AAB Special Meeting of June 12, 2024

Agenda Item C1

Staff Report – Case No. 6924
Appeal No. 6924
Date of Abatement Appeals Board Hearing: June 12, 2024
Property Address: 204 Tingley Street
Block: 6782 Lot: 021
Page 1

Complaint Number: 202173591

PROPERTY OWNER INFORMATION

Property Owner(s) Name: Rangel Samuel
Appellant: Ahmad Larizadeh
Appellant’s Mailing Address: 1880 Golden Gate Ave.
San Francisco, CA 94115

Building/Property Description: One-Story Building; Type VB Construction
Legal Use/Occupancy: Single Family Dwelling; R-3 Occupancy

Case Summary:

Notice of Violation(s): First NOV Issued on March 2, 2021
FWL Issued on July 27, 2021

Nature of Violation: (Replicated from Violation Description of Original NOV issued on 3/2/2021)
“A response to a complaint has revealed that the framing done to the exterior of the space at the rear of the house has never been properly weatherized, creating a potentially unsafe condition, NOV #201296193 was issued on 4/2/2012 for the framing that was done then and has received an order of abatement. Monthly monitoring fee applies. Code/Section SFBC 110A, Table 1A-k.” (Ref. Ex. A)

Narrative of Case Review:
Upon complaint investigation performed on 2/24/2021, building inspector revealed an unauthorized rear addition being constructed without valid building permits from DBI and City Planning approval (Ref. Ex. B). Following records research, inspector further found the same property owner had repeated the same violation in the past that served with NOV #201296193 dated 4/2/2012 (Ref. EX. C & D), an Order of Abatement was issued back in 7/17/2013 (Ref. Ex. E) due to owner failed to comply within the timeline. The most recent NOV #202173591 was issued on 3/2/2021 (Ref. Ex. A). An Order of Abatement was issued on 2/7/2023 (Ref. Ex. F) due to the owner failed to comply with the code violation within the timeline. (Ref. Ex. G, H, & I)

Outstanding Violations: Yes

Life Safety Hazards: Unsafe building with undermined fire and life safety building elements.

Directors Hearing: # 202173591 Date: 2/7/2023

Result: Issue Order of Abatement
Order of Abatement: 202173591-A issued with the following condition: 30 Days to obtain permits and complete including final inspection sign-off to comply with NOV# 202173591 and pay all CES fees.

Pertinent Permit & Activity:
The only building permit on property record is PA 2012/1228/6982 with proposed scope of work — “Comply with NOV 201296193 to legalize rear addition to be used as storage approximately 47 SF” issued on 6/20/23 has not been completed with final inspection sign-off today (Ref. EX. I). The last inspection performed on 8/8/2023 was a rebar inspection for new footing. No other inspection was performed from that day forward (Ref. EX. I). The completed construction was not fully aligned with the approved permit drawing (Ref. EX. J).

CES Code Proceeding History:

03/02/21  1st Notice of Violation Issued
07/27/21  Final Warning letter
12/20/22  Posted Notice of Director’s Hearing
02/07/23  Directors Hearing Decision - Issue OOA (Owner was not presented)
02/15/23  Order of Abatement Posted
03/01/23  Received Abatement Appeals Board Application & Processed
05/13/24  AAB Hearing Notice Posted.

Last Inspection Date:  BID – August 8, 2023; PA 2012/1228/6982 (Re-bar & bolts inspection)  
CES – May 13, 2024 (Posting for Notice of AAB Hearing)

Appellant’s Request: Revoking lien against the property.

Staff recommendation: Uphold the Order of Abatement, including imposing assessment of costs.
Due to the NOV issued precisely based on the physical site inspection findings. The Order Of Abatement was also issued appropriately on February 7, 2023, property owner failed to obtain pertinent permit issuance until Jun 20, 2023. All required works have not been completed with DBI final inspection sign-off today.

Abatement Appeals Board Action: TBD

LIST OF EXHIBITS AND DOCUMENTS

<table>
<thead>
<tr>
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<th>Description</th>
</tr>
</thead>
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<tr>
<td>A</td>
<td>NOV 202173591 (Issued on 2021.03.02)</td>
</tr>
<tr>
<td>B</td>
<td>Photo of Site Condition 2024 (As of 2024.05.13)</td>
</tr>
<tr>
<td>C</td>
<td>NOV 201296193 (Issued 2012.04.02)</td>
</tr>
<tr>
<td>D</td>
<td>Photo of Site Condition 2012 (NOV 201296193)</td>
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<td>E</td>
<td>OOA-NOV 201296193 (Issued 2013.06.4)</td>
</tr>
<tr>
<td>F</td>
<td>OOA - NOV 202173591 – A (Issued 2023.02.07)</td>
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<tr>
<td>G</td>
<td>List of Permits Records</td>
</tr>
<tr>
<td>H</td>
<td>Permit Details Report – PA 2012.1228.6982</td>
</tr>
<tr>
<td>I</td>
<td>BLDG Inspection, History - PA 2012.1228.6982</td>
</tr>
<tr>
<td>J</td>
<td>DWG – PA 2012.1228.6982</td>
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</tbody>
</table>

