



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services
City & County of San Francisco

1660 Mission Street San Francisco, 6th Floor, California 94103-2414

HOUSING INSPECTION SERVICES DIVISION

ABATEMENT APPEALS BOARD STAFF REPORT

Appeal Number: 6758
Date of Abatement Appeals Board Hearing: 06/20/2012
Property Address: 130-132 Beulah Street
Block/Lot: 1250/012
Complaint Tracking Number(s): 200857189

PROPERTY OWNER INFORMATION

Property Owner(s) Name: **Kathy Roberts**
Property Owner(s) Mailing Address: **132 Beulah Street, San Francisco, CA 94117**
Property Owner(s) Phone Number: **415-387-5435**

PROPERTY DESCRIPTION/OCCUPANCY INFORMATION

PROPERTY DESCRIPTION:

The legal use of this property is an R-3 occupancy containing two dwelling units on two (2) floors of occupancy over basement/storage (pursuant to Certificate of Final Completion and Occupancy (CFC) issued 8/24/81 for Building Permit Application No. 8004433). Two (2) additional dwelling units have been added to the basement without proper permit. These units take access at the ground level entrance along the east side of the building. The majority of the units in the building are occupied.

CASE DESCRIPTION

CASE HISTORY:

MAY 8, 2008 - CASE RECEIVED: The Building Inspection Division referred the complaint alleging two (2) illegal dwelling units to the Housing Inspection Division for investigation.

MAY 16, 2008 - INSPECTION OF PREMISES: Senior Inspector Davison was able to gain access to the ground floor illegal units, took photos, and performed permit history research.

MAY 27, 2008 – NOTICE OF VIOLATION ISSUED: The Notice of Violation was issued citing the construction of the two ground floor units with unapproved wiring, plumbing, heat source, and lack of requisite smoke detectors, fire resistance materials, light & ventilation, ceiling height, etc.

SEPTEMBER 16, 2011 FINAL WARNING LETTER SENT: The property owner failed to comply with the May 27, 2008 Notice of Violation.

OCTOBER 20, 2011 First Director's Hearing: The Hearing Officer issued a 30-day continuance.

DECEMBER 1, 2011 Second Director's Hearing: The Hearing Officer took testimony from the property owner and occupants of the building. Those occupants that had resided in units other than the property owner's complained about the hazardous conditions created in the building by the presence of the two (2) illegal ground floor units. The Hearing Officer found that no building permit had been filed to legalize or remove the ground floor units, that they created hazardous conditions and issued an Order of Abatement.

FEBRUARY 22, 2012 Order of Abatement posted: The property owner had 15 days to file an appeal.

MARCH 8, 2012 APPEAL FILED: The property owner is requesting a moratorium "on these types of units".

APRIL 11, 2012- APPELLANT REQUESTS CONTINUANCE: The Department received a fax from the Appellant requesting a 30 day continuance regarding the appeal to the Abatement Appeals Board.

DIVISION INSPECTORS(S) ASSOCIATED WITH CASE: Alan Davison, Andy Karcs, Sergio Salvetti

STAFF FINDINGS & RECOMMENDATION

1. The Notice of Violation for CTS #200857189 was issued on May 27, 2008 and the property owner(s) has had more than sufficient time to correct the cited violations delineated in the Notice of Violation.
2. The ground floor illegal units were constructed without proper permit containing unapproved wiring, plumbing, and heat source, along with lack of requisite smoke detectors, fire resistance material construction, requisite light & ventilation, and ceiling height.
3. The property owner's failure to comply with the May 27, 2008 Notice of Violation has created hazardous conditions for the building occupants and the adjacent properties.
4. The property owner has failed to file the requisite permit to legalize or remove the ground floor illegal dwelling units.
5. The Department should be reimbursed for the time spent addressing the extended code enforcement efforts delineated in this report.

Abatement Appeals Board (AAB) Staff Report
Housing Inspection Services
130-132 Beulah St, Appeal No.6758
June 20, 2012 Hearing
Page Three of Three

DIVISION'S RECOMMENDATION REGARDING APPEAL: Uphold the Hearing Officer's decision to issue the Order of Abatement and impose Assessment of Costs.

