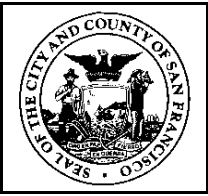


***AAB Regular
Meeting of
April 17, 2024***

Agenda Item C

Staff Report



ABATEMENT APPEALS BOARD

City & County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

CODE ENFORCEMENT SECTION ABATEMENT APPEALS BOARD STAFF REPORT

Appeal No. 6918

Date of Abatement Appeals Board Hearing: 4/17/24

Property Address: 3655 20th St

Block: 3608 Lot: 064

Page 1

Complaint Number: 202295141

PROPERTY OWNER INFORMATION

**Property Owner(s) Name and Appellant: KNOWLES JOHN F & DAPHNE &
KNOWLES GREGORY A, 2414 Central Ave, Alameda, CA 94501**

Appellant:

Building/Property Description: Three Story, Type 5 Building

Legal Use/Occupancy: R-2 / 5 Unit Apartment Building

Case Summary:

**Notice of Violation(s): NOV 09/08/22
FWL 02/02/23**

Nature of Violation: This to amend NOV#202295141 issued on 9/8/2022 for potentially hazardous condition at the rear section of the east property line between 3651 and 3655. PA202211237117 was issued as an emergency to remove approx. 4ft length of a 3ft high portion of retaining wall which was in danger of collapsing. PA202211237117 was final in error on 2/22/23, as an unsafe condition still exist. Per site visit on 2/24/2023 it was observed temporary plywood protecting the area. The site visit also revealed that all perimeter retaining walls show deterioration, cracks and shifting. Permit research failed to unearth permits to build/erect retaining walls
MONTHLY MONITORING FEE Section 110A TABLE 1A-k Code/Section:
SFBC102A, SFBC 106A.4.7

Outstanding Violations: Yes

Life Safety Hazards: Unsafe

Directors Hearing: # 202295141 Date: 9/5/2023

Result: 30 Day Advisement Issued

**Order of Abatement: 202295141-A issued with condition: 30 DAYS TO COMPLETE ALL
WORK INCLUDING FINAL SIGNOFF OF PERMITS TO COMPLY WITH**

Appeal No. 6918

Date of Abatement Appeals Board Hearing: 4/17/2024

Property Address: 3655 20th St

Block: 3608 Lot: 064

Page 2

NOV#202295141 AND PAY ALL CES FEES.

Permit Activity: Permit#202309055936 (ISSUED) - Revision to no-plan permit 202211237117 and comply with NOV 202295141. Address failing 3' retaining walls in rear yard. Build new planters at grade in front of (e) retaining walls. Repair to rear stairs.

Case History:

09/08/22	1st Notice of Violation issued
02/02/23	Final Warning letter
06/01/23	Posted Notice of Director's Hearing
06/20/23	Case Continued to 9/5/23 Directors Hearing
09/05/23	Directors Hearing resulting in 30 Day Advisement (Owner was represented)
11/06/23	Order of Abatement Posted
11/17/23	Received Abatement Appeals Board Application & Processed
03/18/24	AAB Hearing Notice Posted.

Last Inspection Date: 03/18/24 – Items in NOV are still outstanding with no completed permit to comply with NOV.

Appellant's Request: CANCELLING OF THE OOA AS A PERMIT WAS PROCURED IN A TIMELY MANNER TO ADDRESS THE COMPLAINT CONSIDERING OWNER WAS UNAWARE OF THE COMPLAINT

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

Abatement Appeals Board Action:

LIST OF DOCUMENTS

- 1) Appellant's Appeal and Payment Receipt**
- 2) Order of Abatement # and Initial Bill**
- 3) Declaration of service of posting and mailing of Order of Abatement**
- 4) Notice of Violations and Final Warning Notice Letter**
- 5) Complaint Data Sheet**
- 6) Payment History**

Appeal No. 6918

Date of Abatement Appeals Board Hearing: 4/17/2024

Property Address: 3655 20th St

Block: 3608 Lot: 064

Page 3

7) Complaint List

8) Permit List

9) Property Profile

10) BPA# 202309055936 Details

11) Photos



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: 11/17/2023 12:11:52 PM

Code Enforcement Division

Phone:(628) 652-3430

Payment Date: 11/17/2023

Job Address

3655 3657 20TH ST -

Receipt Number: CED08522

Issued By: HBROOKS

Payment received from:

HENRY KARNILOWICZ

Application Number:

3762 22ND ST

SAN FRANCISCO CA 94114

AAB Payment

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$181.82	202295141

TOTAL \$181.82

BY _____



City and County of San Francisco DBI
 DBI

Reference Number: 2023320001-72
 Date/Time: 11/17/2023 12:11:03 PM

Permit or Reference Number Payment
 2023320001-72-1

Line Item

Permit or Reference Number: CED08522

Comment: 3655 3657 20TH ST

Fee Desc: CED AAB Filing Fee

Amount: \$181.82

Total: \$181.82

1 ITEM TOTAL: \$181.82

TOTAL: \$181.82

DUPLICATE RECEIPT 11/17/2023 12:11:31 PM

ICL Check \$181.82

Total Received: \$181.82



Safe Building!

