



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: 6761
Date of Abatement Appeals Board Hearing: July 18, 2012
Property Address: 1299 Arguello Blvd
Block/Lot: 1750/010
Complaint Tracking Number(s): 201186939

PROPERTY OWNER INFORMATION

Property Owner(s) Name: Sam Hom
Property Owner(s) Mailing Address: 1299 Arguello Blvd., #2, San Francisco, CA 94122
Property Owner(s) Phone Number: 415-753-8338

PROPERTY DESCRIPTION/OCCUPANCY INFORMATION

PROPERTY DESCRIPTION:

The subject building is an apartment house (R-2 Occupancy) containing five(5) dwelling units and four (4) guest rooms on three (3) floors of occupancy. This is a type VN wood frame structure that is fully occupied.

CASE DESCRIPTION

CASE HISTORY:

January 10, 2011 – ROUTINE INSPECTION REQUEST INITIATED: The request for a Routine Inspection was initiated by the Department of Building Inspection as part of the Housing Code's required systematic inspection program for apartment houses & hotels.

January 10, 2011 - INSPECTION OF PREMISES: Inspector Sergio Salvetti performed a site inspection as scheduled with the property owner.

January 10, 2011 – NOTICE OF VIOLATION ISSUED: The Notice of Violation was issued citing the rear (2nd means of egress) stairway system with extensive wood deterioration and lack of handrails. Subsequent to the issuances of this notice, the property owner replaced this entire stairway without proper permits (see attached).

FEBRUARY 15, 2011 : REINSPECTION: Inspector Sergio Salvetti performed a scheduled reinspection. At the site inspection he observed that work had commenced on stairs without the requisite filed Building Permit application and that the work performed was not code compliant.

JULY 18, 2011: FINAL WARNING LETTER SENT: The property owner failed to comply with the January 10, 2011 Notice of Violation. The requisite Building Permit application had not been filed and the proper repairs had not been made.

MARCH 22, 2012: DIRECTOR'S HEARING: The Hearing Officer issued a 7-DAY Order of Abatement.

MAY 23, 2012: Order of Abatement posted: The property owner had 15 days to file an appeal.

MARCH 29, 2012 APPEAL FILED: The property owner has request more to time to complete work.

JULY 12, 2012: CASE UPDATED: Permit Research revealed that a Building Permit Application (#201207034064) was filed (but not yet issued) on July 3, 2012.

DIVISION INSPECTORS(s) ASSOCIATED WITH CASE: Andy Karcs, Sergio Salvetti

STAFF FINDINGS & RECOMMENDATION

1. The Notice of Violation for CTS #201186939 was issued on January 10, 2011 and the property owner(s) has had more than sufficient time (17 months)to correct the cited violations delineated in the Notice of Violation.
2. The property owner's failure to comply with the January 10, 2011 Notice of Violation has created hazardous conditions for the building occupants and the adjacent properties.
3. The property owner has failed to file the requisite permit to perform the repairs.
4. The Department should be reimbursed for the time spent addressing the extended code enforcement efforts delineated in this report.

