

**MEETING MINUTES**  
**Citizens' General Obligation Bond Oversight Committee Meeting**

June 9, 2025  
9:32 AM to 10:55 AM  
City Hall Hearing Room 416  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Committee Members

Tim Tung, Chair  
Andrea Marmo Crawford, Vice Chair  
William Fox  
Brian Larkin  
Timothy Mathews  
Brenda Kwee McNulty  
Bart Pantoja

This meeting was held in-person.

Note: The Citizens' General Obligation Bond Oversight Committee (CJOB) meetings are live-streamed courtesy of SFGovTV. The agenda, video recording, audio recording, and caption notes are posted at [https://sanfrancisco.granicus.com/player/clip/50165?view\\_id=191&redirect=true](https://sanfrancisco.granicus.com/player/clip/50165?view_id=191&redirect=true).

Below is a high-level summary of the June 9, 2025 meeting.

Presentations for the meeting can be found at <https://www.sf.gov/meeting--june-9-2025--citizens-general-obligation-bond-oversight-committee-regular-meeting>.

**1) Call to Order**

Chair Tung called the meeting to order at 9:32 am and roll was taken.

Roll Call:

Vice Chair Crawford: Present  
Member Fox: Present  
Member Larkin: Present  
Member Mathews: Present  
Member Kwee McNulty: Present  
Member Pantoja: Absent  
Chair Tung: Present

Karen Perez, Committee Secretary, confirmed the presence of a quorum.

Chair Tung read the Ramaytush Ohlone Land Acknowledgement aloud.

Chair Tung welcomed new Committee Member Brenda Kwee McNulty. Member Kwee McNulty provided a brief introduction of herself.

## **2) General Public Comment**

Opportunity for the public to comment on any matters within the Committee's jurisdiction that are not on the agenda.

Jerry Dratler provided in-person public comment. The speaker expressed concerns about the Department of Building Inspection (DBI). The speaker discussed a DBI audit report published by the Controller's Office (CON) in 2024 and urged the Committee to investigate specific findings within the report.

## **3) Action Item:**

Approval, with possible modification, of the meeting minutes from February 10, 2025.

The Committee did not have any comments on, or modifications to, the meeting minutes from February 10, 2025.

Chair Tung opened public comment. There were no in-person public comments on this item.

Member Mathews made a motion to approve the minutes from the February 10, 2025 meeting. Member Larkin seconded the motion.

Roll Call:

Vice Chair Crawford: Yes

Member Fox: Yes

Member Larkin: Yes

Member Mathews: Yes

Member Kwee McNulty: Yes

Member Pantoja: Absent

Chair Tung: Yes

The motion passed.

## **4) Discussion Item/Possible Action:**

Presentation on the 2015, 2016, and 2019 Affordable Housing GO Bond Programs

Andrea Gremer, Finance Director at the Mayor's Office of Housing and Community Development (MOHCD), provided a detailed update on the Affordable Housing GO Bond Programs. The presentation can be reviewed [here](#).

Finance Director Gremer noted that the data reflected on the presentation was as of December 2024 and some of the information was outdated. Since December 2024, the 2015 Affordable Housing GO Bond has been fully expended, and program staff are working with CON and the Office of Public Finance (OPF) to close out the bond.

The Committee engaged in a question-and-answer discussion with Finance Director Gremer.

Chair Tung opened public comment. There were no in-person public comments on this item.

## **5) Discussion Item/Possible Action:**

Presentation on the 2018 Embarcadero Seawall Earthquake Safety GO Bond Programs

Carlos Colon, Waterfront Resilience Contracts Manager at SF Port (PRT), provided a detailed update on the 2018 Embarcadero Seawall Earthquake Safety GO Bond Programs. The presentation can be reviewed [here](#).

The Committee engaged in a question-and-answer discussion with Contracts Manager Colon.

Chair Tung opened public comment. There were no in-person public comments on this item.

**6) Discussion Item/Possible Action:**

Presentation on the 2012 Clean and Safe Neighborhood Parks GO Bond Programs; Liaison report on the 2012 Clean and Safe Neighborhood Parks GO Bond Programs

Chair Tung deferred the liaison report to a later meeting due to Member Pantoja's absence.

Stacy Bradley, Director of Capital and Planning at the SF Recreation and Park Department (RPD), and Simon Betsalel, Project Manager at PRT, provided a detailed update on the 2012 Clean and Safe Neighborhood Parks GO Bond Programs. The presentation can be reviewed [here](#).

There were no questions or comments from the Committee.

Chair Tung opened public comment. There were no in-person public comments on this item.

**7) Discussion Item/Possible Action:**

Liaison report on the 2011 Road Repaving and Street Safety GO Bond Programs

Member Mathews presented a liaison report on the 2011 Road Repaving and Street Safety GO Bond Programs. Member Mathews noted that this bond is 99% encumbered and expended, as discussed in his previous liaison report. He looks forward to receiving a closeout report for this bond so that it can be removed from future Committee discussions.

Chair Tung noted that this bond (at 99% expenditure) is a good example of the type of bonds that would be placed on an internal tracker until its final close-out. The tracker would replace the need for a liaison report on such bonds until it is fully closed out by program staff.

Chair Tung opened public comment. There were no in-person public comments on this item.

**8) Discussion Item/Possible Action:**

Liaison Report on the 2014 Transportation and Road Improvement GO Bond Programs

Member Larkin presented a liaison report on the 2014 Transportation and Road Improvement GO Bond Programs.

There was discussion between Chair Tung and Member Larkin regarding SFMTA's plans to reach the 85% expenditure threshold within a three-year period.

Chair Tung opened public comment. There were no in-person public comments on this item.

**9) Discussion Item/Possible Action:**

Liaison report on the 2016 Public Health and Safety GO Bond Programs

Vice Chair Crawford presented a liaison report on the 2016 Public Health and Safety GO Bond Programs.

Joe Chin, Program Manager at SF Department of Public Works, participated in a question-and-answer discussion with the Committee.

Chair Tung opened public comment. There were no in-person public comments on this item.

