type="checkbox"/> CONTINUED FOR 30 DAYS
<input checked="" type="checkbox"/> ISSUE ORDER OF ABATEMENT
<input type="checkbox"/> OTHER

### CONDITIONS:

30 DAYS TO COMPLETE ALL WORK INCLUDING FINAL SIGNOFF OF PERMITS TO COMPLYW WITH NOV#202181476 AND PAY ALL CES FEES

### HEARING OFFICIAL:D.L

DECISION: Owner Represented: Y <input checked="" type="checkbox"/> / N <input type="checkbox"/> Building Unsafe (SFBC102): Y <input type="checkbox"/> / N <input type="checkbox"/> Hearing Continued Y <input type="checkbox"/> / N <input type="checkbox"/>
1. 11/3/2021-OOA issued by H.O(D.L) with the conditions of; 30 DAYS TO COMPLETE ALL WORK INCLUDING FINAL SIGNOFF OF PERMITS TO COMPLY WITH NOV AND PAY ALL CES FEES. MH. Owner/representative present for DH
2.
3.
4.

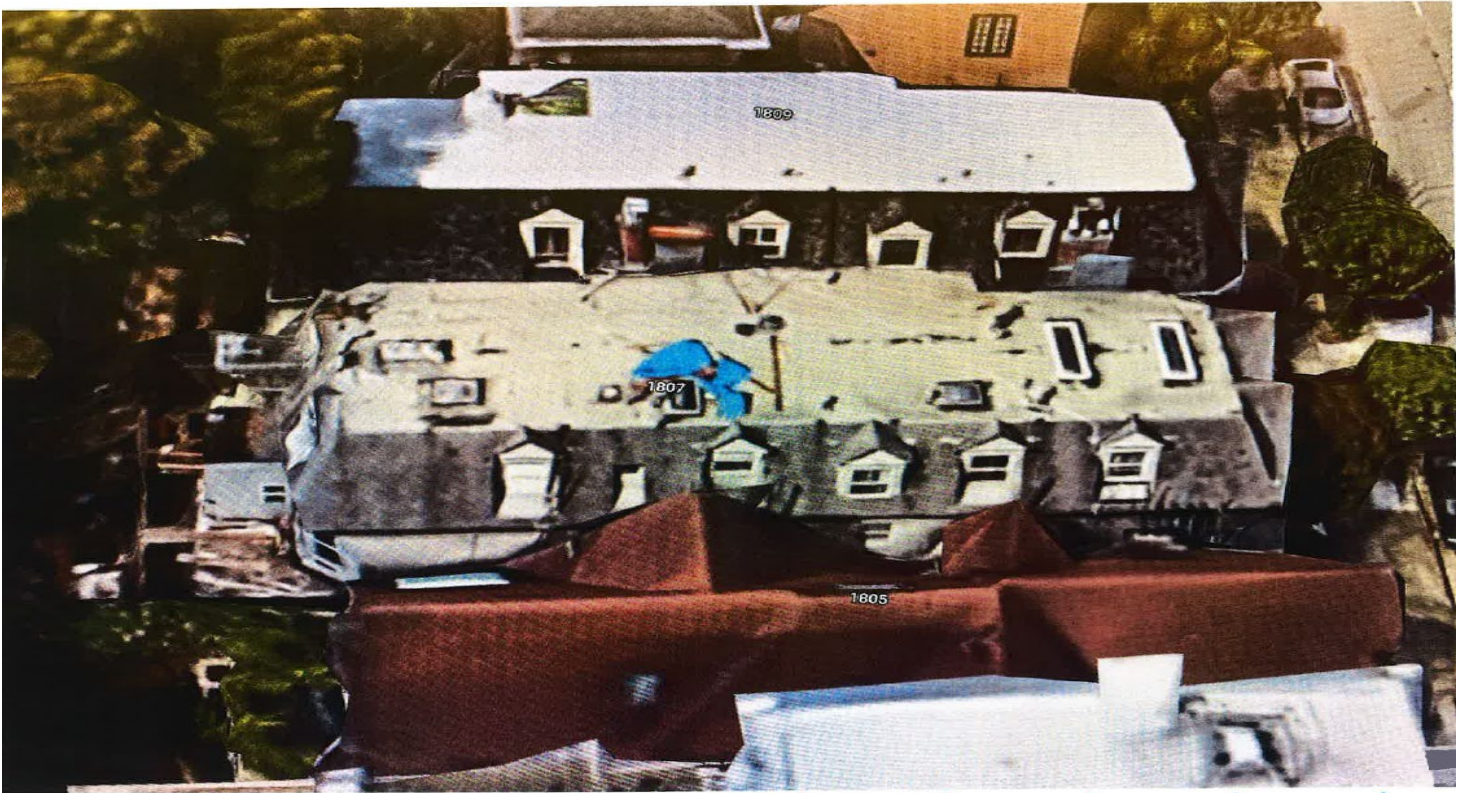
### DIRECTOR'S HEARING RESULT:

Director's Hearing Result <input type="checkbox"/>	AAB <input type="checkbox"/> / City Attorney Ref. <input type="checkbox"/>
<input checked="" type="checkbox"/> OOA: _	<input type="checkbox"/> AAB-Hearing Date: _
<input type="checkbox"/> OOA W/ADVISEMENT: __DAYS	<input type="checkbox"/> AAB- Decision: _
<input type="checkbox"/> CONTINUED DH: _	<input type="checkbox"/> Litigation Ref: _
<input type="checkbox"/> RETURN TO SOURCE: _	<input type="checkbox"/> City Att. Ref: _
	<input type="checkbox"/> LIEN Process: Y <input type="checkbox"/> / N <input type="checkbox"/>
	Return to Source <input type="checkbox"/>
	Approved By: Mauricio Hernandez
	Date: _
	<input type="checkbox"/> BID <input type="checkbox"/> EID
	<input type="checkbox"/> PID <input type="checkbox"/> CES

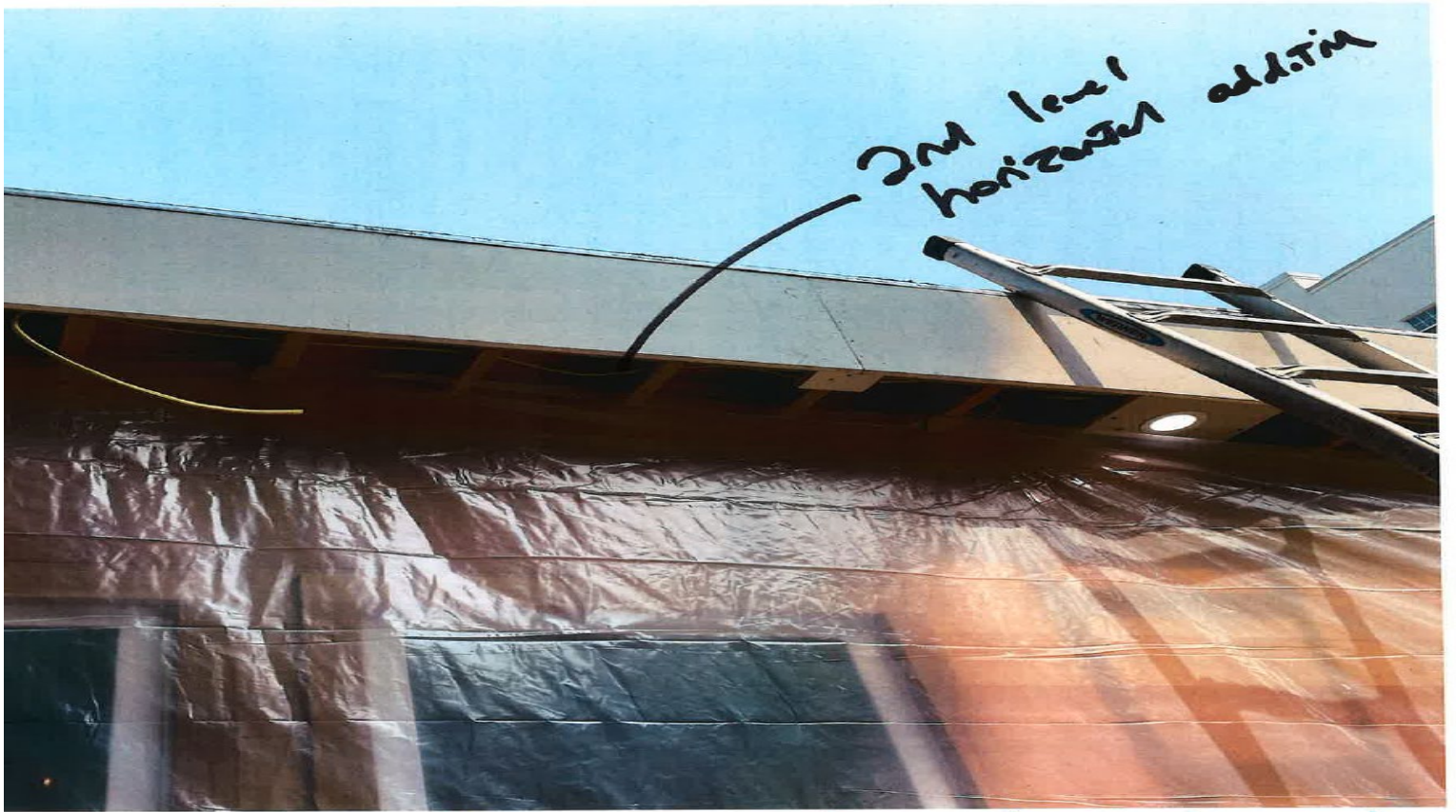
# HEARING INFORMATION FORM

CASE ABATED

Permit Final    Violation Corrected    VB/VCS Registration    INITIAL BILL    FINAL BILL













# HEARING INFORMATION FORM



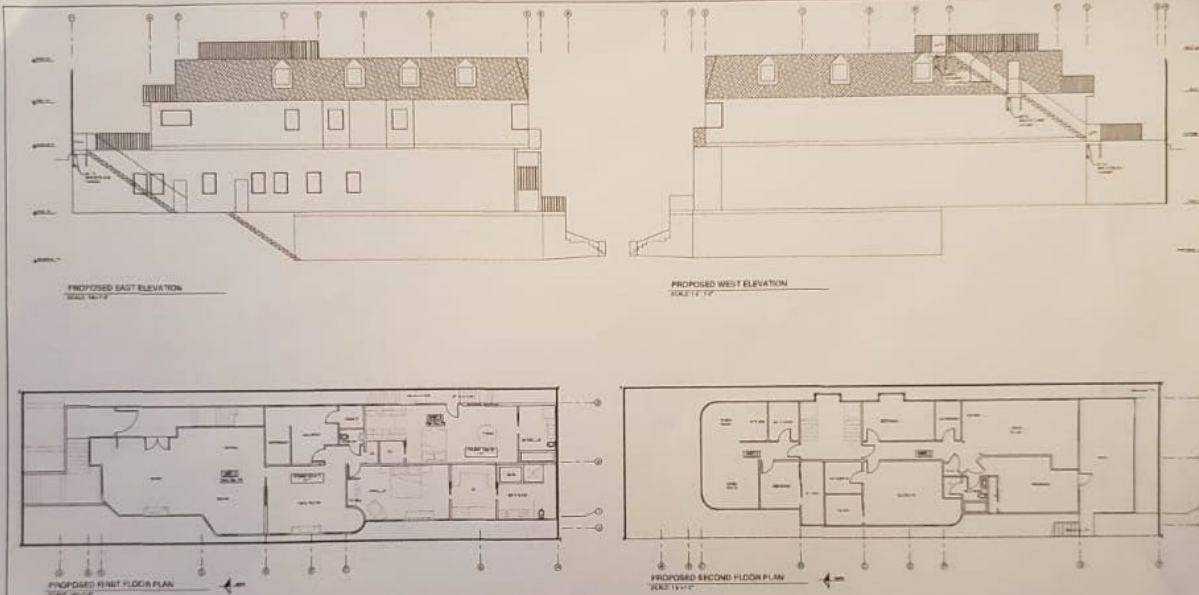












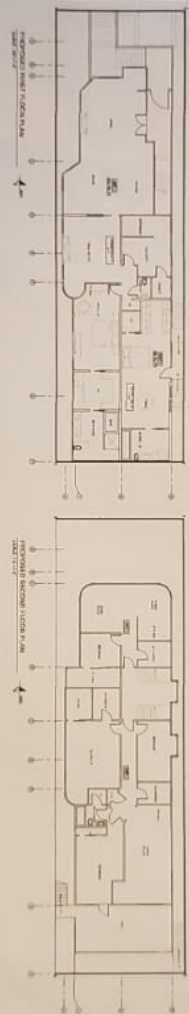
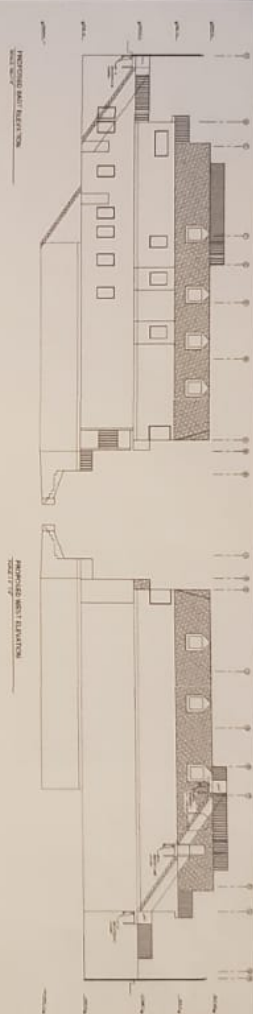
RESPONSE TO NOTICE OF VIOLATIONS  
 1807 BROADWAY  
 SAN FRANCISCO, CA 94116  
 OUTREACH LETTER

I HAVE REVIEWED THESE DRAWINGS SHOWING THE PROPOSED ELEVATIONS AND PLANS FOR 1807 BROADWAY. I FULLY SUPPORT THIS PROJECT AS PROPOSED BY THE PROJECT OWNER MAK FAMILY TRUST

Rosemary Armenta  
 Rosemary Armenta 1808 Broadway  
 NAME ADDRESS SIGNATURE AND DATE 10/30/21

Date	10/24/2021
Scale	AS SHOWN
Sheet No.	RS
Project No.	208-01
OR	



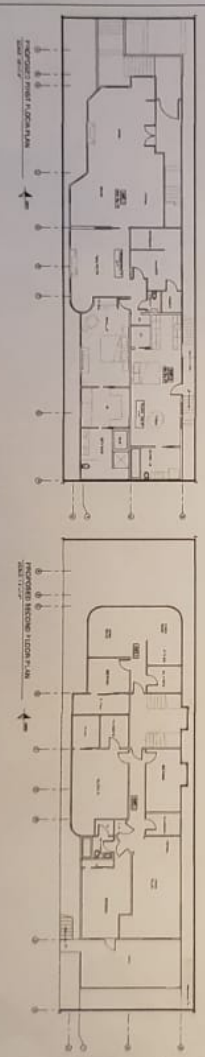
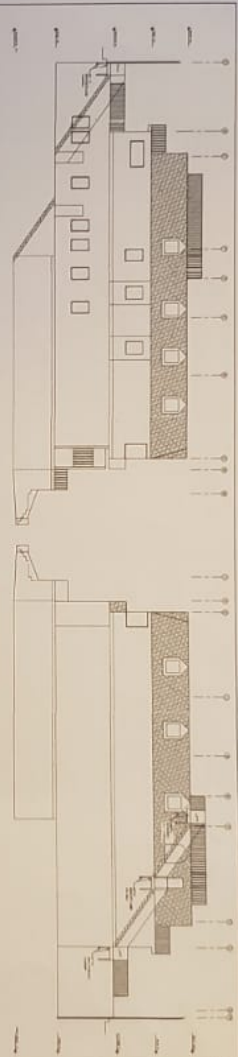


I HAVE REVIEWED THESE DRAWINGS SHOWING THE PROPOSED ELEVATIONS AND PLANS FOR 1807 BROADWAY - I FULLY SUPPORT THIS PROJECT AS PROPOSED BY THE PROJECT OWNER M&K FAMILY TRUST

GUY SCHERZER 1807 Broadway #2 GUY Scherzer  
NAME ADDRESS SIGNATURE AND DATE

RESPONSE TO NOTICE OF VIOLATIONS  
1807 BROADWAY  
SAN FRANCISCO, CA 94109  
OUTREACH LETTER  
Includes a table for tracking responses and a logo for IRS.





I HAVE REVIEWED THESE DRAWINGS SHOWING THE PROPOSED ELEVATIONS AND PLANS FOR 1807 BROADWAY. I FULLY SUPPORT THIS PROJECT AS PROPOSED BY THE PROJECT OWNER, MAE FAMILY TRUST

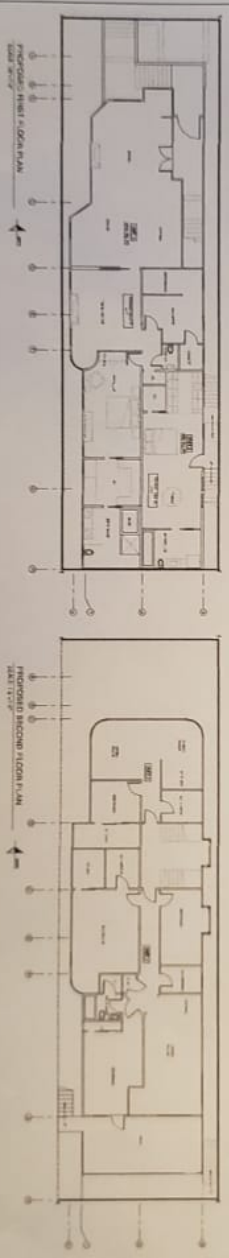
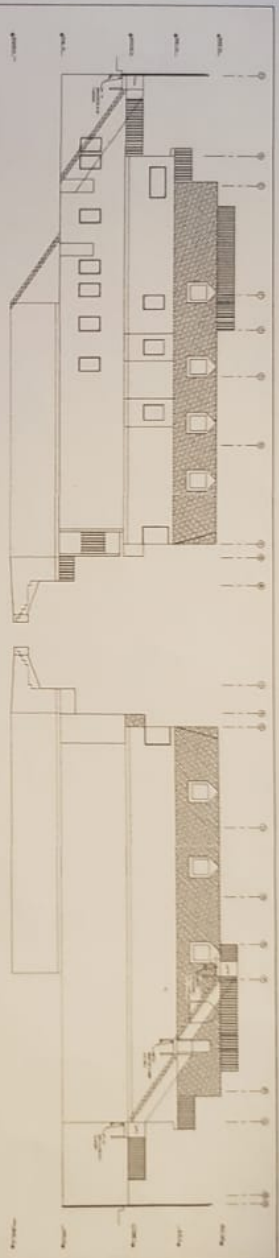
Tina A. Law  
NAME  
1814 Broadway SF CA 94109  
ADDRESS  
Tina A. Law  
SIGNATURE AND DATE 10/30/21

RESPONSE TO NOTICE OF VIOLATIONS  
1807 BROADWAY  
SAN FRANCISCO, CA 94109  
OUTREACH LETTER

Professional seal and logo for the architect, including the name 'RS' and the title 'ARCHITECT'.