| CES-1   | Application for AAB Hearing NOV 202173591 |
| CES-2   | PMT Rect. AAB Hearing Filing FEE NOV 202173591 |
| CES-3   | CES Initial Bills NOV 202173591 |
| CES-4   | AAF. of Posting and Mailing OOA 202173591 |
| CES-5   | Final Warning Letter NOV 202173591 |
| CES-6   | Complaint Data Sheet - 202173591 |
| CES-7   | Payment History_202173591 |
| CES-8   | Property Complaint History |
| CES-9   | Property Permit History |
| CES-10  | Property Profile & Owner of Records |
| CES-11  | AAF. Notice of AAB Hearing Posting - 202173591 |
| CES-12  | Cert. Mail Record AAB NOH - 202173591 |
| CES-13  | AFF. of Dir. Hearing Posting & Mailing |
EXHIBIT A -J

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

DEPARTMENT OF BUILDING INSPECTION
NOTICE: 1
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

ADDRESS: 204 TINGLEY ST

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

BLOCK: 6782 LOT: 021

☐ 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: RANGEL SAMUEL
MAILING: RANGEL SAMUEL
ADDRESS: 204 TINGLEY ST
SAN FRANCISCO CA

94112

PERSON CONTACTED @ SITE: RANGEL SAMUEL

VIOLATION DESCRIPTION:

☐ WORK WITHOUT PERMIT
☐ ADDITIONAL WORK PERMIT REQUIRED
☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:

☐ UNSAFE BUILDING ☐ SEE ATTACHMENTS

A response to a complaint has revealed that the framing done to the exterior of the space at the rear of the house has never been properly weatherized, creating a potentially unsafe condition. NOV 201296193 was issued on 4/2/2012 for the framing that was done then and has received and order of abatement.
Code/section SFBC 106.1.1

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 SNDOFF.

☐ CORRECT VIOLATIONS WITHIN DAYS.

☐ 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 with plans to legalize or remove work prescribed above. P.A. should state to comply with NOVs 201296193 and NOV 202173591. Planning approval required. Obtain all necessary sign offs from district inspector to complete permit.

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: Thomas D Keane
PHONE #: 628-652-3447 DIVISION: BID DISTRICT:

By: (Inspectors's Signature)

EXHIBIT A - NOV# 202173591
Issued permit under PA 2012.1228.6982 has not been completed with DBI Final inspection sign-off at the time Order of Abatement issued on 2/7/2023 (Ref. Ex. F & I). New roof framing for rear addition appear not fully align with approved permit drawing (Ref. Ex. J; sheet A2.0)

(N) window installed at new location and window not per permit drawing

Elevation at Cayuga Street

Elevation at Tingley Street

NOV # 202173591
As shown Photos Taken on May 13, 2024

EXHIBIT B - Photo of Site Condition 2024
NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
NOTICE: 1
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

ADDRESS: 204 TINGLEY ST
OCCUPANCY/USE: ()

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: RANGEL SAMUEL
MAILING ADDRESS: RANGEL SAMUEL
ADDRESS: 204 TINGLEY ST
SAN FRANCISCO CA

BLOCK: 6782 LOT: 021

PHONE #: --

94112

PERSON CONTACTED @ SITE: RANGEL SAMUEL

VIOLATION DESCRIPTION:

☑ WORK WITHOUT PERMIT
☐ ADDITIONAL WORK-PERMIT REQUIRED
☐ EXPIRED OR ■ CANCELLED PERMIT PA#:  
☐ UNSAFE BUILDING ☐ SEE ATTACHMENTS

Horizontal addition build onto rear/side of building without a building permit. Size approximately 10'-0" wide x 8'-0" deep. SFBC 2012 103A

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 30 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
☐ CORRECT VIOLATIONS WITHIN DAYS.
☑ 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.

Apply for building permit with plans or the matter above will be referred to the Code Enforcement Division.

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
☐ APPROX. DATE OF WORK W/O PERMIT (WORK W/O PERMIT PRIOR TO 9/1/60)
☐ VALUE OF WORK PERFORMED W/O PERMITS $800

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Nancy Curvino
PHONE #: --

DIVISION: BID DISTRICT: 7

By: (Inspectors's Signature) ____________________________

EXHIBIT C - NOV 201296193
Unauthorized horizontal addition revealed in 2012 under NOV# 201296193

EXHIBIT D - Photo of Site Condition 2012
ORDER OF ABATEMENT

July 17, 2013

Owner:
RANGEL SAMUEL
204 TINGLEY ST
SAN FRANCISCO CA 94112

Property Address: 204 TINGLEY ST,
Block: 6782 Lot: 021 Seq: 00
Tract:  Case: BWO
Complaint: 201296193

Inspector: Simas

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102.5 & 102.6 ORDER NO. 105511-A


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:

(i) OBTAIN PERMITS AND FINAL PERMITS WITHIN 30 DAYS OF HEARING.
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 105.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105.2 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 1660 MISSION ST., SAN FRANCISCO, CA 94103, Tel: (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

RECOMMENDED BY:

Patrick O'Riordan
Chief Building Inspector
Phone No. (415) 558-6570
Fax No. (415) 558-6261

