

*AAB Regular  
Meeting of  
March 20, 2024*

*Agenda Item E3*

*Staff Report*

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Post: JANET MAK  
\$  
Total: 450 03RD AV  
\$  
San: SAN FRANCISCO, CA 94117  
\$  
Street: hb:NOH AAB 1807 BROADWAY \* 202181768  
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. 6916**  
**Complaint No. 202181768**  
**Order of Abatement No. 202181768-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# 202181768 AAB Appeal No. 6916**

Dear Parties:

On December 8th, 2021, the Abatement Appeals Board (AAB) received Appellant Janet Mak's completed appeal form, appealing Director's Order No. 202181768-A.

This matter has been scheduled for hearing before the AAB on **March 20, 2024, at 9:30 A.M 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](https://www.sfdbi.org) ([sfdbi.org](https://www.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 28<sup>th</sup>, 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 posted on the left door.

Decorative vent cover on the wall to the right of the stairs.



## ABATEMENT APPEALS BOARD

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

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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: 12/07/2021

Appeal Number \_\_\_\_\_  
Complaint Tracking No(s) 202181768A  
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: 415 606-2285

Appellant's Mailing Address: 450 3rd Avenue San Francisco, CA 94118

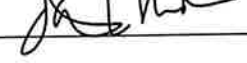
**Abatement Appeals Board (AAB)  
Tel. (628) 652-3517 - (628) 652-3426  
49 South Van Ness Avenue Suite 400, San Francisco, CA 94103**



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? Contractors
- (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: 12/07/2021 Signatory is  property owner  agent  other \_\_\_\_\_

**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: \_\_\_\_\_ Signatory is  property owner  agent  other \_\_\_\_\_

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.

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

PM20190904063 -Expired  
PP20190904060 -Expired

1807 Broadway  
San Francisco, CA 94109

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.



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: BW3  
Hearing Number : 202181768  
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: 202181768  
 DATE: 31-AUG-21

ADDRESS: 1807 BROADWAY \*

OCCUPANCY/USE: R-2 (RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 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:

PHONE #: --

## VIOLATION DESCRIPTION:

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

A site visit has revealed the building illegally changed from (5) units to (4) units. It appears a door has been infilled at 2nd floor intermediate landing. Currently (1) unit ground floor, (2) units at 2nd floor and (1) unit at 3rd floor.  
 Code/section SFBC: 103A

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 a building permit to convert from (5) units to (4) units. Plans required. SF Planning approval required.

**INVESTIGATION FEE OR OTHER FEE WILL APPLY**

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

APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERMITS \$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 **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 diligent 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 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 tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 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 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 esta diligentemente, rápidamente y contuamente 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 también impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

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。當舉報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：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，則自通告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，每檢檢宇的最高罰款可達 7,500 元。此項法規還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。

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，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、遲有地進行，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：《三藩市建築法規》第 103 項條款規定：對於任何違反、不聽從、蔑視、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，將付最高 500 元的罰款，和/或者監禁六個月。

7004 1350 0002 4726 1965

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**MAK FAMILY TR  
MAK JANET TTEE  
1807 BROADWAY  
SAN FRANCISCO, CA 94109**

**RE: 1807 BROADWAY 202181768 DH 11/3/21**



## DEPARTMENT OF BUILDING INSPECTION

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

DATE: 09/16/2021

PROPERTY ADDRESS:  
1807 BROADWAY \*

BLOCK: 0577 LOT: 001C

Building Complaint #: 202181768

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 08/31/2021 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

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

20181768

ADDRESS 1807 Broadway

DATE 8/31/11

OCCUPANCY / USE R2

BLOCK 0577 LOT 001C

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

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

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

CODE / SECTION #

A site visit has revealed the Building Illegally changed from (5) units to (4) units. It appears a door has been infilled at 2nd floor intermediate landing (corridor) (1) unit ground floor (2) units at 2nd floor and (1) unit at 3rd floor.

103A

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

## 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 a building permit to convert from (5) units to (4) units. Plans required. SF Planning approval required.

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

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

APPROX. DATE OF WORK W/O PERMIT \_\_\_\_\_ VALUE OF WORK PERFORMED WITHOUT PERMITS 300,000

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

CONTACT INSPECTOR Daniel Holman  
(Inspector - Print Name)

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

PHONE # 628 652 3647

By: (Inspector's 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 Coñcesión 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:如不按緊要求立即採取行動,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。



# 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

ADDRESS 1807 Broadway

DATE 8/31/01

OCCUPANCY / USE R2

BLOCK 0577 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

CODE / SECTION #

A site visit has accepted the Building  
Illegally changed from (5) units to  
(4) units. It appears a door has been  
unfilled at 2nd floor intermediate landing  
(correctly (1) unit ground floor (2)  
units at 2nd floor and (1) unit  
at 3rd floor.