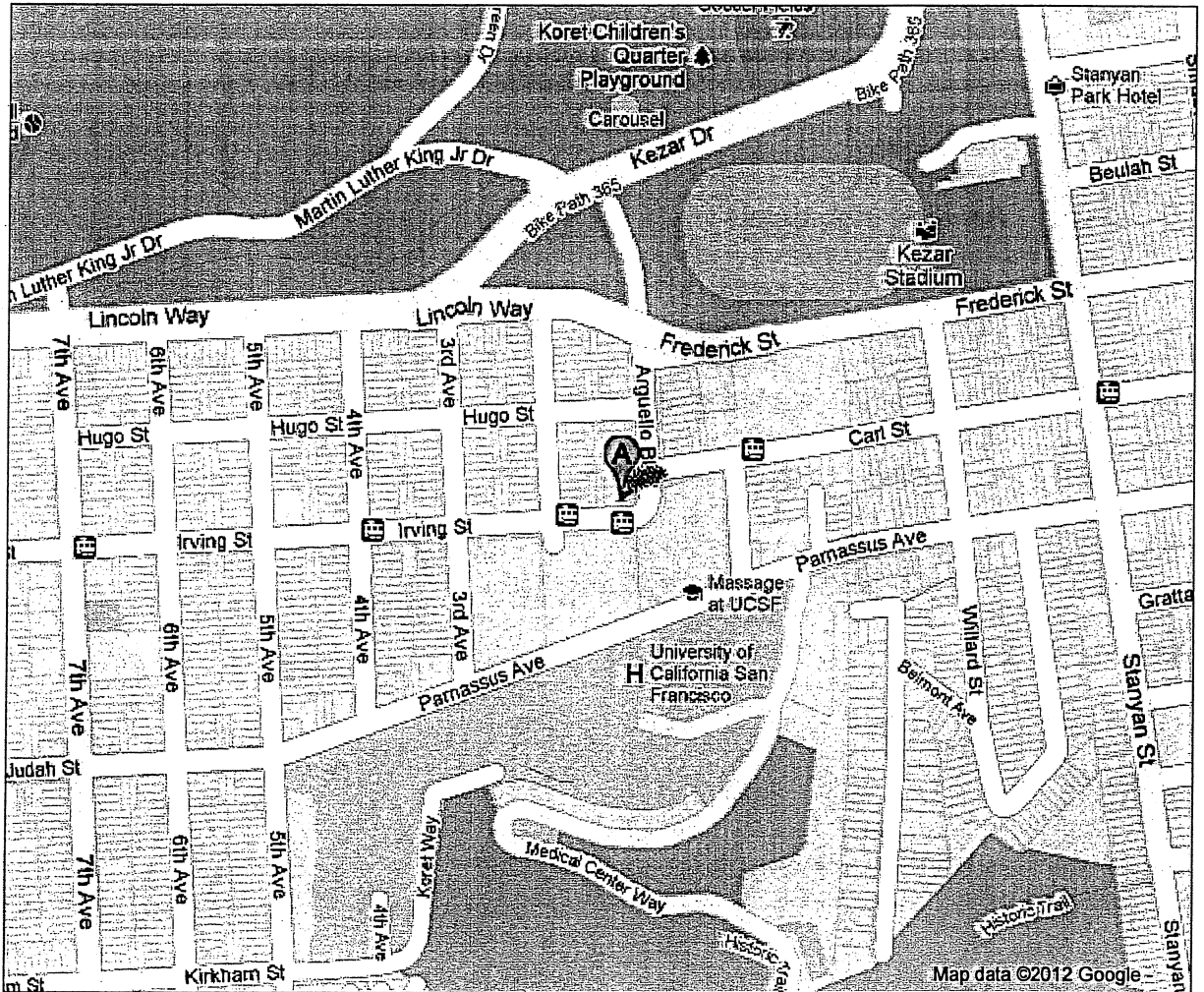
DIVISION'S RECOMMENDATION REGARDING APPEAL: Uphold the Hearing Officer's decision to issue the Order of Abatement and impose Assessment of Costs.

