

*AAB Regular  
Meeting of  
May 18, 2022*

*Agenda Item D2*



## **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. 6903**

**Date of Abatement Appeals Board Hearing: 4/20/2022**

**Property Address: 21 Flood**

**Block: 6776 Lot: 001**

**Page 1**

**Complaint Number: 202059231**

### **PROPERTY OWNER INFORMATION**

**Property Owner(s) Name and Appellant: Ofelia Moran**

**21 Flood Ave, San Francisco CA 94131**

**Appellant: Ofelia Moran**

**Building/Property Description: Three story, Type 5 Building**

**Legal Use/Occupancy: R-3/ 2 Family dwelling**

**Case Summary:** This is to amend NOV#202059231 issued on 10/5/2020. A minor kitchen fire has occurred located underneath rear stairs damaging small areas of drywall material at wall and ceiling. Damage was observed to be superficial no structural damage observed. At time of inspection utilities have been shut-off, stove has been removed and gas line capped. A separate NOV#202059031 has been issued for all unwarranted work

**Nature of Violation(s):** A minor kitchen fire has occurred located in one of the five kitchens underneath rear stairs damaging small areas of drywall material at wall and ceiling

**Outstanding Violations: Yes**

**Life Safety Hazards: Unsafe**

**Directors Hearing: #202059231-A Date: 2/9/2021**

**Result: Order of Abatement**

**Order of Abatement: 202059231-A issued with condition: All Permits required for compliance of this violation must be completed and final within 30 Days.**

**Appeal No. 6903**

**Date of Abatement Appeals Board Hearing: 4/20/2022**

**Property Address: 21 Flood Ave**

**Block: 6776 Lot: 001**

**Page 2**

**Permit Activity: No permit found to comply with notice of violation**

**Case History:**

10/05/20	OTHER BLDG/HOUSING VIOLATION	INS	Keane	CASE UPDATE	1st NOV mailed and cc EID, and PID; ag
10/05/20	OTHER BLDG/HOUSING VIOLATION	INS	Keane	FIRST NOV SENT	1st NOV issued by BW; ag
10/05/20	CASE OPENED	BID	Keane	CASE RECEIVED	
10/08/20	OTHER BLDG/HOUSING VIOLATION	CES	Hernandez	CASE UPDATE	Site was visited to verify extent of fire damage. Are in question is located at rear stairs ground floor underneath stairs. At time of fire area was utilized as a kitchen. At time of inspection Owner has removed the stove and capped the gas line. A plumbing survey permit has been issued and PID has issued a correction notice. An electrical survey permit has also been issued to assess damage so power can be restore. NOV will be ammended to reflect the damage of the fire and to stablish that property is ok to occupy once utilities are restore. A separate NOV has been issued for the illegal conversion.MH contacted owner but no answer left a voicemail for owner to contact ninspector. MH
10/08/20	OTHER BLDG/HOUSING VIOLATION	CES	Hernandez	CASE UPDATE	
10/09/20	OTHER BLDG/HOUSING VIOLATION	CES	Keane	CASE UPDATE	PID emailed DCP emailed *ps
10/09/20	OTHER BLDG/HOUSING VIOLATION	CES	Keane	ADDENDUM TO NOV	1st NOV amended by TDK *ps
10/09/20	OTHER BLDG/HOUSING VIOLATION	BID	Keane	CASE UPDATE	Posted amended NOV. tdk.
10/09/20	OTHER BLDG/HOUSING VIOLATION	CES	Keane	CASE UPDATE	Amended 1st NOV mailed *ps
10/13/20	OTHER BLDG/HOUSING VIOLATION	CES	Keane	CASE UPDATE	Fire damage action plan
10/13/20	OTHER BLDG/HOUSING VIOLATION	CES	Keane	CASE UPDATE	EID was emailed and inspection is schedule for 10/15/2020 AM , Letter sent to SFFD*ps
12/11/20	OTHER BLDG/HOUSING VIOLATION	INS	Keane	REFERRED TO OTHER DIV	Case referred to CES per TDK; ag
12/11/20	OTHER BLDG/HOUSING VIOLATION	BID	Keane	FINAL WARNING LETTER ISSUED	Final warning letter issued. Owner obtained EID & PID surveys but property was converted to 5 units. no permit found to comply. DK
12/11/20	OTHER BLDG/HOUSING VIOLATION	BID	Keane	CASE UPDATE	Final warning letter mailed; ag
12/11/20	GENERAL MAINTENANCE	BID	Keane	REFERRED TO OTHER DIV	tranfer to div CES
01/05/21	OTHER BLDG/HOUSING VIOLATION	CES	Hernandez	REFER TO DIRECTOR'S HEARING	Case reviewed and prep for DH