103A

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

## 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 a building permit to convert from  
(5) units to (4) units. Plans required. SF Planning  
approval required

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

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

APPROX. DATE OF WORK W/O PERMIT \_\_\_\_\_ VALUE OF WORK PERFORMED WITHOUT PERMITS 300,000

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

CONTACT INSPECTOR Daniel Mahmud  
(Inspector — Print Name)

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

PHONE # (628) (652) 3647

By: (Inspector's 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, 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 項條款的规定，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。





Unit  
1

tinu  
1

Unit

2



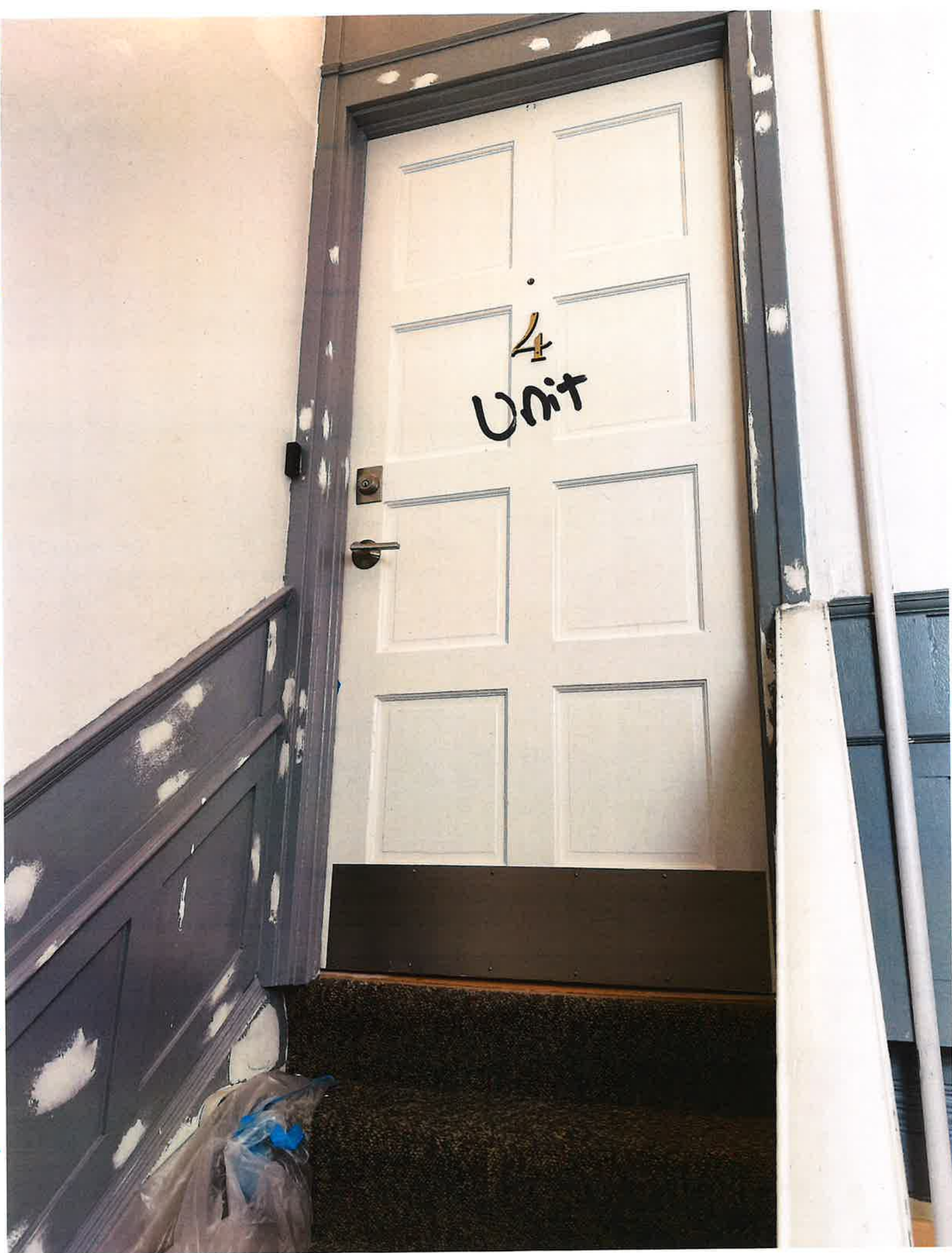
tinu

3  
Unit



100

4  
Unit



100



MISSING UNIT



Tina McKim

missing unit



Wizzim find

# HEARING INFORMATION FORM

PROPERTY ADDRESS: 1807 Broadway		<input checked="" type="checkbox"/> FIRST NOTICE: 8/31/2021	COMPLAINT NO. 202181768
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	5	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:

A site visit has revealed the building illegally changed from (5) units to (4) units. It appears a door has been infilled at 2nd floor intermediate landing. Currently (1) unit ground floor, (2) units at 2nd floor and (1) unit at 3rd floor. Code/section SFBC: 103A Monthly monitoring fee applies. Code/Section: SFBC 110A, Table 1A-K

### INSPECTOR'S COMMENTS/STATUS:

Obtain a building permit to convert from (5) units to (4) units. Plans required. SF Planning approval required.

PERMIT STATUS: FILED  / APPROVED  / ISSUED  / STATUS: WORK IN PROGRESS  / EXPIRED  / CANCELLED

BUILDING #	No permit found to comply with this 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	<b>CONDITIONS:</b> 30 DAYS TO COMPLETE ALL WORK INCLUDING FINAL SIGNOFF OF PERMITS TO COMPLYW WITH NOV#202181768 AND PAY ALL CES FEES
---	--

### HEARING OFFICIAL:

DECISION: Owner Represented: Y  / N  Building Unsafe (SFBC102): Y  / N  Hearing Continued Y  / N

- 1.
- 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 type="checkbox"/> OOA: _	<input type="checkbox"/> AAB-Hearing Date: _	Return to Source <input type="checkbox"/>	
<input type="checkbox"/> OOA W/ADVISEMENT: __DAYS	<input type="checkbox"/> AAB- Decision: _	Approved By: Mauricio Hernandez	
<input type="checkbox"/> CONTINUED DH: _	<input type="checkbox"/> Litigation Ref: _	Date: _	
<input type="checkbox"/> RETURN TO SOURCE: _	<input type="checkbox"/> City Att. Ref: _	<input type="checkbox"/> BID	<input type="checkbox"/> EID
	<input type="checkbox"/> LIEN Process: Y <input type="checkbox"/> / N <input type="checkbox"/>	<input type="checkbox"/> PID	<input type="checkbox"/> CES

### CASE ABATED

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

# HEARING INFORMATION FORM





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

# PAYMENT RECEIPT

Printed on: 12/08/2021 09:21:30 AM

**Code Enforcement Division**

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

Payment Date: 12/08/2021

Job Address

**1807 BROADWAY \* -**

Receipt Number: CED06800

Issued By: HGIBBONS

Payment received from:

Application Number:

WELLS FARGO BANK  
 1560 VAN NESS AV  
 SAN FRANCISCO CA 94109



#202181768\_1807 Broad Way\_AAB

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$158.10	202181768

**TOTAL \$158.10**

BY *HG*

**DBI COPY**

The County and City of Francisco  
 DBI  
 Reference Number: 2021341006-5  
 Date/Time: 12/08/2021 9:20:21 AM  
 Permit or Reference Numb Payment  
 2021341006-5-1  
 Line Item  
 Permit or Reference Num CED06800  
 Comment: 1807 BROADWAY \*  
 Fee Desc: CED AAB Filing Fee  
 Amount: \$158.10  
 Total: \$158.10  
 1 ITEM TOTAL: \$158.10  
 TOTAL: \$158.10  
 \*\*\* DUPLICATE RECEIPT 12/8/21 \*\*\*  
 iCL Check \$158.10  
 Total Received: \$158.10  
 Safe Building!

1807 BROADWAY \* -

**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: 12/07/2021

Appeal Number \_\_\_\_\_  
Complaint Tracking No(s) 202181768A  
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: 415 606-2285

Appellant's Mailing Address: 450 3rd Avenue San Francisco, CA 94118

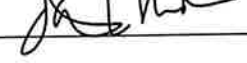
**Abatement Appeals Board (AAB)  
Tel. (628) 652-3517 - (628) 652-3426  
49 South Van Ness Avenue Suite 400, San Francisco, CA 94103**



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? Contractors
- (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: 12/07/2021 Signatory is  property owner  agent  other \_\_\_\_\_

**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: \_\_\_\_\_ Signatory is  property owner  agent  other \_\_\_\_\_

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.

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

PM20190904063 -Expired  
PP20190904060 -Expired

1807 Broadway  
San Francisco, CA 94109

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.