LIST OF ATTACHED EXHIBITS

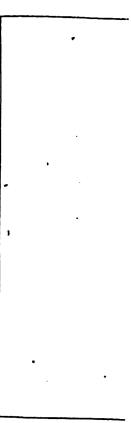
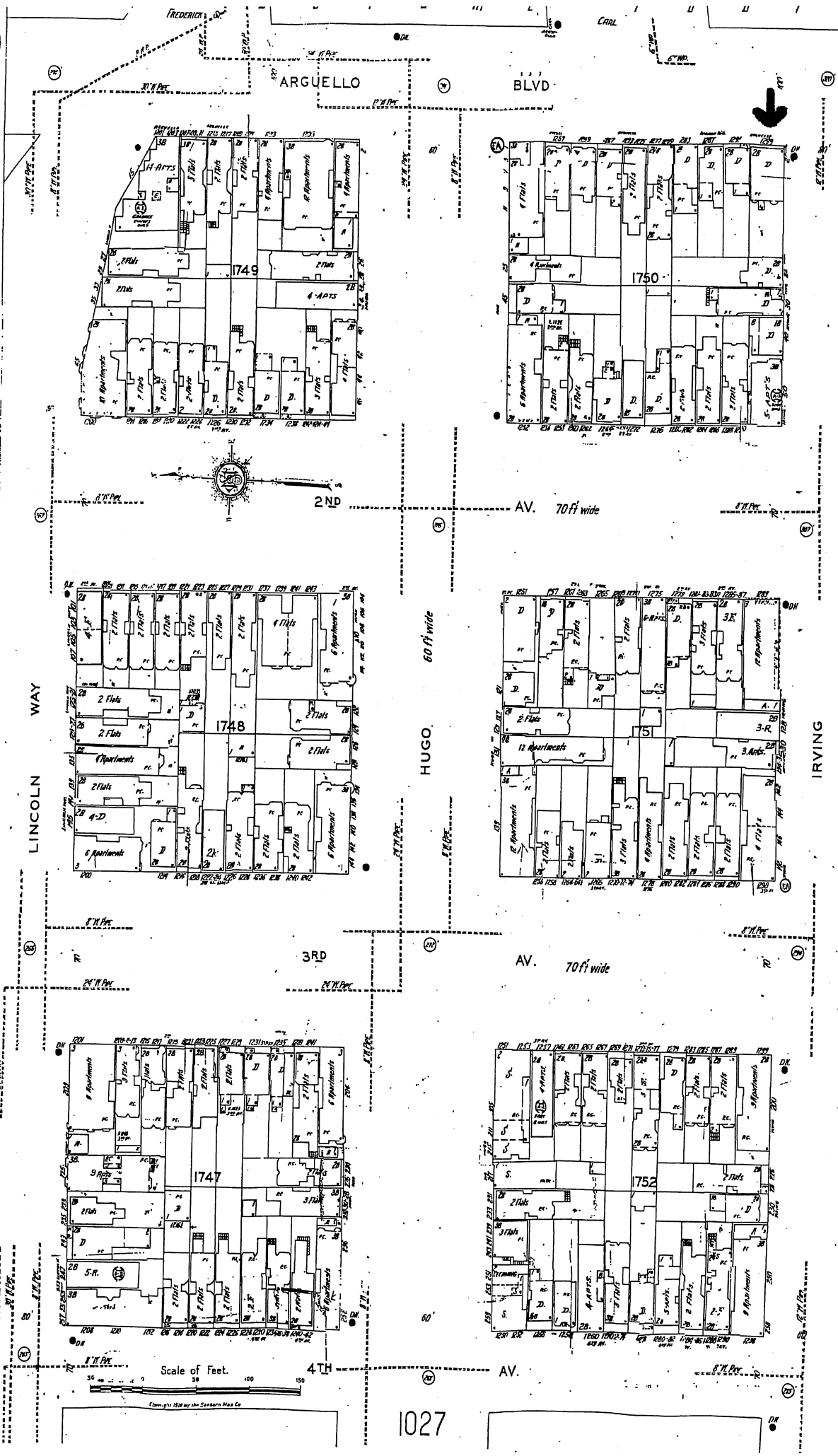
1. Area Map
2. Sanborn Map
3. Aerial Photographs
4. Site Photographs
5. Notice of Violation
6. Complaint Data Sheet
5. Final Warning Letter
6. Notice of Director's Hearing
7. Order of Abatement
9. Appellant's Appeal Package
10. Notice of AAB Hearing
11. Appellant Request for AAB Appeal Hearing Continuance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

Google

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



C O L D E N G A T E P A R K



1026



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

Date: 07/12/12 09:28:13

Permit details report

Application Number: 201207034064

Form Number: 8 **Application** COMPLY WITH NOV 201186939. REBUILD AND OR REPAIR EXISTING REAR STAIR
Description: ACCESS BY 1 UNIT ONLY

Address: 1750/010/1 1299 ARGUELLO BL

Cost: \$4,000

Occupancy code: R-2

Building Use: 24 -APARTMENTS

Disposition/Stage:

Action Date	Stage	Comments
03-JUL-2012	TRIAGE	
03-JUL-2012	FILING	
03-JUL-2012	FILED	