**Appeal No. 6903****Date of Abatement Appeals Board Hearing: 4/20/2022****Property Address: 21 Flood Ave****Block: 6776 Lot: 001****Page 3**

01/08/21	OTHER BLDG/HOUSING VIOLATION	CES	Hernandez	FINAL WARNING LETTER SENT DIRECTOR	
01/12/21	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	HEARING NOTICE POSTED	Prepared DH notice cbs
02/09/21	OTHER BLDG/HOUSING VIOLATION	BID	Hernandez	DIRECTOR'S HEARING DECISION	ok to issue 21 day ooa per h.o(s.P).owner present at dh.mh
02/11/21	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	CASE UPDATE	MMF 2 months (12/1/20 to 2/1/21)
02/11/21	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	ORDER OF ABATEMENT ISSUED	fees assessed
02/23/21	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	ORDER OF ABATEMENT POSTED	
03/08/21	OTHER BLDG/HOUSING VIOLATION	BID	Hernandez	CASE UPDATE	MET WITH OWNERS REPRESENTATIVE AT DBI. AAB APPLICATION TO BE SUBMITTED. EXPLAINED AAB PROCESS TO OWNERS REPRESENTATIVE. MH
03/11/21	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	ABATEMENT APPEALS BOARD HRG	R'cvd AAB Application payment-cbs
02/25/22	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	ABATEMENT APPEALS BOARD HRG	Prepare AAB report. Jh
03/31/22	OTHER BLDG/HOUSING VIOLATION	CES	Hernandez	CASE UPDATE	Contacted owner to perform site visit to verify conditions of property prior to AAB hearing. Site visit schedule for 4/8/22.MH Re-inspection of premises per AAB hearing preparation. Pictures take of some areas of property. On the ground floor kitchens or cooking areas have been removed (No permit obtained). At the time of inspections rooms at ground floor at circular way observed to be storage area. Owner stated that only areas occupied are the two legal units. Report to be completed based on site visit. MH
04/08/22	OTHER BLDG/HOUSING VIOLATION	CES	Hernandez	INSPECTION OF PREMISES MADE	
04/20/22	OTHER BLDG/HOUSING VIOLATION	CES	Lam	ABATEMENT APPEALS BOARD HRG	AAB Notice Posted. Pictures Taken. GL

**Appeal No. 6903**

**Date of Abatement Appeals Board Hearing: 4/20/2022**

**Property Address: 21 Flood Ave**

**Block: 6776 Lot: 001**

**Page 4**

**Appellant's Request:** Additional processing time to apply for the permit.

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

**Abatement Appeals Board Action:**

**LIST OF DOCUMENTS**

- 1) Appellant's Appeal**
- 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) Electrical and Plumbing permits**
- 6) Photos of current conditions**