3655 3657 20TH ST -

**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: Henry Karnilowicz Appeal Number _____
Director's Order No 202203141
Date Appeal Filed: 12/12/23 Complaint Tracking 202203141
No(s) Filing Fee: \$181.82

Instructions: Please (1) answer all the questions on pages 1 and 2 for appeals of Director's Orders, and complete pages 1 through 3 for Requests for Jurisdiction, (2) sign the bottom of page 2 (and 3 if applicable), and (3) include the requisite filing fee of \$181.82 (checks are payable to the San Francisco Department of Building Inspection). Please attach additional pages as necessary and print legibly.

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

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

- (1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on 6/20/23 & 2/5/23.
- (2) The affected premises are located at 3655 26th Street San Francisco. They contain 5 dwelling units and 4 guest rooms.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
complaint concerning an alleged unsafe condition
- (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.).
cancelling of the OOA as a permit was procured in a timely manner to address the complaint, considering owner was unaware of the complaint
- (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: Henry Karnilowicz Daytime Phone Number: _____

Appellant's Mailing Address: _____

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:

none

(8) Did the current owner(s) of record own the property when this work was performed?

Yes No

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

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

none

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

(12) When was the work done? _____

(13) Who did the work? _____

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

(15) Do you own other properties in San Francisco? Yes No

(16) If yes, do any of these properties have active Department of Building Inspection code enforcement cases or Orders of abatement? Yes No

(17) If Yes, please list Complaint Tracking or Order numbers

(18) Have you owned property in San Francisco before? Yes No

(19) Are you aware that building, plumbing, and/or electrical permits may be required to abate the subject code violations? Yes No

(20) Have you applied for the required permits to abate the subject code violations? Yes No

If yes, please list permit applications:

Building Permit Application Nos. _____

Plumbing Permit Application Nos. _____

Electrical Permit Application Nos. _____

(21) What other permits have you been granted by the City? plumb, plumb & elect

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

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

Print Name: Henry Karnilowicz

Signature: [Signature]

Date Signed: 11/12/23

Signatory is property owner agent other _____



ORDER OF ABATEMENT

October 19, 2023

Owner:

KNOWLES JOHN F & DAPHNE
2414 CENTRAL AVE
ALAMEDA CA 94501

Property Address: 3655 3657 20TH ST, 0000

Block: 3608 Lot: 064 Seq: 1
Tract: 207 Case: BW0
Complaint: 202295141

Inspector/Division: Lam

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202295141

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **September 5, 2023** IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. **THE OWNER WAS REPRESENTED**

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

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

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

30 Days to Obtain Permit and Complete including Final Signoff to Comply with NOV# 202295141 and Pay All CES Fees.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 105A3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO **DISABLED ACCESS** MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 49 South Van Ness Ave, Suite 400, San Francisco, CA 94103, tel: (628) 6523517, (628) 6523430, AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

A blue ink signature of John Hinchion, Chief Building Inspector.

John Hinchion, Chief Building Inspector
Department of Building Inspection

Very truly yours

A blue ink signature of Patrick O'Riordan, C.B.O., Director, with a handwritten "for" in blue ink to the left.

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

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



Assessment of Costs - Initial

(Pursuant to Sections 102A3 et al, and 110A Tables 1A-D, 1 A-G, 1A-K of the San Francisco Building Code and Ordinance 180-10)