APPROVED BY:

Tom C. Hui, S.E., C.B.O., Acting Director
Department of Building Inspection
Fax No. (415) 558-6474

EXHIBIT E: OOA - NOV 201296193
ORDER OF ABATEMENT

February 14, 2023
Owner:
RANGEL SAMUEL
204 TINGLEY ST
SAN FRANCISCO CA 94112

Property Address: 204 TINGLEY ST,
Block: 6782 Lot: 021 Seq: 00
Tract: Case: BW1
Complaint: 202173591A
Inspector/Division: Lam

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 20217359


BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOW
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# 202173591 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 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, 6523430, AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

John Hinchion, Acting Chief Building Inspector
Department of Building Inspection

Very truly yours

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

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

EXHIBIT F: OOA - NOV 202173591-A
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<tr>
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<th>Form No.</th>
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<td>COMPLY WITH NOV 2012961</td>
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<td>ST</td>
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**EXHIBIT G - List of Permits Records**
DEPARTMENT OF BUILDING INSPECTION  
City and County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226  
Date: 06/02/24 17:12:18

Permit details report

Application Number: 201212286982  
Bluebeam ID:  
Form Number: 3  
Application Description: COMPLY WITH NOV 201296193 TO LEGALIZE REAR ADDITION TO BE USED AS STORAGE APPROXIMATELY 47 SF  
Address: 6782/021/0 204 TINGLEY ST  
Cost: $43,000  
Occupancy code: R-3  
Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

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<tr>
<td>28-DEC-2012</td>
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<tr>
<td>28-DEC-2012</td>
<td>FILING</td>
<td></td>
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<tr>
<td>28-DEC-2012</td>
<td>FILED</td>
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<tr>
<td>24-JAN-2020</td>
<td>CANCELLED</td>
<td>per 2016 SFBC 106A.3.7, application exceeded the stated and extended time period.</td>
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<td>17-JUN-2022</td>
<td>PLANCHECK</td>
<td>O.K. to re-activate per Mark Walls</td>
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<tr>
<td>27-MAR-2023</td>
<td>APPROVED</td>
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<tr>
<td>20-JUN-2023</td>
<td>ISSUED</td>
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Contact Details:

Contractor Details

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

Addenda Details:

Description:

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<th>In Hold</th>
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<td>CES</td>
<td>31-DEC-2012</td>
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<td>31-DEC-2012</td>
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<td>7</td>
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<td>14-FEB-2023</td>
<td>MATTHEWS P._CES</td>
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| 8      | CPB     | 17-FEB-2023  | 17-FEB-2023 |         |          | 17-FEB-2023 | SECONDEZ GRACE | 2/17/23: route to PPC, Brandon returned plans & appln to CPB  

Page 1

EXHIBIT H: Permit Details Report  
PA2012.1228.6982)
<table>
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<tr>
<th>Step #</th>
<th>Station</th>
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<td>CP-ZOC</td>
<td>17-FEB-2023</td>
<td>17-FEB-2023</td>
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<td>17-FEB-2023</td>
<td>CORRETTE MOSES</td>
<td>2/17/23: Brandon Tan took the plans to bring to Moses at Planning. he will return it once done. gs</td>
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<td>BLDG</td>
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<td>09-MAR-2023</td>
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<td>09-MAR-2023</td>
<td>09-MAR-2023</td>
<td>HU QI (ANNE)</td>
<td>No review done. Suggest applicant withdraw permit per new DBI memo.</td>
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<td>20-MAR-2023</td>
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<td>MECH</td>
<td>20-NOV-2014</td>
<td>03-DEC-2014</td>
<td>04-DEC-2014</td>
<td>04-DEC-2014</td>
<td>22-MAR-2023</td>
<td>SHAIKH MOHSIN</td>
<td>12/4/14 comments issued, plans routed to PPC.</td>
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<tr>
<td>13</td>
<td>MECH</td>
<td>22-MAR-2023</td>
<td>22-MAR-2023</td>
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<td>22-MAR-2023</td>
<td>SHAIKH MOHSIN</td>
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<td>14</td>
<td>PPC</td>
<td>22-MAR-2023</td>
<td>22-MAR-2023</td>
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<td>22-MAR-2023</td>
<td>CHAN CHENG</td>
<td>03/22/23: TO CPB. -CC</td>
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### Permit details report

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<th>Hold Description</th>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Walls. Customer paid re-activation fee $98.65 ay</td>
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</tbody>
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Page 3
**Building Inspection History**

**Application Number:** 201212286982  
**Block/Lot:** 6782 / 021  
**Address:** 204 TINGLEY ST

**Description:** COMPLY WITH NOV 201296193 TO LEGALIZE REAR ADDITION TO BE USED AS STORAGE APPROXIMATELY 47 SF

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>Job Cost</th>
<th>Disposition</th>
<th>Disposition Date</th>
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<tbody>
<tr>
<td>RANGEL SAMUEL</td>
<td>$43,000.00</td>
<td>ISSUED</td>
<td>06/20/2023</td>
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<table>
<thead>
<tr>
<th>Owner Phone</th>
<th># of Plans</th>
<th># of Units</th>
<th># of Stories</th>
<th>Occupancy</th>
<th>Bldg Use</th>
<th>Expiration Date</th>
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<tbody>
<tr>
<td>(415) 902-8176</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>R-3</td>
<td>27</td>
<td>06/20/2024</td>
</tr>
</tbody>
</table>

