



## DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

49 South Van Ness Avenue, Suite 400 – San Francisco CA 94103

### STAFF REPORT (Updated)

**DATE:** September 10, 2021

**SUBJECT:** Report on code enforcement of:  
2867 San Bruno Avenue  
2875 San Bruno Avenue  
2883 San Bruno Avenue  
2891 San Bruno Avenue  
2899 San Bruno Avenue

#### Background

On August 19, 2013, the Department of Building Inspection (DBI) issued five building permits to construct five 4-story buildings with a total of ten dwelling units at 2867-2899 San Bruno Avenue (San Bruno properties). The approved site permit included commercial uses on the ground floor, office use on the second floor and dwelling units on the third and fourth floors of each building. Per the site permit process, the department issued subsequent addenda to allow the construction of the five buildings. The buildings were constructed and final sign-off was completed on January 6, 2017.

In December 2018, DBI received a complaint from the San Francisco Planning Department (SF Planning) regarding reports of unpermitted construction at the properties. The complaint was assigned to a code enforcement building inspector and research and review of all approved permit documents began.

#### Property History

1. The subject properties are composed of five buildings with addresses on San Bruno Avenue and Woolsey Street ranging from 2867 through 2899 San Bruno Ave and 90 through 98 Woolsey (three storefront addresses at 2899 San Bruno).
2. These structures were built under permit applications 201209270763, 201209270766, 201209270765, 201209270764, 201209270758 "To erect 4 stories, 2 offices, 1 commercial retail and 2 family dwellings building."
3. Under these permits, the properties were to be constructed as mixed-use buildings with one (1) commercial space on the first floor, two (2) office spaces at the second floor, a unit on the third (3) floor and unit on the fourth (4) floor with a roof deck.

4. In June and July of 2015, permit applications 201506058220, 201507272543, 201507272547, 201507272545, and 201507272544 were filed for the five buildings. These permits added bathrooms and wet bars, as well as made changes to the interior layout of the units.

### **Review of Records and Field Inspections**

Several city agencies, including DBI, the San Francisco Fire Department (SFFD), SF Planning and the San Francisco City Attorney's Office participated in a joint task force inspection on January 9, 2019. The purpose of the joint task force inspection was to determine the full extent of the building, planning, and fire code violations at the property. At the time of inspection, it was identified that the buildings were not built according to the approved plans.

The joint task force inspection found:

- There are six dwelling units (instead of two) in four of the buildings and five dwelling units (instead of two) in one of the buildings.
- The approved office use on the second floor of each building had been converted into two separate dwelling units resulting in 10 additional dwelling units for the five buildings.
- The authorized dwelling unit on the third and fourth floors of each building was split into two separate dwelling units resulting in four illegal units in four of the five buildings. As a result, a total of 19 additional dwelling units were added illegally. This increase in units changes the building code occupancy from an R-3 to a R-2 occupancy, which substantially increases the requirements for means of egress, fire safety, and accessibility.
- Unpermitted work had been performed that differed from the approved plans at the ground floor of the buildings and at the exterior façade, including:
  - The front façade approved under 201209270763, 201209270766, 201209270765, 201209270764, 201209270758 permits is different than currently built (windows on second and third floors deviate from approved plans).
  - The roof deck approved under 201209270763, 201209270766, 201209270765, 201209270764, 201209270758 permits was not constructed.

- Rear elevation approved under 201209270763, 201209270766, 201209270765, 201209270764, 201209270758 permits is different than currently built.
- Garage deviates from approved plans. There is no access to commercial space, and one parking space was eliminated. One garage door was eliminated.
- Piping for additional kitchens was installed without a plumbing permit.
- Associated electrical installation was altered without permit. (SFEC 89.116 89.118 89.120 89.122)

Through the work of the task force, it became clear that Former Senior Inspector Bernie Curran had conducted the final inspection on January 6, 2017 without the rest of the necessary building inspections having been performed.