DATE: 10/30/21  
BY: Tina A. Law  
OR





I HAVE REVIEWED THESE DRAWINGS SHOWING THE PROPOSED ELEVATIONS AND PLANS FOR 1807 BROADWAY. I FULLY SUPPORT THIS PROJECT AS PROPOSED BY THE PROJECT OWNER MAM FAMILY TRUST

NAME SOPHAN MAM ADDRESS 1814 BROADWAY SIGNATURE [Signature] DATE 10/30/21

<b>RESPONSE TO NOTICE OF VIOLATIONS</b> <b>1807 BROADWAY</b> <b>SAN FRANCISCO, CA 94109</b>			
<b>OUTREACH LETTER</b>			
Date: 10/27/2021 Title: AS SURNAME File:	Version: 001-01 Page: 1 of 3	OR	





## PRE-APPLICATION MEETING PACKET

This packet consists of instructions for conducting the Pre-Application Meeting.

For questions, you can call the Planning counter at 628.652.7300 or email [pic@sfgov.org](mailto:pic@sfgov.org) where planners are able to assist you.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

**Filipino:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### WHAT IS A PRE-APPLICATION MEETING?

The Pre-Application Meeting is a mandatory form of community outreach conducted by the project sponsor to receive initial feedback regarding certain project types prior to filing a Project Application with the Planning Department. Adjacent neighbors and relevant neighborhood organizations are invited to attend this meeting, which must take place during certain hours of the day and within a certain distance from the project site. The meeting's intention is to initiate neighbor communication and identify issues and concerns early on; provide the project sponsor the opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application; and, reduce the number of Discretionary Reviews (DRs) that are filed.

### WHY IS A PRE-APPLICATION MEETING REQUIRED?

The Pre-Application process is required for certain projects subject to Planning Code Section 311 Notification, or as required by other activities listed below. It serves as the first step in the process prior to filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive a formal notice after the project is reviewed by Planning Department staff.

### WHEN IS A PRE-APPLICATION MEETING REQUIRED?

- Projects subject to 311 Notification that include:
  - New Construction;
  - Any vertical addition of 7 feet or more;
  - Any horizontal addition of 10 feet or more;
  - Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P);
- Projects in PDR-1-B Districts subject to Section 313; and
- Department staff may request a Pre-Application meeting be conducted for any project.



## **INSTRUCTIONS FOR PRE-APPLICATION MEETINGS**

Prior to filing any Project Application, the applicant must conduct a minimum of one Pre-Application meeting if required, as stated above.

Additionally, if the project will be required to submit a Transportation Demand Management (TDM) Plan pursuant to Planning Code Section 169, the Project Sponsor must discuss potential TDM Measures that may be incorporated into the project.

These materials must be submitted to the Planning Department:

All of the following materials must be submitted along with the Project Application for the project in order to verify compliance with the Pre-Application Meeting requirements. If a Pre-Application Meeting is required, Planning Department review will not begin until all the following are received:

A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation)

A list of the neighborhood organizations and individuals invited to the meeting, including the mailing address for each (see instructions below)

A copy of the sign-in sheet (use attached template)

A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached template)

The affidavit, signed and dated (use attached template)

One reduced copy of the plans presented to the neighbors at pre-application meeting, labeled as “Pre-Application Plans”

**This meeting must be held in accordance with the following rules.**

These groups and individuals must be invited to the meeting:

- Invite all Neighborhood Organizations for the neighborhood(s) in which the project site is located, as defined on the Planning Department Neighborhood Groups Map. Enter “Neighborhood Groups Map” into the search bar on [www.sfplanning.org](http://www.sfplanning.org). Then, click on the relevant neighborhood on the map, and click on the “Neighborhood Contact List” link to download the list of neighborhood organizations in a spreadsheet format. Be sure to view the list for the appropriate neighborhood(s) by using the tabs at the bottom of the spreadsheet. If the property is located on the border of two or more neighborhoods, you must invite all bordering neighborhood organizations.
- Invite all owners and residents of properties that are abutting (next to), and directly across the street from, the project site. If the project site is on a corner, you must also invite owners and occupants of the properties across both streets, and the corner property diagonally across the intersection. To find the address of abutting properties, go to the online San Francisco Property Information Map ([propertymap.sfplanning.org](http://propertymap.sfplanning.org)), search for the address of the project site, and click on each of the abutting properties to find the address and block/lot number of the property. The list of property owners should be based on the latest citywide property tax roll, which is available at the Office of the Treasurer and Tax Collector, City Hall, Room 140, Carlton B Goodlett Pl. You must also invite all residents of the abutting properties by mailing an invitation to each property addressed to “Residents”. Be sure to mail to each unit separately, if there are more than one unit on the property.
- Note that projects in PDR-1-B districts subject to Sec. 313 require mailing to owners and residents of properties within a 300 foot radius. Refer to the Neighborhood Notification handout, available at [www.sfplanning.org](http://www.sfplanning.org), for clarification.
- Invitations must be sent at least 14 calendar days before the meeting. One copy of the invitation letter must be mailed to the project sponsor as proof of mailing. Invitations The postal date stamp will serve as record of timely mailing.
- You may have a private drafting or mailing service generate the correct mailing list for you, for a fee that varies by firm. The following businesses have indicated that they provide professional notification services. This listing does not constitute an endorsement. Other professionals can also perform this work and can be added to this list upon request:

Build CADD  
3515 Santiago Stree  
San Francisco, CA 94116  
(415) 759-8710

Javier Solorzano  
3288 - 21st Street #49  
San Francisco, CA 94110  
(415) 724-5240, [Javier131064@yahoo.com](mailto:Javier131064@yahoo.com)

Notificationmaps.com  
Barry Dunzer  
(866) 752-6266  
[www.notificationmaps.com](http://www.notificationmaps.com)

Ted Madison Drafting  
P.O. Box 8102  
Santa Rosa, CA 95407  
(707) 228-8850, [tmadison@pacbell.net](mailto:tmadison@pacbell.net)

Radius Services  
1221 Harrison Street #18  
San Francisco, CA 94103  
(415) 391-4775, [radiusservices@sfradius.com](mailto:radiusservices@sfradius.com)

Notice This  
(650) 814-6750



The meeting must be conducted at one of these places:

The project site; or

- An alternate location within a one-mile radius of the project site (i.e. community center, coffee shop, etc.); or
- The project sponsor may opt to have a Pre- Application Meeting held at the Planning Department instead of the project site, for a fee. A planner will be available for questions. Please see the Department Facilitated Pre-Application Meeting form at [www.sfplanning.org](http://www.sfplanning.org) for more information.

The meeting must be held within specific timeframes and meet certain requirements:

- Meetings are to be conducted within 6:00 p.m. -9:00 p.m., Mon.-Fri.; or within 10:00 a.m. -9:00 p.m., Sat-Sun. If the Project Sponsor has selected a Pre-Application Meeting held at the Planning Department, this meeting will be conducted during regular business hours.
- A sign-in sheet must be used in order to verify attendance. Note if no one attended.
- Preliminary plans must be available at the meeting that include the height and depth of the subject building and its adjacent properties, and dimensions must be provided to help facilitate discussion. Neighbors may request reduced copies of the plans from the Project Sponsor by checking the “please send me plans” box on the sign-in sheet, and the Project Sponsor shall provide reduced copies upon such request.
- Questions and concerns by attendees, and responses by Project Sponsor, if any, must be noted.  
Note: When the subject lot is a corner lot, the notification area shall further include all properties on both block faces across from the subject lot, and the corner property diagonally across the street.

Note: When the subject lot is a corner lot, the notification area shall further include all properties on both block faces across from the subject lot, and the corner property diagonally across the street.

For more information, you can call the Planning counter at 628.652.7300 or email [pic@sfgov.org](mailto:pic@sfgov.org) where planners are able to assist you.

Please download and save the application to your computer before filling it out.

# NOTICE OF PRE-APPLICATION MEETING

Date: \_\_\_\_\_

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at \_\_\_\_\_, cross street(s) \_\_\_\_\_ (Block/Lot#: \_\_\_\_\_; Zoning: \_\_\_\_\_), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at [www.sfgov.org/dbi](http://www.sfgov.org/dbi).

The Pre-Application process serves as the first step in the process prior to filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction subject to Section 311;
- Any vertical addition of 7 feet or more subject to Section 311;
- Any horizontal addition of 10 feet or more subject to Section 311;
- Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: \_\_\_\_\_

Existing # of dwelling units: _____	Proposed: _____	Permitted: _____
Existing bldg square footage: _____	Proposed: _____	Permitted: _____
Existing # of stories: _____	Proposed: _____	Permitted: _____
Existing bldg height: _____	Proposed: _____	Permitted: _____
Existing bldg depth: _____	Proposed: _____	Permitted: _____

## MEETING INFORMATION:

Property Owner(s) name(s): \_\_\_\_\_

Project Sponsor(s): \_\_\_\_\_

Contact information (email/phone): \_\_\_\_\_

Meeting Address\*: \_\_\_\_\_

Date of meeting: \_\_\_\_\_ Time of meeting\*\*: \_\_\_\_\_

\*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

\*\*Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, email the Planning counter at the Permit Center at [pic@sfgov.org](mailto:pic@sfgov.org). You may also find information about the San Francisco Planning Department and on-going planning efforts at [www.sfplanning.org](http://www.sfplanning.org).



# AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING

I, \_\_\_\_\_, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting a Project Application with the Planning Department in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at \_\_\_\_\_ (location/address) on \_\_\_\_\_ (date) from \_\_\_\_\_ (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

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

EXECUTED ON THIS DAY, \_\_\_\_\_, 20\_\_\_\_ IN SAN FRANCISCO.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (type or print)

\_\_\_\_\_  
Relationship to Project (e.g. Owner, Agent)  
(if Agent, give business name & profession)

\_\_\_\_\_  
Project Address

# PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: ~~November 2, 2021~~ October 27, 2021  
 Meeting Time: 6pm  
 Meeting Address: VIRTUAL  
 Project Address: 1807 Broadway  
 Property Owner Name: Daniel Wong  
 Project Sponsor/Representative: Rodrigo Santos

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	<u>No one attended the meeting</u>				<input type="checkbox"/>
2.					<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>



# SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: ~~November 9, 2021~~ October 27, 2021  
 Meeting Time: 6pm  
 Meeting Address: VIRTUAL  
 Project Address: 1807 Broadway  
 Property Owner Name: Daniel Wong  
 Project Sponsor/Representative: Rodrigo Santos

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): \_\_\_\_\_

No concerns were made.

Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Question/Concern #2: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Question/Concern #3: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Question/Concern #4: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 057701CT	1807 BROADWAY	RS	21	1004
0001	002	.....	.....	.....	.	..
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	RS ENGINEERING	118 CHATTANOOGA ST	SAN FRANCISCO	CA	94114
0001	005	.....	.....	.....	.	..
0568	005	MENDELSON TRUST	1804 BROADWAY	SAN FRANCISCO	CA	94109-2212
0568	006	ARMENTA PROPERTIES LLC	PO BOX 460370	SAN FRANCISCO	CA	94146-0370
0568	006	OCCUPANT	1808 BROADWAY	SAN FRANCISCO	CA	94109-2212
0568	006	OCCUPANT	1810 BROADWAY	SAN FRANCISCO	CA	94109-2212
0577	001B	MURPHY & MEL TRUST	4153 24TH ST	SAN FRANCISCO	CA	94114-3672
0577	001B	OCCUPANT	1805 BROADWAY	SAN FRANCISCO	CA	94109-2209
0577	001C	MAK TRUST	452 3RD AV	SAN FRANCISCO	CA	94118-0000
0577	001C	OCCUPANT	1807 BROADWAY #1	SAN FRANCISCO	CA	94109-2287
0577	001C	OCCUPANT	1807 BROADWAY #2	SAN FRANCISCO	CA	94109-2287
0577	001C	OCCUPANT	1807 BROADWAY #3	SAN FRANCISCO	CA	94109-2287
0577	001C	OCCUPANT	1807 BROADWAY #4	SAN FRANCISCO	CA	94109-2287
0577	001D	MARKY LYNN QUAYLE TRUST	2380 BROADWAY ST	SAN FRANCISCO	CA	94115-1234
0577	001D	OCCUPANT	1809 BROADWAY #101	SAN FRANCISCO	CA	94109-2275
0577	001D	OCCUPANT	1809 BROADWAY #102	SAN FRANCISCO	CA	94109-2275
0577	001D	OCCUPANT	1809 BROADWAY #103	SAN FRANCISCO	CA	94109-2275
0577	001D	OCCUPANT	1809 BROADWAY #104	SAN FRANCISCO	CA	94109-2275
0577	001D	OCCUPANT	1809 BROADWAY #105	SAN FRANCISCO	CA	94109-2275
0577	001D	OCCUPANT	1809 BROADWAY #106	SAN FRANCISCO	CA	94109-2275
0577	018	JESUS CRIST LATTER-DAY	50 E N TEMPLE #22ND	SALT LAKE CITY	UT	84150-9001
0577	018	OCCUPANT	1900 PACIFIC AV	SAN FRANCISCO	CA	94109-2336
0577	020	1920 PACIFIC G1 LP	268 BUSH ST #1688	SAN FRANCISCO	CA	94104-3503
0577	020	OCCUPANT	1920 PACIFIC AV #1	SAN FRANCISCO	CA	94109-2367
0577	020	OCCUPANT	1920 PACIFIC AV #2	SAN FRANCISCO	CA	94109-2367
0577	020	OCCUPANT	1920 PACIFIC AV #3	SAN FRANCISCO	CA	94109-2367
0577	020	OCCUPANT	1920 PACIFIC AV #4	SAN FRANCISCO	CA	94109-2367
0577	020	OCCUPANT	1920 PACIFIC AV #5	SAN FRANCISCO	CA	94109-2367
0577	020	OCCUPANT	1920 PACIFIC AV #6	SAN FRANCISCO	CA	94109-2367
0577	020	OCCUPANT	1920 PACIFIC AV #7	SAN FRANCISCO	CA	94109-2367
0577	020	OCCUPANT	1920 PACIFIC AV #8	SAN FRANCISCO	CA	94109-2367
0577	020	OCCUPANT	1920 PACIFIC AV #9	SAN FRANCISCO	CA	94109-2367
0577	020	OCCUPANT	1920 PACIFIC AV #10	SAN FRANCISCO	CA	94109-2367
0577	020	OCCUPANT	1920 PACIFIC AV #11	SAN FRANCISCO	CA	94109-2367
0577	020	OCCUPANT	1920 PACIFIC AV #12	SAN FRANCISCO	CA	94109-2367
9999	999	.....	.....	.....	.	..





## PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance. For more, see the [Project Application Informational Packet](#).

**Cost for Time and Materials:** Any time and materials exceeding initial fees charged for services provided are subject to billing.

For questions, you can call the Planning counter at 628.652.7300 or email [pic@sfgov.org](mailto:pic@sfgov.org) where planners are able to assist you.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電628.652.7550。請注意, 規劃部門需要至少一個工作日來回應。

**Filipino:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### BUILDING PERMIT APPLICATIONS

#### HOW TO SUBMIT:

For projects that do not require an entitlement action by the Planning Department, but require Planning Department review of a Building Permit Application, please present a complete signed Project Application along with the Building Permit Application for intake at <https://sfdbi.org/inhousereview>.

#### WHAT TO SUBMIT:

- One (1) complete and signed application.
- Two (2) hard copy sets of plans that meet the Department of Building Inspection's submittal standards. Please see the Planning [Department's Plan Submittal Guidelines](#) for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more information.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Permit Center at 49 South Van Ness Ave, 2nd Floor.

(See [Fee Schedule and/or Calculator](#)).

### ENTITLEMENTS

#### HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), submit a Project Application with any required supplemental applications online at [sfplanning.org/resource/prj-application](https://sfplanning.org/resource/prj-application), or to submit in person, submit an [Intake Request Form](#) to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org).

#### WHAT TO SUBMIT:

- One (1) complete and signed PRJ application, or complete online submittal, including the following:
- An electronic copy (online or USB drive) of plans formatted to print at 11" x 17". Please see the [Department's Plan Submittal Guidelines](#) for more information about the required contents of plan submittals.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more information.
- Current or historic photograph(s) of the property.
- All supplemental entitlement applications (e.g., Conditional Use, Variance) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



# PROJECT APPLICATION (PRJ)

## GENERAL INFORMATION

### Property Information

---

Project Address: \_\_\_\_\_

Block/Lot(s): \_\_\_\_\_

### Property Owner's Information

---

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

### Applicant Information

---

Same as above

Name: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Please Select Billing Contact:                      Owner                      Applicant                      Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Please Select Primary Project Contact:                      Owner                      Applicant                      Billing

## RELATED APPLICATIONS

### Related Building Permit Applications (any active building permits associated with the project)

---

N/A

Building Permit Application No(s): \_\_\_\_\_

### Related Preliminary Project Assessments (PPA)

---

N/A

PPA Application No: \_\_\_\_\_

PPA Letter Date: \_\_\_\_\_



## PROJECT INFORMATION

### PROJECT DESCRIPTION:

Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals (e.g. Variance) or changes to the Planning Code or Zoning Maps if applicable.

### PROJECT DETAILS:

Change of Use      New Construction      Demolition      Facade Alterations      ROW Improvements  
Additions      Legislative/Zoning Changes      Lot Line Adjustment-Subdivision      Other: \_\_\_\_\_

**Residential:**      Senior Housing      100% Affordable      Student Housing      Dwelling Unit Legalization  
Inclusionary Housing Required      State Density Bonus      Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units:      Rental Units      Ownership Units      Don't Know

Indicate whether a Preliminary Housing Development Application (SB-330) is or has been submitted:      Yes      No

**Non-Residential:**      Formula Retail      Medical Cannabis Dispensary      Tobacco Paraphernalia Establishment  
Financial Service      Massage Establishment      Other: \_\_\_\_\_

**Estimated Construction Cost:** \_\_\_\_\_

# PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.

	Existing	Proposed
General Land Use	Parking GSF	
	Residential GSF	
	Retail/Commercial GSF	
	Office GSF	
	Industrial-PDR	
	Medical GSF	
	Visitor GSF	
	CIE (Cultural, Institutional, Educational)	
	Useable Open Space GSF	
	Public Open Space GSF	

Project Features	Dwelling Units - Affordable	
	Dwelling Units - Market Rate	
	Dwelling Units - Total	
	Hotel Rooms	
	Number of Building(s)	
	Number of Stories	
	Parking Spaces	
	Loading Spaces	
	Bicycle Spaces	
	Car Share Spaces	
	Roof Area GSF - Total	
	Living Roof GSF	
	Solar Ready Zone GSF	
	Other: _____	

Land Use - Residential	Studio Units	
	One Bedroom Units	
	Two Bedroom Units	
	Three Bedroom (or +) Units	
	Group Housing - Rooms	
	Group Housing - Beds	
	SRO Units	
	Micro Units	
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	




## ENVIRONMENTAL EVALUATION SCREENING FORM




This form will determine if further environmental review is required.