**Inspector Name**  
**Activity Date**  
**Status Code**  
**Status Description**  
**Comments**

| Zeng, Van  | 08/08/2023 | 123 | OK TO POUR | One interior footing, rebar and bolts okay. Provide stamped letter in regards to compliance to plans and code (previously poured prior to permit issuance). |
| Zeng, Van  | 08/02/2023 | 102 | NO ENTRY/NO PROGRESS | Not ready, still requires SI approval |
| Zeng, Van  | 07/28/2023 | 103 | REINSPECT REQUIRED | Obtain si approval. Observed a. bolts and rebar and hdu bolt. |
| Sum, Matthew | 07/18/2023 | 103 | REINSPECT REQUIRED | Missing hdu5 Holdowns and anchor bolts per approved plan. Reinspection required. |

**EXHIBIT I: BLDG Inspection History (PA 2012.1228.6982)**
Unauthorized rear addition identified in NOV 201296193 does not treated as existing building. (Ref. EX. D)

Exterior wall opening has been modified for new window installation instead of replaced like for like per approved permit drawing. (Ref. Ex.B and D)

Unauthorized rear addition identified in NOV 201296193 does not treated as existing building. (Ref. EX. D)
Code Enforcement Document

Begin from the following page
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:  Ahmad Larizadeh
Director’s Order No:  
Date Appeal Filed:  02/23/23

Appeal Number  20126193 & 202173591
Complaint Tracking No(s):  20126193 & 202173591
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  February 7, 2023  

(2) The affected premises are located at 204 Tingley St.
    San Francisco. They contain 1 dwelling units and 2 guest rooms.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

    Director’s hearing resulted in burdening the owner with a lien

(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.)

    I seek that no lien is bestowed on subject property: 204 Tingley St. City of SF destroyed plans/300, in 2020. Due to hardship, permit was not processed in time of Director’s hearing. Duplication is being processed now with the city of SF.

(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:  Ahmad Larizadeh  Daytime Phone Number: (415) 716-9098

    Appellant’s Mailing Address:  1880 Golden Gate Ave, San Francisco, CA 94115

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:

illegal addition, horizontal

(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: permit to correct violation(s) under PA # 2012-1228-6982, filing stage

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

(12) When was the work done? prior to 2012

(13) Who did the work? owner-builder

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

(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. 2012-1228-6982
☐ Plumbing Permit Application Nos
☐ Electrical Permit Application Nos.

(21) What other permits have you been granted by the City? NONE

(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: Ahmad Larizadeh Signature: 

Date Signed: 02/27/23 Signatory is ☐ property owner ☑ agent ☐ other

CES-1 - Application for AAB
Hearing NOV 202173591
Abatement Appeals Board Appeal Application Form
Addendum for Jurisdiction Requests Only
Page Three

Instructions: If you are requesting that the AAB take jurisdiction of an appeal after the requisite appeal period has expired, please complete the following questionnaire:

Jurisdiction of the Abatement Appeals Board & Filing Time Periods: Pursuant to Chapter 77.5 of the San Francisco Administrative Code, the AAB has the power to grant jurisdiction after the appeal period has expired only upon a showing by the appellant that the delay in filing the appeal was due to misrepresentation, mistake, or other error on the part of the City. (Admin. Code Chp. 77.5(b)(2)). A Request for Jurisdiction shall be filed within fifteen (15) days from the date the Board Secretary has rejected an appeal, or fifteen (15) days after the appellant has actual or constructive knowledge of the right to appeal.

(1) Date of Request: ______________

(2) Date AAB Secretary rejected appeal or date appellant made aware of right to appeal
________________________________________

(3) Please explain why there was a delay in filing the appeal:
________________________________________

(4) Please describe the alleged misrepresentation, mistake, or other error on the part of the City that caused the delay (attach additional sheet(s) if necessary):
________________________________________

(5) What other facts do you want the Board to consider regarding the request for jurisdiction?
________________________________________

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

Print Name:AHMAD LARIZADEH Signature:

Date Signed: 02/21/23 Signatory is □ property owner ☑ agent □ other ________

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

CBS-1 - Application for AAB Hearing NOV 202173591
Payment Date: 03/01/2023

Job Address
204 TINGLEY ST

Payment received from:
BRANDON VINCENT

11880 GOLDEN GATE AVE
SAN FRANCISCO CA 94115

AAB FILING FEE

Payment received for the items indicated:

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<tr>
<th>Fee Description</th>
<th>Payment Amount</th>
<th>Complaint# (if applicable)</th>
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<tr>
<td>CED AAB Filing Fee</td>
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<td>202173591</td>
</tr>
</tbody>
</table>

TOTAL $158.10

DBI COPY

CES-2: PMT Receipt AAB Hearing Filing FEE
To:
RANGET SAMUEL
204 TINGLEY ST
SAN FRANCISCO CA
94112

Dear Property Owner(s):

Date: February 14, 2023
Property Address: 204 TINGLEY ST
Block: 6782 Lot: 021 Seq.: 00
Inspector: Gilbert Lam
Director's Order Number: 202173591 - A

INITIAL BILL - Assessment of Costs
Code Violations Outstanding

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: $3147.19.