Immediately thereafter, Mr. Curran's supervisor asked why he had assigned himself to conduct the final inspection instead of designating another building inspector, per the standard procedure. Mr. Curran responded that then-Director Tom Hui had asked him to conduct inspections of those buildings.

An investigation of a later complaint regarding 2861- 2865 San Bruno Avenue, an adjacent property with the same owner, determined that PA# 201704033064 "to reduce the size of a light court and increase the size of the rooftop penthouse" was approved without the permit being routed to City Planning. A notice of violation was issued on November 4, 2019. Unlike the other projects, this was an alteration of an existing building on a separate lot. It had not yet received a Certificate of Final Completion at the time the NOV was issued, so the permits for this project were suspended until a new permit is filed reviewed and issued.

DBI issued a total of 16 Notices of Violation (NOVs) at the San Bruno properties, including 2861 San Bruno Avenue. The cases were referred to a Director's Hearing and subsequently Orders of Abatement were issued against the properties. The orders have been appealed and are currently scheduled to be heard at the Abatement Appeals Board. This process is part of DBI's administrative code enforcement process. Separate notices of violation were also issued by SFFD and SF Planning.

To allow continued occupancy of the buildings, the property owner obtained building permits for temporary life-safety upgrades, and the work was completed and inspected by DBI and SFFD. It is the department's determination that these steps are sufficient to ensure that the buildings are safe for continued occupancy pending resolution of the outstanding violations, and taking the extraordinary step of evacuating the buildings and

displacing the residents was not warranted.

The buildings are required to be upgraded to meet all applicable building codes as well as requirements from SF Planning, SFFD and other city agencies. This report will document the detailed actions that took place since the initial complaint in December 2018.

### **Chronology of Enforcement and Temporary Mitigation of Unsafe Conditions**

#### **January 9, 2019**

Fifteen (15) Notices of Violation were issued on January 9, 2019 by DBI's Building Inspection Division, Plumbing Inspection Division and Electrical Inspection Division.

#### **February 6, 2019**

Multiple electrical permits were obtained for "2867-2873 San Bruno Avenue—fire alarm work to temporarily mitigate the imminent safety hazards and unsafe conditions." These permits were finalized by DBI's Electrical Inspection Division on February 27, 2019.

#### **February 8, 2019**

Multiple permits were issued to "upgrade sprinkler monitoring system to full alarm system for TI to temporarily mitigate imminent safety hazards and unsafe conditions." The permits were finalized by SFFD on February 27, 2019.

#### **February 19, 2019**

Multiple permits were issued for "as-built for FA install a relay module for the door strike to mitigate imminent hazard and unsafe conditions." These permits were finalized on February 28, 2019.

#### **February 21, 2019**

Multiple permits were issued to "provide temporary scaffold fire exit to all 3 levels of building at rear—temporary fire exit to be constructed with metal scaffold frame with 24 hour full access from building to public right of way to mitigate unsafe condition that exists at the above properties as a result of referenced fire code violation." These permits received final sign-off on March 3, 2019 by DBI's Building Inspection Division.

#### **May 29, 2019**

The property owner filed multiple building permit applications: 201905291900, 201905291901, 201905291902, 201905291888 and 201905291899 to "comply ENF#2017008719-00,02,03&04ENF, DBI NOVs, legalize 2 units, provide second egress for 4<sup>th</sup> floor units by installing permanent hot-dipped galvanized steel fire escape stairs, interior adjustment of approved PA#201209270766 to accommodate 4 units, façade modify to match as built conditions per zoning administrator." These permits are being reviewed by multiple city agencies.

June 9, 2019

DBI issued warning letters and referred the cases to DBI's code enforcement administrative process.

October 24, 2019

DBI issued Orders of Abatement.

November 4, 2019

Notice of Violation was issued for PA# 201704033064 at 2861-2865 San Bruno Ave on the basis that the permit had not been routed to Planning for review.

November 26, 2019

All permits for 2861-2865 San Bruno Ave were suspended.