If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
<b>1a. General</b>	Estimated construction duration (months):	N/A		
<b>1b. General</b>	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc.)	Yes	No	
<b>1c. General</b>	Does the project involve a change of use of 10,000 square feet or greater?	Yes	No	
<b>2a. Transportation</b>	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes	No	If yes, submit an Environmental Supplemental- <a href="#">School and Child Care Drop-Off &amp; Pick-Up Management Plan</a> .
<b>2b. Transportation</b>	Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations, or charging?	Yes	No	
<b>3. Shadow</b> 	Would the project result in any construction over 40 feet in height?	Yes	No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)  An additional fee for a shadow review may be required.
<b>4a. Historic Preservation</b>	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes	No	If yes, submit a complete <a href="#">Historic Resource Determination Supplemental Application</a> . Include all materials required in the application, including a complete record (with copies) of all building permits.
<b>4b. Historic Preservation</b>	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes	No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a> .
<b>5. Archeology</b>	Would the project result in soil disturbance/ modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes	No	If Yes, provide depth of excavation/ disturbance below grade (in feet*):  <b>*Note this includes foundation work</b>

 Please see the [Property Information Map](#) or speak with staff at the Planning Counter to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
<b>6a. Geology and Soils</b> 	<p>Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater?</p> <p>-----</p> <p>Area of excavation/disturbance (in square feet):</p> <p>_____</p> <p>Amount of excavation (in cubic yards):</p> <p>_____</p>	Yes	No	<p>A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:</p> <p>The project involves:</p> <ul style="list-style-type: none"> <li>• new building construction, except one-story storage or utility occupancy;</li> <li>• horizontal additions, if the footprint area increases more than 50%;</li> <li>• horizontal and vertical additions increase more than 500 square feet of new projected roof area; or</li> <li>• grading performed at a site in the landslide hazard zone.</li> </ul> <p>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</p>
<b>6b. Geology and Soils</b> 	<p>Does the project involve a lot split located on a slope equal to or greater than 20 percent?</p>	Yes	No	<p>A categorical exemption cannot be issued. Please contact <a href="mailto:CPC.EPIntake@sfgov.org">CPC.EPIntake@sfgov.org</a>, once a Project Application has been submitted.</p>
<b>7. Air Quality</b> 	<p>Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals or senior-care facilities) within an Air Pollutant Exposure Zone?</p>	Yes	No	<p>If yes, submit an <a href="#">Article 38 Compliance application</a> with the Department of Public Health.</p>
<b>8a. Hazardous Materials</b>	<p>Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?</p>	Yes	No	<p>If yes, submit a <a href="#">Maher Application Form</a> to the Department of Public Health and submit documentation of Maher enrollment with this Project Application.</p> <p>Certain projects may be eligible for a waiver from the Maher program. For more information, refer to the Department of Public Health's <a href="#">Environmental Health Division</a>.</p> <p><u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u></p>
<b>8b. Hazardous Materials</b>	<p>Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks?</p>	Yes	No	<p>If yes, submit documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.</p>
<b>9. FEMA Floodplan</b>	<p>Is the project site located within a FEMA Special Flood Hazard Area (AE, AO, and/or VE Zone)?</p>	Yes	No	<p>If yes, please submit a Flood Hazard Zone Protection Checklist with the Department of Building Inspection.</p>

 Please see the [Property Information Map](#) or speak with staff at the Planning Counter to determine if this applies.



# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Relationship to Project  
(i.e. Owner, Architect, etc.)

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

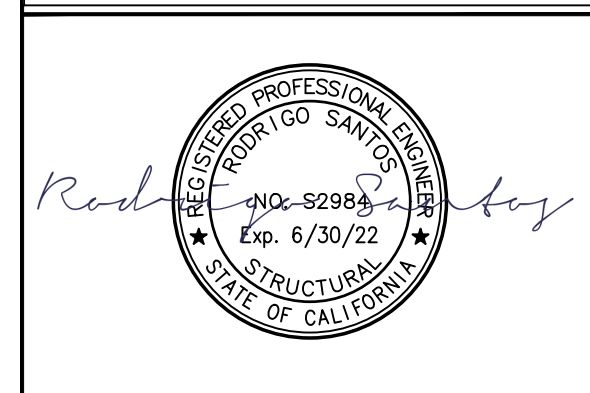
Date: \_\_\_\_\_



# RESPONSE TO NOTICE OF VIOLATIONS

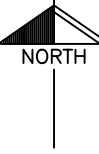
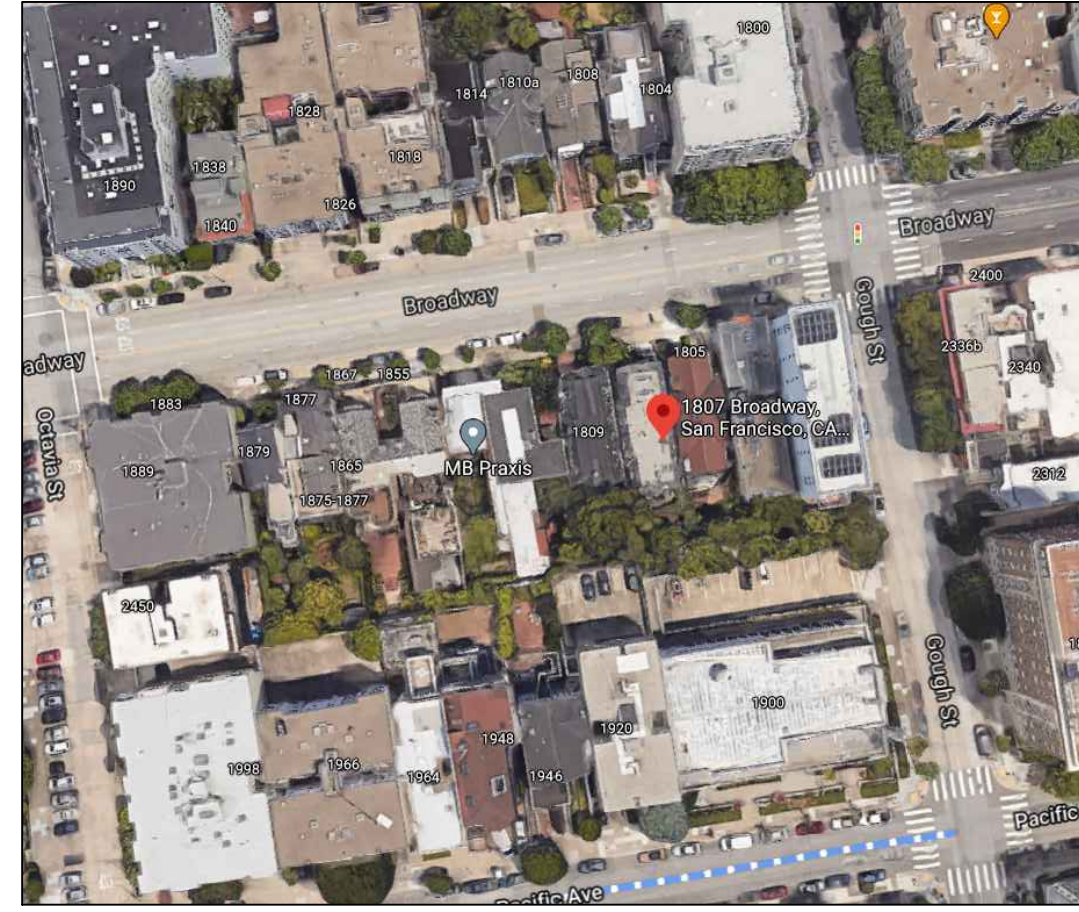
## 1807 BROADWAY, SAN FRANCISCO, CALIFORNIA

REVISIONS	BY

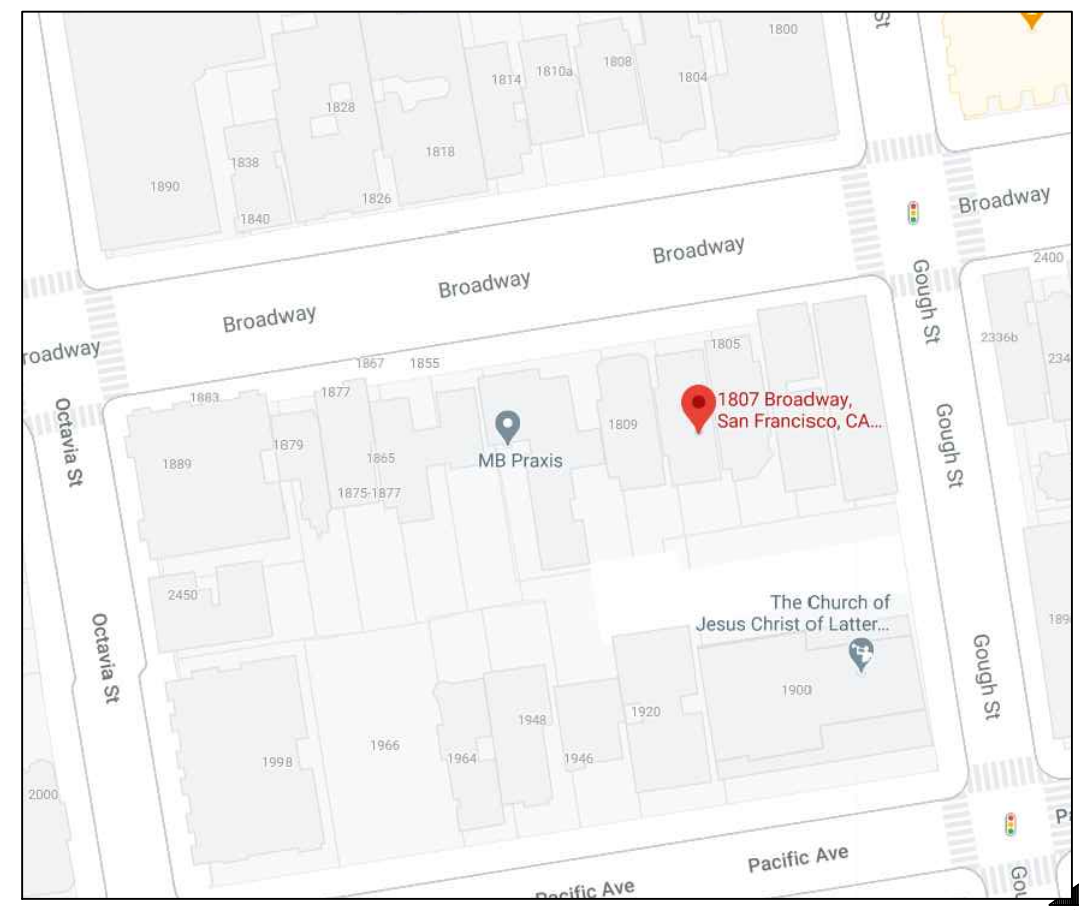


P.A.#

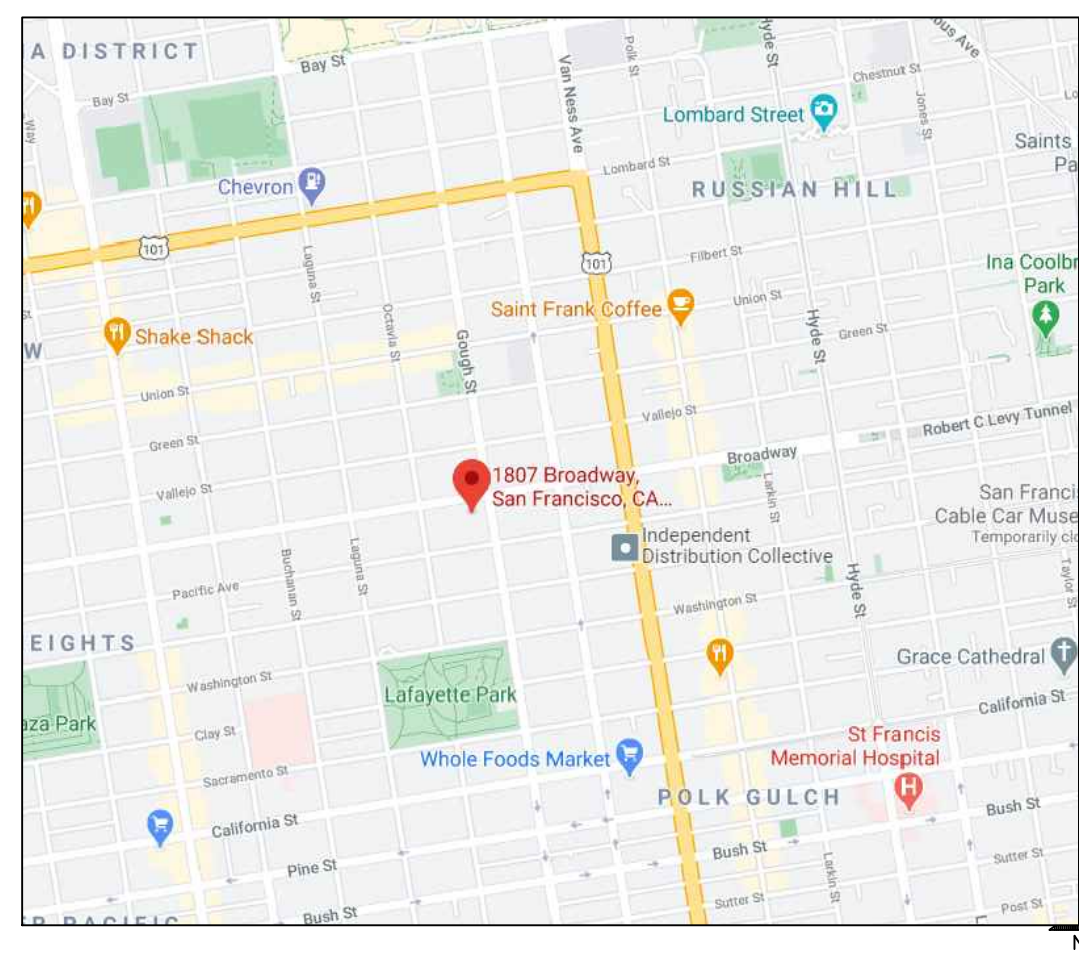
### AERIAL VIEW



### VICINITY MAP



### LOCATION MAP



### PROJECT INFO

**PROJECT CONTACT:** RS ENGINEERING SF  
118 CHATTANOOGA STREET  
SAN FRANCISCO, CALIFORNIA 94114  
(415) 601-0641

**OWNER:** DANIEL WONG  
1807 BROADWAY  
SAN FRANCISCO, CALIFORNIA  
sdawong@gmail.com

**BUILDING INFO:**  
  
BLOCK: 0577  
LOT: 001C  
TYPE OF CONSTRUCTION: V-B  
OCCUPANCY: R-2  
NUMBER OF STORIES: 3  
NUMBER OF DWELLING UNITS: 5  
USE TYPE: 5 UNIT BUILDING

**APPLICABLE CODES:**  
2019 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS  
2019 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS  
2019 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS  
2019 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS  
2019 GREEN BUILDING CODE WITH LOCAL AMENDMENTS  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS  
2019 SAN FRANCISCO HOUSING CODE

- FIRE DEPARTMENT NOTES:**
- MAINTAIN ALL REQUIRED MEANS OF EGRESS, FIRE SPRINKLERS AND LIFE SAFETY AT ALL TIMES.
  - MAINTAIN THE REQUIRED SEPARATION, FIRE RATED CONSTRUCTIONS AND SMOKE BARRIERS.
  - SEAL ALL PENETRATIONS WITH APPROVED METHODS AND MATERIALS EQUAL TO EXISTING FIRE RATINGS.
  - IF CONSTRUCTION COST EXCEEDS \$50,000, THE BUILDING HAS THREE OR MORE UNITS AND THE BUILDING HAS AN EXISTING FIRE ALARM SYSTEM, THE FIRE ALARM SYSTEM MUST BE UPGRADED TO COMPLY WITH SOUND LEVEL REQUIREMENTS FOR SLEEPING AREAS SET FORTH IN SECTION 18.4.5.1 OF NFPA 72 (2013 EDITION), UNLESS ALREADY COMPLIANT.