Appeal No. 6903

Date of Abatement Appeals Board Hearing: 4/20/2022

Property Address: 21 Flood Ave

Block: 6776 Lot: 001

Page 5

RECEIVED

MAR 11 2021

APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO

CODE ENFORCEMENT FROM THE BUILDING INSPECTION DEPARTMENT DIRECTOR'S ORDER  
CCSF - DBI

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

Appellant Name: OFELIA MORAN

Appeal Number 17 21 001

Director's Order No 202009051

Date Appeal Filed: MARCH 9, 2021

Complaint Tracking No(s) 202059231

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 12, 2020.
- (2) The affected premises are located at 21 FLOOD AVENUE San Francisco. They contain 12 UNITS 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. THERE WAS INSUFFICIENT TO CORRECT THE VIOLATION DUE TO SHELTER IN PLACE COVID-19 STATE ORDERS.
- (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.) ADDITIONAL PROCESSING TIME TO APPLY FOR THE EXISTING ADU CERTIFICATE.
- (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: Ofelia Moran  
Print Appellant's Name: Martine Moran Daytime Phone Number: [REDACTED]  
Appellant's Mailing Address: [REDACTED]

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

Appeal No. 6903

Date of Abatement Appeals Board Hearing: 4/20/2022

Property Address: 21 Flood Ave

Block: 6776 Lot: 001

Page 6

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:

RESTROOMS & KITCHENETS.

(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:

N/A

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

NONE SO FAR, WE ARE PREPARING PLANS

(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.

TAX PREPARER (MARLENE), LIBRARY MANAGER (FELIA)

(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

N/A

(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?

NONE

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

WE ARE CURRENTLY PREPARING PLANS FOR THE PURPOSE OF SUBMITTING & OBTAINING AN ADV PERMIT TO LEGALIZE 2 UNITS

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

Print Name: Marlene M. Adams

Signature: Marlene Adams

Date Signed: 03/08/2021

Signatory is  property owner  agent  other \_\_\_\_\_



Appeal No. 6903  
Date of Abatement Appeals Board Hearing: 4/20/2022  
Property Address: 21 Flood Ave  
Block: 6776 Lot: 001  
Page 7

City and County of San Francisco  
Department of Building Inspection



London N. Breed, Mayor  
Patrick O'Riordan, Interim Director

**ORDER OF ABATEMENT**

February 18, 2021

Owner:

MORAN OFELIA  
21 FLOOD AVE  
SAN FRANCISCO CA 94131

Property Address: 21 FLOOD AV,

Block: 6776 Lot: 001 Seq: 01  
Tract: Case: BW0  
Complaint: 202059231

Inspector: Hernandez

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202059231A  
HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE  
PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON February 9, 2021 IN ACCORDANCE WITH THE SAN  
FRANCISCO BUILDING CODE SECTION 102A.5. 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:

ALL PERMITS REQUIRED COMPLIANCE OF THIS VIOLATION MUST BE COMPLETED AND FINA WITHIN 30 DAYS

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 105A.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A.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 49 South Van Ness Ave, Suite 400, San Francisco, CA 94103, Tel: (628) 652-3517, (628) 652-3430, 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:

Mauricio E. Hernandez  
Chief Building Inspector  
Phone No. (628) 652-3400

APPROVED BY:

Patrick O'Riordan, Interim Director  
Department of Building Inspection  
Fax No. (628) 652-3463



Appeal No. 6903  
Date of Abatement Appeals Board Hearing: 4/20/2022  
Property Address: 21 Flood Ave  
Block: 6776 Lot: 001  
Page 8



**DEPARTMENT OF BUILDING INSPECTION**  
**City & County of San Francisco**  
**49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226**

**To:**  
MORAN OFELIA  
21 FLOOD AVE  
SAN FRANCISCO CA  
94131

Date: February 18, 2021  
Property Address: 21 FLOOD AV

Block: 6776 Lot: 001 Seq.: 01  
Inspector: **Mauricio Hernandez**

Director's Order Number: **202059231 - 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 : **\$1125.79.**

**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, Interim Director  
Department of Building Inspection

By: Mauricio Hernandez  
Chief of Code Enforcement

cc: CED File

Appeal No. 6903  
 Date of Abatement Appeals Board Hearing: 4/20/2022  
 Property Address: 21 Flood Ave  
 Block: 6776 Lot: 001  
 Page 9