The owner's representative subsequently appealed the administrative orders pursuant to Section 105A.2. Therefore, Orders of Abatement have not been recorded against the title of the properties as of August 17, 2021.

Throughout the administrative code enforcement process, DBI's code enforcement team has assessed approximately \$27,745.57 in initial bills to be charged to the property owner that include inspectors' time and clerical work (preparing hearings, posting of orders, site visits, mailing of documents, etc.). To date, the owner has paid \$10,169.79.

These cases will continue to accrue penalties that will be collected once the buildings are brought into code compliance and all associated permits are completed. The property owner will also be required to pay separate penalty fees associated with the issuance of building, electrical and plumbing permits. These penalty fees will be collected and calculated at the time of issuance of these specific permits.

Thank You,  
**DBI Staff**

**Sixteen (16) total notices of violations active in code enforcement**

201985831		09/20/2019	ACTIVE	CES	5457	022	2861	SAN BRUNO AV
201918811		01/11/2019	ACTIVE	CES	5457	037	2867	SAN BRUNO AV
201918791		01/11/2019	ACTIVE	CES	5457	037	2875	SAN BRUNO AV
201918782		01/11/2019	ACTIVE	CES	5457	037	2883	SAN BRUNO AV
201918801		01/11/2019	ACTIVE	CES	5457	037	2891	SAN BRUNO AV
201918771		01/11/2019	ACTIVE	CES	5457	037	2899	SAN BRUNO AV
201918214		01/09/2019	ACTIVE	CES	5457	037	2875	SAN BRUNO AV
201918361		01/09/2019	ACTIVE	CES	5457	037	2875	SAN BRUNO AV
201918213		01/09/2019	ACTIVE	CES	5457	037	2883	SAN BRUNO AV
201918362		01/09/2019	ACTIVE	CES	5457	037	2883	SAN BRUNO AV
201918211		01/09/2019	ACTIVE	CES	5457	037	2891	SAN BRUNO AV
201918364		01/09/2019	ACTIVE	CES	5457	037	2891	SAN BRUNO AV
201918212		01/09/2019	ACTIVE	CES	5457	037	2899	SAN BRUNO AV
201918363		01/09/2019	ACTIVE	CES	5457	037	2899	SAN BRUNO AV
201917821		01/07/2019	ACTIVE	CES	5457	037	2867	SAN BRUNO AV
201814151		12/19/2018	ACTIVE	CES	5457	037	2867	SAN BRUNO AV

# Copies of Notices of Violations



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

**DEPARTMENT OF BUILDING INSPECTION** NOTICE: 1  
City and County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 201814151  
DATE: 09-JAN-19

ADDRESS: 2867 SAN BRUNO AV

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES) BLOCK: 5457 LOT: 037

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: LEE YUN LING & CINDY ZHOU  
MAILING LEE YUN LING & CINDY ZHOU  
ADDRESS 9202 WEDGEWOOD ST  
TEMPLE CITY CA

PHONE #: --

91780

PERSON CONTACTED @ SITE: LEE YUN LING & CINDY ZHOU

PHONE #: --

### VIOLATION DESCRIPTION:

VIOLATION DESCRIPTION:	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input checked="" 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

Site inspection performed on 1/9/19, 4-story building, commercial ground floor, office space on second floor, individual dwelling units on 3rd & 4th floor. Currently commercial on ground floor, office space converted to 2 dwelling units. 3rd & 4th floor converted to 2 dwelling units on each floor. Approved plans indicate one exit owing to 3rd & 4th floor having one dwelling unit each as currently designed. This is a R-2 apartment building requiring 2 exits.

Roof deck approved under PA 201209270766 not constructed. Front façade approved under PA 201209270766 is different than currently built (windows on 2nd & 3rd floors deviate from approved plans). Rear elevation approved under PA 201209270766 is different than currently built. Garage deviates from approved plans (access to commercial space, parking space eliminated. One garage door eliminated)

Code Section: SFBC 103A; 102A.3; Table 1A-K; 1021; 106A.4.7; 109.

### CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

628-652-3437

FILE BUILDING PERMIT WITHIN 30 DAYS  (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.

CORRECT 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 PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

With Planning Dept. approval obtain Building permit to legalize, modify or remove all work not approved under previous permits. Obtain all required inspections. Plumbing & Electrical permits are required.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

9x FEE (WORK W/O PERMIT AFTER 9/1/60)  2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

OTHER:  REINSPECTION FEE \$  NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 01-JAN-18 VALUE OF WORK PERFORMED W/O PERMITS \$50000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION



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

**DEPARTMENT OF BUILDING INSPECTION** NOTICE: 1  
City and County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 201918364  
DATE: 11-JAN-19

ADDRESS: 2891 SAN BRUNO AV

OCCUPANCY/USE: ()

BLOCK: 5457 LOT: 037

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: LEE YUN LING & CINDY ZHOU  
MAILING LEE YUN LING & CINDY ZHOU  
ADDRESS 9202 WEDGEWOOD ST  
TEMPLE CITY CA

PHONE #: --

91780

PERSON CONTACTED @ SITE: LEE YUN LING & CINDY ZHOU

PHONE #: --

**VIOLATION DESCRIPTION:**

CODE/SECTION#  
CPC 103.1

- WORK WITHOUT PERMIT  
 ADDITIONAL WORK-PERMIT REQUIRED  
 EXPIRED OR  CANCELLED PERMIT PA#:  
 UNSAFE BUILDING     SEE ATTACHMENTS

A complaint has been filed regarding the following plumbing violations observed during physical inspection: 4 kitchens installed without the benefit of a plumbing permit (DWV, water and gas.) (SFPC Chapter 1, 3, 4, 6, 7, and 12)

Monthly Monitoring Fee.

**CORRECTIVE ACTION:**

- STOP ALL WORK SFBC 104.2.4 (628)652-3400
- FILE BUILDING PERMIT WITHIN DAYS     (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 30 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
- CORRECT VIOLATIONS WITHIN 30 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 PROCEEDINGS TO BEGIN.  
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Hire state lic contractor, secure permits, pay penalties, uncover concealed plumbing, and schedule inspection.

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    VALUE OF WORK PERFORMED W/O PERMITS \$

**BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION**

CONTACT INSPECTOR: David J Ledda

PHONE # (628)652-3400

DIVISION: PID

DISTRICT :

By:(Inspector's Signature) \_\_\_\_\_



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

**DEPARTMENT OF BUILDING INSPECTION** NOTICE: 1  
City and County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 201918811  
DATE: 29-JAN-19

ADDRESS: 2867 SAN BRUNO AV  
OCCUPANCY/USE: ()

BLOCK: 5457 LOT: 037

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: LEE YUN LING & CINDY ZHOU  
MAILING LEE YUN LING & CINDY ZHOU  
ADDRESS 9202 WEDGEWOOD ST  
TEMPLE CITY CA

PHONE #: --

91780

PERSON CONTACTED @ SITE: LEE YUN LING & CINDY ZHOU

PHONE #: --

**VIOLATION DESCRIPTION:**

VIOLATION DESCRIPTION:	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	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

Structure and associated electrical installation altered without permit. (SFEC 89.116 89.118 89.120 89.122)

**CORRECTIVE ACTION:**

STOP ALL WORK SFBC 104.2.4

628-652-3660

FILE BUILDING PERMIT WITHIN DAYS

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

OBTAIN PERMIT WITHIN 5 DAYS AND COMPLETE ALL WORK WITHIN 30 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

CORRECT 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 PROCEEDINGS TO BEGIN.  
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

HAVE A LICENSED CALIFORNIA STATE (C-10) ELECTRICAL CONTRACTOR APPLY FOR AN ELECTRICAL PERMIT. INCLUDE IN THE FEE A 9X (NINE TIMES) INVESTIGATIVE FEE OF \$10,044.00, A PERMIT FEE OF \$1116.00 AND A TOTAL FEE OF \$11,160.00 PRIOR TO THE COMMENCEMENT OF WORK AND COMPLETION OF THE INSPECTION PROCESS.