### DRAWING SYMBOLS

- BUILDING ELEVATION TAG
- KEY NOTE
- BUILDING SECTION TAG
- DOOR TAG
- WINDOW / STOREFRONT TAG
- DETAIL TAG
- INT. WALL TYPE TAG (NUMBERS)
- LOWER CASE LETTER DENOTES SUBCATEGORY
- EXT. WALL TYPE TAG (LETTERS)

### SHEET INDEX

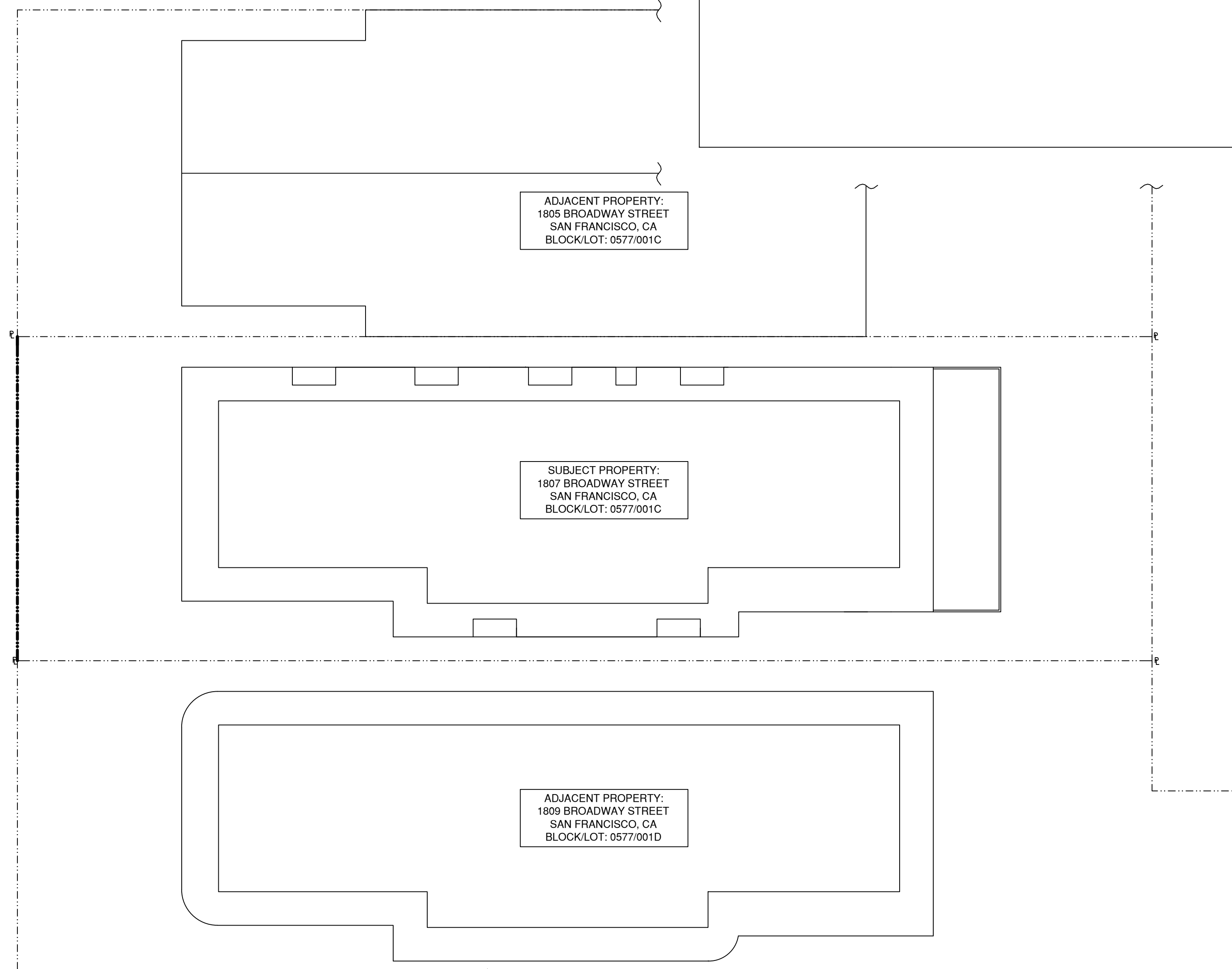
- A0 TITLE SHEET, DRAWING INDEX, GENERAL INFO AND SITE PLAN.
- NOV LIST OF NOV'S
- A1.0 PROPOSED BASEMENT/GARAGE, FIRST FLOOR PLAN
- A2.0 PROPOSED SECOND AND THIRD FLOOR PLANS
- A3.0 EAST ELEVATION
- A4.0 WEST ELEVATION
- A5.0 ORIGINAL DRAWINGS FROM CITY ARCHIVES
- A6.0 EXISTING BASEMENT/GARAGE, FIRST FLOOR PLANS
- A7.0 EXISTING SECOND AND THIRD FLOOR PLANS

### SCOPE OF WORK

**RESPONSE TO NOTICE OF VIOLATIONS:**  
COMPLAINT 202181768, COMPLAINT 202181610  
COMPLAINT 202181609, COMPLAINT 202181468  
COMPLAINT 202181467, COMPLAINT 202181476  
COMPLAINT 202179690, COMPLAINT 202178662  
COMPLAINT 202177522

INTERIOR REMODEL AT BASEMENT/GARAGE LEVEL  
HORIZONTAL EXPANSION AT REAR OF THE BUILDING AT FIRST FLOOR LEVEL (UNIT 1 AND 5)  
HORIZONTAL EXPANSION AT REAR OF THE BUILDING AT SECOND FLOOR LEVEL (UNIT 3)  
INTERIOR REMODEL AT THIRD FLOOR LEVEL (UNIT 4)  
NEW FIRE ESCAPE LADDERS AT EAST AND WEST PROPERTY LINES  
NEW ROOF DECK (AT ROOF LEVEL)

BROADWAY



### SITE PLAN

SCALE: 1/8"=1'-0"



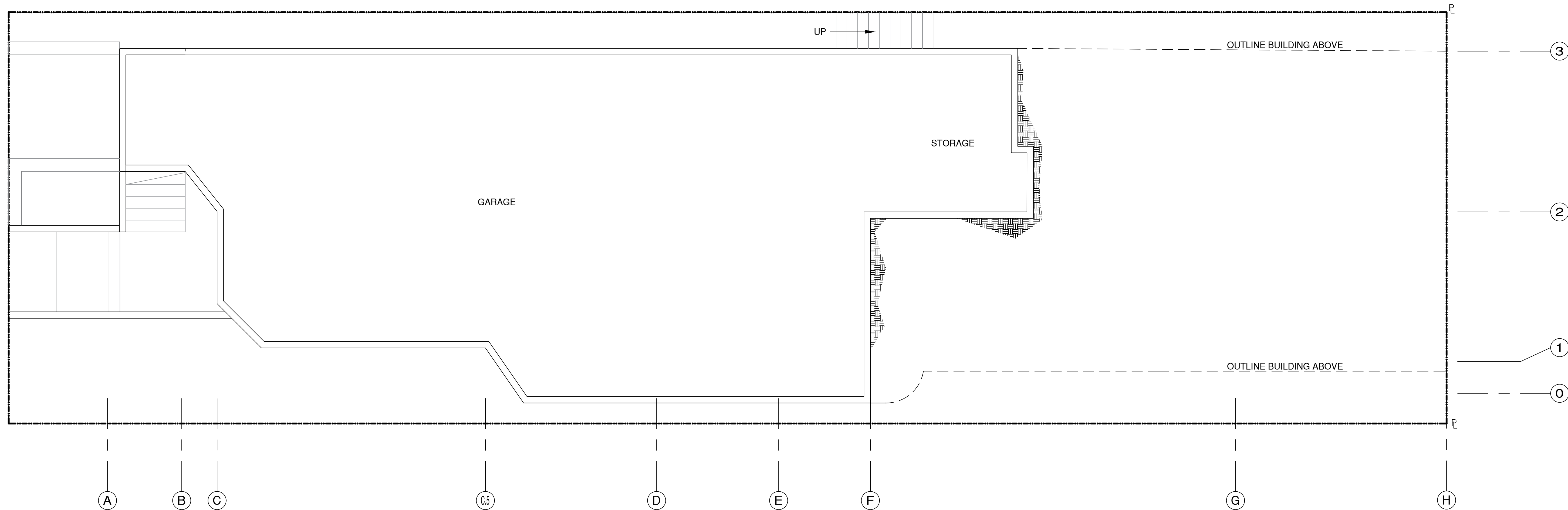
**RESPONSE TO NOTICE OF VIOLATIONS**  
**1807 BROADWAY**  
**SAN FRANCISCO, CA 94109**  
 TITLE SHEET, DRAWING INDEX, SITE PLAN AND SCOPE OF WORK

Date:	09/24/2021
Scale:	AS SHOWN
Drawn By:	RS
Job No:	2020-011
Sheet	A0
Of 9 Sheets	



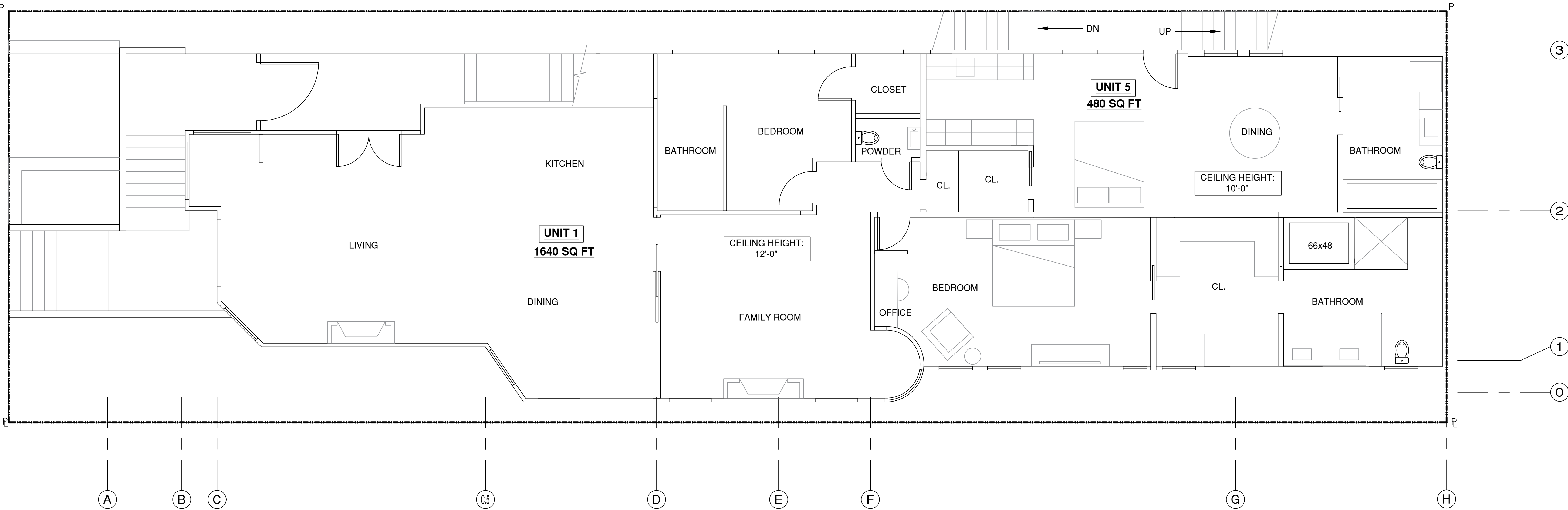
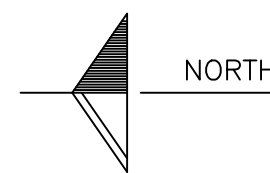






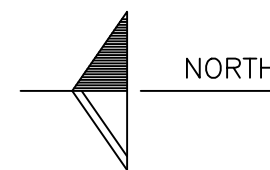
### PROPOSED BASEMENT/GARAGE PLAN

SCALE: 1/4"=1'-0"



### PROPOSED FIRST FLOOR PLAN

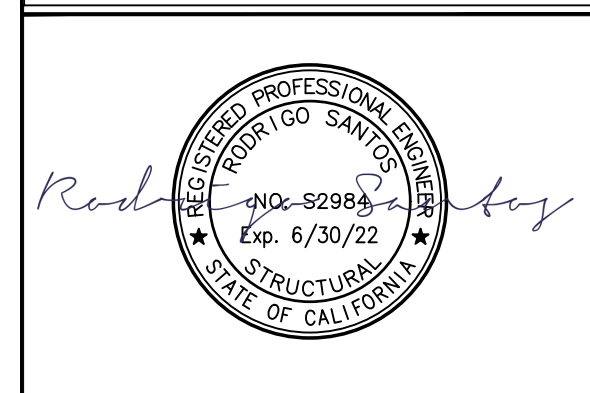
SCALE: 1/4"=1'-0"



REVISIONS	BY

118 Chattanooga Street  
San Francisco, CA 94114  
415.601.0641

**RS**  
Engineering



P.A.#

**RESPONSE TO NOTICE OF VIOLATIONS**  
**1807 BROADWAY**  
**SAN FRANCISCO, CA 94109**

PROPOSED BASEMENT/GARAGE AND FIRST FLOOR PLAN

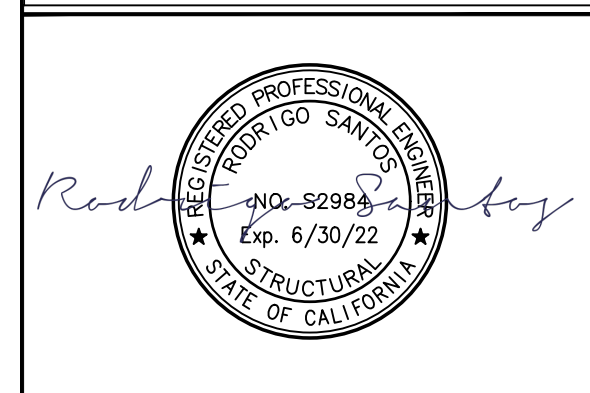
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Scale:	AS SHOWN
Drawn By:	RS
Job No:	2020-011
Sheet	A1.0
Of 9	Sheets



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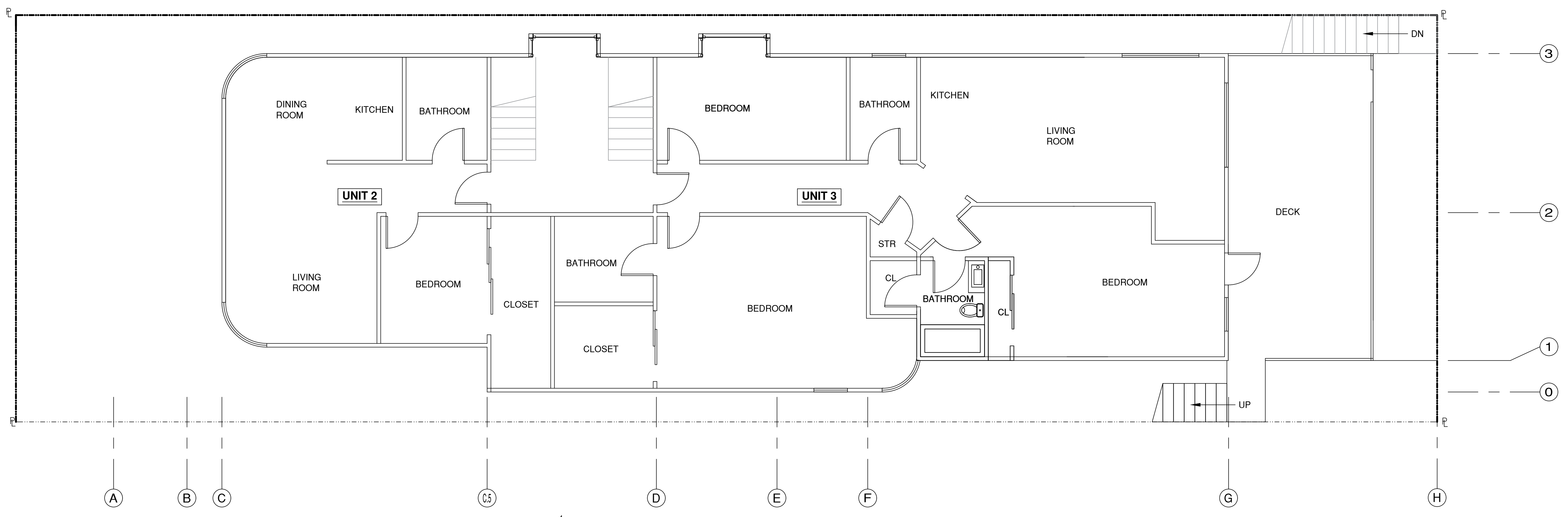


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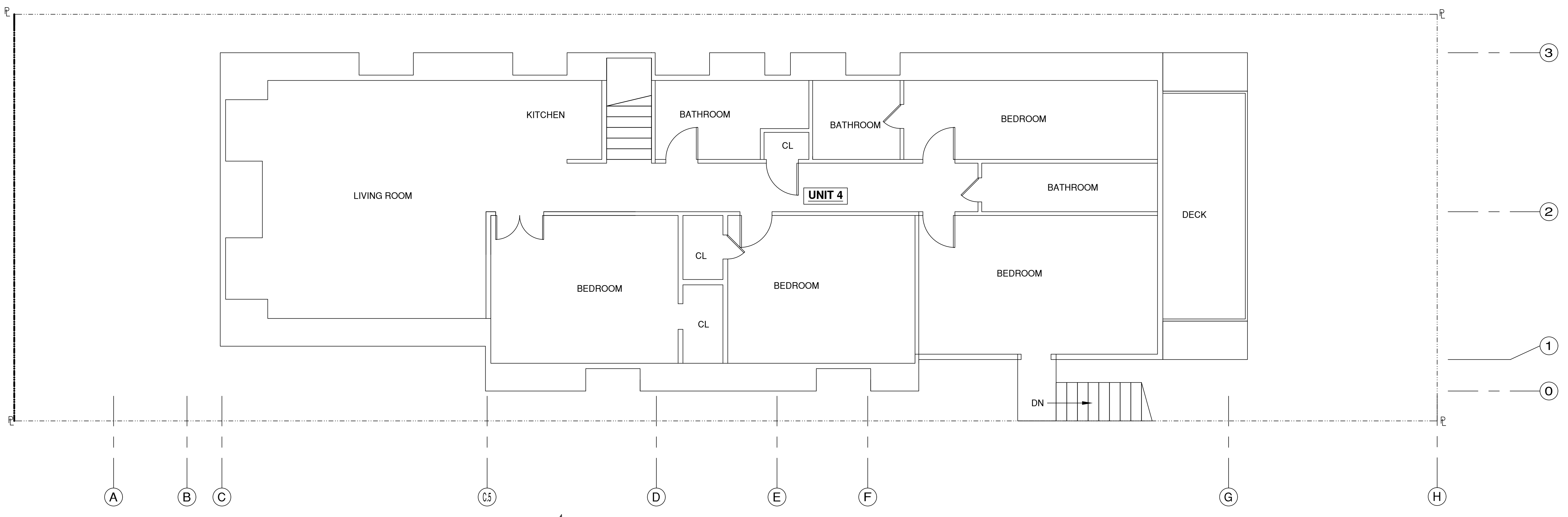
**RESPONSE TO NOTICE OF VIOLATIONS**  
**1807 BROADWAY**  
**SAN FRANCISCO, CA 94109**