Owner KNOWLES JOHN F & DAPHNE
 KNOWLES JOHN F & DAPHNE
 2414 CENTRAL AVE
 ALAMEDA CA

Date October 20, 2023

Complaint Number 202295141

94501

Block 3608 **Lot** 064

Address 3655 20TH ST

Prepared by Gilbert Lam

Reviewed by S.BRYANT

Amount Now Due and Payable

\$3,469.66

Comments IB MMF: (9/8/22 - 10/11/23) 13 months. -GL OTHER CERT OOA

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
09/07/22	Initial Site Inspection, Travel time and Data entry	Inspector	1	\$181.82	\$181.82
09/08/22	Issued Notice of Violation and Data entry	Inspector	.75	\$181.82	\$136.37
09/09/22	Posted Notice of Violation and Travel time	Inspector	.5	\$181.82	\$90.91
09/30/22	Case review, Scheduling and Data entry	Inspector	.25	\$181.82	\$45.46
10/04/22	Case review, Scheduling and Data entry	Inspector	.25	\$181.82	\$45.46
11/02/22	Telephone calls/Office visits (Owner/Agent)	Inspector	.25	\$181.82	\$45.46
01/03/23	Case review, Scheduling and Data entry	Inspector	.25	\$181.82	\$45.46
02/02/23	Issued Final Warning Letter	Inspector	.25	\$181.82	\$45.46
02/06/23	Case intake and Data entry	Clerical	.5	\$111.23	\$55.62
02/09/23	Case review, Scheduling and Data entry	Inspector	.25	\$181.82	\$45.46
02/13/23	Researched permit history/status	Inspector	.25	\$181.82	\$45.46
03/22/23	Issued Notice of Violation and Data entry	Inspector	.75	\$181.82	\$136.37
03/23/23	Posted Notice of Violation and Travel time	Inspector	.5	\$181.82	\$90.91
04/13/23	Case review, Scheduling and Data entry	Inspector	.25	\$181.82	\$45.46
05/17/23	Reviewed and approved case for Director's Hearing	Inspector	.75	\$181.82	\$136.37
05/30/23	Research Title and Prepare case for Director's Hearing	Clerical	1	\$111.23	\$111.23
05/30/23	Certified Mailing	Clerical	.5	\$111.23	\$55.62
06/01/23	Posted Notice of Director's Hearing	Inspector	.5	\$181.82	\$90.91
06/01/23	Processed photos	Inspector	.25	\$181.82	\$45.46
06/14/23	Researched permit history/status	Inspector	.25	\$181.82	\$45.46
06/20/23	Hearing Appearance and Summary	Inspector	.25	\$181.82	\$45.46
06/21/23	Schedule Continued Director's Hearing	Inspector	.5	\$181.82	\$90.91
08/14/23	Prepare Case for Continued Director's Hearing	Clerical	.5	\$111.23	\$55.62

*** Please note that this is only an initial bill. The property owner will accrue additional assessment of costs until all required code abatement is complete and verified by inspector site inspection. The case will not be closed until all code abatement and assessment of costs are paid.**



Assessment of Costs - Initial

(Pursuant to Sections 102A3 et al, and 110A Tables 1A-D, 1 A-G, 1A-K of the San Francisco Building Code and Ordinance 180-10)

08/14/23	Certified Mailing	Clerical	.5	\$111.23	\$55.62
08/18/23	Response to Correspondence from Property Owner/Agent	Inspector	1	\$181.82	\$181.82
09/01/23	Researched permit history/status	Inspector	.25	\$181.82	\$45.46
09/05/23	Hearing Appearance and Summary	Inspector	.25	\$181.82	\$45.46
09/05/23	Issued Order of Abatement	Inspector	.25	\$181.82	\$45.46
09/05/23	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$200.00	\$400.00
09/05/23	Posted Hearing Case Update	Clerical	.25	\$111.23	\$27.81
10/11/23	Prepared Assessment of Costs	Inspector	.25	\$181.82	\$45.46
10/11/23	Monthly Violation Monitoring Fee (Ordinance 180-10)	Clerical	6.5	\$111.23	\$723.00
10/19/23	Prepared Order of Abatement	Clerical	.5	\$111.23	\$55.62
10/19/23	Other	Clerical	1	\$111.23	\$111.23
*Total to Date					\$3,469.66

*** Please note that this is only an initial bill. The property owner will accrue additional assessment of costs until all required code abatement is complete and verified by inspector site inspection. The case will not be closed until all code abatement and assessment of costs are paid.**



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

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

To:

KNOWLES JOHN F & DAPHNE
2414 CENTRAL AVE
ALAMEDA CA
94501

Date: October 19, 2023
Property Address: 3655 3657 20TH ST

Block: 3608 Lot: 064 Seq.: 1
Inspector: **Gilbert Lam**

Director's Order Number: **202295141 - A**

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

Dear Property Owner(s):

Our records show that all required work has not been completed to abate the code enforcement case referenced above. FAILURE TO CORRECT THESE CODE VIOLATIONS PRIOR TO THE DIRECTOR'S HEARING AND RECORDED ORDER OF ABATEMENT HAS RESULTED IN THE ACCRUAL OF "ASSESSMENT OF COSTS" pursuant to 102.2, 102.16, 102A.3, 102A.7, 103A5, and Section 110, Table 1A-K of the San Francisco Building Code. Said Code requires that this Department's "cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs shall be assessed upon the property owner. Said violations will not be deemed legally abated until the property owner makes full payment of the assessment..."

The Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is : **\$3469.66**.

Payment must be payable to CITY and COUNTY of SAN FRANCISCO OR CCSF-DBI in the form of cashier's check, money order or cash and must be accompanied by this original letter.