A \$52 Monthly Violation Monitoring Fee Will Be Assessed. (SFBC 102A.3 TABLE 1 A-K).

**INVESTIGATION FEE OR OTHER FEE WILL APPLY**

9x FEE (WORK W/O PERMIT AFTER 9/1/60)

2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

OTHER:

REINSPECTION 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: Robert Van Koll

PHONE # 628-652-3660

DIVISION: EID

DISTRICT : 4

By:(Inspectors's Signature) \_\_\_\_\_



# DEPARTMENT OF BUILDING INSPECTION

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

Date: 07/09/21 13:42:44

## Permit details report

Application Number: 201902082497

Bluebeam ID:

Form Number: 8 Application UPGRADE E SPRINKLER MONITORING SYSTEM TO FULL FIRE ALARM SYSTEM FOR  
Description: TI TO TEMPORARILY MITIGATE IMMINENT SAFETY HAZARDS AND UNSAFE  
CONDITIONS. NOV UNDER SEP PERMIT. REF 201603232897

Address:  
5457/037/0 2867 SAN BRUNO AV  
5457/037/0 2873 SAN BRUNO AV

Cost: \$15,000

Occupancy code: M,S-3,B

Building Use: 28 -2 FAMILY DWELLING

### Disposition/Stage:

Action Date	Stage	Comments
08-FEB-2019	TRIAGE	
08-FEB-2019	FILING	
08-FEB-2019	FILED	
08-FEB-2019	APPROVED	
08-FEB-2019	ISSUED	
27-FEB-2019	COMPLETE	Finalled by Fire

### Contact Details:

#### Contractor Details

License No. : 808503

Name: STEWART TOY

Company name: CRIME WATCH SECURITY SYSTEMS INC

Address: 1355 FAIRFAX AV SAN FRANCISCO CA 94124-0000

Phone:

4152827777

### Addenda Details:

#### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	08-FEB-2019	08-FEB-2019			08-FEB-2019	BUFKA SUSAN	
2	SFFD	08-FEB-2019	08-FEB-2019			08-FEB-2019	HARSHMAN KJELL	
3	CPB	08-FEB-2019	08-FEB-2019			08-FEB-2019	BUFKA SUSAN	



# DEPARTMENT OF BUILDING INSPECTION

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

Date: 07/09/21 13:45:04

## Permit details report

**Application Number:** 201902143024

**Bluebeam ID:**

**Form Number:** 8 **Application Description:** PROVIDE TEMPORARY SCAFFOLD FIRE EXIT TO ALL 3 LEVELS OF BUILDING AT REAR. TEMPORARY FIRE EXIT TO BE CONSTRUCTED W/METAL SCAFFOLD FRAME 2/24 HRS FULL ACCESS FROM BLDG TO PUBLIC RIGHT OF WAY TO MITIGATE UNSAFE CONDITION THAT EXISTS AT THE ABOVE PROPERTIES AS A RESULT OF REFERENCED FIRE CODE VIOLATION

**Address:**

5457/037/0 2867 SAN BRUNO AV  
5457/037/0 2899 SAN BRUNO AV

**Cost:**

\$10,000

**Occupancy code:** R-3

**Building Use:** 28 -2 FAMILY DWELLING

### Disposition/Stage:

Action Date	Stage	Comments
14-FEB-2019	TRIAGE	
14-FEB-2019	FILING	
14-FEB-2019	FILED	
21-FEB-2019	APPROVED	
21-FEB-2019	ISSUED	
19-MAR-2019	COMPLETE	4580185 Final Inspection/Approved