**10) Discussion Item: Possible Action:**

Updates from Controller's Office Staff

**A. Audits Unit – Public Integrity Reviews**

Mark dela Rosa, Director of Audits at CON, provided an overview of the several public integrity audits and assessments that the Audits Unit continues to work on.

**B. City Services Auditor (CSA) – Semi-Annual Report and Year-Ahead Plan**

Director dela Rosa provided updates on the Audits Unit's work plan. For the current fiscal year, the unit has issued over 20 mandated audits and assessments related to political activities, surveillance technology, local business enterprise (LBE) compliance, and leases with City departments. The unit intends to continue this plan in FY26. The unit also has several IT cybersecurity penetration tests planned for the next fiscal year. Additionally, the unit plans on conducting key business process-type audits, nonprofit audits, and capital and bond construction audits.

Natasha Mihal, Director of City Performance at CON, provided updates on behalf of the City Performance Unit. Director Mihal discussed recently published reports, as well as reports that are slated to be published in the near future. Director Mihal provided an overview of the unit's work plan and highlighted a few performance reports that the unit is working on (or plans to work on) in the new fiscal year.

The Committee did not have any questions on items 10a or 10b.

**C. Public Finance – Upcoming Bond Issuances**

Vishal Trivedi, Financial Analyst with the Office of Public Finance (OPF) at CON, provided updates on bond issuances. Since the last CGOBOC meeting, OPF issued another \$38.2 million for the PASS Program. Further details about the anticipated forward debt calendar can be reviewed [here](#).

**D. CGOBOC – FY2025-2026 Work Plan, Liaison Roles, Committee Membership, and Meeting Dates**

Director Mihal and the Committee discussed committee membership and vacancies.

There was discussion about the FY2025-2026 Work Plan. Director Mihal revisited the near-close out status of the 2011 Road Repaving and Street Safety GO Bond Program. She suggested that this program remain on the calendar as a reminder that it is still



active. As previously discussed, bonds that are nearly closed out should be placed on, and monitored, via the internal tracker. As such, program staff no longer need to generate full status reports on bonds/programs that are close to 100% completion.

Chair Tung shared that he will not be available for the regularly scheduled August 2025 meeting. The Committee agreed to meet on a later date in August.

Chair Tung noted that two new bonds may need to be added to the Committee's work plan (2020 Health & Recovery GO Bond and 2024 Vibrant Healthy GO Bond). Director Mihal stated that she will check with program staff to confirm that work has started. Chair Tung suggested that, if the 2020 Health & Recovery GO Bond covers the same programs as the existing Health & Recover GO Bond in the work plan, the two bonds can be consolidated into one discussion item.

There was discussion between the Committee and Director Mihal about the next CGOBOC annual report. Chair Tung would like to publish the report by the end of summer or early fall.

There was discussion about program liaison assignments. The Committee members were instructed to express their interests in certain programs. Formal assignments will be discussed at a later meeting.

Chair Tung opened public comment. There were no in-person public comments on this item.

#### **11) Discussion Item/Possible Action:**

Opportunity for Committee members to comment or take action on any matters within the Committee's jurisdiction.

There were no additional matters for discussion from the Committee.

Chair Tung opened public comment. There were no in-person public comments on this item.

#### **12) Adjourn**

The meeting was adjourned by Chair Tung at 10:55 am.

Committee staff and members can be reached at [CGOBO.committee@sfgov.org](mailto:CGOBO.committee@sfgov.org).

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I held the **Civil Grand Jury CGOBOC seat** and was a **member of the Civil Grand Jury** that issued a highly critical report on the Department of Building Inspection (DBI).


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I am a **retired CPA** and former **V. P. Finance and Chief Accounting Officer** of a NYSE company.

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**Systemic corruption has been and remains a serious problem in the Department of Building Inspection (DBI). CGOBOC can play a stronger role in addressing this corruption.**

My name is  
Jerry Dratler



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I come before you today with two major issues relevant to that corruption in DBI that intersect with CGOBOC and your role in overseeing **1) internal audits** and **2) the whistleblower program**. I conclude with my concerns regarding the reporting relationship of the new Inspector General.

I will be presenting examples that clearly describe the **weaknesses in these two programs**. Strengthening and providing more transparency and responsiveness in these two programs will contribute to rooting out corruption within DBI.

# **Controller's Integrity Report of DBI**

August 2024

The Controller's August 2024 report **falsely reports all** the DBI internal control recommendations **have been implemented.**

Date Issued	Title of Public Integrity Assessment or Audit Report	Number of Recommendations	Implemented	Partially Implemented	In Progress	Will Not Be Implemented
6/29/2020	San Francisco Public Works Contracting	8	5	2	1	-
9/24/2020	Gifts to Departments Through Non-City Organizations Lack Transparency and Create "Pay to Play" Risk	10	9	1	-	-
11/05/2020	San Francisco's Debarment Process	1	1	-	-	-
1/11/2021	Ethical Standards for Contract Award Processes of the Airport Commission and Other Commissions and Boards	10	7	1	2	-
4/14/2021	Refuse Rate-Setting Process Lacks Transparency and Timely Safeguards	5	5	-	-	-
9/16/2021	Department of Building Inspection's Permitting and Inspections Processes	8	8	-	-	-
12/09/2021	Significant Changes Are Needed to the Design, Monitoring, and Control of the San Francisco Public Utilities Commission's Social Impact Partnership Program	7	7	-	-	-
4/08/2022	San Francisco Department of the Environment's Relationship with Recology and Lack of Compliance With Ethics Rules	9	9	-	-	-
5/16/2022	Refuse Rate-Setting Process Update Based on Additional Reviews and Meetings With Recology	6	6	-	-	-
7/13/2023	Recology San Francisco Generally Managed the Landfill Disposal Fees Appropriately but Did Not Always Comply With It's City Contract	9	5	-	2	2
10/17/2023	The Community Challenge Grant Program's 2023 Solicitation Process Was Deeply Flawed and Needs To Be Redone Properly	3	2	-	1	-
3/28/2024	Criminal Conduct by Former San Francisco Public Utilities Commission General Manager Harlan Kelly Undermined the Integrity of City Procurements Despite Existing Rules Governing Gifts, Disclosures, and Sole Source	3	-	-	3	-
6/9/25	CCOBOC Public Comment					4
Total		79	64	4	9	2



**In September 2021,** the controller issued **a preliminary assessment** of DBI's permit and inspection processing.

The report **identified five changes** DBI should implement to promote ethical compliance at DBI.