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

CES-3: CES Initial Bill
**Assessment of Costs - Initial**  
(Pursuant to Sections 102A3 et al, and 110A Tables 1A-D, 1A-G, 1A-K of the San Francisco Building Code and Ordinance 180-1)

---

**Owner**  
RANGEL SAMUEL  
204 TINGLEY ST  
SAN FRANCISCO CA  
94112

**Date**  
February 14, 2023

**Complaint Number**  
202173591

**Block**  
6782

**Lot**  
021

**Address**  
204 TINGLEY ST

---

**Prepared by**  
Gilbert Lam

**Reviewed by**  
Chloe Purdy

**Amount Now Due and Payable**  
$3,147.19

---

**Comments**  
MMF: (3/2/21 - 2/8/23) 23 Months. -GL  
Clerical Other - prepared initial bill - CP

---

**Payment for the items indicated:**

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<th>Date</th>
<th>Action</th>
<th>Staff</th>
<th>Time in hrs</th>
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<td>$96.72</td>
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<td>.5</td>
<td>$158.10</td>
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<td>04/20/22</td>
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<td>12/20/22</td>
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<td>$158.10</td>
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</tbody>
</table>

* 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)

<table>
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<td>$48.36</td>
</tr>
</tbody>
</table>

*Total to Date $3,147.19

* 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.
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: 2/24/2023, at San Francisco, California. By: Chloe Purdy

(Signature)

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

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

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

Date Posted: 2/15/23, at San Francisco, California.

By: Gilbert Lam 2/15/23

(Print name) (Date)  Signature: Gilbert Lam

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

CES-4: AFF of Posting & Mailing OOA 202173591
ORDER OF ABATEMENT

Property Address: 206 TINGLEY ST.

Block: 8721  Lot: 27T  Seq: 00

Tract: 875  Case: SW91  Complete: 202173514

Inspection/Division: Lam

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A & 102A-7 ORDER NO. 20217359


BASIS FOR THE FINDINGS AT THE HEARING THE DIRECTOR FINDS AND DETERMINES AS FOLLOWING:

1. THAT SURVEYS AND PHOTOGRAPHS WERE TAKEN PRIOR TO THE COMMENCEMENT OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.


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

30 DAYS FROM THE DATE OF SERVICE OF THIS NOTICE THE OWNER OF THE BUILDING TO REMOVAL ALL BUILDING VEHICLES FROM THE SITE OF THE BUILDING.

4. THAT THE OWNER SHALL PAY ALL OVERDUE FEES AND COSTS OF THE SAN FRANCISCO BUILDING CODE.

APPEALS PENDING TO SECTION 102A-7 OF THE SAN FRANCISCO BUILDING CODE ORDERS PERTAINING TO THE OWNER TO APPEAL THE ACTIONS OF THE APPEAL BOARD WITHIN 60 DAYS OF THE DATE OF SERVICE OF THIS NOTICE.

John Howard, Acting Chief Building Inspector
Department of Building Inspection

CES-4: AFF of Posting & Mailing OOA 202173591
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: 07/27/2021
PROPERTY ADDRESS:
204 TINGLEY ST
BLOCK: 6782 LOT: 021
Building Complaint #: 202173591

RANGEL SAMUEL
RANGEL SAMUEL
204 TINGLEY ST
SAN FRANCISCO CA 94112

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:
On 03/02/2021 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!

CES-5: FWL NOV 202173591
COMPLAINT DATA SHEET

COMPLAINT NUMBER: 202173591

OWNERC/AGENT: RANGEL SAMUEL
204 TINGLEY ST
SAN FRANCISCO CA

DATE FILED: 23-FEB-21
LOCATION: 204 TINGLEY ST
BLOCK: 6782 LOT: 021

OWNER'S PHONE: --
CONTACT NAME: --
CONTACT PHONE: --
COMPLAINANT: ANONYMOUS

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

ASSIGNED TO DIVISION: CES

COMPLAINT'S PHONE: --

DESCRIPTION: date last observed: 22-FEB-21; time last observed: 8:00; exact location: Main Bldg; building type: Residence/Dwelling WORK W/O PERMIT; DILAPIDATED STRUCTURE; ILLEGAL CHANGE OF USE; STRUCTURAL PROBLE additional information: You will see from the outside the structure has a rotting exposed add-on and the roof is caving in. Fire hazards. ;

INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED
DIVISION INSPECTOR ID DISTRICT PRIORITY
CES LAM 6383

REFERERAL INFORMATION
DATE REFERRED BY TO COMMENT
28-JUL-21 Audrey Gee CES Referred by TDK

COMPLAINT STATUS AND COMMENTS
DATE TYPE INSPECTOR STATUS COMMENT UPDATED BY DIVISION
23-FEB-21 CASE OPENED Y LEI CASE RECEIVED

23-FEB-21 OTHER BLDG/HOUSING VIOLATION T KEANE CASE UPDATE Case reviewed and assigned to complaint investigation team per MH; WS