### Contact Details:

#### Contractor Details

**License No. :** 767153  
**Name:** BRENDAN NOEL BOGGINS  
**Company name:** CELTIC SCAFFOLDING INC  
**Address:** 4200 CALIFORNIA ST SAN FRANCISCO CA 94118-0000

**Phone:**

### Addenda Details:

#### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	14-FEB-2019	14-FEB-2019			14-FEB-2019	PANGELINAN MAR	
2	CP-ZOC	14-FEB-2019	14-FEB-2019			14-FEB-2019	TAM TINA	
3	BLDG	14-FEB-2019	14-FEB-2019			14-FEB-2019	YU CYRIL	
4	CES	14-FEB-2019	14-FEB-2019			14-FEB-2019	HERNANDEZ MAUR	
5	CPB	21-FEB-2019	21-FEB-2019			21-FEB-2019	MARIA ASUNCION	



# DEPARTMENT OF BUILDING INSPECTION

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

Date: 07/09/21 14:33:28

## Permit details report

**Application Number:** 201902153144

**Bluebeam ID:**

**Form Number:** 8 **Application Description:** AS-BUILT FOR FA 201902082497. INSTALL A RELAY MODULE FOR THE DOOR STRIK TO MITIGATE IMMINENT HAZARD AND UNSAFE CONDITIONS. N.O.V ON SEPARATE PERMIT

**Address:**  
5457/037/0 2867 SAN BRUNO AV  
5457/037/0 2873 SAN BRUNO AV

**Cost:** \$750

**Occupancy code:** R-3

**Building Use:** 28 -2 FAMILY DWELLING

### Disposition/Stage:

Action Date	Stage	Comments
15-FEB-2019	TRIAGE	
15-FEB-2019	FILING	
15-FEB-2019	FILED	
19-FEB-2019	APPROVED	
19-FEB-2019	ISSUED	
28-FEB-2019	COMPLETE	Finalized by Fire

### Contact Details:

#### Contractor Details

**License No. :** 808503  
**Name:** STEWART TOY  
**Company name:** CRIME WATCH SECURITY SYSTEMS INC  
**Address:** 1355 FAIRFAX AV SAN FRANCISCO CA 94124-0000

**Phone:** 4152827777

### Addenda Details:

#### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	EID-INSP	19-FEB-2019	19-FEB-2019			19-FEB-2019	PANGELINAN MAR	
2	INTAKE	15-FEB-2019	15-FEB-2019			15-FEB-2019	ROBINSON CHARL	
3	SFFD	15-FEB-2019	15-FEB-2019			15-FEB-2019	MANN KERRY	Approved OTC
4	CPB	19-FEB-2019	19-FEB-2019			19-FEB-2019	PANGELINAN MAR	



# DEPARTMENT OF BUILDING INSPECTION

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

Date: 07/09/21 14:34:47

## Permit details report

Application Number: 201905291902

Bluebeam ID:

Form Number: 3 Application COMPLY ENF#2017008719-00,02,03&04ENF,DBI NOVS,LEGALIZE 2 UNIT,PROVIDE 2NI  
Description: EGRESS FOR 4TH FL UNITS BY INSTALL PERMANENT HOT DIPPED GALVANIZED

Address: STEELL FIRE ESCAPE STAIRS,INTERIOR ADJUSTMENT OF APPROVED  
PA#201209270766 TO ACCOMONDATE 4 UNIT,FACADE MODIFY TO MATCH AS BUIL1  
CONDITIONS PER ZONING ADMINITOR

5457/037/0 2867 SAN BRUNO AV

5457/037/0 2873 SAN BRUNO AV

Cost:

\$250,000

Occupancy  
code: R-3,B,M

Building  
Use: 24 -APARTMENTS

### Disposition/Stage:

Action Date	Stage	Comments
29-MAY-2019	TRIAGE	
29-MAY-2019	FILING	
29-MAY-2019	FILED	
06-JUN-2019	SUSPEND	nsf check #1122
11-JUN-2019	REINSTATED	paid nsf ck 1122