LIST OF ATTACHED EXHIBITS

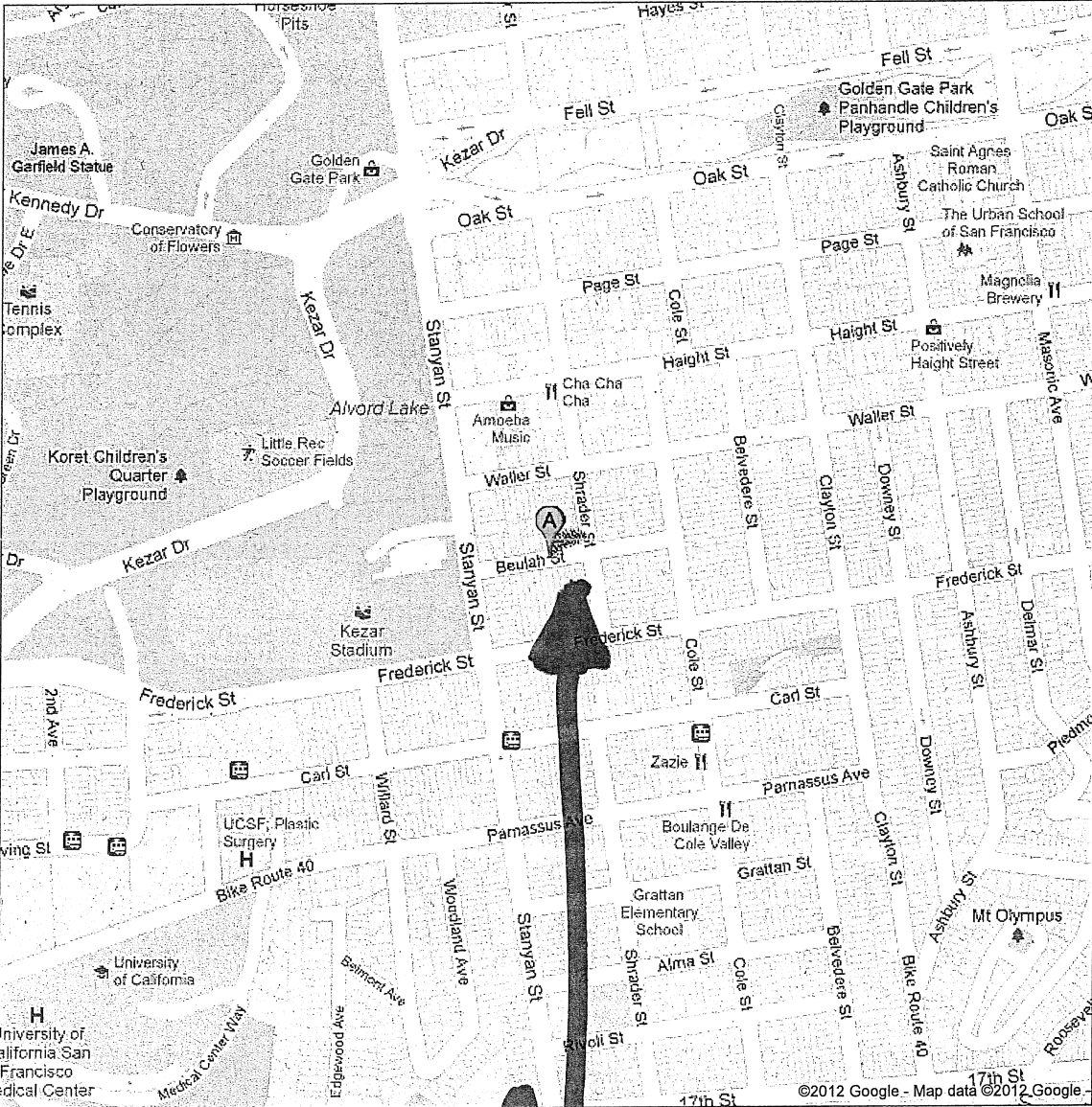
1. Area Map
2. Sanborn Map
3. Aerial Photographs
4. Site Photographs
5. Notice of Violation
6. Complaint Data Sheet
5. Final Warning Letter
6. Notice of Director's Hearing
7. Order of Abatement
9. Appellant's Appeal Package
10. Notice of AAB Hearing
11. Appellant Request for AAB Appeal Hearing Continuance