Please tender payment by mail or in person during regular business hours (8am-4pm) to the address indicated below:

Assessment of Costs Payment
Department of Building Inspection
Code Enforcement Section
49 South Van Ness Avenue, Suite 400
San Francisco, CA 94103

TO AVOID HAVING A LIEN RECORDED UPON YOUR PROPERTY AND LEVIED ON YOUR NEXT PROPERTY TAX BILL, it is necessary for you to tender payment immediately.

Note: The Order of Abatement of the Department of Building Inspection cannot be lifted, and the structure cited above cannot be brought into compliance with the applicable sections of the San Francisco Building and Housing Codes until all required work is completed and further accrued Assessments of Costs are paid.

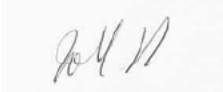
You must notify your assigned CES Inspector when all violations have been completed AS SOON AS POSSIBLE TO AVOID OR MINIMIZE ADDITIONAL COSTS & PENALTIES.

You will be sent a Final bill assessment of costs for additional time accrued until the case is abated..

Code Enforcement Section can be reached at (628) 652-3430 should you have any questions.

Your prompt cooperation on this matter is appreciated,

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


By: John Hinchion
Chief of Code Enforcement

cc: CED File



DATE AFFIDAVIT PREPARED October 19, 2023

Address: 3655 3657 20TH ST, 0000

Hearing Number: 202295141

Inspector: Lam

Block: 3608 Lot No: 064 Seq: 1

Directors' Hearing Date: June 20, 2023

Tract: 207 Case: BW0


Owner: KNOWLES JOHN F & DAPHNE
2414 CENTRAL AVE
ALAMEDA CA

94501

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

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.


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

Date Mailed: 11/4/23, at San Francisco, California. By: 
(Signature)

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

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

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

Date Posted: 11/6/23, at San Francisco, California.
By: Gilbert Lam 11/6/23 Signature: 
(Print name) (Date)

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:

KNOWLES GREGORY A
 2414 CENTRAL AVE
 ALAMEDA, CA 94501
 SB OOA 3655 20TH ST 202295141



9590 9402 6815 1074 6084 62

2. Article Number (Transfer from service label)

7021 1970 0000 0234 0530

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

B. Received by (Printed Name) **C. Date of Delivery**

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

NOV 13 2023
 CODE ENFORCEMENT
 CLERK - DEI

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Insured Mail
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Mail Restricted Delivery (00)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>KNOWLES JOHN F & DAPHNE 2414 CENTRAL AVE ALAMEDA, CA 94501 SB OOA 3655 20TH ST 202295141</p>	<p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7021 1970 0000 0233 6731</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">RECEIVED NOV 13 2023 CODE ENFORCEMENT CCSF - DBI</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	<p>Mail Restricted Delivery (0)</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>KNOWLES GREGORY A 2414 CENTRAL AVE ALAMEDA, CA 94501 SB OOA 3655 20TH ST 202295141</p>	<p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7021 1970 0000 0234 0530</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">RECEIVED NOV 13 2023 CODE ENFORCEMENT CCSF - DBI</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	<p>Insurance Mail Mail Restricted Delivery (0)</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>		

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

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark
Here

Postage

\$ _____

Total

\$ _____

Sent

Street

City, State

KNOWLES JOHN F & DAPHNE

2414 CENTRAL AVE

ALAMEDA, CA 94501

SB OOA 3655 20TH ST 202295141

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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

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

OFFICIAL USE

Certified Mail Fee

\$ _____

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

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark
Here

Postage

\$ _____

Total

\$ _____

Sent

Street

City, State

KNOWLES GREGORY A

2414 CENTRAL AVE

ALAMEDA, CA 94501

SB OOA 3655 20TH ST 202295141

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 1970 0000 0233 6731

7021 1970 0000 0234 0530

7021 1970 0000 0235 4513

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)	\$
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

Total Postage

Sent To

Street and A/c

City, State, ZIP+4®

John F & Daphne Knowles

2124 Central Av

Alameda, CA 94501

CP-CDH: R 3655 20th St 202295141

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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
John F & Daphne Knowles
2124 Central Av
Alameda, CA 94501
CP-CDH: R 3655 20th St 202295141



9590 9402 6815 1074 5004 14

2. Article Number (Transfer from service label)

7021 1970 0000 0235 4513

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) SM C. Date of Delivery 8/17

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

AUG 21 2023

CODE ENFORCED

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

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

Domestic Return Receipt

7021 1970 0000 0234 5269

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
\$ _____

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ _____
 - Return Receipt (electronic) \$ _____
 - Certified Mail Restricted Delivery \$ _____
 - Adult Signature Required \$ _____
 - Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ _____