Key findings include:

6/9/25

1. The lack of system **controls to prevent the after-the fact alteration of Permit Tacking System inspection records** by DBI employees.
2. The department does not make use of available data to track, **monitor and investigate red flag activities** such as out of area inspections and inappropriate reviews of project plans.
3. Review and investigation of complaints or high- risk activities are not standard.
4. **Financial penalties for non-compliance appear in some cases too low** and do not provide an adequate incentive to adhere to City-established requirements.
5. These internal control weaknesses, combined with a pattern of poor ethical management under the former director, sustained a negative tone at the top during his tenure.

## Why is the Controller reporting three Integrity report recommendations **have been implemented when they have not been implemented?**

- **Red flag reports** to monitor the activities of the DBI inspectors have **not been implemented**, they are under development per the email.
- **Penalty fees have not been increased** to deter building code noncompliance.
  - Penalty fees were excluded from the DBI's 2024 fee study. A fee increase could not have been approved by the BOS.
- **Controls have not been implemented to prevent the after-the fact alteration of records** in the DBI Permit Tracking System.

SunshineRequests, DBI (DBI)  
RE: SR25-541: California public document request  
To: Jerry Dwyer, Cc: Gasparat, Christine (DBI), Hannan, Patrick (DBI)

Dear Requestor:

We have conducted a diligent search for records and found no records responsive to your request.

DBI has no documents responsive to this request. DBI has not created any "daily, weekly, and monthly management of records and their actions for DBI inspectors like 1) unscheduled inspections recorded on building permits, 2) out of district inspections, 3) senior inspectors performing inspections that should have been reassigned to a district inspector and 4) inspections performed on building permits that should have been expired" in December 2024. DBI is currently in the process of developing a system tool to monitor and track unauthorized same-day and out-of-district inspections that is now in the beta testing phase. The tracker is not yet finalized but will be able to produce data responsive to some items requested when completed."

Please note that we are only able to provide records in the possession or control of the San Francisco Department of Building Inspection. Other City agencies may hold additional responsive records and you would need to contact them directly.

Should you have any questions, please do not hesitate to contact me by email at [dbi.sunshinerequests@sfgov.org](mailto:dbi.sunshinerequests@sfgov.org).

Thank you,

DBI Sunshine Team  
[www.sfdbi.org](http://www.sfdbi.org)  
[Sign up for our customer email list](#)

[See More from SunshineRequests, DBI \(DBI\)](#)

February 3, 2025 at 2:45 PM

[Details](#)



**In October, November and December of 2024 DBI management  
approved the alteration of 51 DBI Permit  
Tracking System (PTS) records.**

- Chief Building Inspector **Kevin Birmingham** approved 23 PTS records alterations.
- Chief Plumbing Inspector **Steve Panelli** approved 21 PTS records alterations.
- Chief Electrical Inspector **Kenneth Burke** approved 7 PTS records alterations.
- Two requests to alter records were canceled.

Sum of count					Column Labels
					Grand
Row Labels	Oct	Nov	Dec	Total	
Burke	2	1	4	7	
Canceled	1	1		2	
K. Birmingham	7	13	3	23	
Panelli	6	7	8	21	
Grand Total	16	22	15	53	



## **Altering records in PTS is altering public records, a prohibited practice.**

- Why is it necessary to **alter DBI PTS records vs. correcting** the record?
  - The practice of editing or overwriting the initial PTS entry **eliminates the potential audit trail** that shows the initial entry and the “ correction”.
- CGOBOC should request a **written opinion** from the City Attorney that DBI’s practice of **altering PTS records is legal**.
- **DBI is not providing the public** with the promised **altered records log report**.
- Do non-DBI departments alter PTS records?

## There are no control reports available to the public that show which records were altered

Recommendation	Status
<p>4. The Department of Building Inspection should ensure its Permit Tracking System (PTS) has complete and accurate data, and has adequate controls to deter unauthorized modification of PTS records that conceal wrongdoing by DBI employees by:</p> <ul style="list-style-type: none"> <li>a. Requiring that all inspections are complete and recorded in PTS before a final permit sign-off is completed.</li> <li>b. Electronically locking inspection records in PTS so they cannot be edited after a certain period, such as 24 or 48 hours after initial entry.</li> <li>c. Creating an audit log for PTS, in addition to the technical log, to summarize who entered what information into PTS and when. It should be readily understandable and largely accessible to the public and subject to the department's record retention policy.</li> </ul>	<p><b>Implemented and Closed (2024)</b></p> <p>DBI reminds staff utilizing the Permit Tracking System (PTS) of the importance of recording accurate data in the system. DBI trains all PTS users to ensure comprehensive notes are logged and records are complete.</p> <ul style="list-style-type: none"> <li>a. DBI requires that all inspections are complete and recorded in PTS before final permit sign-off is completed. Senior inspectors are required to review all Certificates of Final Completion for accuracy prior to final sign-off. PTS also has a system logic in place that prevents the scheduling of a final inspection unless all special inspections are complete and recorded in PTS.</li> <li>b. DBI implemented a 48-hour inspection records electronic lock to prevent edits to inspection records after initial entry. A process requiring approval by management is in place for any modification to a locked record and modifications are tracked by the department's Management Information Systems (MIS) unit.</li> <li>c. DBI implemented an audit log for PTS and only designated staff in the department's MIS unit can modify data or make system-wide changes. The MIS unit is only able to do so by obtaining approval following the department's internal change management policy. All changes are tracked in the department's internal request-tracking and change auditing infrastructures. The audit logs will be subject to the departments' records retention policy and made accessible to the public upon request. DBI intends to make the audit log more understandable for the public as the department plans to upgrade systems which currently limit its ability to produce a less technical log.</li> </ul>



**SunshineRequests, DBI (DBI)**

4/7/25

RE: SR25-574: California docume...