Contact Details:

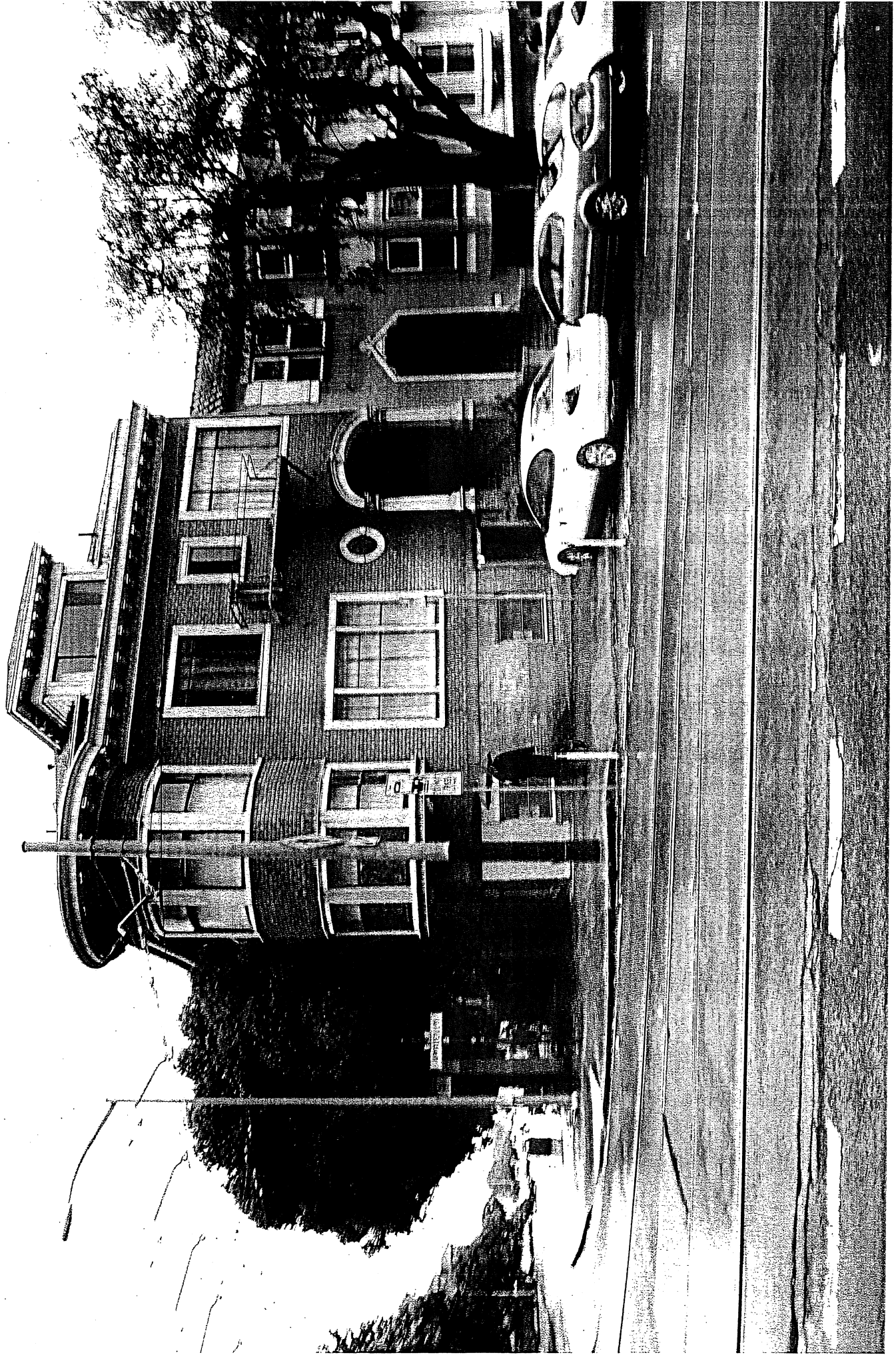
Contractor Details

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	03-JUL-2012	03-JUL-2012			03-JUL-2012	BUFKA SUSAN	
2	CP-ZOC							
3	BLDG							
4	SFFD							
5	CPB							