24-FEB-21 OTHER BLDG/HOUSING VIOLATION T KEANE CASE UPDATE spoke with owner outside of house. An Nov willbe issued requesting the owner to obtain a permit to address the un permitted addition at th rear of the house. Tdk

02-MAR-21 OTHER BLDG/HOUSING VIOLATION T KEANE FIRST NOV SENT 1st NOV issued per TDK; WS

William Strom 23-FEB-21 IPR
William Strom 23-FEB-21 IPR
William Strom 03-MAR-21 IPR

PAGE 1 OF 4

CES-6: Complaint Data Sheet-202173591
<table>
<thead>
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<th>DATE</th>
<th>TYPE</th>
<th>INSPECTOR</th>
<th>STATUS</th>
<th>COMMENT</th>
<th>UPDATED BY</th>
<th>DIVISION</th>
</tr>
</thead>
<tbody>
<tr>
<td>03-MAR-21</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>T KEANE</td>
<td>CASE UPDATE</td>
<td>issued and posted 1st Nov.tdk</td>
<td>William Strom</td>
<td>IPR</td>
</tr>
<tr>
<td>03-MAR-21</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>T KEANE</td>
<td>CASE UPDATE</td>
<td>1st NOV mailed; WS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31-MAR-21</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>T KEANE</td>
<td>CASE UPDATE</td>
<td>Granted 30 day extension for filing for permit until 5/1/21. tdk.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>27-JUL-21</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>T KEANE</td>
<td>FINAL WARNING LETTER ISSUED</td>
<td>issued final warning letter owner failed to comply. no permit filed. sent to Ces. tdk</td>
<td></td>
<td></td>
</tr>
<tr>
<td>27-JUL-21</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>T KEANE</td>
<td>FINAL WARNING LETTER SENT</td>
<td></td>
<td></td>
<td>BID</td>
</tr>
<tr>
<td>28-JUL-21</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>T KEANE</td>
<td>CASE UPDATE</td>
<td>Final warning letter mailed; ag</td>
<td>Audrey Gee</td>
<td>INS</td>
</tr>
<tr>
<td>28-JUL-21</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>T KEANE</td>
<td>REFERRED TO OTHER DIV</td>
<td>Case referred to CES per TDK; ag</td>
<td>Audrey Gee</td>
<td>INS</td>
</tr>
<tr>
<td>28-JUL-21</td>
<td>GENERAL MAINTENANCE</td>
<td>T KEANE</td>
<td>REFERRED TO OTHER DIV</td>
<td>transfer to div CES</td>
<td>Audrey Gee</td>
<td>INS</td>
</tr>
<tr>
<td>09-AUG-21</td>
<td>GENERAL MAINTENANCE</td>
<td>J HINCHION</td>
<td>CASE RECEIVED</td>
<td>Case received in cES-tm</td>
<td>Thomas Moyer</td>
<td>CES</td>
</tr>
<tr>
<td>05-APR-22</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>J HINCHION</td>
<td>PERMIT RESEARCH</td>
<td>Assigned to G.L. Jh</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11-APR-22</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>REFER TO DIRECTOR'S HEARING</td>
<td>Case Reviewed. PA#201212286982 has expired to comply with NOV 201296193 on 1/24/20. No new permits have been filed. Prep and Schedule for DIH 5/3/22. GL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18-APR-22</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>CASE UPDATE</td>
<td>DH package prepared-RQ</td>
<td>Ronda Queen</td>
<td>CES</td>
</tr>
<tr>
<td>20-APR-22</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>DIRECTOR HEARING NOTICE POSTED</td>
<td>DIH Notice Posted. Pictures Taken. GL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>03-MAY-22</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>J HINCHION</td>
<td>CASE UPDATE</td>
<td>P/CASE CONTINUED PER H.O. (M.G.) FOR 60 DAYS. Jh</td>
<td>Sonya Bryant</td>
<td>CES</td>
</tr>
<tr>
<td>12-MAY-22</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>CASE UPDATE</td>
<td>Prepared continuance - Cert mailed to owners on file. SB</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DATE</td>
<td>TYPE</td>
<td>INSPECTOR</td>
<td>STATUS</td>
<td>COMMENT</td>
<td>UPDATED BY</td>
<td>DIVISION</td>
</tr>
<tr>
<td>--------</td>
<td>-----------------------</td>
<td>-------------</td>
<td>--------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>------------------</td>
<td>----------</td>
</tr>
<tr>
<td>18-JUL-22</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>J HINCHION</td>
<td>DIRECTOR'S HEARING DECISION</td>
<td>P/ RTS per HO (M.G.) for 90 days. Jh</td>
<td></td>
<td></td>
</tr>
<tr>
<td>08-DEC-22</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>REFER TO DIRECTOR'S HEARING</td>
<td>Case Reviewed. PA#201212286982 has been reactivated on 6/17/22. Permit status has no new activity. Schedule for DH 1/3/23. -GL</td>
<td></td>
<td>CES</td>
</tr>
<tr>
<td>20-DEC-22</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>CASE UPDATE</td>
<td>Prepared DH packet. SB</td>
<td>Sonya Bryant 20-DEC-22</td>
<td>CES</td>
</tr>
<tr>
<td>20-DEC-22</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>DIRECTOR HEARING NOTICE POSTED</td>
<td>DH Notice Posted. Pictures Taken. -GL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20-DEC-22</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>CASE UPDATE</td>
<td>Cert mailed DH packet to owners on file. SB</td>
<td>Sonya Bryant 20-DEC-22</td>
<td>CES</td>
</tr>
<tr>
<td>21-DEC-22</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>CASE UPDATE</td>
<td>Director's Hearing (01/03/22) 30-day Continuation Request recvd - hg</td>
<td>Haruyo Gibbons 21-DEC-22</td>
<td>CES</td>
</tr>
<tr>
<td>28-DEC-22</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>CASE CONTINUED</td>
<td>Continuance Granted. Next Hearing Date: 2/7/23. -GL</td>
<td></td>
<td>CES</td>
</tr>
<tr>
<td>13-JAN-23</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>CASE CONTINUED</td>
<td>Cert. Mailed Continuance to Owners on File for 02/07/2023 DH -tm</td>
<td>Thomas Moyer 13-JAN-23</td>
<td>CES</td>
</tr>
<tr>
<td>30-JAN-23</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>CASE UPDATE</td>
<td>CM returned signed-hb</td>
<td>Heather Brooks 30-JAN-23</td>
<td>CES</td>
</tr>
<tr>
<td>02-FEB-23</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>PERMIT RESEARCH</td>
<td>Permit Research Performed. Prepared HI for Hearing Officer. -GL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>07-FEB-23</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>J HINCHION</td>
<td>DIRECTOR'S HEARING DECISION</td>
<td>Ok to issue OOA per HO (J.N.) with staff recommendation - owner/rep not present at DH. Jh</td>
<td></td>
<td></td>
</tr>
<tr>
<td>08-FEB-23</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>ORDER OF ABATEMENT ISSUED</td>
<td>OOA being issued. Inspectors Fees and MMF processed. -GL</td>
<td></td>
<td>CES</td>
</tr>
<tr>
<td>14-FEB-23</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>CASE UPDATE</td>
<td>OOA &amp; initial bill created &amp; sent via certified mail - CP</td>
<td>Chloe Purdy 14-FEB-23</td>
<td>CES</td>
</tr>
<tr>
<td>15-FEB-23</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>ORDER OF ABATEMENT POSTED</td>
<td>OOA Posted. Pictures Processed. -GL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>01-MAR-23</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>CASE UPDATE</td>
<td>Processed AAB pymt</td>
<td>Sonya Bryant 01-MAR-23</td>
<td>CES</td>
</tr>
</tbody>
</table>
## COMPLAINT DATA SHEET