To: Jerry Dratler & 2 more

[Details](#)

Hello,

This is the response we received:  
***There are no publicly available audit logs. Extracting data from the audit tables is custom work done by customer requests on an adhoc basis.***

Please let us know how you want us to proceed.

Thank you,

**DBI Sunshine Team**

[www.sfdbi.org](http://www.sfdbi.org)

[Sign up for our customer email list](#)

# Whistleblower Program

Lack of response to procedural  
and ethical lapses within DBI  
reported through the  
Whistleblower Program

## SF Whistleblower **complaints are buried by the Controller;** complainants are never told if their complaint is sustained or denied.

whistleblower, CON (CON)  
CONFIDENTIAL - Whistleblower Program Report #888335HP  
To: Jerry Draller

Apr 13, 2023 at 3:23PM

Still Found a Contact  
Add

Add

Jerry Draller,

This e-mail concerns the report #888335HP that you filed with the Office of the Controller's Whistleblower Program on January 19, 2023. **Your report is now closed.**  
**Confidentiality and Investigation Results:** By law, we must conduct our investigations confidentially. **We treat as confidential and cannot release any information we acquire or develop as part of an investigation** (San Francisco Campaign & Governmental Conduct Code, Section 4.123(a)(ii)). However, without identifying the sources or subjects of reports, we do include limited information about investigations that resulted in corrective or preventive action(s) in our [quarterly reports](#).

Retaliation: No city employee may retaliate against any city employee or contractor because of their participation in a Whistleblower Program investigation. Immediately report any act of retaliation to the [San Francisco Ethics Commission](#), which will investigate it.

Provide Feedback: Our office is committed to providing quality service. [Please complete our short feedback survey.](#)

Thank you,

Steven Muñoz | Audit Manager  
Whistleblower Program

- **“Your report is now closed”**. There is no mention if the complaint was sustained or denied.
- **“We can not release any information we acquire or develop as part of an investigation”**.



# The Controller's Whistleblower **communication policy** does not comply with Whistleblower best practices.

## Best Practices for Disclosing the Outcome of Whistleblower Complaints

### Confidentiality and Respect for All Parties

- Maintain strict confidentiality throughout the process and especially when disclosing outcomes. Only share information with individuals who have a legitimate need to know, and avoid revealing sensitive details that could compromise the privacy of involved parties 1 5 6 .
- When communicating the outcome to the whistleblower, provide as much information as possible about the resolution, but do not disclose specifics that would violate confidentiality or legal obligations 4 5 6 .

### Transparent and Timely Communication

- Acknowledge receipt of the complaint promptly, and set clear expectations about the investigation process and expected timelines for updates 4 5 .
- Once the investigation concludes, **inform the whistleblower of the outcome in a timely manner**. If the complaint was substantiated, communicate that corrective action has been or will be taken (without revealing confidential personnel details). If the complaint was not substantiated, explain that a thorough investigation was conducted and no evidence was found to support the claim 4 5 .

### Sharing Outcomes Appropriately

- **Share the outcome** of the investigation with the whistleblower **to the extent possible**, balancing transparency with legal and privacy constraints. Even if the investigation is inconclusive or finds no wrongdoing, explain the process and reassure the whistleblower that the matter was taken seriously and investigated fully 4 5 .
- If possible, provide general information about any policy or procedural changes resulting from the investigation to demonstrate organizational commitment to improvement 4 5 .

## CGOBOC should confirm the Controller's **nondisclosure** policy with a **written opinion from the City Attorney.**

- **From:** "whistleblower, CON (CON)" <[whistleblower@sfgov.org](mailto:whistleblower@sfgov.org)>  
**Date:** May 26, 2022 at 9:49:12 PM GMT+2  
**To:** "whistleblower, CON (CON)" <[whistleblower@sfgov.org](mailto:whistleblower@sfgov.org)>, Jerry Dratler <[dratlerj@gmail.com](mailto:dratlerj@gmail.com)>  
**Cc:** "CON, Controller (CON)" <[controller.con@sfgov.org](mailto:controller.con@sfgov.org)>  
**Subject:** RE: CA Public Document Request - whistleblower Complaint # 64yW3uz4