Address **130 Beulah St**
San Francisco, CA 94117

Get Google Maps on your phone

Text the word "GMAPS" to 466453



AREA MAP

130-132 BEULAH ST

Block/lot: 1250/012



Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



AERIAL PHOTO 
130-132 BEULAH ST



Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

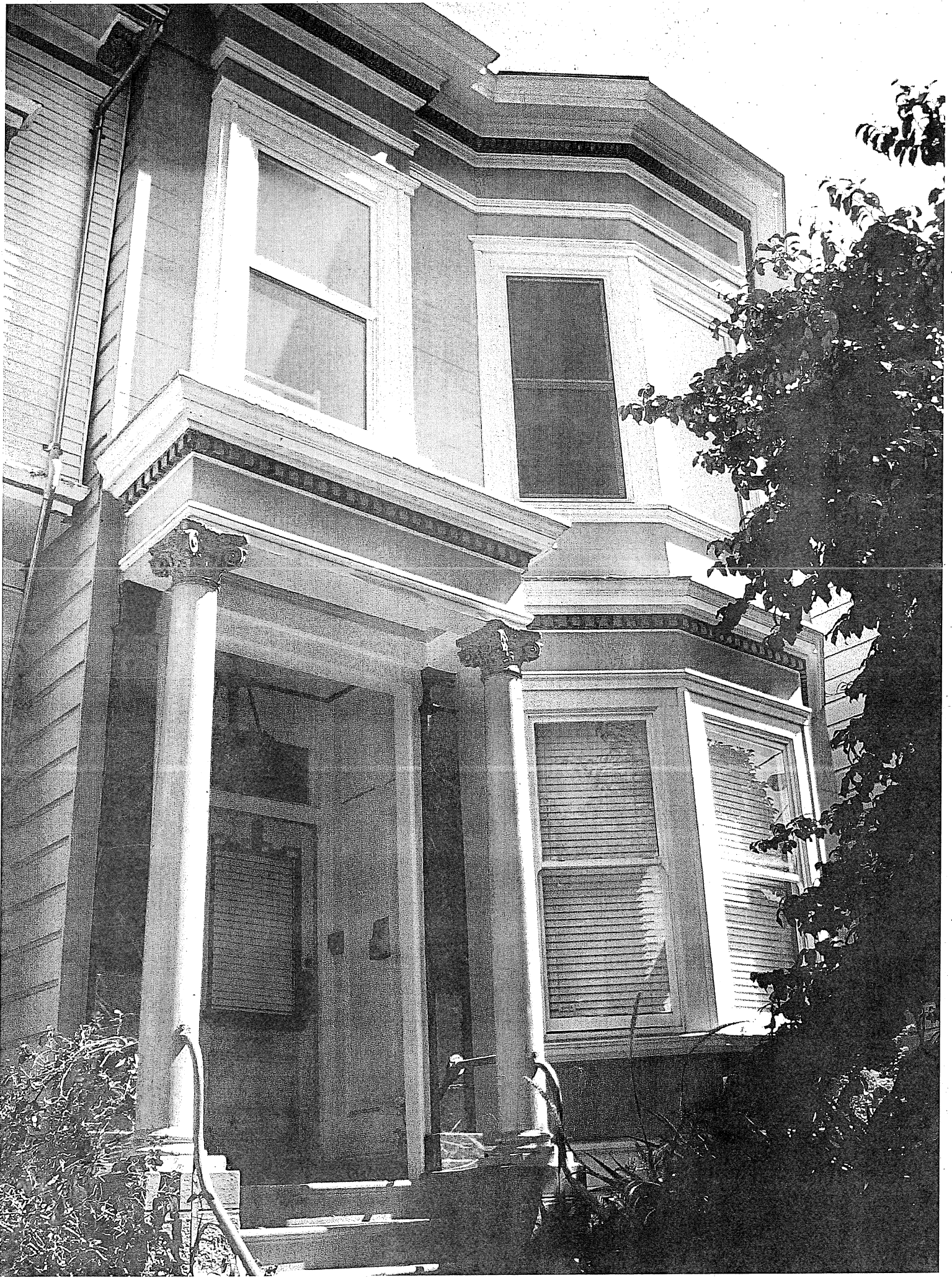


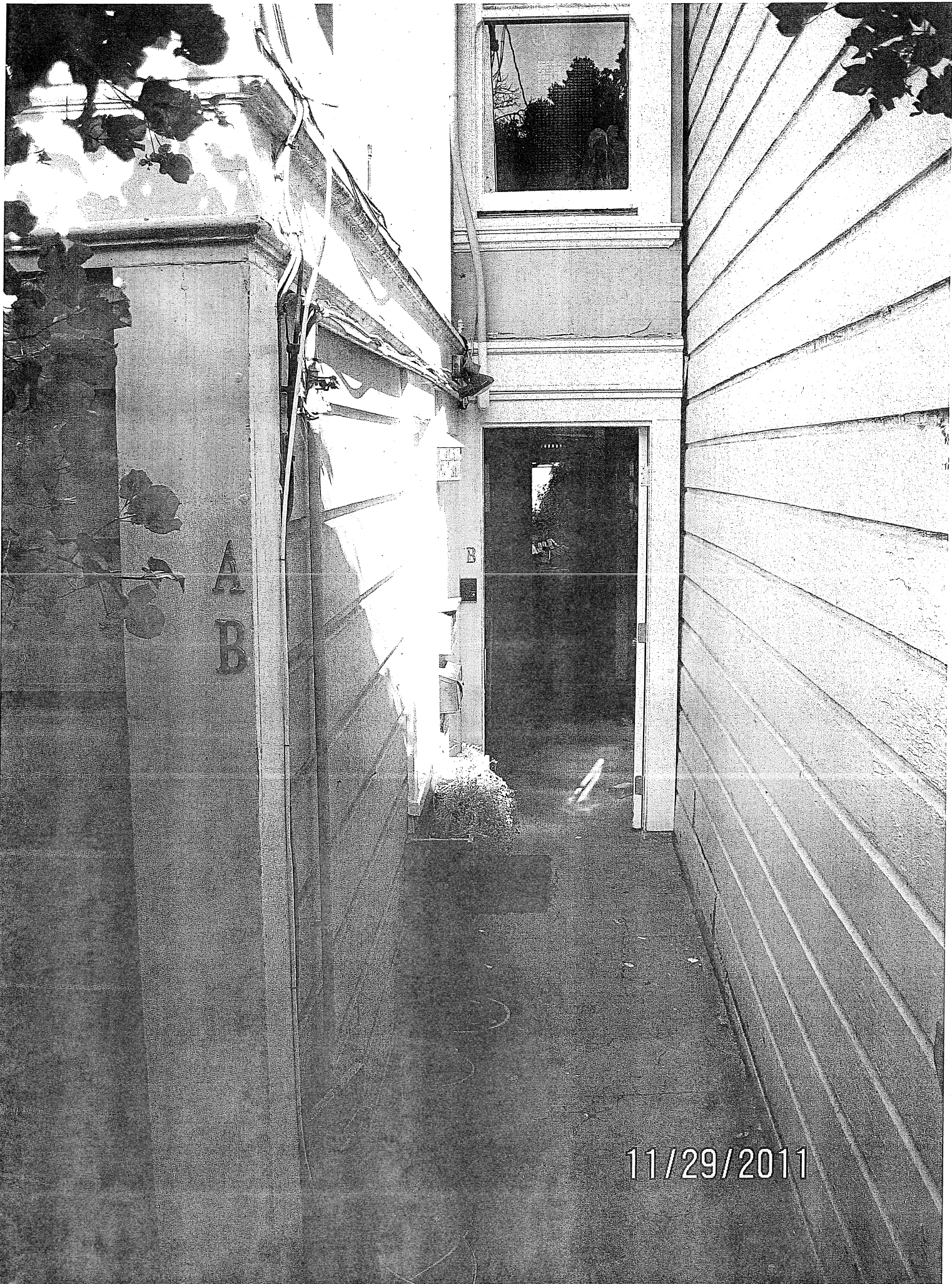
