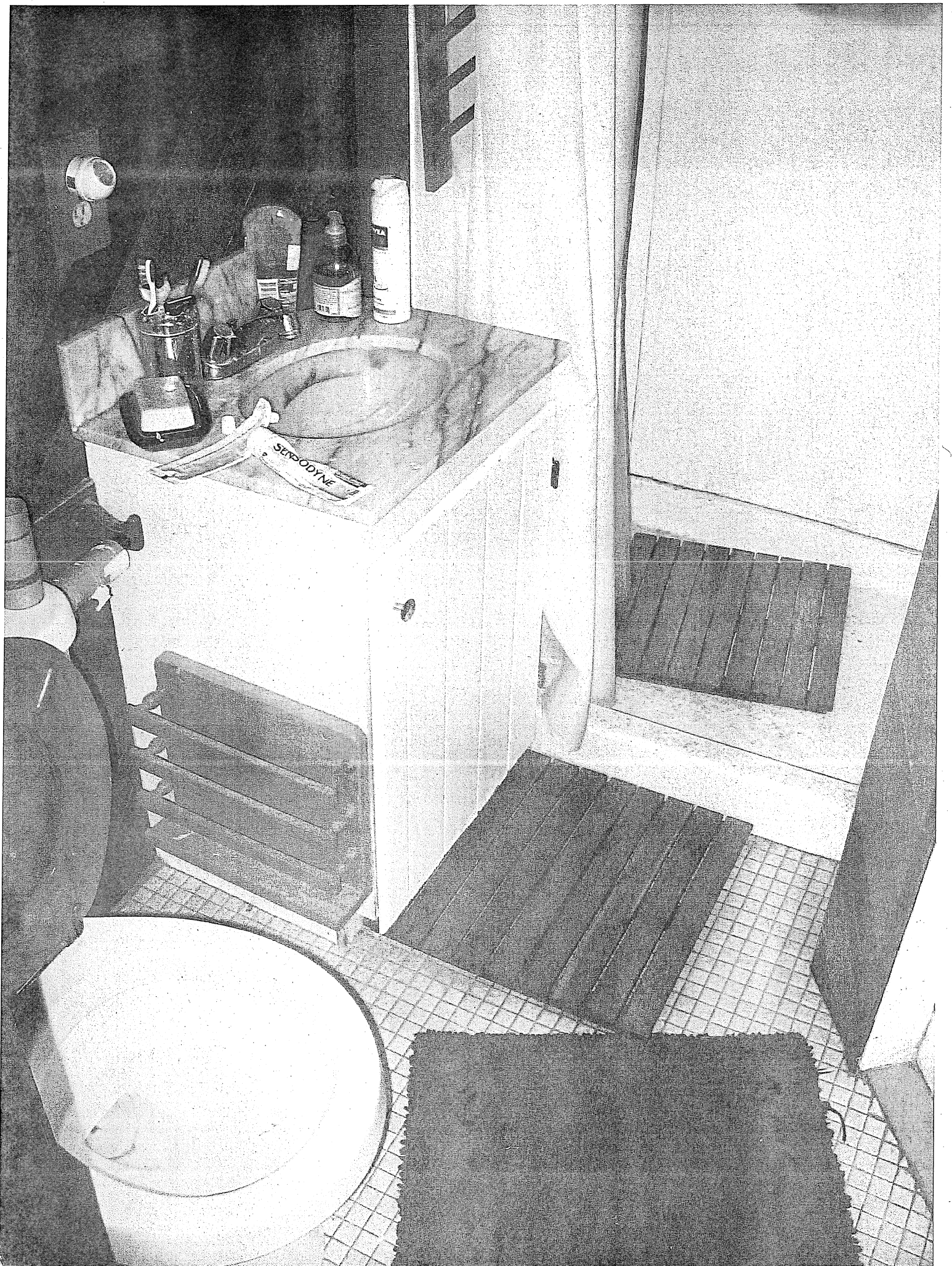


5-16-2008

FREIGHT CLAND PUL
D. STINE





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
1660 Mission St. San Francisco, CA 94103

NOTICE: 1

NUMBER: 200857189

DATE: 27-MAY-08

ADDRESS: 130 BEULAH ST

OCCUPANCY/USE: ()

BLOCK: 1250 **LOT:** 012

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: ROBERTS KATHY
MAILING ADDRESS: ROBERTS KATHY
132 BEULAH ST
SAN FRANCISCO CA

PHONE #: --

94117

PERSON CONTACTED @ SITE: ROBERTS KATHY

PHONE #: --

VIOLATION DESCRIPTION:

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

THIS IS A 5N THREE STORY BUILDING.
THE LEGAL USE OF THIS BUILDING IS AN R-3 OCCUPANCY WITH TWO DWELLING UNITS ON TWO FLOORS OF OCCUPANCY OVER BASEMENT/STORAGE (PER CFC ISSUED 8/24/81 PERMIT APPLICATION 8004433).