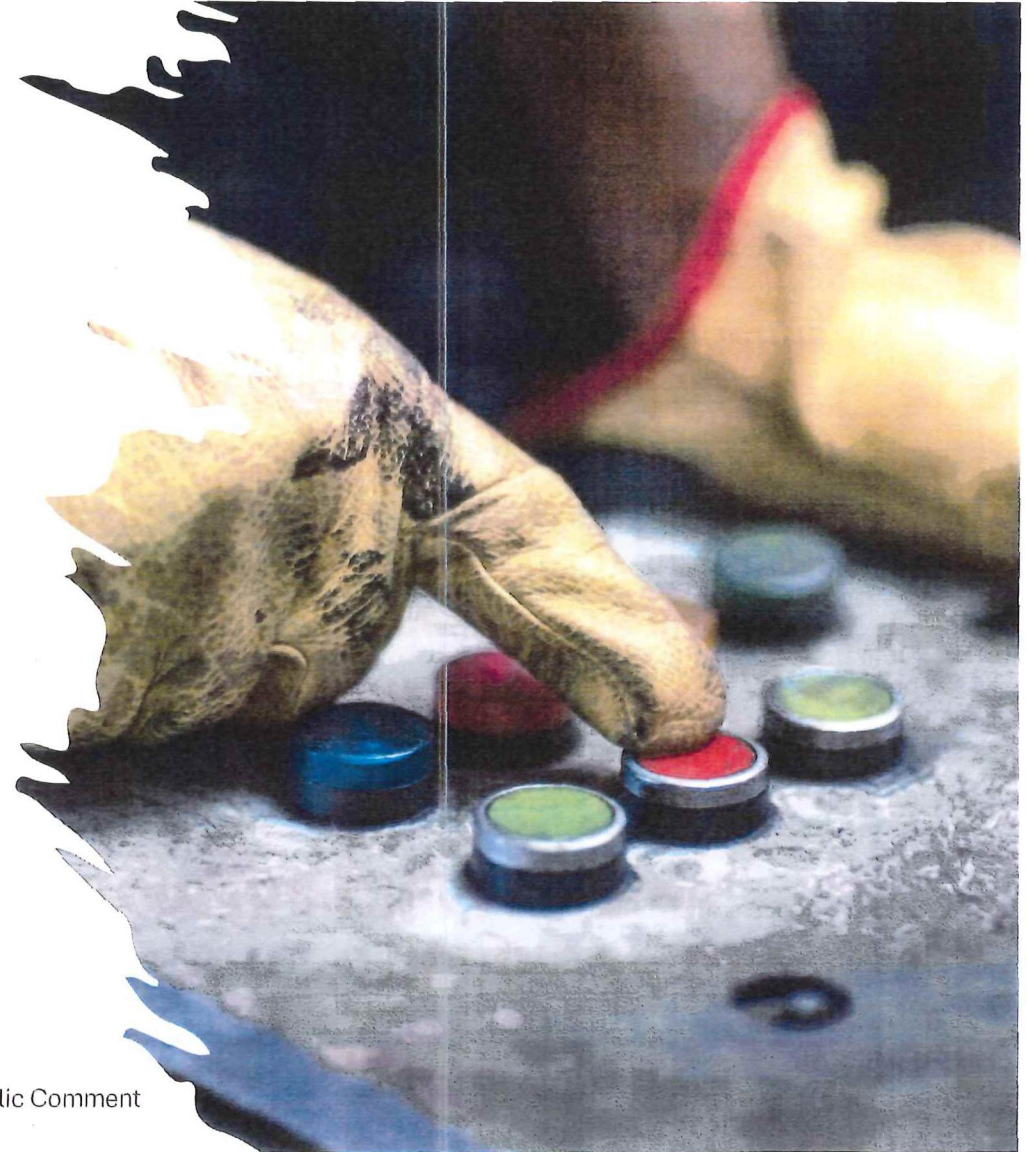
Good afternoon Mr. Dratler,

The Controller's Office Whistleblower Team has reviewed your request with the City Attorney's Office to determine whether your request for the release of the resolution of a Whistleblower case is permitted. Review of relevant law included provisions under San Francisco Charter, sections F1.107(c) and F1.110(b); San Francisco Campaign and Governmental Conduct Code, Article IV, sections 4.120 and 4.123; California Government Code, Sections 6255 and 53087.6, and California Evidence Code, sections 1040 and 1041. Based on this review, we and the City Attorney's Office have concluded the Controller's Office is required to keep confidential the resolution of Whistleblower cases and maintain these records as exempt from disclosure, as case resolution is a part of the investigative record.

- "We and the City Attorney's Office" - **who in the City Attorney's Office?**
- The City Charter **does not require or prohibit** the Controller from disclosing the outcome of a whistleblower complaint.
- Section F1.107 (c) of the City Charter **protects whistleblowers** and City officers by maintaining the confidentiality of whistleblowers.
- Section F1.110 (b) states that drafts, notes, preliminary reports and **other reports shall be confidential.**



The SF Inspector General should not report to the SF Controller because the Controller lacks independence.



## Current and past examples of DBI corruption for which I have filed Whistleblower complaints.

### Current

1. Mayoral candidate Mark Farrell's expired **building permits were improperly finaled** by DBI in **Sept. of 2024**.
2. The 2016 SF Tesla showroom building permits have never been finaled by DBI.
  - The \$1.3 million mechanical permit has zero inspections and was **expired by DBI in February 2025**.

### Past

3. DBI Chief of Plan Check, Mark Walls and his father Peter Birmingham constructed a building with **3 condo units without a single DBI inspection**.
4. There is **only one DBI inspection** of the \$35 million building permit for the parking garage in Golden Gate Park.
  - Is the garage safe?



**Example 1: Mark Farrell's deck permit expired 360 days after issuance per the building code. It was finaled by Inspector Wyne 841 days after it was issued. The permit should have been expired, not finaled.**

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 10/1/2024 8:29:12 AM

Application Number: 202109178670

Form Number: 3

Address(es): 1039 / 009 / 0 47 JORDAN AV

Description: TO REPLACE AN EXISTING NON-FORMING DECK WITH A NEW SMALL DECK IN THE SETBACK. TO FILL IN A BAY WINDOW AND ADD 11 SQ FT.

Cost: \$20,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
9/17/2021	TRIAGE	
9/17/2021	FILING	
9/17/2021	FILED	
6/7/2022	PLANCHCK	
6/7/2022	APPROVED	

7/6/2022	ISSUED	
9/25/2024	COMPLETE	6182599 Final Inspection/Approved

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
9/25/2024	PM	WS	Web Scheduled	FINAL INSPECT/APPRVD	1
9/20/2024	PM	WS	Web Scheduled	FINAL INSPECT/APPRVD	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
9/25/2024	Peter Wynne	FINAL INSPECT/APPRVD	FINAL INSPECT/APPRVD
9/20/2024	Peter Wynne	FINAL INSPECT/APPRVD	PRE-FINAL

Special Inspections:

Wow- three special inspections and not a single DBI field inspection before the permit was finaled and the permit was finaled 13 months after the all the special inspections were approved. Why the delay?

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0	8/23/2023	PMATTHEW	24B	STEEL FRAMING	
0	8/23/2023	PMATTHEW	24E	WOOD FRAMING	
0	8/14/2023	PMATTHEW	5A1	SINGLE PASS FILLET WELDS < 5/16"	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

# Chief of Code Enforcement, Mauricio Hernandez **should not** have approved the Liz Farrel building permit extensions for expired permits.

