

***AAB Regular
Meeting of
May 18, 2022***

Agenda Item D3



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. 6904

Date of Abatement Appeals Board Hearing: 5/18/2022

Property Address: 21 Flood

Block: 6776 Lot: 001

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Complaint Number: 202059031

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: A field observation based on emergency call-out for a fire under NOV#202059231 has revealed that unpermitted construction was observed at the above location. 21 Flood Ave is a three-story, two family dwelling approved under Pa 8704101 and CFC issued. At the time of the field inspection it was observed that building has been subdivided to five separate dwelling units with five kitchens.

Nature of Violation(s): Building has been subdivided to five separate dwelling units with five kitchens.

Outstanding Violations: Yes

Life Safety Hazards: Unsafe

Directors Hearing: #202059031-A

Date: 2/9/2021

Result: Order of Abatement

Order of Abatement: 202059031-A issued with condition: All Permits required for compliance of this violation must be completed and final within 30 Days.

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

Case History:

10/05/20	OTHER BLDG/HOUSING VIOLATION	BID	Keane	CASE UPDATE	Case reviewed. Assign to complaint team. (st/mh)
10/05/20	CASE OPENED	BID	Lei	CASE RECEIVED	
10/08/20	OTHER BLDG/HOUSING VIOLATION	CES	Hernandez	CASE UPDATE	case under review and will issue NOV for illegal conversion per MH
10/08/20	OTHER BLDG/HOUSING VIOLATION	BID	Keane	CASE UPDATE	1st NOV mailed, cc'd to DCP, EID, PID and SFFD; slw
10/08/20	OTHER BLDG/HOUSING VIOLATION	BID	Keane	FIRST NOV SENT	1st NOV issued by TDK; slw
10/09/20	OTHER BLDG/HOUSING VIOLATION	BID	Keane	CASE UPDATE	posted 1st NOV. tdk.
12/11/20	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	REFERRED TO OTHER DIV	Received in CES-tm
12/11/20	OTHER BLDG/HOUSING VIOLATION	BID	Keane	FINAL WARNING LETTER ISSUED	Final warning letter issued. Failed to comply with NOV. case to be referred to CES. DK
12/11/20	OTHER BLDG/HOUSING VIOLATION	BID	Keane	REFERRED TO OTHER DIV	Case referred to CES per TDK; slw
12/11/20	OTHER BLDG/HOUSING VIOLATION	BID	Keane	CASE UPDATE	Final warning letter mailed; slw
01/05/21	OTHER BLDG/HOUSING VIOLATION	CES	Hernandez	REFER TO DIRECTOR'S HEARING	Case reviewed and prep for DH 2/9/21. MH
01/08/21	OTHER BLDG/HOUSING VIOLATION	CES	Hernandez	FINAL WARNING LETTER SENT	
01/12/21	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	DIRECTOR HEARING NOTICE POSTED	
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 the 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
02/17/21	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	CASE UPDATE	Prepared Initial Bill-cbs
02/17/21	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	CASE UPDATE	Sent Cert Mail-cbs
02/17/21	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	CASE UPDATE	Prepared OOA Notice-cbs

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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
03/10/21	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	CASE UPDATE	AAB filed - tm
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

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) Photos of current conditions**

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**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: CECELIA MORAN

Appeal Number 21-0000000001

Director's Order No 2020069051

Date Appeal Filed: MARCH 9, 2021

Complaint Tracking No(s) 202059031

Filing Fee: \$158.10

Instructions: Please (1) answer all the questions on pages 1 and 2 for appeals of Director's Orders, (2) 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 2 LEGAL 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. 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 ORDINANCE.
- (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:** Cecelia Moran,
Print Appellant's Name: Martene L Moran Daytime Phone Number: _____
Appellant's Mailing Address: _____

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

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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:
BEST ROOMS & KITCHENETTE 3.
- (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 FOR PERMIT
- (11) What was the extent of the work performed? How much remains to be completed? FOR PERMIT
- (12) When was the work done? N/A
- (13) Who did the work? N/A
- (14) What is your occupation? If you are a co-owner, list all other co-owners and other occupants.
TAX PREPARER (MARLENE), LIBRARY MANAGER (OFELIA)
- (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 N/A
- (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: NOT YET
- ☐ 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 H. Moam

Signature: Marlene H. Moam

Date Signed: 03/08/2021

Signatory is ☒ property owner ☐ agent ☐ other _____

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City and County of San Francisco
Department of Building Inspection



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

ORDER OF ABATEMENT

February 12, 2021

Owner:

MORAN OFELIA
21 FLOOD AVE
SAN FRANCISCO CA 94131

Property Address: 21 FLOOD AV.

Block: 6776 Lot: 001 Seq: 02
Tract: Case: BW0
Complaint: 202059031

Inspector: Hernandez

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202059031A
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 for compliance of this violation must be completed and final 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
Fax No. (628) 652-3409

APPROVED BY:

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

Code Enforcement Section
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

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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 12, 2021
Property Address: 21 FLOOD AV

Block: 6776 Lot: 001 Seq.: 02
Inspector: **Mauricio Hernandez**

Director's Order Number: **202059031 - 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: **\$1257.4.**

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

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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 202059031

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

Prepared by Mauricio Hernandez

Reviewed by

Amount Now Due and Payable

\$1,257.40

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

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
10/05/20	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
10/05/20	Case review, Scheduling and Data entry	Inspector	.25	\$158.10	\$39.53
10/08/20	Issued Notice of Violation and Data entry	Inspector	.75	\$158.10	\$118.58
10/08/20	Meeting with Supervisor	Inspector	.25	\$158.10	\$39.53
10/09/20	Posted Notice of Violation and Travel time	Inspector	.5	\$158.10	\$79.05
12/11/20	Issued Final Warning Letter	Inspector	.25	\$158.10	\$39.53
12/11/20	Concurrent referral to other city agency	Inspector	.25	\$158.10	\$39.53
12/11/20	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
01/12/21	Research Title and Prepare case for Director's Hearing	Clerical	1	\$96.72	\$96.72
01/12/21	Certified Mailing	Clerical	.5	\$96.72	\$48.36
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	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	Other	Clerical	1	\$96.72	\$96.72

***Total to Date** \$1,257.40

* 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.