AERIAL PHOTO

130-132 BEULAH ST

WEST ELEVATION



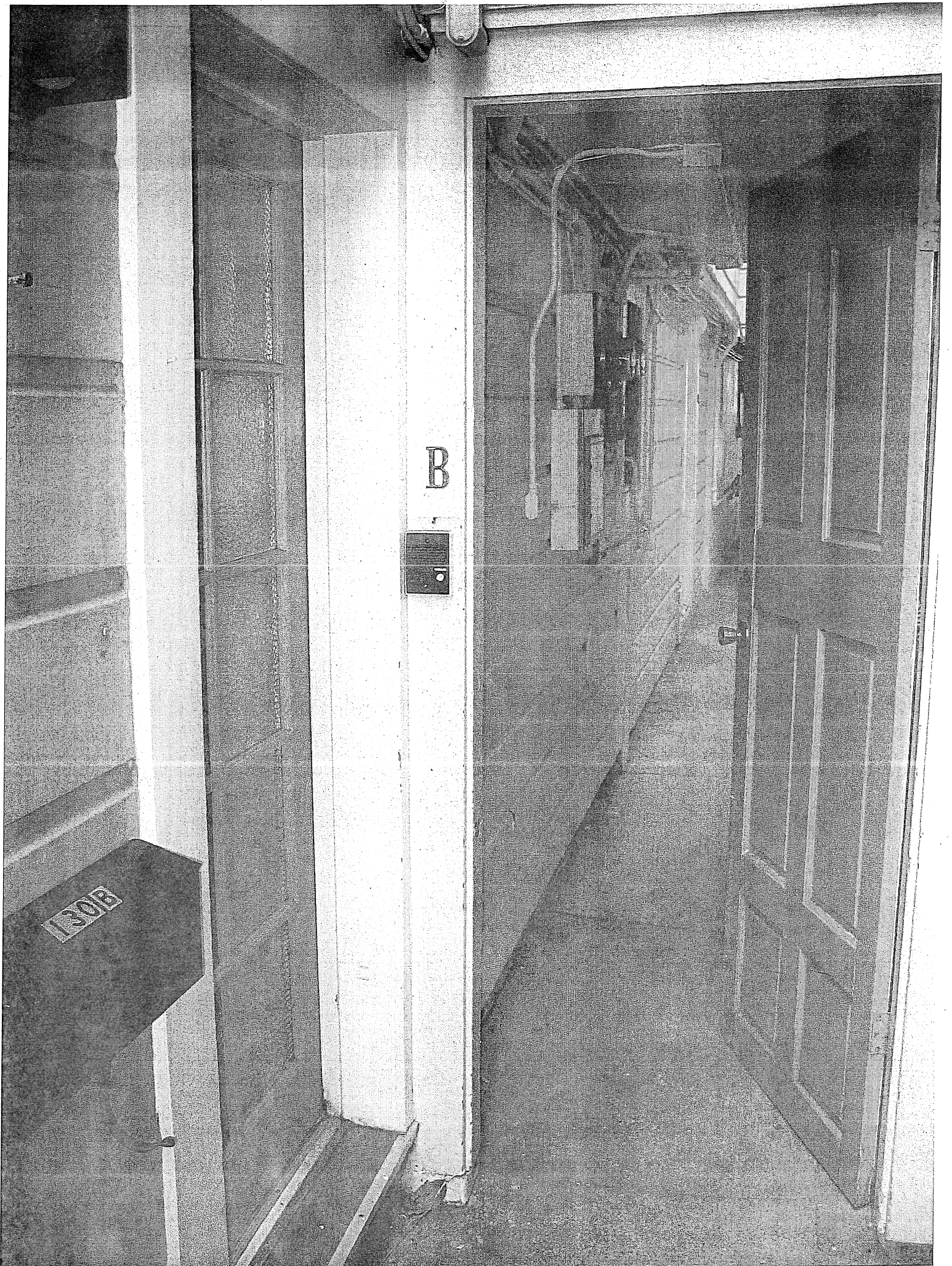




A
B

B

11/29/2011



5-16-2008

FRONT GROUND FLOOR DWELLING

130-132 BEULAH