City and County of San Francisco  
Department of Building Inspection



London N. Breed, Mayor  
Patrick O'Riordan, C.B.O., Director

## SERVICE REQUEST APPLICATION

JOB ADDRESS: 47 JORDAN AVE BLOCK: 1039 LOT: 009  
PERMIT NO(S) - BID/EID/PID: 2021 0917 8670  
OWNER/CONTRACTOR/AGENT: LIZ Farrel PHONE NO: 925-984-9405  
MAILING ADDRESS: 47 Jordan Ave  
EMAIL (Write Clearly): JUAN @ 0303Construction

Circle the Service Requested Item(s); mark the Division and the Fee shown for a Single Division. A separate Service Request Form must be filled out for each service item.

	Service Requested	Building	Electrical	Plumbing	Minimum			Total Fee	Total with Added Hours
					Hrs	At	Min fee		
1	Temporary Certificate of Occupancy (TCO) and TCO Extension				1	\$545.46	\$545.46	\$545.46	
2	Place of Entertainment				1	\$280.00	\$280.00	\$280.00	
3	Massage Establishment/DPH				1	\$280.00	\$280.00	\$280.00	
4	Police Permit/Second Hand Dealer				1	\$280.00	\$280.00	\$280.00	
5	Fire Permit Inspection				1	\$280.00	\$280.00	\$280.00	
6	Off-Hour Inspections - See Remarks BID/PID: Each additional hour \$300.00				2	\$300.00	\$600.00	\$600.00	
7	Re-Inspection (RIS)				1	\$280.00	\$280.00	\$280.00	
8	Pre-Application/Survey Inspection (PID)				2	\$280.00	\$560.00	\$560.00	
9	Subpoena Service				1	\$275.00	\$275.00	\$275.00	
10	Permit Extension (BID) - See Remarks 10					\$298.38 + 10% of the building permit inspection fee			x2 640.58

INSPECTION SERVICES  
49 South Van Ness Avenue, Suite 400 - San Francisco CA 94103  
(415) 652-3450 - [dbi@inspection-services.org](mailto:dbi@inspection-services.org) - [www.sfdbi.org](http://www.sfdbi.org)  
\*Mandatory Fees & Org Check/Forms/ISS Form/Service Request/2024 01.11 Service Request App

6/9/25

Received by: \_\_\_\_\_  
DBI2024 - 47 JORDAN AVENUE - 2024000039

## 6: OFF HOUR INSPECTIONS

Date of requested inspection: _____	Time of requested inspection: _____
Contact person: _____	Phone: _____
Reason for request: _____	
Scope for inspection: _____	
Floor/area of inspection: _____	
Senior/chief approval: _____	

Off-Hour inspections require Chief Inspector approval with a two-day lead time. Same day inspections may be offered at the sole discretion of the Chief Inspector of the division involved. Additional inspection hours, including travel time, will be charged unless other arrangements are made in advance. Fees must be paid in advance.

## 10: BUILDING PERMIT EXTENSION

2nd Extension must be approved by the Chief or Senior Inspector. Please submit a letter addressed to the Chief Inspector.

Service Requested	Fee Amount	Total Fee
Permit Extension	\$298.38 + 10% of Building Permit Inspection Fee	640.58
Reason for request: <u>Need extension to final project</u>		

FOR OFFICE USE ONLY  
DATE PERMIT ISSUED 6/10/2022 ORIGINAL EXPIRATION DATE 7/11/23  
NEW EXPIRATION DATE 6/20/25 (1st time Ext) APPROVING INSPECTOR M Hernandez  
9/19/24

## SIGNATURE (REQUIRED)

By signing below, I certify the information provided is accurate.

Applicant Signature: Juan Ortega Date: 9/20/2024

FOR OFFICE USE ONLY  
RECEIPT NUMBER: 6102511 DATE OF RECEIPT: 9/20/24 RECEIVED BY: AP

CGOBC Public Comment

DBI2024 - 47 JORDAN AVENUE - 2024000039

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**Example 2:** Tesla showroom remodel was completed. DBI expired the 2016 \$1.3 million mechanical permit in 2025 with **no inspections**.



Before and after showroom remodel pictures

# The \$1,325,000 Mechanical, Electrical and Plumbing permit with **no inspections**.

## Welcome to our Permit / Complaint Tracking System!

Below is a list of all agents for the selected permit, along with their roles on the project.  
Permit Number: 201512286002

	Firm Name	Agent Name	Role	From	To
Info	S F GARAGE COMPANY INC.	JOHN C. POLLARD	CONTRACTOR	12/28/2015	7/19/2016
Info	NSA ARCHITECTURE+DESIGN	DEANNA MATLOCK	ARCHITECT	12/28/2015	
Info	MERCURY ENGINEERING GROUP	KIM LEE	AUTHORIZED AGENT- OTHERS	12/28/2015	
Info	BUILD GROUP INC.	NATHAN C. RUNDEL	CONTRACTOR	7/19/2016	
Info	ACIES ENGINEERING	WILSON LEE	ENGINEER	12/28/2015	

## Welcome to our Permit / Complaint Tracking System!

### Permit Details Report

Report Date: 3/6/2025 4:12:18 AM

Application Number: 201512286002

Form Number: 3

Address(es): 0719 /001 /0 999 VAN NESS AV

Description: NEW MECHANICAL, ELECTRICAL & PLUMBING SYSTEM PER PLANS. NO CHANGE TO EXISTING OCCUPANCY.

Cost: \$1,325,000.00

Occupancy Code: B

Building Use: 40 - AUTOMOBILE SALES

### Disposition / Stage:

Action Date	Stage	Comments
12/28/2015	TRIAGE	
12/28/2015	FILING	
12/28/2015	FILED	
7/13/2016	APPROVED	
7/13/2016	ISSUED	
2/20/2025	EXPIRED	permit timed out

Name: JOHN C. POLLARD  
Company Name: S F GARAGE COMPANY INC  
Address: P O BOX 11039 ST \* 6407 FRANCISCO CA 94114-0030  
Phone: 4156260620

### Addenda Details:

Station	Rev	Ante	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Field Description
CPB			12/28/15	12/28/15		12/28/15	JOHN POLLARD		PRELIMINARY CHECKER FEE PAID, PER ATTACHED APPROVED LETTER.
MECH			12/28/15	12/28/15	1/12/16	6/22/16	JOHN POLLARD		MECHANICAL PERMITS APPROVED, ELECTRICAL PERMITS APPROVED, PLUMBING PERMITS APPROVED.
MECH			12/28/15	12/28/15		6/22/16	DELA		MECHANICAL PERMITS APPROVED, ELECTRICAL PERMITS APPROVED, PLUMBING PERMITS APPROVED.
IPC			12/28/15	12/28/15		6/22/16	JOHN POLLARD		MECHANICAL PERMITS APPROVED, ELECTRICAL PERMITS APPROVED, PLUMBING PERMITS APPROVED.
CPB			12/28/15	12/28/15		7/19/16	JOHN POLLARD		MECHANICAL PERMITS APPROVED, ELECTRICAL PERMITS APPROVED, PLUMBING PERMITS APPROVED.