**COMPLAINT NUMBER**: 202173591

### COMPLAINT STATUS AND COMMENTS

<table>
<thead>
<tr>
<th>DATE</th>
<th>TYPE</th>
<th>INSPECTOR</th>
<th>STATUS</th>
<th>COMMENT</th>
<th>UPDATED BY</th>
<th>DIVISION</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-APR-23</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>P MATTHEWS</td>
<td>REINSPECTION 1</td>
<td>The 5 day lien posted - pm</td>
<td></td>
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</tr>
<tr>
<td>05-MAY-23</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>CASE UPDATE</td>
<td>LC CM RTS-hb</td>
<td>Heather Brooks 27-JUN-23</td>
<td>CES</td>
</tr>
<tr>
<td>10-MAY-24</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>ABATEMENT APPEALS BOARD HRG</td>
<td>AAB NOH CM to owners on file-tm</td>
<td>Thomas Moyer 13-MAY-24</td>
<td>CES</td>
</tr>
<tr>
<td>13-MAY-24</td>
<td>OTHER BLDG/HOUSING VIOLATION</td>
<td>G LAM</td>
<td>ABATEMENT APPEALS BOARD HRG</td>
<td>AAB NOH CM to appellant on file-tm</td>
<td>Thomas Moyer 13-MAY-24</td>
<td>CES</td>
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</tbody>
</table>

### COMPLAINT ACTION BY DIVISION

<table>
<thead>
<tr>
<th>DIVISION</th>
<th>DATE</th>
<th>DESCRIPTION</th>
<th>ACTION COMMENT</th>
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</thead>
<tbody>
<tr>
<td>NOV (HIS)</td>
<td>NOV (BID)</td>
<td>02-MAR-21</td>
<td></td>
</tr>
</tbody>
</table>

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**CES-6: Complaint Data Sheet-202173591**
CES-7: Payment History - 202173591
### CES-8: Property Complaint History

<table>
<thead>
<tr>
<th>Complaint # Needed</th>
<th>Date Filed</th>
<th>A Div</th>
<th>Block</th>
<th>Lot</th>
<th>Street #</th>
<th>Street Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>202173593</td>
<td>02/23/2021</td>
<td>CES</td>
<td>6782</td>
<td>021</td>
<td>204</td>
<td>TINGLEY</td>
</tr>
<tr>
<td>20296193</td>
<td><strong>02/22/2012</strong></td>
<td>CES</td>
<td>6782</td>
<td>021</td>
<td>204</td>
<td>TINGLEY</td>
</tr>
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</table>