**PROPOSED SECOND AND THIRD FLOOR PLAN**

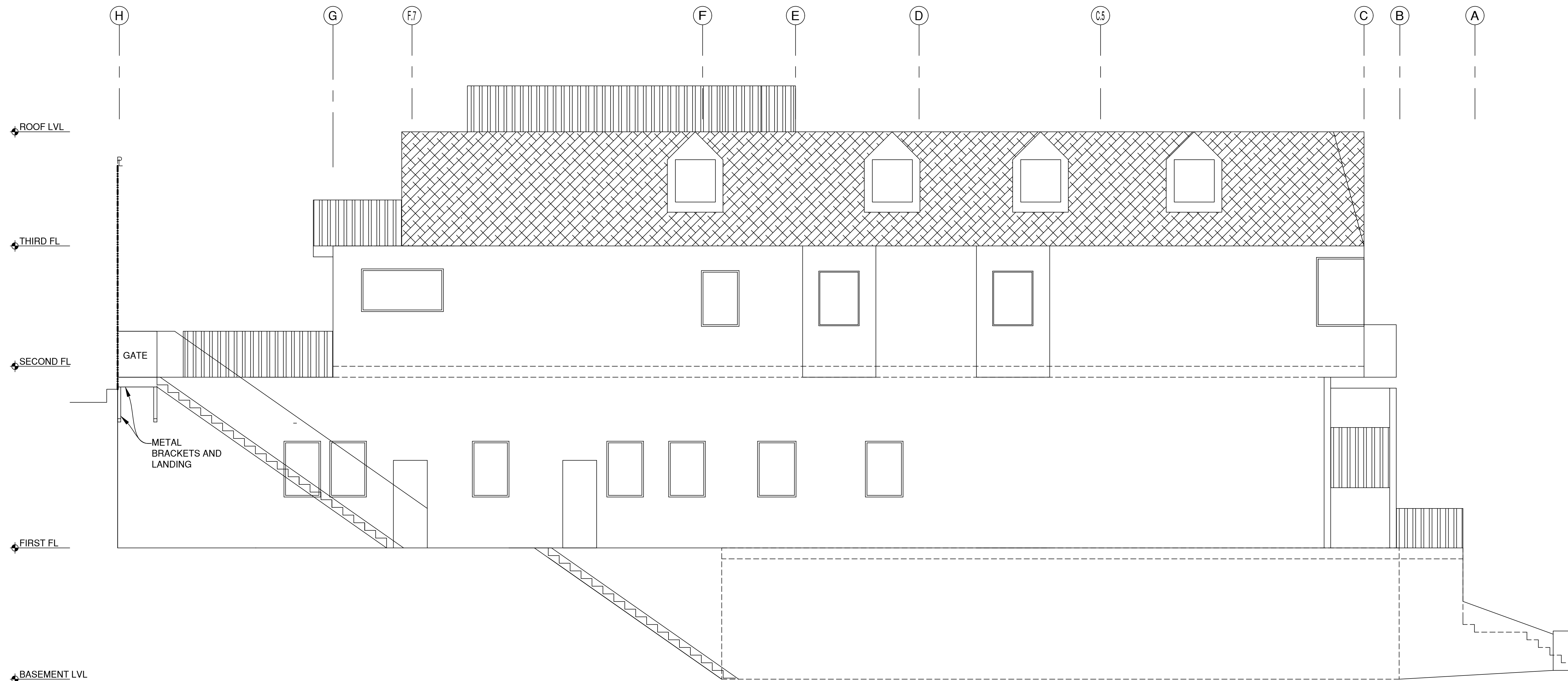
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Scale:	AS SHOWN
Drawn By:	RS
Job No:	2020-011
Sheet	A2.0
Of 9 Sheets	



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**PROPOSED THIRD FLOOR PLAN**  
SCALE: 1/4"=1'-0"



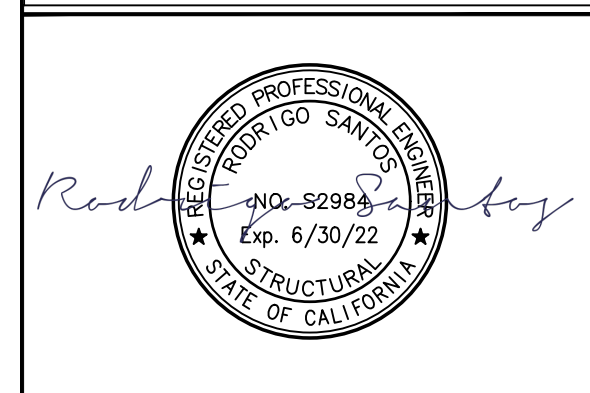
**PROPOSED EAST ELEVATION**

SCALE: 1/4"=1'-0"

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San Francisco, CA 94114  
415.601.0641

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Engineering

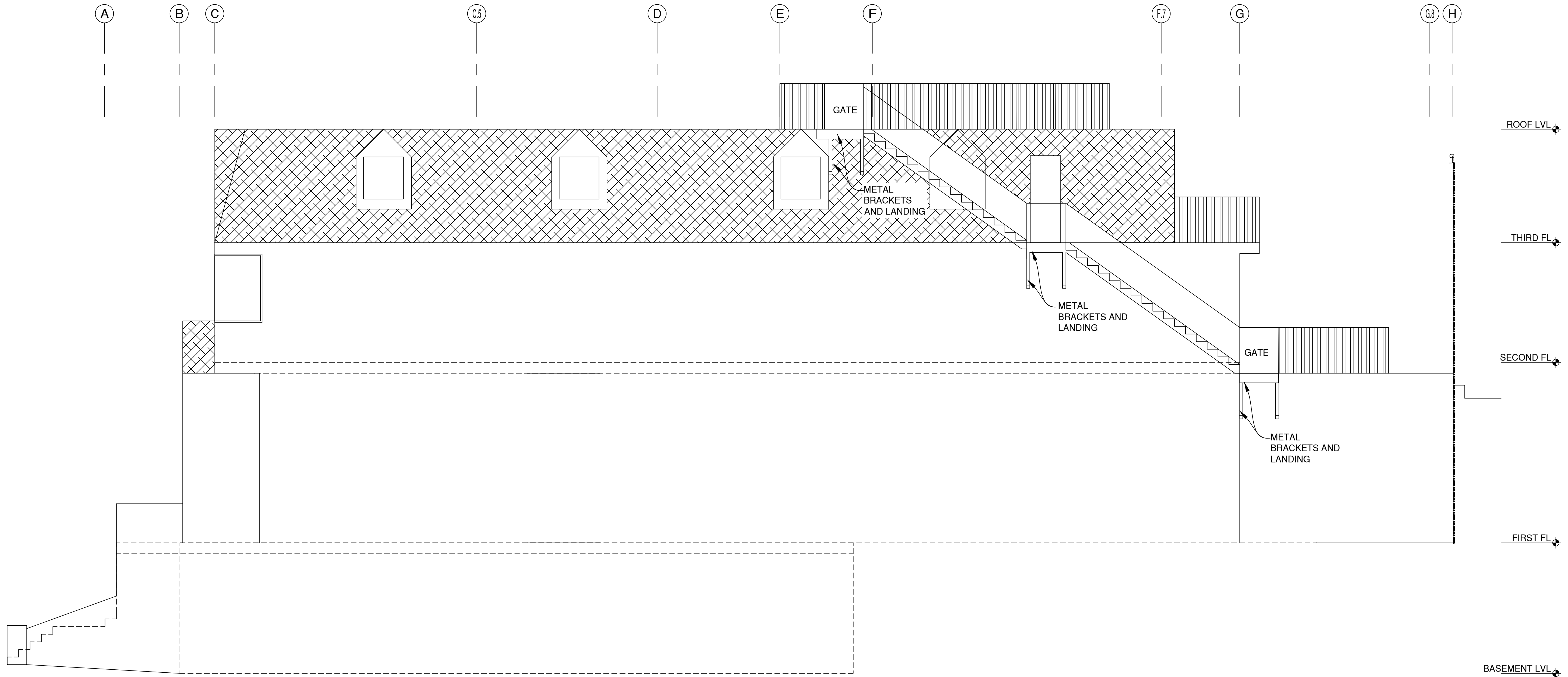


P.A.#

**RESPONSE TO NOTICE OF VIOLATIONS**  
**1 807 B R O A D W A Y**  
**S A N F R A N C I S C O, C A 9 4 1 0 9**  
**E A S T E L E V A T I O N**

Date:	09/24/2021
Scale:	AS SHOWN
Drawn By:	RS
Job No:	2020-011
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Of 9	Sheets





### PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

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San Francisco, CA 94114  
415.601.0641

**RS**  
Engineering

PROFESSIONAL ENGINEER  
REGISTERED PROFESSIONAL ENGINEER  
NO. 52988  
Exp. 6/30/22  
STRUCTURAL  
STATE OF CALIFORNIA

*Rodriguez*

P.A.#

**RESPONSE TO NOTICE OF VIOLATIONS**  
**1807 BROADWAY**  
**SAN FRANCISCO, CA 94109**  
**WEST ELEVATION**

Date:	09/24/2021
Scale:	AS SHOWN
Drawn By:	RS
Job No:	2020-011
Sheet	A4.0
Of 9 Sheets	

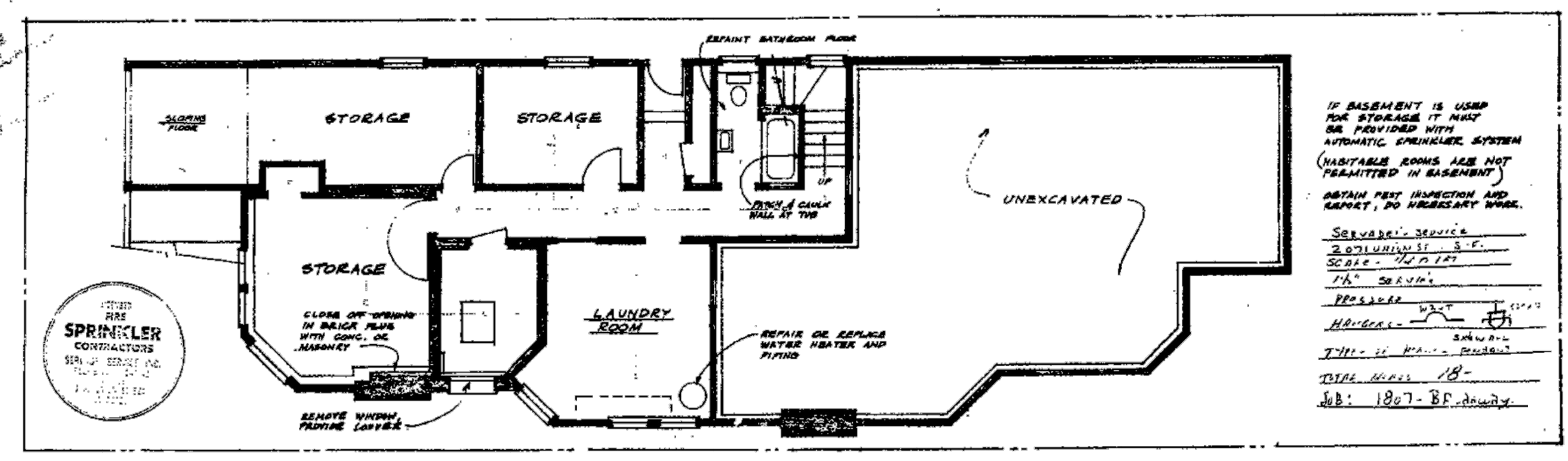


Plotted by: Joaquin

10/28/2021 7:54 AM

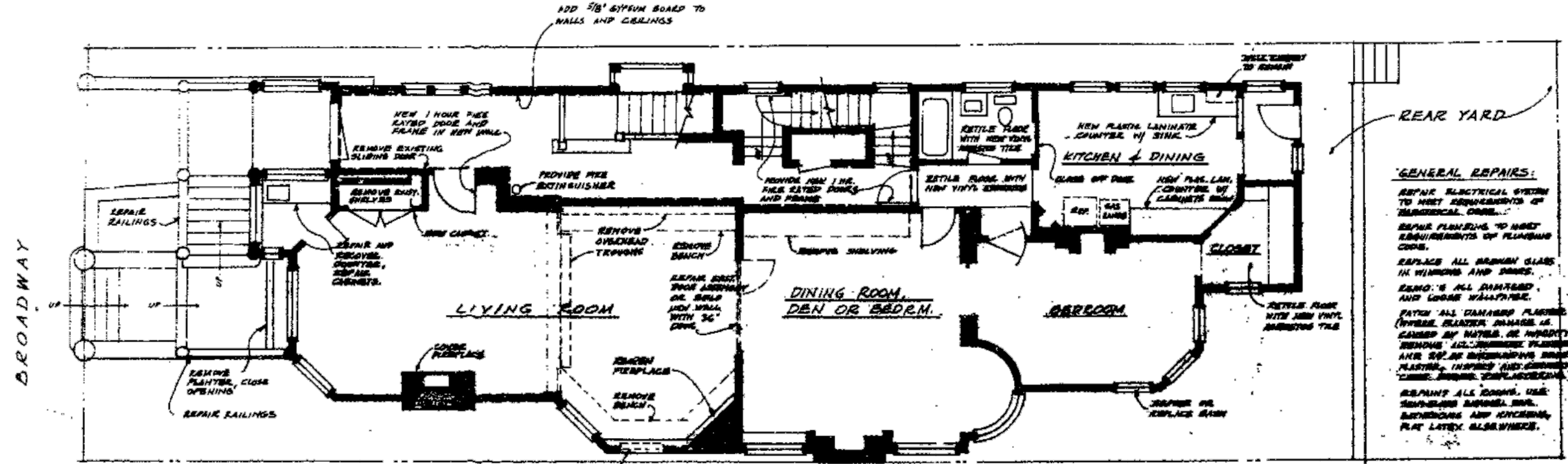
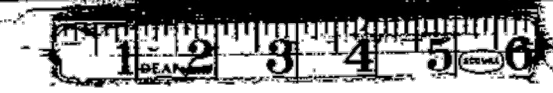
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7-18-2021  
3346cc



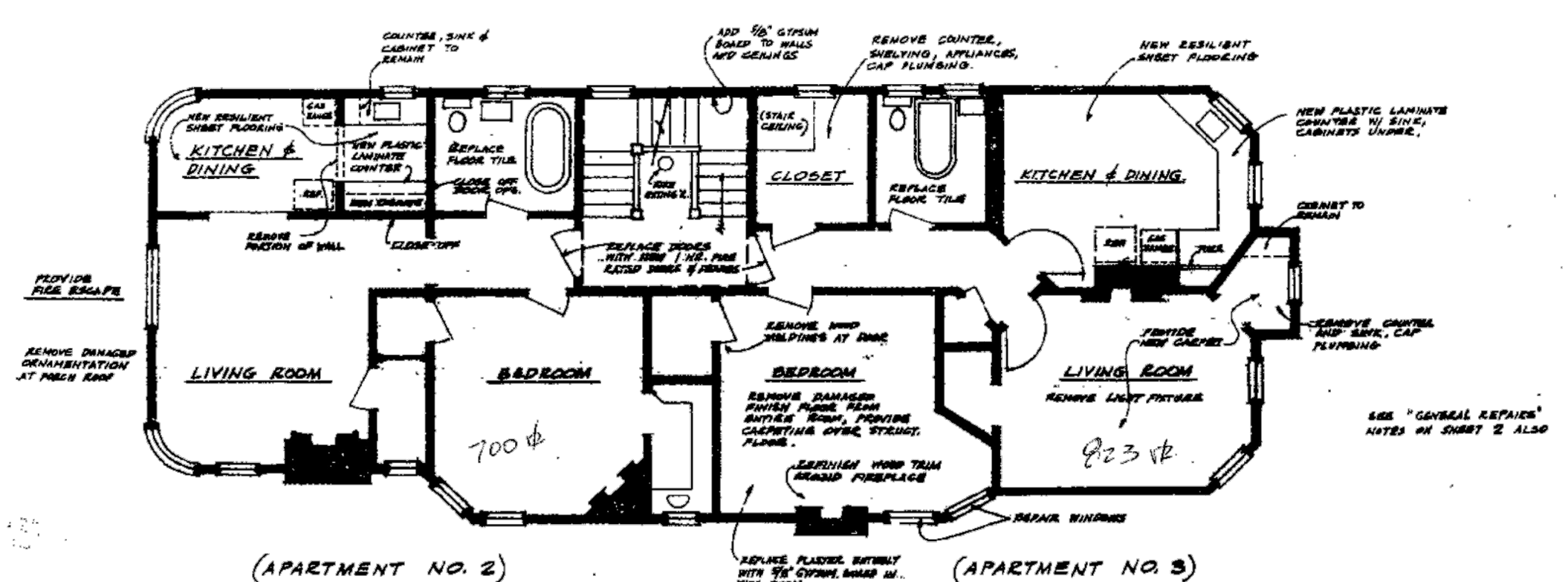
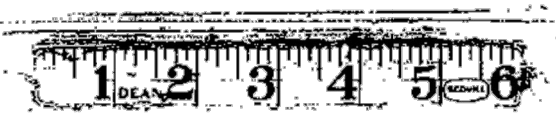
**BASEMENT PLAN**  
SCALE 1/4" = 1'-0"

**RECOMMENDED MINIMUM WORK FOR REHABILITATION OF 1807 BROADWAY, SAN FRANCISCO, CALIFORNIA**  
DATE: 03/15/2018  
**CARL A. SCHOLZ ARCHITECT**  
NO. 52988  
SHEET 1 OF 4 SHEETS



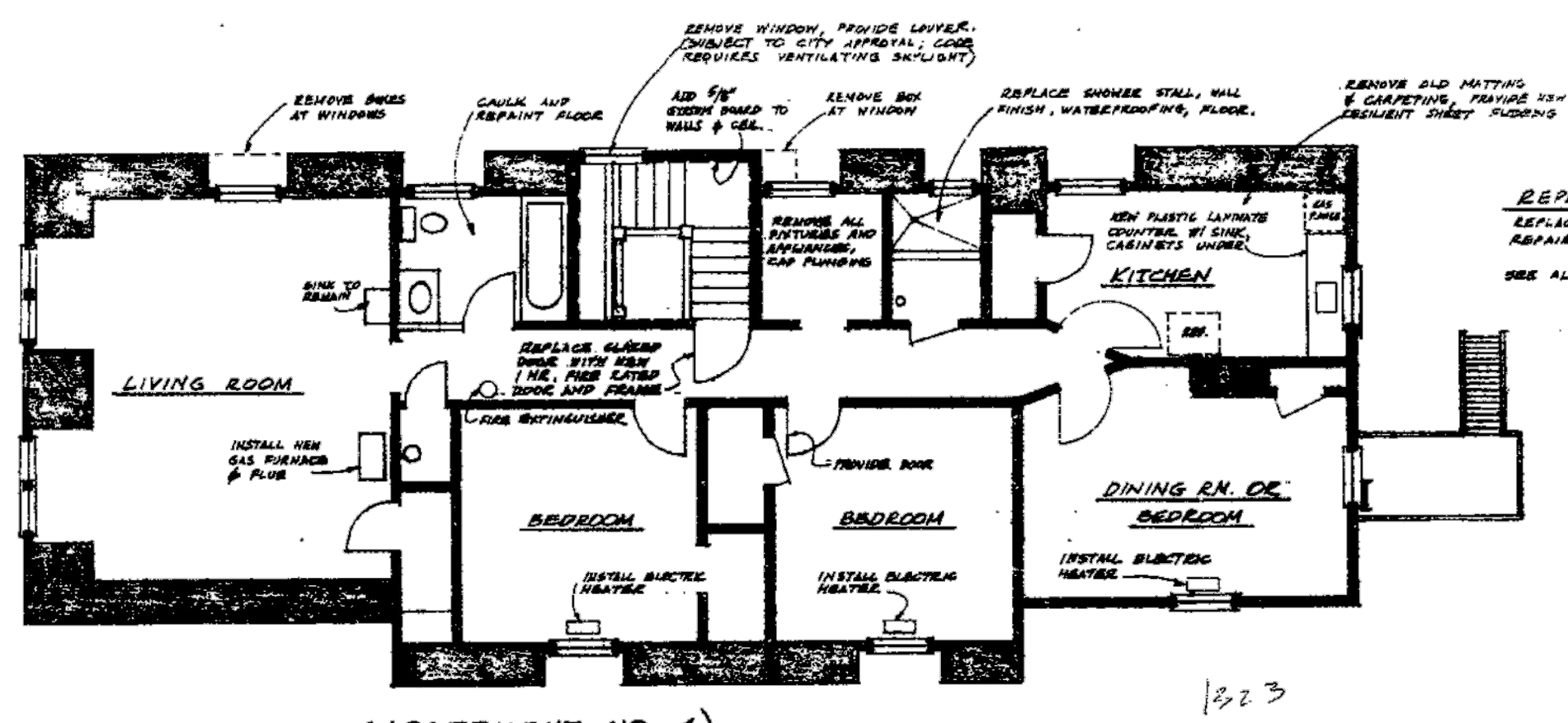
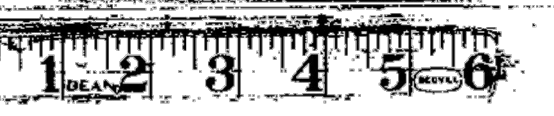
**(APARTMENT NO. 1)**  
**FIRST FLOOR PLAN**  
SCALE 3/8" = 1'-0"