PRESENTLY THERE ARE FOUR DWELLING UNITS ON THREE FLOORS OF OCCUPANCY: THE GROUND FLOOR HAS BEEN CONVERTED INTO TWO ADDITIONAL DWELLING UNITS EACH CONSISTING OF A KITCHEN, KITCHEN SINK, GAS STOVE, FULL BATH, LIVINGROOM, AND BEDROOM.

PERMIT RESEARCH FAILED TO PRODUCE EVIDENCE TO SHOW THAT ANY VALID PERMITS WERE ISSUED TO ALTER OR REMODEL THIS BUILDING TO ITS PRESENT USE.

THE FOLLOWING LIFE HAZARDS WERE NOTED AT TIME OF INSPECTION:

- * UNAPPROVED WIRING AND UNAPPROVED PLUMBING INSTALLATION (SFHC-1001-e-f)
- * LACK OF APPROVED SMOKE DETECTORS (SFHC 911-a)
- * NO APPROVED PERMANANT HEAT SOURCH(701 SFHC)
- * NO EVIDENCE THAT THE REQUIRED STRUCTURAL MODIFICATIONS WERE DONE AT THE TIME OF CONSTRUCTION (SFHC 601)
- * UNAPPROVED WINDOWS &/OR DOORS FOR LIGHT, VENTILATION &/OR FIRE ESCAPE/RESCUE (SFHC-801-4, 504-a, UBC 3101.4 & 1203)
- * IMPROPER CHANGE OF OCCUPANCY/USE FROM R-3 TO R-1 (SFHC 1001-o; UBC 3405)
- * NO CERTAINTY THAT THE REQUIRED FIRE RESISTANT MATERIALS WERE USED AT THE TIME OF CONSTRUCTION (SFHC-601)
- * UNAPPROVED SECOND MEANS OF EGRESS (SFHC 801-a)
- * LACK OF APPROVED CEILING HEIGHT (SFHC 503)

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

415-558-6246

FILE BUILDING PERMIT WITHIN 30 DAYS

(WITH PLANS) A copy of This Notice Must Accompany the Permit Application



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

- ~~YOU HAVE~~ OBTAINED PERMIT WITHIN 30 DAYS AND COMPLETE WORK WITHIN 30 DAYS, INCLUDING FINAL INSPECTION AND
 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.**

YOU ARE REQUIRED TO SUBMIT A COPY OF THIS NOTICE AND TWO SETS OF PLANS WITH THE BUILDING PERMIT APPLICATION IN ORDER TO EITHER LEGALIZE THE DWELLING UNITS ON THE GROUND FLOOR OR REVERT THE BUILDING BACK TO ITS LAST LEGAL USE.

TO ABATE THIS NOTICE OF VIOLATION you must contact a Housing Inspector AFTER ALL work itemized above is complete, and AFTER the Plumbing Inspector, Electrical Inspector and Building Inspector have inspected and signed the final inspection/job card.

Please present the approved application, plans, the finalized job card, & CFC (CERTIFICATE OF FINAL COMPLETION) to the Housing Inspector when complete.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

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

APPROX. DATE OF WORK W/O PERMIT 01-JAN-00 VALUE OF WORK PERFORMED W/O PERMITS \$20000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Sergio M Salvetti

PHONE # 415-558-6246

DIVISION: HIS

DISTRICT : 12

By:(Inspectors's Signature) _____



City and County of San Francisco
 Department of Building Inspection
 1660 Mission Street
 San Francisco, CA 94103

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 200857189

OWNER/AGENT: ROBERTS KATHY
 ROBERTS KATHY
 132 BEULAH ST
 SAN FRANCISCO CA

DATE FILED: 08-MAY-08
LOCATION: 130 BEULAH ST
BLOCK: 1250 **LOT:** 012
SITE: 130 Beulah St., #B

94117

RATING: **OCCUPANCY CODE R-3**

OWNER'S PHONE --
CONTACT NAME
CONTACT PHONE --

RECEIVED BY: Christina Wang **DIVISION:** BID
COMPLAINT SOURCE: TELEPHONE

COMPLAINANT: Christina R. Johnson

ASSIGNED TO DIVISION: HIS

SAN FRANCISCO

COMPLAINANT'S PHONE 925-216-8923

DESCRIPTION: Unsafe conditions - illegal units (2) - see attached e-mail dd 4/26/08
INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	SALVETTI	1064	12	

REFFERAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
12-MAY-08	Christina Wang	HIS	

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
08-MAY-08	CASE OPENED	BID	D DUFFY	CASE RECEIVED	
09-MAY-08	ILLEG CNVRSN/# UNITS	BID	D DUFFY	REFERRED TO OTHER DIV	illegal unit - refer to HIS
12-MAY-08	ILLEG CNVRSN/# UNITS	HIS	A DAVISON	TELEPHONE CALLS	Received message from anonymous caller.
15-MAY-08	ILLEG CNVRSN/# UNITS	HIS	A DAVISON	TELEPHONE CALLS	Spoke to anonymous caller about complaint and left message for complainant listed on Complaint Data Sheet.
16-MAY-08	ILLEG CNVRSN/# UNITS	HIS	A DAVISON	INSPECTION OF PREMISES MADE	Sr. Inspector Davison investigated the complaint at the ground floor lower level of the subject property.