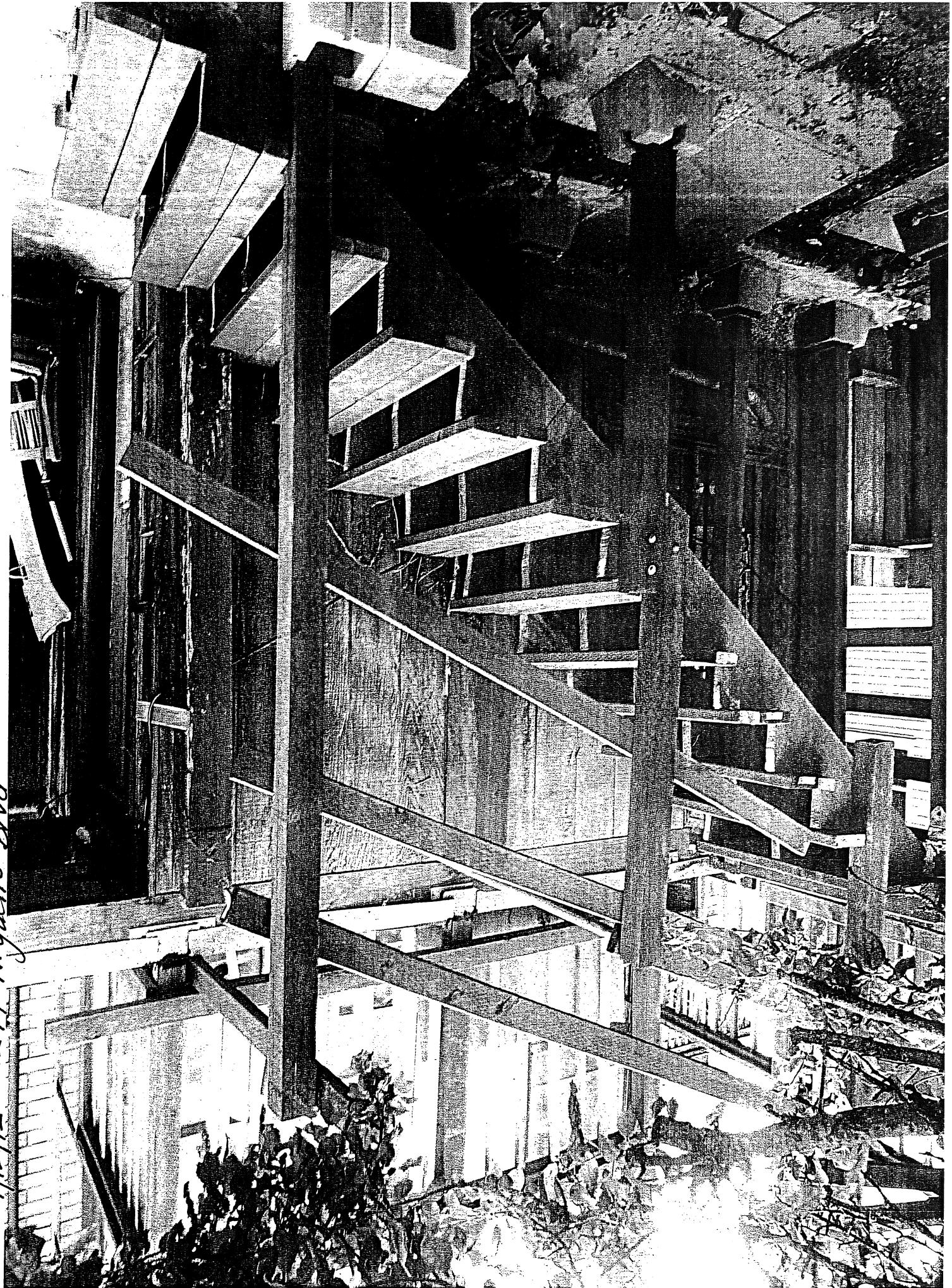
6/5/12 - 1299 Argucillo Blvd.