Total

\$ _____

Sent

Street

City, State

KNOWLES JOHN F & DAPHNE
2414 CENTRAL AVE
ALAMEDA, CA 94501
SB-DH 3655 20TH ST 202295141



NOTICE OF VIOLATION

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

DEPARTMENT OF BUILDING INSPECTION **NOTICE: 2**
 City and County of San Francisco
 49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202295141
DATE: 22-MAR-23

ADDRESS: 3655 20TH ST

OCCUPANCY/USE: R-2 (RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 **BLOCK:** 3608 **LOT:** 064

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: KNOWLES JOHN F & DAPHNE
MAILING ADDRESS: KNOWLES JOHN F & DAPHNE
 2414 CENTRAL AVE
 ALAMEDA CA

PHONE #: --

94501

PERSON CONTACTED @ SITE: KNOWLES JOHN F & DAPHNE

PHONE #: --

VIOLATION DESCRIPTION:

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

This to amend NOV#202295141 issued on 9/8/2022 for potentially hazardous condition at the rear section of the east property line between 3651 and 3655. PA202211237117 was issued as an emergency to remove approx. 4ft length of a 3ft high portion of retaining wall which was in danger of collapsing. PA202211237117 was final in error on 2/22/23, as an unsafe condition still exist. Per site visit on 2/24/2023 it was observed temporary plywood protecting the area. The site visit also revealed that all perimeter retaining walls show deterioration, cracks and shifting. Permit research failed to unearth permits to build/erect retaining walls

MONTHLY MONITORING FEE Section 110A TABLE 1A-k
 Code/Section: SFBC102A, SFBC 106A.4.7

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4
- FILE BUILDING PERMIT WITHIN 15 DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 45 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.

Final inspection for PA202211237117 will be rescinded due to unsafe condition still exist. Obtain a revision permit to install proper guardrail system with plans. Separately obtain an assessment by structural engineer regarding the structural stability of all perimeter retaining walls. Report must provide findings and corrective action on how stabilize retaining walls. If retaining walls are over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, and supporting a surcharge a permit with plans may be required. Contact district inspector for reinspections and abatement of this NOV once permits are obtained

INVESTIGATION FEE OR OTHER FEE WILL APPLY

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

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS \$**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Mauricio E Hernandez
 PHONE # 628-652-3440

DIVISION: BID

DISTRICT :



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: 202295141
DATE: 08-SEP-22

ADDRESS: 3655 20TH ST

OCCUPANCY/USE: R-2 (RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 BLOCK: 3608 LOT: 064

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: KNOWLES JOHN F & DAPHNE
MAILING ADDRESS: KNOWLES JOHN F & DAPHNE
2414 CENTRAL AVE
ALAMEDA CA

PHONE #: --

94501

PERSON CONTACTED @ SITE: KNOWLES JOHN F & DAPHNE

PHONE #: --

VIOLATION DESCRIPTION:

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

A site inspection has revealed a potentially hazardous condition at the rear section of the east property line between 3651 and 3655. I observed a retaining wall that has shifted to the east and is in danger of collapsing.
Code/Section: SFBC 102A

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

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

FILE BUILDING PERMIT WITHIN 30 DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
 OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION 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 permit with plans and Planning approval. Obtain all required inspections to abate the NOV. Permit must state to comply with this NOV.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

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

APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Chris Francis
PHONE # 628-652-3612
By:(Inspectors's Signature) _____

DIVISION: BID

DISTRICT :



NOTICE OF VIOLATION

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

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

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

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

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

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

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

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios 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 cobrarán al dueño del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102A.2 y 110A de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un 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 o 6 meses de encarcelamiento o ambas sanciones.

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

ADVERTENCIA: La Sección 103A de el Código de edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omite, descuide, se niega a cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección 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.

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

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

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

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

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

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

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

《三藩市建築物條例》第102.2條款和第110條款。

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

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

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



DEPARTMENT OF BUILDING INSPECTION

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

DATE: 02/02/2023

PROPERTY ADDRESS:
3655 20TH ST

BLOCK: 3608 LOT: 064

Building Complaint #: 202295141

KNOWLES JOHN F & DAPHNE
KNOWLES JOHN F & DAPHNE
2414 CENTRAL AVE
ALAMEDA CA 94501

--

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 09/08/2022 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

ASSESSMENT OF COSTS NOW IMPOSED:

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

AVOID FURTHER ASSESSMENT:

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

IF PERMITS ARE REQUIRED:

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

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

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

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202295141

OWNER/AGENT: KNOWLES JOHN F & DAPHNE
 KNOWLES JOHN F & DAPHNE
 2414 CENTRAL AVE
 ALAMEDA CA

DATE FILED: 01-SEP-22

LOCATION: 3655 20TH ST

BLOCK: 3608 **LOT:** 064

SITE:

94501

RATING: **OCCUPANCY CODE :**

OWNER'S PHONE: --

RECEIVED BY: Alejandro Romero **DIVISION:** INS

CONTACT NAME:

COMPLAINT SOURCE: TELEPHONE

CONTACT PHONE: --

COMPLAINANT: anon

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE: --

DESCRIPTION: Retaining wall is in unsafe condition and needs repair. between (3651-3653 20th) and (3655-3657 20th) in back yard. 20TH ST, SAN FRANCISCO, CA, 94110 --- Customer stated the location is doing a remodeling of the kitchen and they do not have permits and there making a lot of noise. The location has a NOV 3655 & 3657 on this building. (311 SR 15887046)

INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	LAM	6383		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
03-FEB-23	Suzanna Wong	CES	Per Chris Francis
10-MAR-23	Sonya Bryant	BID	Returned case to BID per MH. SB
13-APR-23	Suzanna Wong	CES	Per Mauricio Hernandez

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
01-SEP-22	CASE OPENED	P EISENBEISER	CASE RECEIVED		Alejandro Romero 01-SEP-22	INS
02-SEP-22	OTHER BLDG/HOUSING VIOLATION	P EISENBEISER	CASE UPDATE	Case reviewed and assigned to complaint investigation team per CM; slw	Suzanna Wong 02-SEP-22	BID
06-SEP-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	will review permits for existing wall. CF		
07-SEP-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Site visit. Took pictures. CF		



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202295141

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
08-SEP-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Generated NOV CF		
08-SEP-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FIRST NOV SENT	1st NOV issued by CF; slw	Suzanna Wong 08- SEP-22	BID
08-SEP-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	1st NOV mailed; slw	Suzanna Wong 08- SEP-22	BID
09-SEP-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Posted NOV. CF		
30-SEP-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Added 311 SR 15887046 and emailed inspector. bk for CM.	Bonnie Kim 30-SEP 22	BID
04-OCT-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	owner wrote to request extension for time and permission to do emergency repairs for safety. Granted extension and replied any repairs should be under direction of licensed professional for safety to property and persons. CF		
02-NOV-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Received email from owner. Has retained engineer, will follow engineer's guidelines. CF		
03-JAN-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	pa 202211237117 issued for emergency removal. CF		
02-FEB-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FINAL WARNING LETTER ISSUED	Issued final warning letter. CF		
02-FEB-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FINAL WARNING LETTER SENT		Chris Francis 02- FEB-23	BID
03-FEB-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Final warning letter mailed; slw	Suzanna Wong 03- FEB-23	BID
03-FEB-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	REFERRED TO OTHER DIV	Case referred to CES per CF; slw	Suzanna Wong 03- FEB-23	BID
03-FEB-23	GENERAL MAINTENANCE	C FRANCIS	REFERRED TO OTHER DIV	transfer to div CES	Suzanna Wong 03- FEB-23	BID
06-FEB-23	GENERAL MAINTENANCE	J HINCHION	CASE RECEIVED	case received in CES - CR	Charles Robinson 03-FEB-23	CES
09-FEB-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Case reviewed. Pa202211237117 issued on 11/23/22. Continue to monitor. -GL		



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202295141

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
13-FEB-23	OTHER BLDG/HOUSING VIOLATION	G LAM	PERMIT RESEARCH	Received email. Performed permit research. -GL		
06-MAR-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE RETURNED	Case Returned to BID. -GL		
10-MAR-23	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE RETURNED	Returned case to BID. SB	Sonya Bryant 10- MAR-23	CES
10-MAR-23	OTHER BLDG/HOUSING VIOLATION	P EISENBEISER	CASE RECEIVED	Case received in BID; slw	Suzanna Wong 10- MAR-23	BID
10-MAR-23	GENERAL MAINTENANCE	J HINCHION	REFERRED TO OTHER DIV	transfer to div BID	Sonya Bryant 10- MAR-23	CES
22-MAR-23	OTHER BLDG/HOUSING VIOLATION	P EISENBEISER	ADDENDUM TC NOV	Amended NOV issued. MH/tt	Thu Ha Thi Truong 24-MAR-23	INS
23-MAR-23	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	Nov posted by mh		
23-MAR-23	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	Amended NOV issued and posted by mh		
24-MAR-23	OTHER BLDG/HOUSING VIOLATION	P EISENBEISER	CASE UPDATE	Amendment of 1st NOV mailed with Rescission of Final Inspection letter. MH/tt	Thu Ha Thi Truong 24-MAR-23	INS
13-APR-23	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	Ok to refer case back to CES for follow-up enforcement. Owner did not complied with timeline under NOV.NO revision permit found to comply with this NOV.MH		
13-APR-23	OTHER BLDG/HOUSING VIOLATION	P EISENBEISER	CASE UPDATE	Case referred to CES per MH; slw	Suzanna Wong 13- APR-23	BID
13-APR-23	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE RECEIVED	CES received complaint transfer - CR	Charles Robinson 13-APR-23	CES
17-MAY-23	OTHER BLDG/HOUSING VIOLATION	G LAM	REFER TO DIRECTOR'S HEARING	Case Reviewed. No revision permit to comply with NOV. Schedule for DH 6/20/23. -GL		
30-MAY-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Prepared DH packet. SB	Sonya Bryant 31- MAY-23	CES
30-MAY-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Cert mailed DH packet to owners on file. SB	Sonya Bryant 01- JUN-23	CES