**CITY AND COUNTY OF SAN FRANCISCO**  
**DEPARTMENT OF BUILDING INSPECTION**  
 49 South Van Ness Ave, Suite 400  
 San Francisco, CA 94103-1226

London N. Breed, Mayor  
 Patrick O'Riordan, Interim Director

**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** MORAN OFELIA  
 MORAN OFELIA  
 21 FLOOD AVE  
 SAN FRANCISCO CA

94131

**Date**  
**Complaint Number** 202059231

**Block** 6776 **Lot** 001  
**Address** 21 FLOOD AV

**Prepared by** Mauricio Hernandez

**Reviewed by** C. BYRD-SHELTON

**Amount Now Due and Payable**

**Comments** MMF 2 months (12/1/20 to 2/1/21)

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
12/11/20	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
12/11/20	Case review, Scheduling and Data entry	Inspector	.25	\$158.10	\$39.53
01/12/21	Research Title and Prepare case for Director's Hearing	Clerical	1	\$96.72	\$96.72
02/09/21	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
02/09/21	Issued Order of Abatement	Inspector	.25	\$158.10	\$39.53
02/09/21	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$173.91	\$347.82
02/11/21	Certified Mailing	Clerical	.5	\$96.72	\$48.36
02/11/21	Other	Clerical	1	\$96.72	\$96.72
02/11/21	Monthly Violation Monitoring Fee (Ordinance 180-10)	Clerical	1	\$96.72	\$96.72
02/11/21	Prepared Assessment of Costs	Inspector	.25	\$158.10	\$39.53
02/11/21	Case review, Scheduling and Data entry	Inspector	.25	\$158.10	\$39.53
02/18/21	Prepared Order of Abatement	Clerical	.5	\$96.72	\$48.36
02/18/21	Other	Clerical	1	\$96.72	\$96.72
02/18/21	Certified Mailing	Clerical	.5	\$96.72	\$48.36

\*Total to Date

\* 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.

Appeal No. 6903  
Date of Abatement Appeals Board Hearing: 4/20/2022  
Property Address: 21 Flood Ave  
Block: 6776 Lot: 001  
Page 10

City and County of San Francisco  
Department of Building Inspection



London N. Breed, Mayor  
Patrick O'Riordan, Interim Director

February 18, 2021

Owner:

MORAN OFELIA  
21 FLOOD AVE  
SAN FRANCISCO CA

94131

Address: 21 FLOOD AV,  
Block: 6776 Lot: 001 Seq: 01  
Tract: Case: BW0  
Complaint: 202059231  
Inspector: Hernandez

**DECLARATION OF SERVICE OF ORDER OF ABATEMENT BY MAIL  
PER SAN FRANCISCO BUILDING CODE SECTION 102A.8**

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.8, 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.

Executed on 02/19/2021, at San Francisco, California.

*Catherine Byrd Shelton*  
\_\_\_\_\_  
Signature

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

Appeal No. 6903

Date of Abatement Appeals Board Hearing: 4/20/2022

Property Address: 21 Flood Ave

Block: 6776 Lot: 001

Page 11

City and County of San Francisco  
Department of Building Inspection



London M. Eleed, Mayor  
Patrick O'Riordan, Interim Director

February 18, 2021

Owner: MORAN OFELIA  
21 FLOOD AVE  
SAN FRANCISCO CA  
94131

Address: 21 FLOOD AV,  
Block: 6776 Lot: 001 Seq: 01  
Tract: Case: BWO  
Hearing Number: 202059231  
Inspector: Hernandez

**DECLARATION OF POSTING OF THE ORDER OF ABATEMENT  
PER SAN FRANCISCO BUILDING CODE SECTION 102A.8**

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 102A.8, 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:

\_\_\_\_\_  
San Francisco, California

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

Executed on 2/23/21 at San Francisco, California.