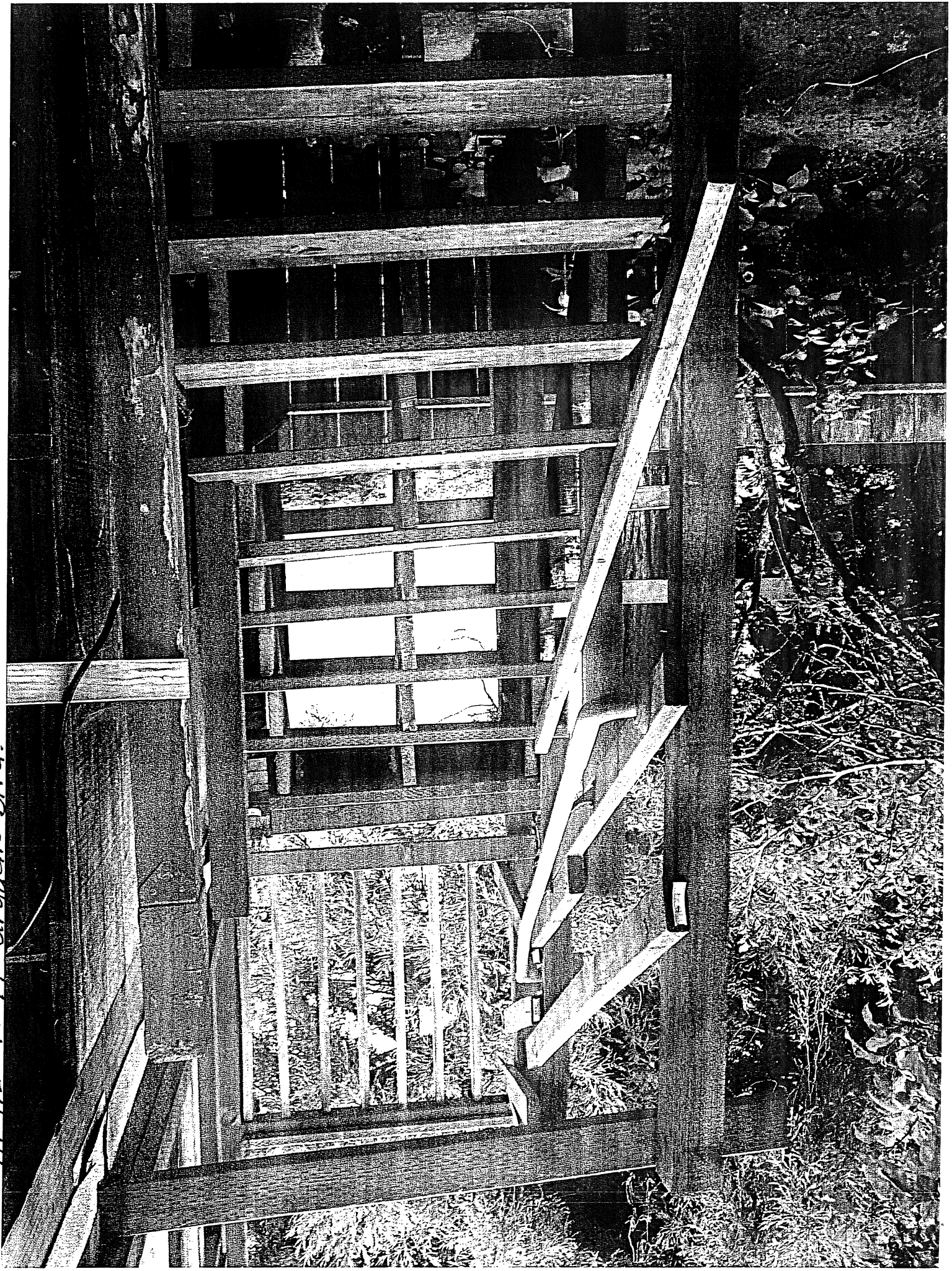
6/5/12 1299 Arquette Blvd.



7/12/12 1299 Arguello Blvd



7/12/12 1299 Carquello Blvd.



7/12/12 1299 Arguello Blvd