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202295141

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
01-JUN-23	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR HEARING NOTICE POSTE	DH Notice Posted. Pictures Processed. - GL		
14-JUN-23	OTHER BLDG/HOUSING VIOLATION	G LAM	PERMIT RESEARCH	Permit Research performed to prepare hearing packet for HO. -GL		
14-JUN-23	OTHER BLDG/HOUSING VIOLATION	G LAM	PERMIT RESEARCH	Permit Research performed to prepare hearing packet for HO. -GL		
20-JUN-23	OTHER BLDG/HOUSING VIOLATION	J HINCHION	DIRECTOR'S HEARING DECISION	P/ cont for 30 days per HO (J.N.). Jh		
21-JUN-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE CONTINUED	Case Continued. Next Hearing: 8/1/23. - GL		
06-JUL-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Case Continued. Next Hearing: 9/5/23. - GL		
14-AUG-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	continued DH notice created and sent via certified mail - CP	Chloe Purdy 14- AUG-23	CES
18-AUG-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Responded to email regarding if plans are required for retaining wall height. Referenced NOV: ¿ if retaining walls are over, 4 feet in height, measured from the bottom of the footing to the top of the wall, and supporting a surcharge. A Permit with plans may be required.¿ -GL		
01-SEP-23	OTHER BLDG/HOUSING VIOLATION	G LAM	PERMIT RESEARCH	Permit research performed to prepare hearing packet for HO. -GL		
05-SEP-23	OTHER BLDG/HOUSING VIOLATION	J HINCHION	DIRECTOR'S HEARING DECISION	P/ 30 day Advisement per HO (K.B.). Jh		
12-OCT-23	OTHER BLDG/HOUSING VIOLATION	G LAM	ORDER OF ABATEMENT ISSUED	OOA Being Issued. Inspector Fees and MMF Processed. -GL		
19-OCT-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Prepared OOA. SB	Sonya Bryant 19- OCT-23	CES
06-NOV-23	OTHER BLDG/HOUSING VIOLATION	G LAM	ORDER OF ABATEMENT POSTED	OOA Posted. Pictures Processed. -GL		
06-NOV-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Cert mailed OOA to owners on file. SB	Sonya Bryant 06- NOV-23	CES



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202295141

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
17-NOV-23	OTHER BLDG/HOUSING VIOLATION	G LAM	ABATEMENT APPEALS BOARD HRG	AAB payment received-hb	Heather Brooks 17- NOV-23	CES

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS)	NOV (BID)
	22-MAR-23
	08-SEP-22



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202295141

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
17-NOV-23	OTHER BLDG/HOUSING VIOLATION	G LAM	ABATEMENT APPEALS BOARD HRG	AAB payment received-hb	Heather Brooks 17- NOV-23	CES

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS)	NOV (BID)
	22-MAR-23
	08-SEP-22

Multinunits | Abatements | Franchise Tax

Complaint

CASE **DPCD** | B | W | 0 | Complaint Number **202295141** | NOV Date **09/08/2022** | Hazard | Inspectors ID **6383** | Supervisor Dist

Dir Hearing Date **06/20/2023** | Owner Rep. **Y** | Dir's Dec. **O** | Dir Decision No **202295141** | Status **A**

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

Aab File **11/17/2023** | Aab Hrg | Aab Rehrg | Aab Decn | AAB Dec | Compliance Dline | Take Off A/L YES NO

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

Payments

Receipt from	Letter Sent	Type	Payment Amt	Date Paid	Receipt #	Check No. (numeric only)
HENRY KARNIOWICZ	11/17/2023	P	181.82	11/17/2023	CED08522	8063
	10/20/2023	I	3,469.66			

Comments | Fee Balance **3469.66** | **Apply payment**

Only Active? Query

CTS

Complaint List

HIS NOV									
Complaint #	Expired	Date Filed	A	Div	Block	Lot	Street #	Street Name	
202295141	<input type="checkbox"/>	09/01/2022	<input checked="" type="checkbox"/>	CES	3608	064	3655	20TH	ST
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
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	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						
	<input type="checkbox"/>		<input type="checkbox"/>						