Pertinent observations are as follows:
 Inspection revealed two dwelling units, 1 in the front, and 1 at the rear labeled unit B. Both consisted of a kitchen with a sink,



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 200857189

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
16-MAY-08	ILLEG CNVRSN/# UNITS	HIS	A DAVISON	PERMIT RESEARCH	refrigerator, a gas stove, full bath, livingroom and bedroom.
27-MAY-08	ILLEG CNVRSN/# UNITS	HIS	A DAVISON	FIRST NOV SENT	
31-MAY-11	ILLEG CNVRSN/# UNITS	HIS	A DAVISON	TELEPHONE CALLS	Sr. Inspector Davison spoke with a complainant regarding the status of this case. Sr. Inspector Davison informed the complainant that there was no permit on file to comply with this notice of violation and would refer this case to the district inspector for possible referral to Directors Hearing.
16-SEP-11	ILLEG CNVRSN/# UNITS	HIS	S SALVETTI	CASE UPDATE	HOUSING INSPECTOR SALVETTI WILL BE ISSUING A FINAL WARNING ON OPEN NOV ISSUED BY ANOTHER DIVISION INSPECTOR ON 5/27/2008.
16-SEP-11	ILLEG CNVRSN/# UNITS	HIS	S SALVETTI	FINAL WARNING LETTER SENT	
16-SEP-11	ILLEG CNVRSN/# UNITS	HIS	S SALVETTI	PERMIT RESEARCH	NO APPLICABLE BPA'S FILED
26-SEP-11	ILLEG CNVRSN/# UNITS	HIS	S SALVETTI	REFER TO DIRECTOR'S HEARING	
06-OCT-11	ILLEG CNVRSN/# UNITS	HIS	S SALVETTI	DIRECTOR HEARING NOTICE POSTED	
18-NOV-11	ILLEG CNVRSN/# UNITS	HIS	D MAK	DIRECTOR HEARING NOTICE POSTED	
29-NOV-11	ILLEG CNVRSN/# UNITS	HIS	S SALVETTI	REINSPECTION 1	EXTERIOR PHOTOS OF SUBJECT PROPERTY TAKEN FOR THE RECORD.
22-FEB-12	ILLEG CNVRSN/# UNITS	HIS	S SALVETTI	ORDER OF ABATEMENT ISSUED	
22-FEB-12	ILLEG CNVRSN/# UNITS	HIS	S SALVETTI	ORDER OF ABATEMENT POSTED	

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
NOV (HIS)	NOV (BID)		
	27-MAY-08		

DEPARTMENT OF BUILDING INSPECTION



Housing Inspection Services Division

City and County of San Francisco

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

(415) 558-6220 Fax No. (415) 558-6249 Email: DBIHIDComplaints@sfgov.org

Website: www.sfdbi.org

PROPERTY OWNER

DATE: 9/16/11

KATHY Roberts
132 BEULAH ST.
S.F., CA 94117

PROPERTY ADDRESS: 130 BEULAH ST.

BLOCK/LOT: 1250/012

CTS #: 200857189

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 5/27/2008 your property was inspected and 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.

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 of the initial reinspection date delineated on the Notice of Violation referenced above, and call Housing Inspector SALVETTI at (415) 558-6240 to schedule a site inspection to verify all requisite repairs have been completed within this time frame.

IF PERMITS ARE REQUIRED:

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits and obtain final sign-off from the Building, Plumbing, and/or Electrical Inspector(s) assigned the job card for your issued permit(s) before the required work will be considered completed.

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 repairs are completed as verified by site inspection of the assigned Housing Inspector, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid by cashiers check or money order.

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!