**RECOMMENDED MINIMUM WORK FOR REHABILITATION OF 1807 BROADWAY, SAN FRANCISCO, CALIFORNIA**  
DATE: 03/15/2018  
**CARL A. SCHOLZ ARCHITECT**  
NO. 52988  
SHEET 2 OF 4 SHEETS



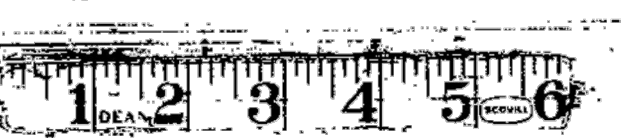
**SECOND FLOOR PLAN**  
SCALE 3/8" = 1'-0"

**RECOMMENDED MINIMUM WORK FOR REHABILITATION OF 1807 BROADWAY, SAN FRANCISCO, CALIFORNIA**  
DATE: 03/15/2018  
**CARL A. SCHOLZ ARCHITECT**  
NO. 52988  
SHEET 3 OF 4 SHEETS



**(APARTMENT NO. 4)**  
**THIRD FLOOR PLAN**  
SCALE 3/8" = 1'-0"

**RECOMMENDED MINIMUM WORK FOR REHABILITATION OF 1807 BROADWAY, SAN FRANCISCO, CALIFORNIA**  
DATE: 03/15/2018  
**CARL A. SCHOLZ ARCHITECT**  
NO. 52988  
SHEET 4 OF 4 SHEETS

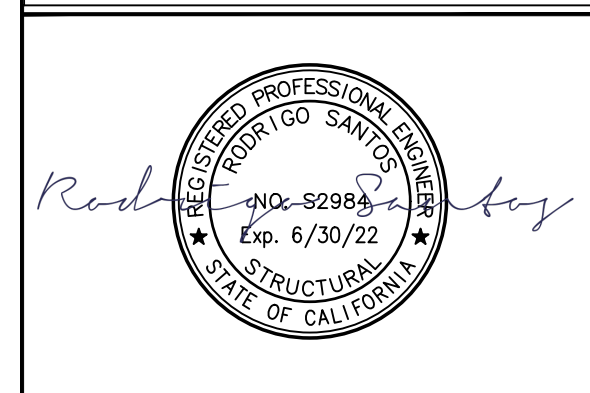




REVISIONS	BY

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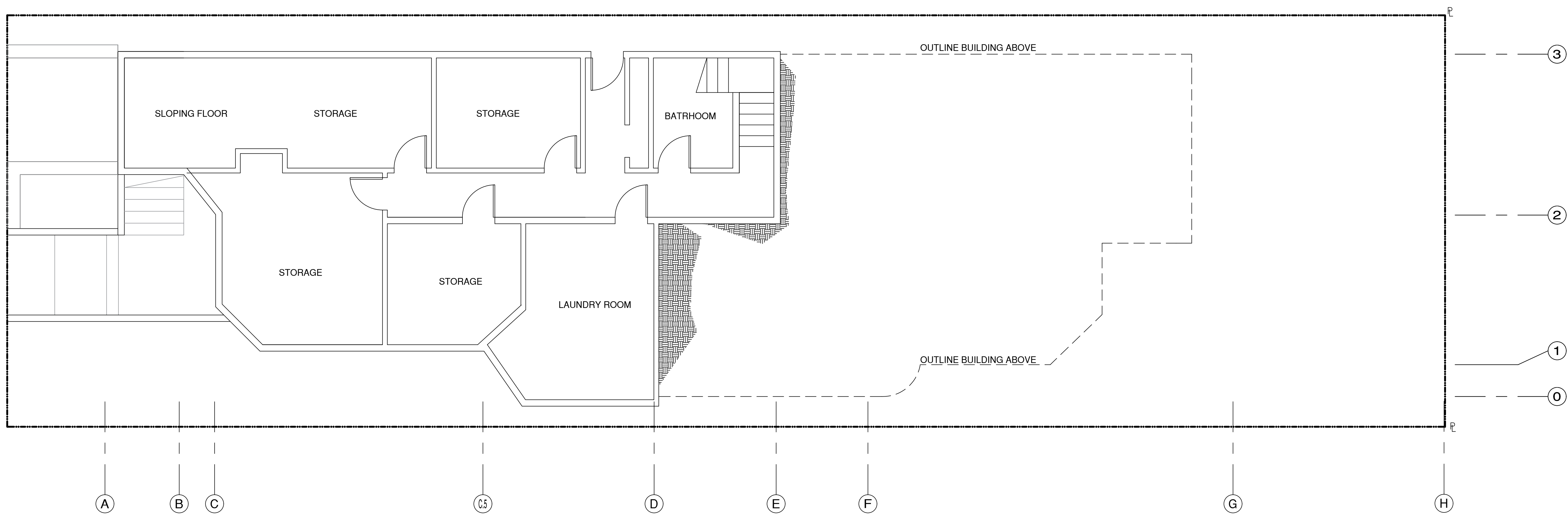


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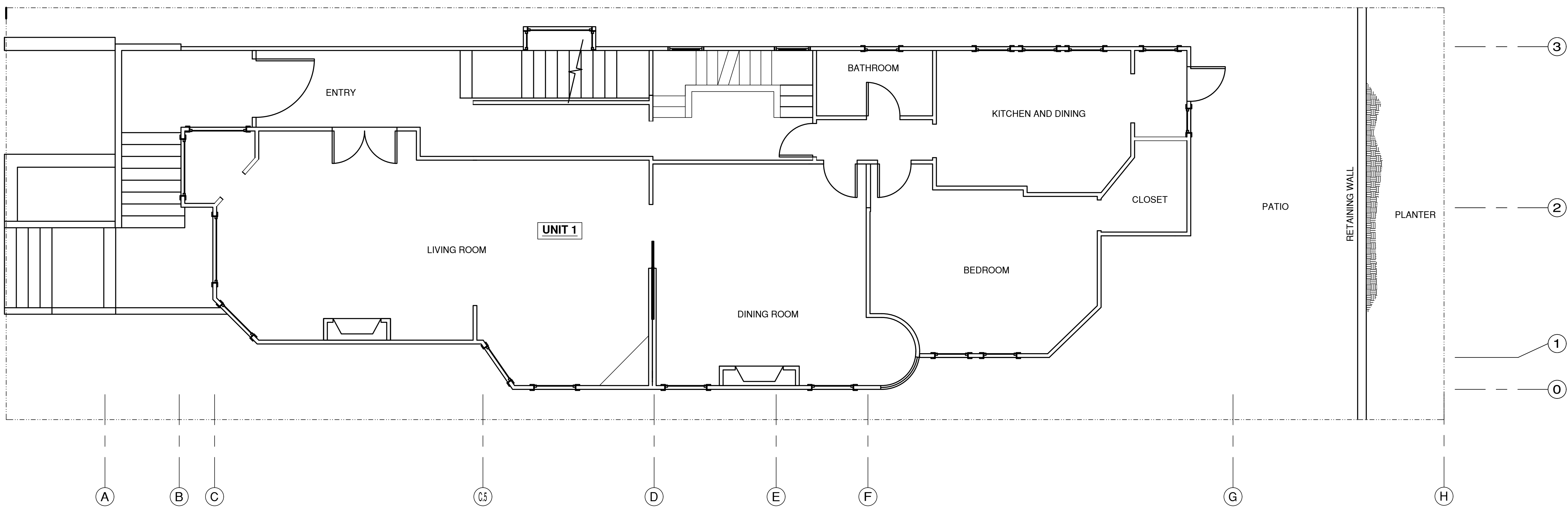
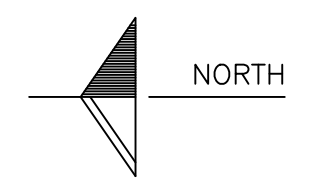
**RESPONSE TO NOTICE OF VIOLATIONS**  
**1807 BROADWAY**  
**SAN FRANCISCO, CA 94109**

EXISTING BASEMENT/GARAGE AND FIRST FLOOR PLAN

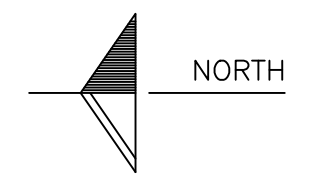
Date: 09/24/2021  
Scale: AS SHOWN  
Drawn By: RS  
Job No: 2020-011  
Sheet  
A6.0  
Of 9 Sheets



**EXISTING BASEMENT/GARAGE PLAN**  
SCALE: 1/4"=1'-0"



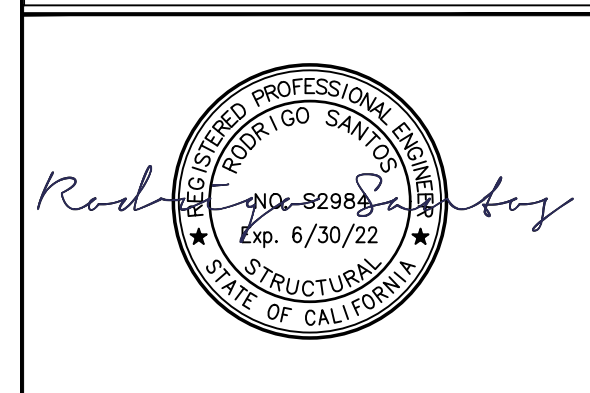
**EXISTING FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



REVISIONS	BY

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San Francisco, CA 94114  
415.601.0641

**RS**  
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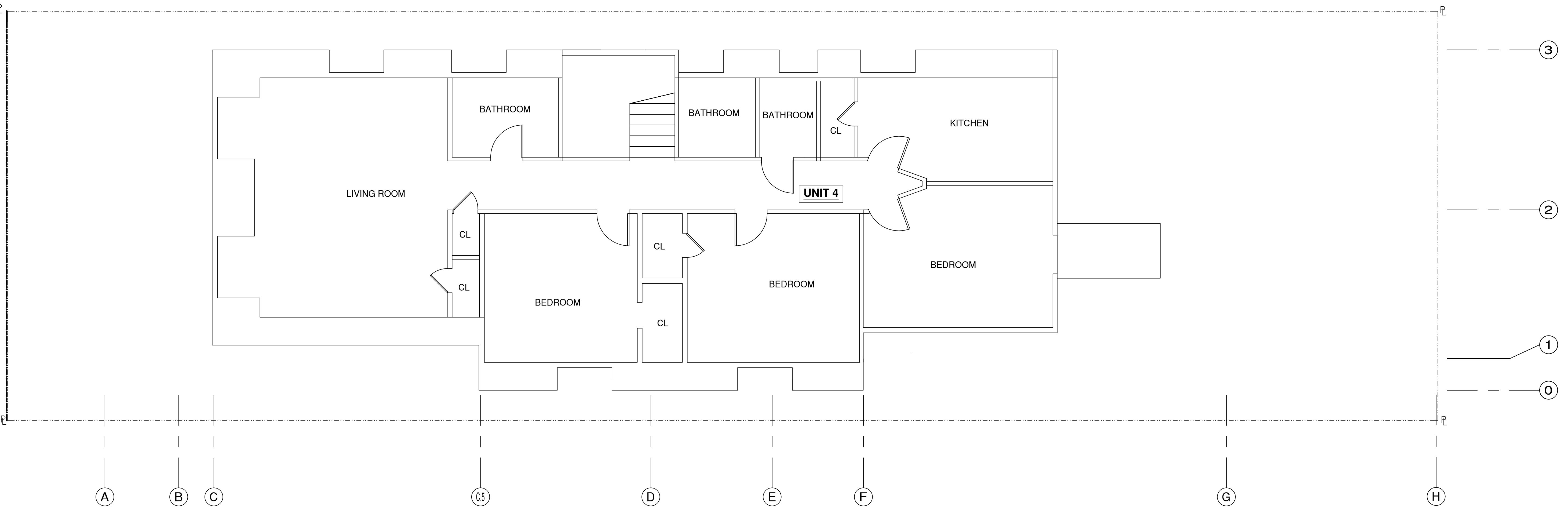
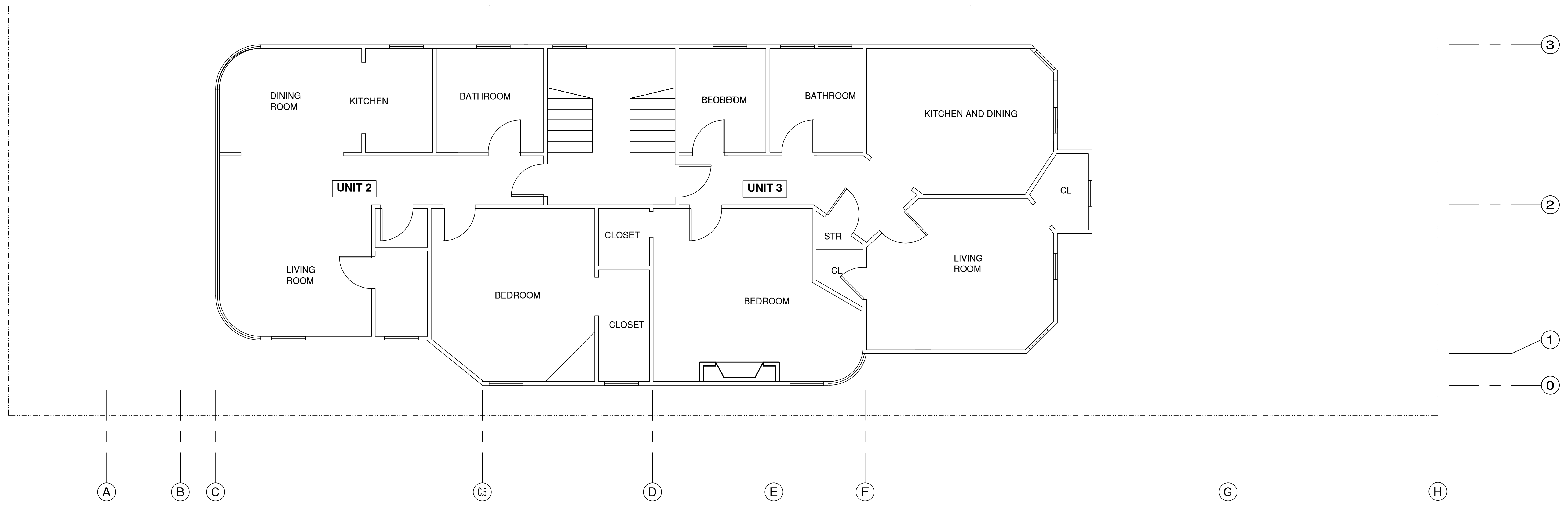


P.A.#

**RESPONSE TO NOTICE OF VIOLATIONS**  
**1807 BROADWAY**  
**SAN FRANCISCO, CA 94109**

**EXISTING SECOND AND THIRD FLOOR PLAN**

Date:	09/24/2021
Scale:	AS SHOWN
Drawn By:	RS
Job No:	2020-011
Sheet	A7.0
Of 9 Sheets	



Plotted by: Joaquin

10/28/2021 7:54 AM

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# DEPARTMENT OF BUILDING INSPECTION

ML

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

DATE: 09/16/2021

PROPERTY ADDRESS:  
1807 BROADWAY \*

BLOCK: 0577 LOT: 001C

Building Complaint #: 202181476

MAK FMLY TR  
MAK FMLY TR  
MAK JANET TTEE  
1807 BROADWAY  
SAN FRANCISCO CA 94109

## NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

### NOTICE OF VIOLATION OUTSTANDING:

On 08/27/2021 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

### ASSESSMENT OF COSTS NOW IMPOSED:

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

### AVOID FURTHER ASSESSMENT:

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

### IF PERMITS ARE REQUIRED:

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

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

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

**YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!**



# NOTICE OF VIOLATION

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

**DEPARTMENT OF BUILDING INSPECTION**  
City and County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA

NOTICE: 1

NUMBER: 202181476  
DATE: 27-AUG-21

ADDRESS: 1807 BROADWAY \*

OCCUPANCY/USE: ()

BLOCK: 0577 LOT: 001C

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: MAK FMLY TR  
MAILING: MAK FMLY TR  
ADDRESS: MAK JANET TTEE  
1807 BROADWAY  
SAN FRANCISCO CA

PHONE #: --

94109

PERSON CONTACTED @ SITE: MAK FMLY TR

PHONE #: --

## VIOLATION DESCRIPTION:

	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input checked="" type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input checked="" type="checkbox"/> UNSAFE BUILDING <input checked="" type="checkbox"/> SEE ATTACHMENTS	102.1

Horizontal addition at ground level and 2nd levels. (Ground level 700 sq ft, 2nd level 200 sq ft). Fire escape has been removed. Plumbing electrical work. Dryrot repair at dormer windows. Skylight infill at two locations in rear of building. new elevated walkway on East elevation no rated parapet wall. Roof replacement without permit. Nontempered glass new retaining wall.  
Code/Section: SFBC 103A, 102A, 106A.4.7, 106A.4.7

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

## CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4 628-652-3647
- FILE BUILDING PERMIT WITHIN 7 DAYS       (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
- CORRECT VIOLATIONS WITHIN DAYS.       NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.  
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Obtain building, electrical, and plumbing permits for all unpermitted work. Building permit will require SF Planning approval. Schedule all required inspections to comply with Building Code. Building permit must have plans.

**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 27-AUG-21    VALUE OF WORK PERFORMED W/O PERMITS \$300000

**BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION**

CONTACT INSPECTOR: Daniel Helminiak

PHONE # 628-652-3647

DIVISION: BID

DISTRICT : 4

By:(Inspectors's Signature) \_\_\_\_\_





# NOTICE OF VIOLATION

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

Pursuant to SFBC 107.5 and 106.4.7 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 (14<sup>th</sup> Floor), (628) 652-1160

**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 liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102.2 & 110.