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City and County of San Francisco
Department of Building Inspection



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

February 12, 2021

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

94131

Address: 21 FLOOD AV,
Block: 6776 Lot: 001 Seq: 02
Tract: Case: BW0
Hearing Number: 202059031
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

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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

202059031

ADDRESS 21 FLOOD AV

DATE 10/8/20

OCCUPANCY/USE R-3/ 2 dwl units

BLOCK 6776 LOT 001

CONST. TYPE

STORIES 3 ☐ BASEMENT

(X) 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:

☒ WORK WITHOUT PERMIT (SFBC 106.1.1); ☐ ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);

☐ EXPIRED PERMIT (SFBC 106A.4.4) ☐ CANCELLED PERMIT (SFBC 106.3.7)

PA#:

☒ UNSAFE BUILDING (SFBC 102); ☐ SEE ATTACHMENTS

CODE / SECTION #

A field observation based on emergency call-out for a fire under NOV#202059231 has revealed that unpermitted construction was observed at the above location. 21 Flood Ave is a three-story, two family dwelling approved under Pa 8704101 and CFC issued. At the time of the field inspection it was observed that building has been subdivided to five separate dwelling units with five kitchens.

106.1.1A
102A

MONTHLY MONITORING FEE Section 110A TABLE 1A-k

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 a building permit with plans and city planning approval to legalize the illegal conversion to five dwelling units or obtain a building permit with plans and city planning approval to revert back to last legal conditions. Separate plumbing and electrical permits are required. PA must state to comply with NOV and 9x penalty paid BID, PID & EID surveys are required based on substandard conditions observed at time of emergency call-out to verify all substandard work as at the moment PG&E has shut-off gas & electricity

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

\$30,000

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 Inspector

T. Dominic Keane

DISTRICT #

- ☐ 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) 652-3450

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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: 12/11/2020

PROPERTY ADDRESS:
21 FLOOD AV

BLOCK: 6776 LOT: 001

Building Complaint #: 202059031

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 10/08/2020 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

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Stairs
closed
off on
1st floor



Appeal No. 6904

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

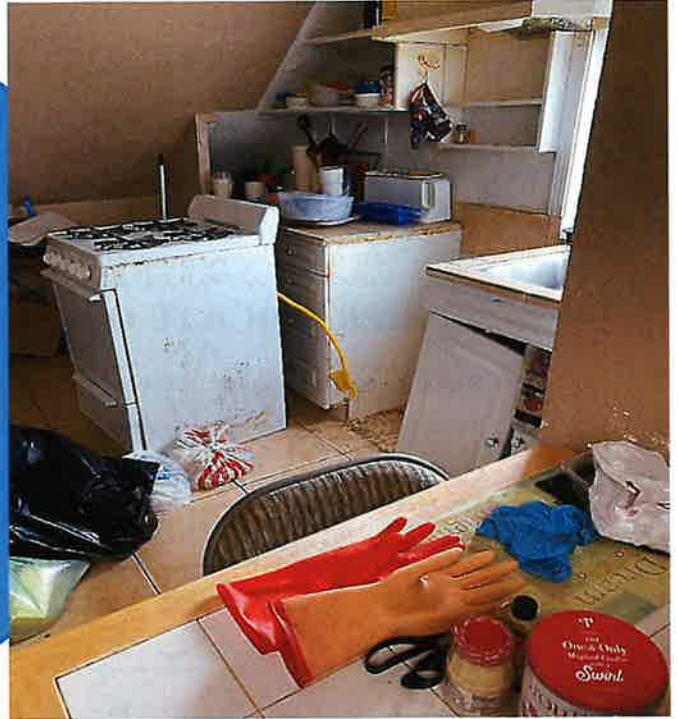
Property Address: 21 Flood Ave

Block: 6776 Lot: 001

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Unwarranted
kitchens
Per site visit
on 4/8/22
Kitchen
areas have
been
removed
without
permits



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FB-501a

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION

Application
Number

8704101

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

(NOTE: A separate PERMIT OF OCCUPANCY is required for buildings with a class R-1 occupancy)

Location 21 FLOOD
House Number (Street or Avenue) (Metes & Bounds if Applicable)

Type of Bldg. 5 Stories 3 Occupancy R-3 No. of Apts. Two
(List Floors for R Occupancy)

Description of Construction REMOVED TWO ILLEGAL UNITS;

ADD SECOND EXIT TO TOP FLOOR;

CONSTRUCTED A NEW BATHROOM

The hereinabove described construction is completed and conforms to Ordinances of the City and County of San Francisco and Laws of the State of California effective as of the date on which the hereinabove mentioned application for building permit was filed and proposed occupancy is approved in pursuance to Sec. 306.C, Article 3, Chapter 1, Part 1 of the San Francisco Municipal Code.

Approved: N/A 19
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

Approved: N/A 19
DEPT. OF PUBLIC HEALTH

This certificate posted on

APRIL 25, 1989

By [Signature]
SUPERINTENDENT, BUREAU OF BUILDING INSPECTION
Building Inspector

CFC for PA8704101 shows this property to be a two unit dwelling. PA was also to remove two illegal units