This permit has been issued. For information pertaining to this permit, please call 626-652-3450.

### Appointments:

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

Activity Date	Inspector	Inspection Description	Inspection Status
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### Special Inspections:

Addenda Completed No.	Date	Inspected By	Inspection Code	Description	Remarks
0			E0	MECH-L1-01-E - CERTIFICATE OF INSTALLATION FOR INDOOR LIGHTING	

0			E7	MECH-L1-02-E - ENERGY MANAGEMENT CONTROL SYSTEM FOR LIGHTING CONTROL SYSTEM	
0			E12	MECH-L1-01-E - SUMMARY CERTIFICATE OF INSTALLATION FOR OUTDOOR LIGHTING	
0			E13	MECH-L1-01-A - DEMAND RESPONSIVE LIGHTING CONTROL ACCEPTANCE DOCUMENT	
0			E15	MECH-ELE-01-E - ELECTRICAL POWER DISTRIBUTION	
0			E16	MECH-L1-01-A - LIGHTING CONTROL ACCEPTANCE DOCUMENT	
0			E17	MECH-L1-01-A - AUTOMATIC DIMMING CONTROL ACCEPTANCE DOCUMENT	
0			E18	MECH-L1-01-E - ENERGY MANAGEMENT CONTROL SYSTEM FOR LIGHTING CONTROL SYSTEM	



**The NOV issued by DBI falsely claims the 2015/2016 building permits expired without any work commencing.**

[illegible]

## CORRECTIVE ACTION:

**Y** STOP ALL WORK SFC# 10424

**Y** FILE BUILDING PERMIT WITHIN **30** DAYS

**Y** WITH PLANS: A copy of this notice must accompany the permit application

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

**Y** CORRECT VIOLATIONS WITHIN DAYS

**NO PERMIT REQUIRED**

**YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED**

**THEFORE THIS CPTC HAS ISSUED A ABATEMENT PAPER/CEEDS**

**FARMLINE COMMENT DESCRIPTION :** 1. IF THE WORK HAS NOT COMMENCED, OBTAIN A COMMENCEMENT OF WORK PERMIT UNDER THE PREVIOUSLY APPROVED PERMIT APPLICATION NO. P42016011701874, P42016011701935, P42016011701932, P42016011701919, P42016011701910, P42016011701918, AND P42016011701918 THIS PERMITS MAY REQUIRE UPDATED PLANS. 2. OBTAIN A RECOMMENDATION AND COMPLETION OF WORK PERMIT FOR PREVIOUSLY APPROVED PERMIT APPLICATION 201511238692, SPECIFYING THE PERCENTAGE OF WORK REMAINING. ENSURE THAT ALL REQUIRED INSPECTIONS ARE COMPLETED TO ABATE THIS NOV.

**INVESTIGATION FEE OR OTHER FEE WILL APPLY**

9a Permit Fee (if not, who Permit after 15 Min)	
2a Permit Fee (With Excluding Scope of Permit)	
Other	
Permit/Inspection Fee	\$
<b>Y</b>	
10a permit (if not, who permit prior to 9/10/20)	
approx. date of work on a permit	
value of work performed on that permit	\$

**CONTACT INSPECTOR : Chris Francis BID / 628-652-3612**

**CODE VIOLATION DESC : A COMPLAINT INVESTIGATION HAS REVEALED: 1. PERMITS NO. PA201512235807, PA201607192674, PA201606170193, PA201606170192, PA201606170191, PA201606170190, PA201606170189, AND PA201606170188 HAVE EXPIRED WITHOUT ANY WORK BEING COMMENCED. ACCORDING TO THE INSPECTION RECORDS, THERE IS NO EVIDENCE OF ANY INSPECTIONS PERFORMED BY THIS DEPARTMENT. 2. PERMIT NO. PA201512286002 HAS EXPIRED WITH MINIMAL INSPECTION HISTORY. THE INSPECTION RECORDS INDICATE THAT THE LAST DOCUMENTED INSPECTION WAS A 124 CEILING INSPECTION ON 7/21/2016, LEAVING THE PERMIT PROCESS INCOMPLETE. CODE/SECTION: SFBC 106A.4.4 MONTHLY MONITORING FEE APPLIES. CODE/SECTION: SFBC 110A TABLE 1A-K**

The Tesla building permits **do not meet the criteria** for a commencement permit. They are not entitled to use the **original approved plans** and a **reduced permit fee on the new building permits** because the work commenced, and the permits became null and void 1,080 days after issuance.

### 106A.4.4.1 Commencement of Work on Permit Expired Due to Work Not Started

[San Francisco Building Code 2019](#) > [1A San Francisco Administration](#) > [106A Permits](#) > [106A.4 Permits Issuance](#) > [106A.4.4 Permit Expiration](#) > [106A.4.4.1 Commencement of Work on Permit Expired Due to Work Not Started](#)

[Go To Full Code Chapter](#)

Before work can be commenced on an expired [permit](#) on which no work was performed, a new application shall be filed and a new [permit](#) shall be obtained. If not more than one year has elapsed since the expiration of the original [permit](#), the applicant is eligible for reduced fee on the new [permit](#). See [Section 110A — Table 1A-B — Commencement of Work Not Started](#). All other applicable fees in [Section 110A — Table 1A-A](#) or any other table in this code, shall be collected in the full amount. To qualify for the reduced fees, the original [approved](#) plans and specifications in the possession of the [owner](#) shall be submitted with the new application, together with a notarized certification that there are no changes made on those plans and specifications.