**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 103 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 107.5 y 106.4.7 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 Peimisos (Board of Permit Appeals) dentro de los primeros quince dias de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14<sup>th</sup> Floor), telefono (628) 652-1150.

**ADVERTENCIA:** Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra 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 esten pagados, se le cobraran al dueño del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102.2 y 110 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 maximo de \$7,500 por cada edificio. Esta Sección tambien permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

**ADVERTENCIA:** Cualquer 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, rapidamente y conlua.mente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesión 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 103 de el Código de Edicios de San Francisco impone multas civiles hasta de \$500 porcada día a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección tambien 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.

根據《三藩市建築法規》(簡稱 SFBC) 第 107.5 項和第 106.4.7 項條款的規定，對沒有許可證便已開始的工程和或正在進行的工程、或者超越許可範圍的工程，將收取調查費。若每人可以在許可證發出日起 15 天之內，調查費可以向許可上訴委員會提出上訴。該委員會地址在 South Van Ness 街 49 號 14 樓，電話：(628) 652-1160。

警告：如不按照要求立即採取行動，以糾正上述違規行為，將導致建築檢查局執行強制糾正程序的執行。針對此房地產類型的強制糾正程序令一起在市府備案，則自迅速通知張貼日起的各項與此糾正程序令有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 102.2 項和第 110 項條款。

警告：《三藩市房屋法規》(即 SFHC) 第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次違犯者罰款 200 元，每幢樓宇的最高罰款可達 7,500 元。此項法規因規定對每一違章初犯者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。

警告：任何人通過出租房屋獲得收入，而該房屋已被建築檢查局定為低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折扣或報款中扣除稅費。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極、迅速有效地進展進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264(c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 103 項條款規定：對於任何違反、不聽從、疏忽、忽視、或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果該定罪，對每天所發生的、每一單獨的犯法行為，將付高達 500 元的罰款，和/或監禁六個月。



# NOTICE OF VIOLATION

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

**DEPARTMENT OF BUILDING INSPECTION**  
City and County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA

NOTICE: 1

NUMBER: 202181476  
DATE: 27-AUG-21

ADDRESS: 1807 BROADWAY \*

OCCUPANCY/USE: ()

BLOCK: 0577 LOT: 001C

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: MAK FMLY TR  
MAILING MAK FMLY TR  
ADDRESS MAK JANET TTEE  
1807 BROADWAY  
SAN FRANCISCO CA

PHONE #: --

94109

PERSON CONTACTED @ SITE: MAK FMLY TR

PHONE #: --

## VIOLATION DESCRIPTION:

	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input checked="" type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input checked="" type="checkbox"/> UNSAFE BUILDING <input checked="" type="checkbox"/> SEE ATTACHMENTS	102.1

Horizontal addition at ground level and 2nd levels. (Ground level 700 sq ft, 2nd level 200 sq ft). Fire escape has been removed. Plumbing electrical work. Dryrot repair at dormer windows. Skylight infill at two locations in rear of building. new elevated walkway on East elevation no rated parapet wall. Roof replacement without permit. Nontempered glass new retaining wall.  
Code/Section: SFBC 103A, 102A, 106A.4.7, 106A.4.7

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

## CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4 628-652-3647
- FILE BUILDING PERMIT WITHIN 7 DAYS     (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
- CORRECT VIOLATIONS WITHIN DAYS.     NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.  
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Obtain building, electrical, and plumbing permits for all unpermitted work. Building permit will require SF Planning approval. Schedule all required inspections to comply with Building Code. Building permit must have plans.

**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 27-AUG-21    VALUE OF WORK PERFORMED W/O PERMITS \$300000

**BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION**

CONTACT INSPECTOR: Daniel Helminiak

PHONE # 628-652-3647

DIVISION: BID

DISTRICT : 4

By:(Inspectors's Signature) \_\_\_\_\_





# NOTICE OF VIOLATION

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

Pursuant to SFBC 107.5 and 106.4.7 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 (14<sup>th</sup> 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 liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102.2 & 110.

**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 103 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 107.5 y 106.4.7 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 (14<sup>th</sup> Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra 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 cobraran al dueño del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102.2 y 110 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 maximo de \$7,500 por cada edificio. Esta Sección tambien permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 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, rapidamente y contua.mente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesión 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 103 de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección tambien 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.

根據《三藩市建築法規》(簡稱 SFBC) 第 107.5 項和第 106.4.7 項條款的規定。對沒有許可證便已開始的工程和或正在進行的工程、或者未經許可範圍的工程，將收取調查費。當每人可以在許可證發出日起 15 天之內，調查費可以向許可上訴委員會提出上訴。該委員會地址在 South Van Ness 街 49 號 14 樓。電話：(628) 652-1150。

警告：任何人通過出租房屋獲得收入，而該房屋已被建築審查局定為低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折舊或稅款中扣除稅款。如果在此廣告公布六個月後，改正工程沒有完成，或者沒有積極、迅速有效地進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264(c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：如不按照要求立即採取行動，以糾正上述違規行為，將導致建築局付諸強制糾正程序的執行。針對此房地產規章的強制糾正程序令一經在市府備案，則自通知通知張貼日起的各項與此糾正程序令有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 102.2 項和第 110 項條款。

警告：《三藩市建築法規》第 103 項條款規定：對於任何違反、不聽從、疏忽、忽視、或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規規定對違法者，如果被定罪，對每天所發生的、每一單獨的犯法行為，將付不超過 500 元的罰款，和/或者監禁六個月。

警告：《三藩市房屋法規》(即 SFHC) 第 204(w) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次違犯者罰款 200 元，每種違章的最高罰款可達 7,500 元。此項法規規定對每一違章罪者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。





# NOTICE OF VIOLATION

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

KMH

## DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
1660 Mission St. • San Francisco, CA 94103 - 2414

- FIRST NOTICE
- SECOND NOTICE
- OTHER: \_\_\_\_\_

COMPLAINT NUMBER

2021 51476

ADDRESS 1807 Broadway

DATE 8/27/21

OCCUPANCY / USE R-2

BLOCK 0577A LOT 001C

CONST. TYPE \_\_\_\_\_

STORIES \_\_\_\_\_  BASEMENT

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 \_\_\_\_\_

PHONE # \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

ZIP \_\_\_\_\_

PERSON CONTACTED @ SITE \_\_\_\_\_

PHONE # \_\_\_\_\_

## VIOLATION DESCRIPTION:

- WORK WITHOUT PERMIT (SFBC 103A);  ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);
- EXPIRED PERMIT (SFBC 106A.4.4);  CANCELLED PERMIT (SFBC 106A.3.7) PA# \_\_\_\_\_;
- UNSAFE BUILDING (SFBC 102A);  SEE ATTACHMENTS

VIOLATION DESCRIPTION	CODE / SECTION #
→ (Ground level 700 sq/ft) (Shell level 200 sq/ft)	
→ Horizontal addition at ground and 2nd levels. Fire escape has been removed. Plumbing	103A
Electrical work. Drycoat repair on dormer	102A
Windows. Skylight. Infill at two locations	106A.4.7
in rear of building. New elevated walkway on East elevation and rated parapet wall	106A.4.7
Roof replacement w/ shunt permit. Non-tempered glass	

BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

New Retaining Wall

## CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

FILE BUILDING PERMIT APPLICATION WITHIN 7 DAYS  WITH PLANS A Copy of This Notice Must Accompany the Permit Application.

OBTAIN PERMIT WITHIN 30 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 REVERSE SIDE FOR ADDITIONAL WARNINGS.

obtain buildings, electrical and plumbing permits for all unpermitted work. Building permit will require SF Planning approval. Schedule all required inspections to comply with Building Code. Building permit must have plans

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

- 9x Permit Fee (Work w/o Permit after 9/1/60)
- Other \_\_\_\_\_
- 2x Permit Fee (Work Exceeding Scope of Permit)
- Reinspection Fee \$ \_\_\_\_\_
- No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 8/27/21 VALUE OF WORK PERFORMED WITHOUT PERMITS 300,000

## BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR Daniel Adelman  
(Inspector — Print Name)

OFFICE HOURS \_\_\_\_\_ TO \_\_\_\_\_ AM AND \_\_\_\_\_ TO \_\_\_\_\_ PM

PHONE # (415) 652-3647

By: (Inspector's Signature) [Signature] DISTRICT # 4

CC:  DCP  EID  PID  BID  HIS  CED  PRS  DAD  SFFD  DPH  PS

- Building Inspection Division  
3rd Floor, 1660 Mission St. 558-6096
- Housing Inspection Services  
6th Floor, 1660 Mission St. 558-6220
- Electrical Inspection Division  
3rd Floor, 1660 Mission St. 558-6030
- Plumbing Inspection Division  
3rd Floor, 1660 Mission St. 558-6054
- Code Enforcement Division  
3rd Floor, 1660 Mission St. 558-6454



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 1650 Mission St. 3rd floor 415-575-6880

**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 lien 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

**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(c) of the Revenue and Taxation Code.

**WARNING:** Section 103A.1 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 límite 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 875 de la calle Stevenson, cuarto piso, teléfono 554-6720.

**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 sera embargada para recuperar dichos gastos. Referencia a la Sección 102A 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 ó 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 está diligentemente, rápidamente y contuamente acusado después de seis (6) meses de la fecha de este aviso, se le enviará una notificación a la Junta de Concesión 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.1 de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por 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.

根據《三藩市建築法規》(簡稱SFBC)第107A.5項和第106A.4.7項條款的規定,對沒有許可證便已開始的工程和或正在進行的工程、或者超越許可範圍的工程,將收取調查費。當事人可以在許可證發出日起15天之內,調查費可以向許可上訴委員會提出上訴。該委員會地址在Stevenson街875號4樓,電話:554-6720。

警告:任何人通過出租房屋獲得收入,而該房屋已被建築審查局定為低於規定標準者,不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折舊或稅款中扣除稅費。如果在此通告公佈六個月後,改正工程沒有完成,或者沒有積極、迅速有效地繼續進行,我們將根據《國家稅收法規》(即Revenue & Taxation Code)第1264(c)項條款,通知加州稅務委員會(The Franchise Tax Board)。

警告:如不按照要求立即採取行動,以糾正上述違章行爲,將導致建築檢查局付諸強制糾正程序的執行。倘對此房地產頒發的強制糾正程序令一經在市府備案,則自違章通知張貼日起的各項與此糾正程序令有關的費用,將向房地產主索取,或將房地產扣押,直至付清各項費用。請參閱《三藩市建築法規》第102A項條款。

警告:《三藩市建築法規》第103A.1項條款規定:對於任何違反、不服從、疏忽、忽視、或拒絕遵照此法規者,或者抵制、反對實施此法規中的任何條款的個人,將付最高500元的民事罰款。此法規還規定對違法者,如果被定罪,對每天所發生的、每一單獨的犯法行爲,將付予高達500元的罰款,和/或者監禁六個月。

警告:《三藩市房產法規》(即SFHC)第204(b)項條款規定:對每一違章初犯者立即將被罰款100元,二次重犯者罰款200元,每幢樓宇的最高罰款可達7,500元,此項法規還規定對每一違章輕罪者可提出刑事控告,每日最高罰款可達1,000元,或/和監禁六個月。





# NOTICE OF VIOLATION

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

KMH

## DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
1660 Mission St. • San Francisco, CA 94103 - 2414

- FIRST NOTICE
- SECOND NOTICE
- OTHER: \_\_\_\_\_

COMPLAINT NUMBER

2021 81476

ADDRESS 1807 Broadway

DATE 8/27/21

OCCUPANCY / USE R-2

BLOCK 0577 LOT 0018

CONST. TYPE \_\_\_\_\_ STORIES \_\_\_\_\_  BASEMENT  
 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 \_\_\_\_\_ PHONE # \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

PERSON CONTACTED @ SITE \_\_\_\_\_ PHONE # \_\_\_\_\_

## VIOLATION DESCRIPTION:

<input checked="" type="checkbox"/> WORK WITHOUT PERMIT (SFBC 103A);	<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);	
<input checked="" type="checkbox"/> EXPIRED PERMIT (SFBC 106A.4.4);	<input type="checkbox"/> CANCELLED PERMIT (SFBC 106A.3.7)	PA# _____;
<input checked="" type="checkbox"/> UNSAFE BUILDING (SFBC 102A);	<input checked="" type="checkbox"/> SEE ATTACHMENTS	CODE / SECTION #
→ (Ground level now 59/ft) (2nd level 2005/ft)		
→ Horizontal addition at ground and 2nd levels. Fire escape has been removed		102A
Electrical work! Dryout repair at beams		106A.4.7
Windows, skylight install at 1100 locations on rear of building. New elevated walkway on East elevation. No lateral support wall		106A.4.7
Roof replacement without permit. Non-temperatures		

BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

New Retaining Wall

## CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

- FILE BUILDING PERMIT APPLICATION WITHIN 7 DAYS  WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.
- OBTAIN PERMIT WITHIN 30 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 REVERSE SIDE FOR ADDITIONAL WARNINGS.

obtain buildings, electrical and plumbing permits for all unpermitted work. Building permit will require SF plumbing approval. Schedule all required inspections to comply with Building Code. Building permit must have plans

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

- 9x Permit Fee (Work w/o Permit after 9/1/60)
- Other \_\_\_\_\_
- 2x Permit Fee (Work Exceeding Scope of Permit)
- Reinspection Fee \$ \_\_\_\_\_
- No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 8/27/21 VALUE OF WORK PERFORMED WITHOUT PERMITS 300,000

## BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR Daniel Hebrard  
(Inspector — Print Name)

OFFICE HOURS \_\_\_\_\_ TO \_\_\_\_\_ AM AND \_\_\_\_\_ TO \_\_\_\_\_ PM

PHONE # 625 652 3647

By: (Inspector's Signature) [Signature] DISTRICT # 4

CC:  DCP  EID  PID  BID  HIS  CED  PRS  DAD  SFFD  DPH  PS

- Building Inspection Division  
3rd Floor, 1660 Mission St. 558-6096
- Housing Inspection Services  
6th Floor, 1660 Mission St. 558-6220
- Electrical Inspection Division  
3rd Floor, 1660 Mission St. 558-6030
- Plumbing Inspection Division  
3rd Floor, 1660 Mission St. 558-6054
- Code Enforcement Division  
3rd Floor, 1660 Mission St. 558-6454



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 1650 Mission St. 3rd floor 415-575-6880

**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 liened 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

**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(c) of the Revenue and Taxation Code.

**WARNING:** Section 103A.1 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 límite 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 875 de la calle Stevenson, cuarto piso, teléfono 554-6720.

**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 esten pagados, se le cobraran al dueño del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102A 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 ó 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 está diligentemente, rápidamente y contuamente acusado después de seis (6) meses de la fecha de este aviso, se le enviará una notificación a la Junta de Concesión 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.1 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, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por 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.

根據《三藩市建築法規》(簡稱SFBC)第107A.5項和第106A.4.7項條款的規定,對沒有許可證便已開始的工程和或正在進行的工程、或者超越許可範圍的工程,將收取調查費。當事人可以在許可證發出日起15天之內,調查費可以向許可上訴委員會提出上訴。該委員會地址在Stevenson街875號4樓,電話:554-6720。

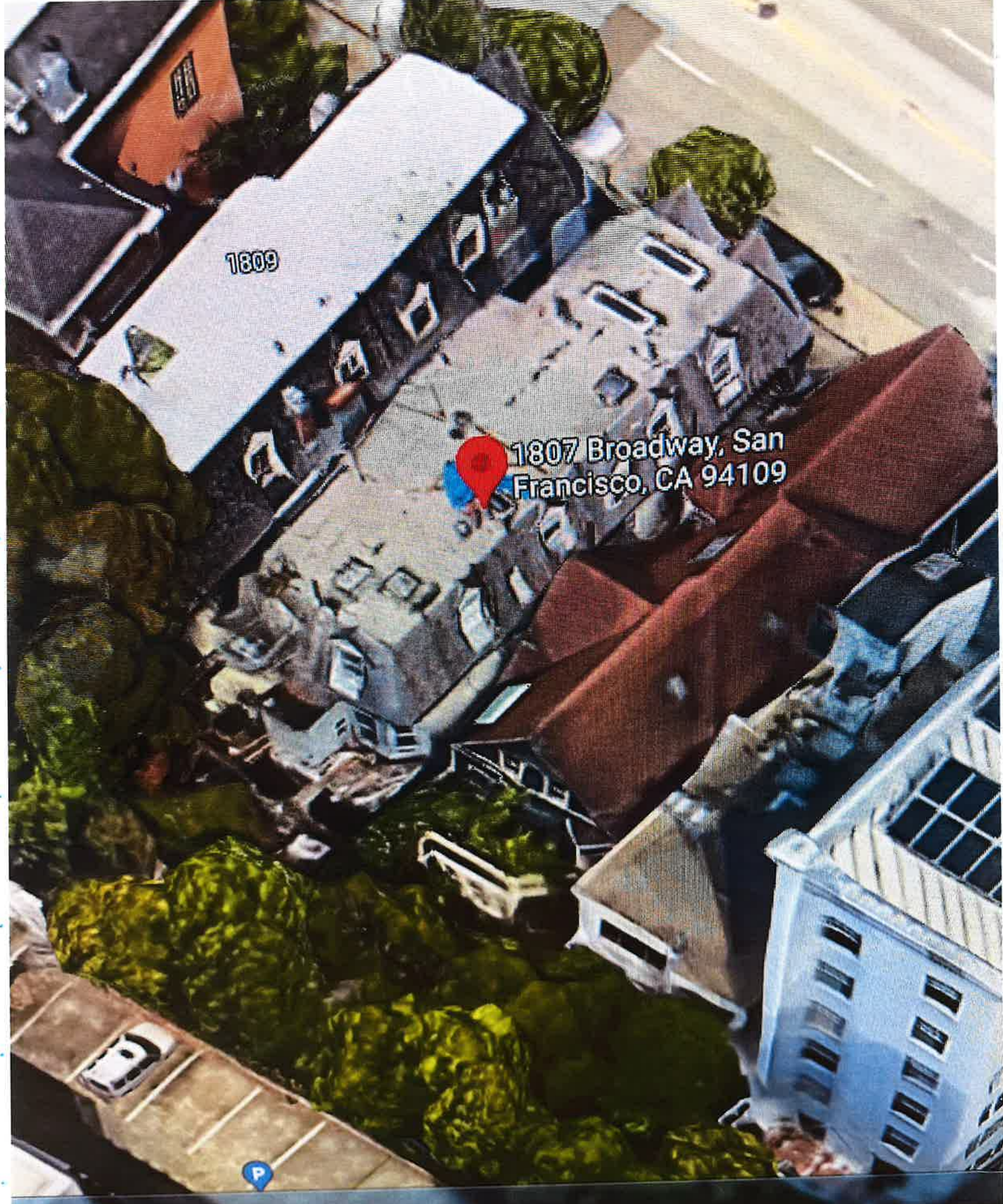
警告:如不按照要求立即採取行動,以糾正上述違章行為,將導致建築檢查局付諸強制糾正程序的執行。倘對此房地產頒發的強制糾正程序令一經在市府備案,則自違章通知張貼日起的各項與此糾正程序令有關的費用,將向房地產主索取,或將房地產扣押,直至付清各項費用。請參閱《三藩市建築法規》第102A項條款。