\_\_\_\_\_  
Signature

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



Appeal No. 6903  
 Date of Abatement Appeals Board Hearing: 4/20/2022  
 Property Address: 21 Flood Ave  
 Block: 6776 Lot: 001  
 Page 12



## 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 Av Suite#400  
 San Francisco, CA 94103

- FIRST NOTICE**  
 **SECOND NOTICE**  
 **OTHER:**

**COMPLAINT NUMBER**

**202059231**

**ADDRESS** 21 FLOOD AV

**DATE** 10/9/20

**OCCUPANCY/USE** R-3/ 2 dwell units

**BLOCK** 6776 **LOT** 001

**CONST. TYPE**

**STORIES** 3  **BASEMENT**

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:** MORAN OFELIA

**PHONE#:**

**MAILING ADDRESS:** 21 FLOOD AVE

**CITY** SAN FRANCISCO CA **ZIP** 94131

**PERSON CONTACTED @ SITE**

**PHONE#:**

### VIOLATION DESCRIPTION:

<input type="checkbox"/> <b>WORK WITHOUT PERMIT (SFBC 106.1.1);</b>	<input type="checkbox"/> <b>ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);</b>
<input type="checkbox"/> <b>EXPIRED PERMIT (SFBC 106A.4.4)</b>	<input type="checkbox"/> <b>CANCELLED PERMIT (SFBC 106.3.7)</b> <b>PA#:</b>
<input type="checkbox"/> <b>UNSAFE BUILDING (SFBC 102);</b>	<input type="checkbox"/> <b>SEE ATTACHMENTS</b>
<b>This is to amend NOV#202059231 issued on 10/5/2020. A minor kitchen fire has occurred located underneath rear stairs damaging small areas of drywall material at wall and ceiling. Damage was observed to be superficial no structural damage observed. At time of inspection utilities have been shut-off, stove has been removed and gas line capped. A separate NOV#202059031 has been issued for all unwarranted work</b>	<b>CODE / SECTION #</b>  <b>106.1.1A 102A</b>
<b>MONTHLY MONITORING FEE Section 110A TABLE 1A-k</b>	

BC – Building Code    HC – Housing Code    PC – Plumbing Code    [EC – Electrical Code]    MC – Mechanical Code

### CORRECTIVE ACTION:

**STOP ALL WORK SFBC 104.2.4**

- FILE BUILDING PERMIT APPLICATION 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** 60 **DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.**
- CORRECTION 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 PROCEEDING TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.**

**Obtain electrical and plumbing surveys to restore utilities. Provide access to all areas to verify all conditions of building. At this time Building is ok to occupy, do not reinstall stove (restrict this area until all conditions are resolve under NOV#202059031 for illegal conversion)**

**INVESTIGATION FEE OR OTHER FEE WILL APPLY** See reverse side for further explanation

- 9x Fee (Work w/o Permit after 9/1/60)     2x Fee (Work Exceeding Scope of Permit)
- OTHER:** \_\_\_\_\_  Re-Inspection 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** Dominic Keane ( Thomas.keane@sfgov.org)  
(Inspector - Print Name)

**OFFICE HOURS** 8:00 AM TO 9:00 AM AND 3:00 PM TO 4:00 PM

**PHONE #** (628) 652-3447

- Building Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Housing Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3700
- Electrical Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Plumbing Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Code Enforcement Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3430

By: (Inspector's Signature) T. Dominic Keane **DISTRICT #** \_\_\_\_\_

**CC:**  DCP  EID  PID  BID  HIS  CED  CPC  DAD  SFFD  DPH  RPC  
M 9003 05 (Rev. 6/96)

Appeal No. 6903  
Date of Abatement Appeals Board Hearing: 4/20/2022  
Property Address: 21 Flood Ave  
Block: 6776 Lot: 001  
Page 13