*Note: * - NOV Action Needed
CES-9: Property Permit History
<table>
<thead>
<tr>
<th>Application No.</th>
<th>Form No.</th>
<th>Floor Number</th>
<th>Description</th>
<th>Site Print</th>
<th>S/F</th>
<th>Unit</th>
<th>S/F</th>
<th>Current Stage</th>
<th>Stage Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>201212286982</td>
<td>B</td>
<td></td>
<td>COMPLY WITH NOV 2012965</td>
<td>N</td>
<td></td>
<td></td>
<td></td>
<td>ISSUED</td>
<td>06/20/2023</td>
</tr>
</tbody>
</table>

**CES-9: Property Permit History**
| Values & Prices | | | | | | | | | |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| **Land**       | **$156,996**   | **Other**      | **$0**         | **Exempt Type**| **WK Status/Yr**| **Prior/Curr**  | **Prior Sale** |
| **Structure**  | **$57,332**    | **Home Exempt**| **$7,000**     |                | **2022**        | **Source**      | **$0**         |
| **Fixtures**   | **$0**         | **Other Exempt**| **$0**         | **Base Co/Yr** | **1995**        | **$162,000**    | **05/10/1994**  |
| **Prior Price**| **$0**         | **Current Price**| **$0**         | **5**          | **5**           | **$0**         | **05/10/1994**  |
| **Prior Sale** | **$0**         | **Curr Sale**  | **$162,000**   | **5**          | **5**           | **$162,000**    | **05/10/1994**  |

| Construction Appliances | | | | | | | | | |
|-------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| **D**                   | **D**          | **BHL**        | **12/21/1995** | **D**          | **2021**       | **40**          | **1995**       |
| **Lot Frontage/Area/Depth** | **155,400** | **0**          | **1**          | **0**          | **1**          | **1997**        | **1995**       |
| **Units**               | **1**          | **Stories**    | **1**          | **0**          | **65**         | **0**           | **1997**       |
| **Bedrooms**            | **1**          | **Baths**      | **1**          | **0**          | **65**         | **0**           | **1997**       |
| **Bldg Sq Ft**          | **65**         | **Bsmt Sq Ft** | **0**          | **1997**       | **1995**       | **0**           | **1997**       |
| **Year Built**          | **1997**       | **DBI Form Yr**| **D**          | **1995**       | **05/30/1995** | **05/30/1995**  | **1995**       |

| Owner Information       | | | | | | | | | |
|-------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| **Name**                | **204 TINGLEY ST** | **SAN FRANCISCO** | **CA** | **94112** | **05/30/1995** | **05/30/1995**  | **1995** |
| **RANGEL SAMUEL & CARRIZALEZ** | **204 TINGLEY ST** | **SAN FRANCISCO** | **CA** | **94112** | **05/30/1995** | **05/30/1995**  | **1995** |

**CES-10: Property Profile & Owner of Record**
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 13th day of May, 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. 6924
Complaint No. 202173591
Order of Abatement No. 202173591-A
204 TINGLEY St
San Francisco, California

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

Executed on 5/13/24 at San Francisco, California.

HEARING

CES-11: AAF. Notice of AAB Hearing Posting
OOA - 202173591-A
ADDRESS: 204 TINGLEY ST,  
INSPECTOR: Lam  
OWNER: RANGEL SAMUEL  
204 TINGLEY ST  
SAN FRANCISCO CA  
94112

Directors' Hearing Date: January 3, 2023  
Hearing Number: 202173591  
Block: 6782 Lot: 021 Seq: 00  
Tract: Case: BW1

Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

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

Date Mailed: 12/30/22 , San Francisco, California. By: ____________________________

(signature)

Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing

I, the undersigned, declare that I am employed the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing, to wit:

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

Date Posted: 12/20/22 , at San Francisco, California.

By: ____________________________ (Print name)  
Signature: ____________________________ (Date)
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 (handcopy) $ ____________________________

☐ Return Receipt (electronic) $ ____________________________

☐ Certified Mail Restricted Delivery $ ____________________________

☐ Adult Signature Required $ ____________________________

☐ Adult Signature Restricted Delivery $ ____________________________

Postmark Here

Postmark

RANGEL SAMUEL & CARRIZALEZ MAR
204 TINGLEY ST

SAN FRANCISCO CA 94112

SB-DH 204 TINGLEY ST 202173591

PS Form 3800, April 2015 PSM 7530-30-005-0047 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)

☐ Return Receipt (handcopy) $ ____________________________

☐ Return Receipt (electronic) $ ____________________________

☐ Certified Mail Restricted Delivery $ ____________________________

☐ Adult Signature Required $ ____________________________

☐ Adult Signature Restricted Delivery $ ____________________________

Postmark

RANGEL SAMUEL
204 TINGLEY ST

SAN FRANCISCO CA 94112

SB-DH 204 TINGLEY ST 202173591

PS Form 3800, April 2015 PSM 7530-30-005-0047 See Reverse for Instructions

CES-13: AFF. of Dir. Hearing Posting & Mailing