Note: * - Reinspection date expired

PERMIT TRACKING SYSTEM

LOCATION 3608 / 064 / 1 3655 20TH ST [**ALTERATIONS PERMIT**]
 Stage Created By

List based on the address query

Application no.	Form No.	Floor Number	Description	Site Prmt ?	Line	Sfx	Unit	Sfx	Current Stage	Stage Date
202309055936	8		Revision to no-plan permit 21			ST			ISSUED	09/07/2023
202211237117	8		EMERGENCY REMOVE RETAI			ST			REINSTATED	03/23/2023
202211237117	8		EMERGENCY REMOVE RETAI			ST			REINSTATED	03/23/2023
9508333	8		REROOFING			ST			EXPIRED	07/26/1996

Return

Estimated Hours: _____ Plan Review Fee: _____

PREMIUM PLANCHECK MRRP Compliance (Green Halo) Not Required Bluebeam Project ID: _____
 FIRST YEAR FREE BAN (Business Account No.) _____ LIN (Location Identification No.) _____

Assessor

3655 20TH ST

Address		Sfx	Unit	Block	Lot	#	Address Id
Street #	Streetname						PRIMARY
3655	20TH	ST		3608	064	1	161771
							ASSESSOR

Values & Prices

Land	\$925,242	Other	\$193	Exempt Type	Wk Status/Yr
Structure	\$386,313	Home Exempt	\$0		2024
Fixtures	\$168	Other Exempt	\$0	Prior/Curr	Base Co/Yr
Prior Price	\$0	Current Price	\$1,018,500	Source	2007
Prior Sale		Curr Sale	10/30/2006		

Construction Appliances	Base Lot	Assr	Zone	Appraiser	Lot Chg	Date/Shape	Use Type
D	0000	000	RH3	675	03/13/2014		A5
Lot Frontage/Area/Depth	Units	Stories	Sublevels	Volume	Roll Yr/Status		
0	287,400	0	5	2	24	2023	
Rooms	Bedrooms	Baths	Bldg Sq Ft	Bsmt Sq Ft	Year Built	DBI Form Yr	Tax Area
17	0	5	3,956	0	1905	A5	1000

Owner Information

Name	Address	City	State	Zip	Owner Date
KNOWLES GREGORY A	2414 CENTRAL AVE	ALAMEDA	CA	94501	04/21/2022
KNOWLES JOHN F & DAPHNE	2414 CENTRAL AVE	ALAMEDA	CA	94501	04/21/2022



DEPARTMENT OF BUILDING INSPECTION

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

Date: 03/14/24 10:24:03

Permit details report

Application Number: 202309055936

Bluebeam ID:

Form Number: 8 **Application** Revision to no-plan permit 202211237117 and comply with NOV 202295141. Address failing 3' **Description:** retaining walls in rear yard. Build new planters at grade in front of (e) retaining walls. Repair to rear stairs.

Address: 3608/064/1 3655 20TH ST

Cost: \$5,000

Occupancy code: R-2

Building Use: 24 -APARTMENTS

Disposition/Stage:

Action Date	Stage	Comments
05-SEP-2023	TRIAGE	
05-SEP-2023	FILING	
05-SEP-2023	FILED	
07-SEP-2023	APPROVED	
07-SEP-2023	ISSUED	

Contact Details:

Contractor Details

License No. : OWNER
Name: OWNER
Company name: OWNER
Address: OWNER OWNER CA 00000-0000

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CES	05-SEP-2023	05-SEP-2023			05-SEP-2023	CHUNG MIKE	OK TO PROCESS
2	HIS	05-SEP-2023	05-SEP-2023			05-SEP-2023	CHAN MARISA	FOR HIS, CFC 436636, 5 UNITS
3	INTAKE	05-SEP-2023	05-SEP-2023			05-SEP-2023	LEE ERIC	
4	CP-ZOC	05-SEP-2023	05-SEP-2023			05-SEP-2023	ENCHILL CHARLES	09/05/2023: OTC Project Approved to respond to DBI complaint regarding retaining walls at rear yard needing repair, repair stairs, and add new planters at grade. Charles.Enchill@sfgov.org
5	BLDG	05-SEP-2023	05-SEP-2023			05-SEP-2023	GE MING	OTC approved
6	SFFD	05-SEP-2023	05-SEP-2023			05-SEP-2023	TOLENTINO NEIL	9/5/2023 SFFD NA. Scope of work limited to rear yard and no impact on egress. OTC. -NT
7	DPW-BSM	05-SEP-2023	05-SEP-2023			05-SEP-2023	GUZMAN MIGUEL	No alteration or reconstruction of City Right-of-Way under this permit
8	CPB	07-SEP-2023	07-SEP-2023			07-SEP-2023	CHAN CHENG	



Department of Building Inspection

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



Building Inspection History Printed On: 03/14/2024 10:25:37 AM