**DEPARTMENT OF BUILDING INSPECTION**

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

MORAN OFELIA  
MORAN OFELIA  
21 FLOOD AVE  
SAN FRANCISCO CA 94131

DATE: 01/08/2021

PROPERTY ADDRESS:  
21 FLOOD AV

BLOCK: 6776 LOT: 001

Building Complaint #: 202059231

**NOTICE OF VIOLATION FINAL WARNING**

Dear Property Owner(s):

**NOTICE OF VIOLATION OUTSTANDING:**

On 10/09/2020 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!**



**Appeal No. 6903**

**Date of Abatement Appeals Board Hearing: 4/20/2022**

**Property Address: 21 Flood Ave**

**Block: 6776 Lot: 001**

**Page 14**

Welcome to our Permit Complaint Tracking System.

## Electrical Permit Details

### Report

**Report Date:** 5/2/2022 1:23:13 PM

Application Number: EW202010050803

Address(es): 6776 /001 :21 FLOOD AV

Description: REPAIR ELECTRICAL DAMAGE BY WIRE

#### Stage:

Action Date	Stage	Comments
10/5/2020	ISSUED	
10/5/2020	FILED	

#### Contractor Details:

License Number: 1025805  
Name: MELVIN MORAN  
Company Name: COPPERGOLD ELECTRIC INC  
Address: 48 OCEAN AV SAN FRANCISCO, CA 94112-0000  
Phone:

#### Appointment Details:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
------------------	-------------------	------------------	------------------	-------------	------------

#### Inspection Details:

Inspector	Activity Date	Activity Code	Activity Code Descr.	Description
Collin Wing	10/27/2020	103	GT - PROGRESS	Not Available
Albert Leong	10/20/2020	103	GT - PROGRESS	Not Available
Michael Choy	10/8/2020	128	FINAL INSPECTION FAILED	Not Available

For information, or to schedule an inspection, call: 558-6030.

**Appeal No. 6903**  
**Date of Abatement Appeals Board Hearing: 4/20/2022**  
**Property Address: 21 Flood Ave**  
**Block: 6776 Lot: 001**  
**Page 15**

**welcome to our Permit / Complaint Tracking System!**

**Plumbing Permit Details**

**Report**

**Report Date:** 5/2/2022 1:25:19 PM

Application Number: PW20201006253

Address(es): 6776 / 001 : 21 FLOOD AV

Description: WORK CATEGORY: 1P; THIS IS FOR A GAS TEST FOR FIRE DAMAGE.

Stage:

Action Date	Stage	Comments
10/2/2021	EXPIRED	Auto expire
10/8/2020	REINSTATED	ok to reinstate per spanelli.
10/6/2020	ISSUED	

**Contractor Details:**

License Number: 366870  
 Name: LIONEL EDUARDO MORAN  
 Company Name: PRONTITO PLUMBING\*\*\* SEE NOTES\*\*\*  
 Address: 48 OCEAN AV SAN FRANCISCO CA, 94112-0000  
 Phone: 4159331941

**Appointment Details:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
------------------	-------------------	------------------	------------------	-------------	------------

**Inspection Details:**

Activity Date	Inspector	Inspection Description	Inspection Status
10/19/2020	Michael Allen	GAS TAG REQUEST	GAS TAG ISSUED
10/7/2020	Michael Allen	FINAL PLUMBING INSPECTION	CORRECTION NOTICE

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.



Appeal No. 6903  
Date of Abatement Appeals Board Hearing: 4/20/2022  
Property Address: 21 Flood Ave  
Block: 6776 Lot: 001  
Page 16





Appeal No. 6903

Date of Abatement Appeals Board Hearing: 4/20/2022

Property Address: 21 Flood Ave

Block: 6776 Lot: 001

Page 17



Appeal No. 6903

Date of Abatement Appeals Board Hearing: 4/20/2022

Property Address: 21 Flood Ave

Block: 6776 Lot: 001

Page 18