November 17, 2011

Owner:

**Kathy Roberts
132 Beulah Street
San Francisco, CA 94117**

**Address: 130 Beulah St.,
a.k.a. 130-132 Beulah St.
Block: 1250 Lot: 012 Seq: 01
Tract: 171 Case: DC0
Inspector: Salvetti/HIS
Hearing Number: 200857189**

NOTICE OF DIRECTOR'S HEARING

**Date and Time of Hearing: December 1, 2011
At 1660 Mission Street, Room 2001, 2nd Floor, San Francisco, CA 94103 AT 9:30 a.m.**

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violations(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved, per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector Salvetti/HIS at 415/558-6246 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Rosemary V. Bosque, Chief Housing Inspector
Department of Building Inspection

Enclosures



ORDER OF ABATEMENT
ORDER NO. 200857189 - A

Owner: Kathy Roberts
132 Beulah Street
San Francisco, CA 94117

Address: 130 Beulah St., aka 130-132 Beulah St.
Block: 1250 **Lot:** 012 **Seq:** 01
Census Tract: 171 **Source:** DC0
Complaint No: 200857189
Date Order of Abatement Issued: December 1, 2011
Inspector/Division: Salvetti/HIS
Housing Division Representative: Alan Davison
Hearing Officer: Neil Friedman

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on December 1, 2011 in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

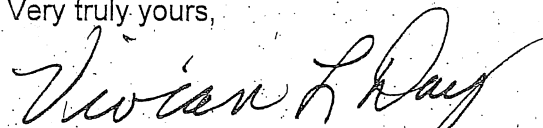
1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: May 27, 2008.
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

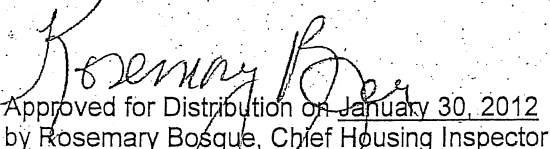
Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

30 Days to complete all work – appropriate Building, Plumbing & Electrical permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the **ASSESSMENT OF COSTS** incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220, Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,


Vivian L. Day, Director
Department of Building Inspection


Approved for Distribution on January 30, 2012
by Rosemary Bosque, Chief Housing Inspector

Enclosures

Housing Inspection Division

1660 Mission Street – San Francisco CA 94103

Office (415) 558-6220 – FAX (415) 558-6249 – www.sfdbi.org

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FROM THE BUILDING INSPECTION DEPARTMENT DIRECTOR'S ORDER

RECEIVED
MAR - 8 2012
DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

Check Type of Appeal: Appeal of Director's Order Request for Jurisdiction
 Request for Rehearing - Appeal of Director's Order

Appellant Name: Katherine Roberts

Appeal Number
Director's Order No 200857189-A
Complaint Tracking No(s) 200857189
Filing Fee: \$170.00

Date Appeal Filed: 3.8.2012

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 \$170.00 (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 Dec. 1st 2011.

(2) The affected premises are located at 130-132 Beulah San Francisco. They contain 4 dwelling units and 0 guest rooms.

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

2 units were apparently built without permits. They are roughly the age of the building itself, which was built in 1904.

(4) State the relief you seek and reasons why you claim the appealed action should be modified or reversed by board. (Attach additional sheet(s) if necessary).

I believe there should be a moratorium on these types of units which have been in existence for roughly 100 years.

(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: Katherine Roberts Daytime Phone Number: 387-5435

Appellant's Mailing Address: 132 Beulah, SF 94117

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

I honestly have no idea

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

Yes No

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

I bought the property in 2003. At the time the 2 units in question were described as "unwarranted".

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

All the smoke detectors are currently code-compliant.

(14) What was the extent of the work performed? How much remains to be completed? A huge amount

(15) When was the work done? As soon as I realized it was a problem.

(16) Who did the work? me

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

I am a Latin tutor for high-school kids. plus I manage the building.

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

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

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

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

(22) Are you aware that building, plumbing, and/or electrical permits may be required to abate the subject code violations? probably.

(23) Have you applied for the required permits to abate the subject code violations? no

If yes, please list permit applications:

Building Permit Application Nos. _____

Plumbing Permit Application Nos. _____

Electrical Permit Application Nos. _____

(24) What other permits have you been granted by the City? A permit for a heater, + 2 permits for dry rot repair.

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

I will file an addendum prior to the hearing to this effect.

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

Print Name: Katherine Roberts Signature: K. Roberts

Date Signed: 3.8.2012 Signatory is property owner agent other _____



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
 1660 Mission Street
 San Francisco, CA 94103-2414

PAYMENT RECEIPT

Printed on: 03/19/2012 10:52:22 AM

Housing Inspection Division

Phone:(415)558-6220

Fax:(415)558-6249

Payment Date: 03/19/2012

Job Address

Address not applicable -

Receipt Number: HIS02309

Issued By: BPerez

Payment received from:

KATHERINE ROBERTS

Application Number:

Address not applicable

Appeals of Director's Order: 130-132 Beulah Street, Complaint No. 200857189 received 3/8/2012

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint#/(if applicable)
HIS Appeals	\$170.00	

TOTAL \$170.00

BY _____

DBI COPY