### 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	CPB	29-MAY-2019	29-MAY-2019			29-MAY-2019	CHEUNG WAI FON	
2	CP-ZOC	29-MAY-2019						
3	BLDG							
4	SFFD							
5	DPW-BSM							
6	SFPUC							
7	PPC						USER GSA	5/29/19: To DCP (w/1888, 1899, 1900, 1901, 1902); HP
8	CPB							

# Welcome to our Permit / Complaint Tracking System!

## Electrical Permit Details

### Report

Report Date: 7/9/2021 2:42:17 PM

Application Number: E201902068906

Address(es): 5457 /037 :2891 SAN BRUNO AV

Description: 2891 - 2897 SAN BRUNO AVE. FIRE ALARM WORK TO TEMPORARILY MITIGATE THE IMMINENT SAFETY HAZARDS AND UNSAFE CONDITIONS. THIS PERMIT DOES NOT ADDRESS ANY NOTICES OF VIOLATION. NOV'S TO BE ADDRESSED UNDER SEPARATE PERMITS

### Stage:

Action Date	Stage	Comments
2/27/2019	COMPLETE	
2/6/2019	ISSUED	
2/6/2019	FILED	

### Contractor Details:

License Number: 808503  
Name: STEWART TOY  
Company Name: CRIME WATCH SECURITY SYSTEMS INC  
Address: 1355 FAIRFAX AV SAN FRANCISCO, CA 94124-0000  
Phone: 4152827777

### Appointment Details:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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### Inspection Details:

Inspector	Activity Date	Activity Code	Activity Code Descr.	Description
John Birmingham	2/27/2019	313	OFFICE - COMPLETE	Not Available
John Birmingham	2/22/2019	110	WITNESS TEST PROGRESS	Not Available

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

## Copies of Orders of Abatement and Initial Assessment Fees

October 25, 2019

**Owner:**

LEE YUN LING & CINDY ZHOU  
9202 WEDGEWOOD ST  
TEMPLE CITY CA 91780

**Property Address:** 2867 SAN BRUNO AV,

**Block:** 5457      **Lot:** 037      **Seq:** 01  
**Tract:**            **Case:** BW0  
**Complaint:** 201917821

**Inspector:** Schroeder

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 201917821-A HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **September 3, 2019** 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 FINALED WITHIN 30 DAYS.

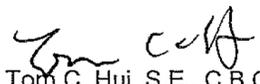
THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

**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 1660 MISSION ST., SAN FRANCISCO, CA 94103, Tel: (558-6454), 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. (415) 575-6831  
Fax No. (415) 558-6226

**APPROVED BY:**

  
Tom C. Hui, S.E., C.B.O., Director  
Department of Building Inspection  
Fax No. (415) 558-6474

Code Enforcement Section  
1660 Mission Street - San Francisco CA 94103  
Office (415) 558-6454 - FAX (415) 558-6226 - [www.sfdbi.org](http://www.sfdbi.org)

City and County of San Francisco  
Department of Building Inspection



London N. Breed, Mayor  
Tom C. Hui, S.E., C.B.O., Director

October 25, 2019

LEE YUN LING & CINDY ZHOU  
9202 WEDGEWOOD ST  
TEMPLE CITY, CA 91780

Property Address: 2867 SAN BRUNO AVE

Block: 5457 Lot: 037 Seq.: 01

Complaint No.: 201917821

Directors Order No: 201917821-A

**INITIAL BILL**- Assessment of Costs  
Code Enforcement Section

Dear Property Owner(s):

Our records show that all required work was not completed PRIOR TO THE DIRECTOR'S HEARING AND RECORDATION OF THE ORDER OF ABATEMENT ON THE TITLE OF THIS PROPERTY. THIS RESULTED IN THE ACCRUAL OF AN ASSESSMENT OF COSTS pursuant to Sections 102A.3 & 102A.17 of the San Francisco Building Code. These code sections require 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."

The Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is: **\$2,048.35.**

Payment must be by Cashier's Check or Money Order & must be accompanied by this original letter.

Make all checks payable to: CCSF Department of Building Inspection.

Mailed payments can be sent to:

Assessment of Costs Payment  
Department of Building Inspection  
Code Enforcement Section  
1660 Mission Street, 6th Floor  
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 render payment immediately.

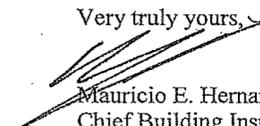
Note: The Order of Abatement cannot be removed from the title nor can the complaint against this property be abated, until appropriate permits are issued, inspections are performed to verify correction of violations, final inspection approvals are granted and further accrued Assessments of Costs are paid.

All violations must be abated AS SOON AS POSSIBLE TO AVOID OR MINIMIZE ADDITIONAL COSTS & PENALTIES. All additional time accrued from this billing to the final abatement of your case will be sent to you in a separate and final assessment of costs bill.

Contact the Code Enforcement Division at (415) 558-6454 should you have any questions concerning this matter. Your prompt cooperation on this matter is appreciated.

Very truly yours,

JH: akw  
cc: CES File

  
Mauricio E. Hernandez  
Chief Building Inspector

**Code Enforcement Section**  
1660 Mission Street, 6th Floor, San Francisco CA 94103  
Office (415) 558-6454 - FAX (415) 558-6226 - www.sfdbi.org



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

London N. Breed, Mayor  
 Tom C. Hui, S.E., C.B.O. 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** LEE YUN LING & CINDY ZHOU  
 LEE YUN LING & CINDY ZHOU  
 9202 WEDGEWOOD ST  
 TEMPLE CITY CA

**Date** October 24, 2019

**Complaint Number** 201917821

91780

**Block** 5457 **Lot** 037

**Address** 2867 SAN BRUNO AV

**Prepared by** Albert Wong

**Reviewed by** *[Signature]*

**Amount Now Due and Payable**

\$2,048.35

**Comments** 2/9/2019 - 8 Months x \$48.36 Monthly Monitoring Fee ( 2/9/2019 to 10/9/2019)

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
01/09/19	Initial Site Inspection, Travel time and Data entry	Inspector	1	\$158.10	\$158.10
01/11/19	Issued Notice of Violation and Data entry	Inspector	1	\$158.10	\$158.10
01/14/19	Other	Clerical	.25	\$96.72	\$24.18
02/09/19	Monthly Violation Monitoring Fee (Ordinance 180-10)	Clerical	4	\$96.72	\$386.88
06/03/19	Issued Final Warning Letter	Inspector	.25	\$158.10	\$39.53
06/03/19	Other	Clerical	.25	\$96.72	\$24.18
06/05/19	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
07/12/19	Research Title and Prepare case for Director's Hearing	Clerical	1	\$96.72	\$96.72
07/12/19	Reviewed and approved case for Director's Hearing	Inspector	.75	\$158.10	\$118.58
07/12/19	Certified Mailing	Clerical	.5	\$96.72	\$48.36
07/17/19	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
07/30/19	Schedule Continued Director's Hearing	Inspector	.5	\$158.10	\$79.05
08/14/19	Prepare Case for Continued Director's Hearing	Clerical	.5	\$96.72	\$48.36
09/03/19	Case review, Scheduling and Data entry	Inspector	.5	\$158.10	\$79.05
10/24/19	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$173.91	\$347.82
10/24/19	Other	Clerical	1	\$96.72	\$96.72
10/24/19	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
10/24/19	Issued Order of Abatement	Inspector	.25	\$158.10	\$39.53
10/24/19	Prepared Assessment of Costs	Inspector	.25	\$158.10	\$39.53
10/24/19	Prepared Order of Abatement	Clerical	.5	\$96.72	\$48.36
10/24/19	Certified Mailing	Clerical	.5	\$96.72	\$48.36

**\*Total to Date** \$2,048.35

\* 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.