In the event a refund has been granted upon the request of the applicant prior to the commencement of the work, the provisions of this section shall not apply and a new [permit](#) shall be applied for and all fees will be required to be paid.

- The criteria under code Sec. 106A.4.4.1 are;
  - **No work was performed.**
  - **Not more than one year has elapsed** since the expiration of the original permit.
  - **The original approved plans shall be submitted with the new permit application** with a notarized certification that there are no changes in the original plans.





### Example 3: 95 Orange Alley is a unique project

- The three-unit building in the picture was constructed with **no recorded DBI field inspections or special inspections.**
- The Chief of DBI Plan Check is **Mark G. Walls.**

# Notice of Completion

Before execution, refer to title company requirements stated on reverse side.

## NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is owner or the agent of the owner of the interest or estate stated below in the property hereinafter described.
2. The full name of said owner is: MARK G. WALLS
3. The full address of said owner is: 24 Sargent Street, San Francisco, CA
4. The nature of the title of said owner is: In fee.  
(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase" or "lease".)
5. The full names and full addresses of all persons, if any, who held title with said owner as joint tenants or as tenants in common, or otherwise, are:

NAMES	ADDRESSES
<u>Peter J. Birmingham</u>	<u>24 Sargent Street, San Francisco</u>
<u>Karen R. Birmingham</u>	<u>24 Sargent Street, San Francisco</u>

6. The names of the predecessors in interest of said owner, if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

NAMES	ADDRESSES

(If no transfer made, insert "none".)

7. A work of improvement on the property hereinafter described was completed on October 12, 1990
8. The name of the contractor, if any, for such work of improvement was Peter J. Birmingham, owner

(If no contractor for work of improvement as a whole, insert "none".)

9. The property on which said work of improvement was completed is in the City of San Francisco, County of San Francisco, State of California, and is described as follows: Lot 30, as shown on map entitled "Parcel Map of a Portion of Assessor's Block No. 6515, San Francisco, California", filed March 10, 1989 in Parcel Map Book 38 at Page 156 in the office of the Recorder of the City and County of San Francisco, State of California.

10. The street address of said property is 95 Orange Alley  
(If no street address has been officially assigned, insert "none".)

Dated: 10/13/90

Signature of  
owner  
or his agent

Mark G. Walls  
(Also sign verification below at X)

STATE OF CALIFORNIA } ss.  
COUNTY OF San Francisco

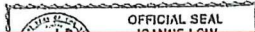
MARK G. WALLS  
Name (Typed or Printed)

The undersigned, being duly sworn, says: That he is the person who signed the foregoing notice; that he has read the same and knows the contents thereof and that the facts stated therein are true.

Signature of  
owner  
or his agent

SUBSCRIBED AND SWORN TO before me

6/9/2000



The names on the 95 Orange Alley Notice of Completion are:

**DBI Inspector Mark G. Walls**  
**Peter J Birmingham**  
**Karen R Birmingham**



# Permit status in PTS is complete without a single DBI field inspection, without a single independent special inspection and without the issuance of a Certificate of Final Completion and Occupancy

## Welcome to our Permit / Complaint Tracking System!

Below is a list of all agents for the selected permit, along with their roles on the project.

Permit Number: 8903789

No agents were found for this permit.

## Welcome to our Permit / Complaint Tracking System!

### Permit Details Report

Report Date: 4/13/2024 3:22:17 PM

Application Number: 8903789

Form Number: 2

Address(es): 6515 /034 /0 95 ORANGE AL  
6515 /035 /0 95 ORANGE AL  
6515 /036 /0 95 ORANGE AL  
6515 /030 /1 95 ORANGE AL

Description: ERECT A THREE STORY THREE UNIT RESIDENTIAL BUILDING

Cost: \$350,000.00

Occupancy Code: R-1

Building Use: 24 - APARTMENTS

### Disposition / Stage:

Action Date	Stage	Comments
3/10/1989	FILED	
3/5/1990	APPROVED	
3/5/1990	ISSUED	
10/16/1990	COMPLETE	

6/9/25

### Addenda Details:

#### Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
DFW-BSM						2/20/00			
FAD-FC						2/13/00			
SFFD						2/21/00			
1-2-25						1/12/00			NO VOTED FOR ADOPTION

This permit has been issued. For information pertaining to this permit, please call 628-652-3450

### Appointments:

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

Activity Date	Inspector	Inspection Description	Inspection Status
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### Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			19	SHEAR DIAP	C
0			16	LIFE SAFETY	C

For information, or to schedule an inspection, call 628-652-3450 between 8:30 am and 3:00 pm

**Example 4:** The only significant DBI inspection of the \$35 million Golden Gate Park garage project was a **framing inspection**.

Inspections:#1

Activity Date	Inspector	Inspection Description	Inspection Status
8/22/2006	Steve Hainal	FINAL INSPECT/APPRVD	CFC ISSUED
6/2/2006	Steve Hainal	PRE-FINAL	PRE-FINAL
1/27/2006	Kevin McHugh	TCO ISSUED	TCO ISSUED
1 2 3			

Inspections:#2

Activity Date	Inspector	Inspection Description	Inspection Status
10/17/2005	Kevin McHugh	SITE VERIFICATION	SITE VERIFICATION
10/13/2005	Kevin McHugh	TCO ISSUED	TCO ISSUED
9/20/2005	Kevin McHugh	PRE-FINAL	PRE-FINAL

Inspections:#3

Activity Date	Inspector	Inspection Description	Inspection Status
9/13/2005	Kevin McHugh	ROUGH FRAME	ROUGH FRAME
9/9/2005	Kevin McHugh	SITE VERIFICATION	SITE VERIFICATION

- Final inspection CFC issued.
- Two inspections to issue temporary certificates of occupancy.
- **Two prefinal inspections that were not passed.**
- Two site visits
- **A rough framing inspection**