警告:《三藩市房產法規》(即SFHC)第204(b)項條款規定:對每一違章初犯者立即將被罰款100元,二次重犯者罰款200元,每幢樓宇的最高罰款可達7,500元。此項法規還規定對每一違章輕罪者可提出刑事控告,每日最高罰款可達1,000元,或/和監禁六個月。

警告:任何人通過出租房屋獲得收入,而該房屋已被建築審查局定為低於規定標準者,不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折舊或稅款中扣除稅費。如果在此通告公佈六個月後,改正工程沒有完成,或者沒有積極、迅速有效地繼續進行,我們將根據《國家稅收法規》(即Revenue & Taxation Code)第1264(c)項條款,通知加州稅務委員會(The Franchise Tax Board)。

警告:《三藩市建築法規》第103A.1項條款規定:對於任何違反、不服從、疏忽、忽視、或拒絕遵照此法規者,或者抵制、反對實施此法規中的任何條款的個人,將付最高500元的民事罰款。此法規還規定對違法者,如果被定罪,對每天所發生的、每一單獨的犯法行為,將付予高達500元的罰款,和/或者監禁六個月。





1807 Broadway, San  
Francisco, CA 94109

1809

P

DELL





1805

1807

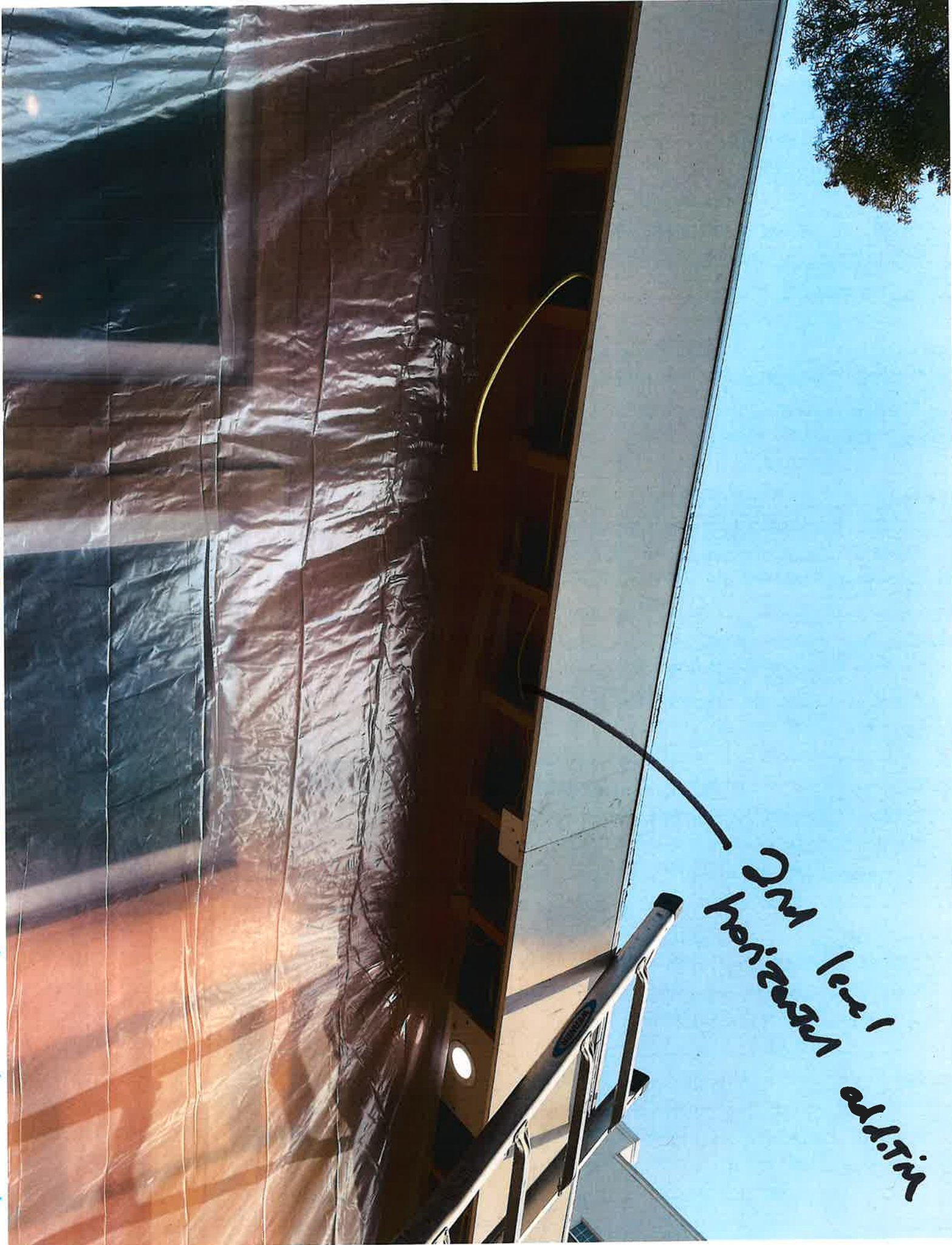
1809





200 59/0  
2nd level  
horizontal  
addition





2nd level  
horizontal addition



Refrigerator  
Cabinet

Refrigerator  
Cabinet



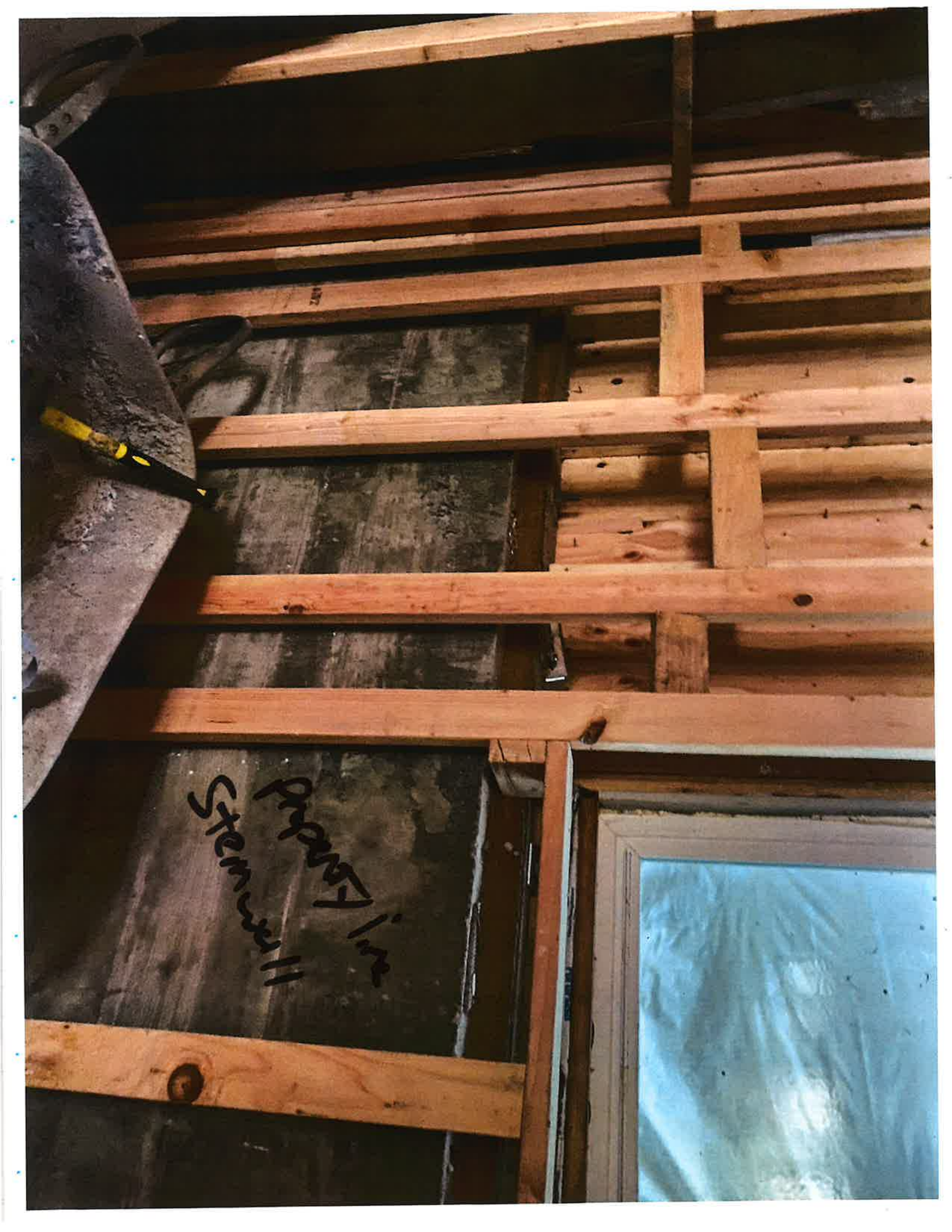




Outreach  
Glass



11 mm  
Starline  
Pencil





700 sq ft  
Ground level  
horizontal  
addition



New Star









www.igard.com  
K. DOORS

Beitling  
P. 5015 6011







Handwritten text on the ground: "E) ... addition"





New wood deck  
walkway  
No fire wall

Neister







Rear addition  
and slab on  
grade









New for  
retaining  
wall

Cement Board with Embedded Glass Mesh

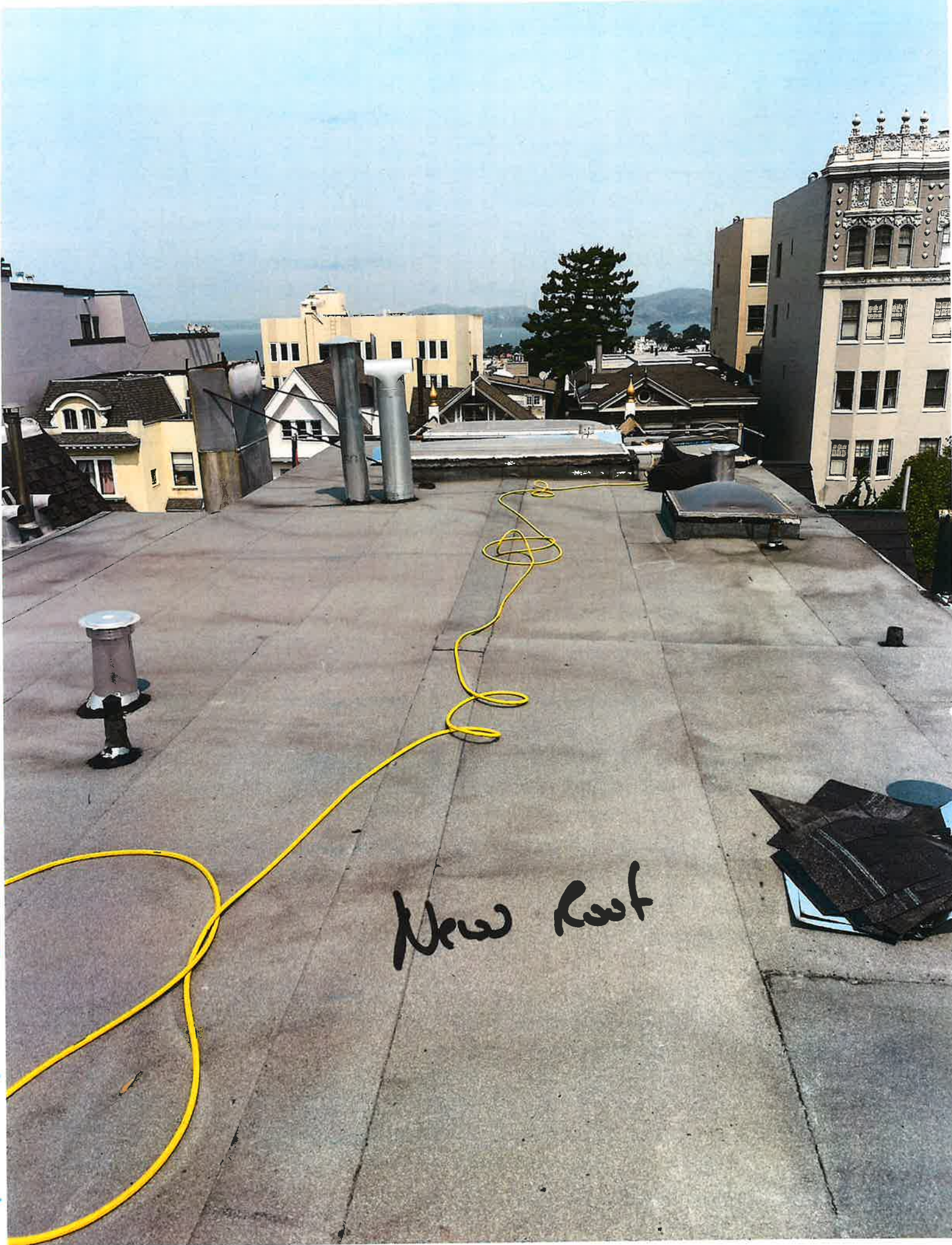
Perma-Blast





New Remodeling Co. Inc.





New Roof



A photograph of a concrete roof under construction. The roof is composed of large, light-colored concrete panels. In the upper left, a person's legs and feet are visible, standing on the roof. Various tools and equipment are scattered across the surface. A red air compressor with a black motor is positioned on the right side. A long yellow hose is coiled on the roof. A white bucket is on the left. Blue and black cables are also visible. The text "New Roof" is written in black cursive in the lower center of the image.

New Roof





## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202181476

OWNER/AGENT: MAK FMLY TR  
 MAK FMLY TR  
 MAK JANET TTEE  
 1807 BROADWAY  
 SAN FRANCISCO CA  
 94109

DATE FILED: 25-AUG-21

LOCATION: 1807 BROADWAY \*

BLOCK: 0577 LOT: 001C

SITE:

RATING: OCCUPANCY CODE

OWNER'S PHONE --

CONTACT NAME

CONTACT PHONE --

RECEIVED BY: AGEE DIVISION: BID

COMPLAINT SOURCE: WEB FORM

COMPLAINANT: anon

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE --

**DESCRIPTION:** date last observed: 24-AUG-21; time last observed: 5:30 pm; identity of person performing the work: Daniel Wong and Elaine Mak - L; floor: 3; unit: Main Build; exact location: Roof; building type: Residence/Dwelling FIRE SAFETY/FIRE ESCAPE; EXPIRED PERMITS; WORK W/O PERMIT; WORK BEYOND SCOPE OF PERMIT; ; additional information: Constant Construction /renovation throughout the building, including roofing work, scaffolding /exterior paint job, interior paint job, first floor unit remodel, building a deck off of rear (3rd floor) which also blocks the Fire Escape. The fire escape has been inaccessible for 4 months Additionally, delay (3 months) on fixing Fire Alarms. We've asked multiple times for this to be fixed. We were unable to find any active permits and the permits they did have were for work on the back patio, not for the work they are currently doing and have been doing for months. Currently, they are doing roofing work, have scaffolding around the building

**INSTRUCTIONS:**

### INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	HINCHION	1125		

### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
16-SEP-21	Thu Ha Thi Truong	CES	per DH

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
25-AUG-21	CASE OPENED	BID	D HELMINIAK	CASE RECEIVED	
25-AUG-21	OTHER BLDG/HOUSING VICINS	D	D HELMINIAK	CASE UPDATE	Case reviewed and assigned to district inspector per MH; ag
25-AUG-21	OTHER BLDG/HOUSING VIC	BID	D HELMINIAK	CASE UPDATE	Spoke with Yaris the contractor on the phone. Workers were painting the front of house( no permit required), requested access to propErty. Yaris will call me on 8/26 te set up time. DRH





## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202181476

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
27-AUG-21	OTHER BLDG/HOUSING VIC	BID	D HELMINIAK	CASE UPDATE	Issued NOV. DRH
27-AUG-21	OTHER BLDG/HOUSING VIC	BID	D HELMINIAK	FIRST NOV SENT	1st NOV issued by DH; slw
30-AUG-21	OTHER BLDG/HOUSING VIC	BID	D HELMINIAK	CASE UPDATE	1st NOV mailed and cc to DCP, EID, PID and SFFD; slw
16-SEP-21	OTHER BLDG/HOUSING VIC	INS	D HELMINIAK	CASE UPDATE	FWL mailed. Refer to CES per DH ;tt
16-SEP-21	OTHER BLDG/HOUSING VIC	BID	D HELMINIAK	FINAL WARNING LETTER SENT	No permit filed within time allowed. Refer to CES. DRH
16-SEP-21	GENERAL MAINTENANCE	BID	D HELMINIAK	REFERRED TO OTHER DIV	transfer to div CES

### COMPLAINT ACTION BY DIVISION

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



## COMPLAINT DATA SHEET

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 MAK FMLY TR  
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 1807 BROADWAY  
 SAN FRANCISCO CA  
 94109

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LOCATION: 1807 BROADWAY \*

BLOCK: 0577 LOT: 001C

SITE:

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RECEIVED BY: AGEE DIVISION: BID

CONTACT NAME

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CONTACT PHONE --

COMPLAINANT: anon

ASSIGNED TO DIVISION: BID

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**INSTRUCTIONS:**

### INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	HELMINIAK	6354	4	

### REFERRAL INFORMATION

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

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
25-AUG-21	CASE OPENED	BID	D HELMINIAK	CASE RECEIVED	
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27-AUG-21	OTHER BLDG/HOUSING VIC	BID	D HELMINIAK	CASE UPDATE	Issued NOV. DRH





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

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202181476

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
27-AUG-21	OTHER BLDG/HOUSING VIC BID	D	HELMINIAK	FIRST NOV SENT	1st NOV issued by DH; slw
30-AUG-21	OTHER BLDG/HOUSING VIC BID	D	HELMINIAK	CASE UPDATE	1st NOV mailed and cc to DCP, EID, PID and SFFD; slw
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### COMPLAINT ACTION BY DIVISION

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



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COMPLAINANT'S PHONE --

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**INSTRUCTIONS:**

### INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	HELMINIAK	6354	4	

### REFERRAL INFORMATION

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

## COMPLAINT DATA SHEET

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### COMPLAINT ACTION BY DIVISION

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