

*Regular Meeting of the
Abatement Appeals Board*

March 19, 2026

Agenda Item C

Meeting Minutes of January 21, 2026



ABATEMENT APPEALS BOARD

NOTICE OF MEETING

Wednesday, January 21, 2026 at 9:30 a.m.

Remote Hearing via video and teleconferencing

Watch SF Cable Channel 78/Watch www.sfgovtv.org

Watch: <https://bit.ly/44ZgEXX>

PUBLIC COMMENT CALL-IN: 1-415-655-0001 / Access Code: 2660 826 7548

DRAFT MINUTES

A. CALL TO ORDER and ROLL CALL.

The meeting of the Abatement Appeals Board for Wednesday, January 21, 2026 was called to order at 9:40 a.m. and roll was taken by Commission Secretary Harris, and a quorum was certified.

BOARD MEMBERS PRESENT:

Vice President Bianca Neumann
Commissioner Alysabeth Alexander-Tut
Commissioner Dan Calamuci
Commissioner Judy Lee
Commissioner Lindsey Maclise
Commissioner Catherine Meng, Excused
Commissioner Kavin Williams

Ramaytush Ohlone Land Acknowledgment.

The Abatement Appeals Board acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the

MEMBERS OF THE BOARD

Bianca Neumann, Vice President
Alysabeth Alexander-Tut, Commissioner
Dan Calamuci, Commissioner
Judy Lee, Commissioner
Lindsey Maclise, Commissioner
Catherine Meng, Commissioner
Kavin Williams, Commissioner

DEPARTMENT REPRESENTATIVES

Matthew Greene, Secretary to the Board (628) 652-3510
Sonya Harris, BIC Secretary (628) 652-3510

Code Enforcement Section (628) 652-3430
Housing Inspection Services (628) 652-3700

CITY ATTORNEY'S OFFICE REPRESENTATIVE

Jesse Mainardi, Deputy City Attorney (415) 554-4724

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indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

B. APPROVAL OF MINUTES: *(Discussion and Possible Action)*

Discussion and possible action to adopt the minutes for meeting held on: December 17, 2025.

Public Comment

Secretary Harris requested that the minutes be continued to the next meeting.

Commissioner Maclise made a motion, seconded by Commissioner Alexander-Tut, to continue the December 17, 2025 minutes to the next meeting.

There was no public comment.

The motion carried unanimously.

C. REGULAR MEETING START TIME *(Discussion and Possible Action)*

Discussion and possible action about changing the Board’s regular meeting start time to 9:00 a.m. or other time, and/or to amend Section II.A of the Board’s Bylaws and Rules of Procedure to reflect a regular meeting start time of 9:30 a.m. or other time.

Secretary Harris stated that some time ago the Board voted to change the meeting start time to 9:30a.m. , however, sometimes one hour is not enough time to complete the meeting. In order to hear an additional case or to wrap up the existing cases we would like to propose moving the start time to 9:00 a.m. if that would be amenable to everyone.

Vice-President Neumann asked if there was a backlog of cases.

Abatement Appeals Board Secretary and Deputy Director of Inspection Services Matthew Greene said that there is a backlog of about 30 cases in Code Enforcement Services (CES), and about 12 cases in Housing Inspection Services (HIS). Mr. Greene stated that more cases come in each month so it would be nice if three cases a month could be scheduled, and he is in hopes that having 90 minutes for the meeting would allow that.

Commissioners Neumann and Alexander-Tut said that they had scheduling conflicts and were unavailable to meet at 9:00 a.m.

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Secretary Harris said that another option would be to schedule Special AAB meetings, and the Board Members were in agreement. She also stated that when the meeting time was previously changed, the Board did not change the AAB Bylaws, so there needed to be a vote to do so.

Deputy City Attorney Jesse Mainardi stated that the Bylaws should reflect the meeting start time, and that allows for a regular meeting time and people are on notice.

Vice-President Neumann made a motion, seconded by Commissioner Alexander-Tut, to amend Section II.A of the Board's Bylaws and Rules of Procedure to reflect a regular meeting start time of 9:30 a.m.

There was no public comment.

Secretary Harris Called for a Roll Call Vote:

Vice President Neumann	Yes
Commissioner Alexander-Tut	Yes
Commissioner Calamuci	Yes
Commissioner Lee	Yes
Commissioner Maclise	Yes
Commissioner Meng	Excused
Commissioner Williams	Yes

The motion carried unanimously.

D. NEW APPEALS: Orders of Abatement (*Discussion and Action*)

1. CASE NO. 6965: 1742 Yosemite Street - Complaint # 202311787

Owners of Record & Appellant: ANDREW GOVAN-SMITH REVOCABLE TRUST

ACTION REQUESTED BY APPELLANT: Appellant appeals the June 10, 2025 Order of Abatement and assessment of costs.

Public Comment

Chief Building Inspector of Code Enforcement Mauricio Hernandez presented and made the following points:

- The legal description of the property is a two-story industrial building.
- The case originated from a complaint received via the DBI public web form.
- On April 17, 2024 alleging work without permit, illegal change of use, and unpermitted electrical work at 1742 Yosemite Street.
- The complaint alleged unlicensed cannabis cultivation use within the subject building.

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- Inspection by the Code Enforcement Section (CES) confirmed extensive unpermitted interior construction, including grow rooms and associated electrical room installations, and an unpermitted change of occupancy.
- The observed work exceeded minor alterations and constituted significant life safety and Code compliance concerns.
- A Notice of Violation (NOV) was issued on May 10, 2024, and despite repeated inspection attempts and written correspondence the violation was not abated.
- A final warning letter was issued on January 30, 2025 and the case was subsequently referred to CES for further enforcement.
- Case was referred to a Director's Hearing on June 3, 2025 and the Hearing Officer issued an Order of Abatement requiring the owner to obtain a permit, and complete all work within 30 days.
- The staff recommendation is to uphold the Order of Abatement and affirm associated Assessment of Costs.
- The violation involves excessive work performed without required permits, including an illegal change of use, and unpermitted electrical work, which remains uncorrected.
- The owner has been provided with adequate notice, multiple opportunities to comply, and due process including issuance of notices, final warning letters, and a Director's Hearing.
- The Assessment of Costs includes 12 months of monitoring fees and enforcement and investigation costs, and was properly imposed per the San Francisco Building Code.
- Chief Hernandez pointed out that the Planning Department has an enforcement case regarding the same illegal change of use.

The Appellant's Representative, Mr. Michael Hanna, stated that he was an Architect and presenting on behalf of the owner Andrew Govan-Smith and he made the following comments:

- The owner, Andrew Govan-Smith, was 70 years old and he is trying to resolve the issue with both the Building and Planning Departments.
- As an Architect, his job is to take an industrial building and put it back to the original permitted use.
- Mr. Hanna said that Mr. Govan-Smith submitted a statement, however, Secretary Harris said that it was not received by the Board.
- There will no longer be a cannabis tenant in the building
- There was a 60-day deadline to obtain a permit and it is physically and economically impossible.
- This is a complicated project, which had to go to various departments so it could not be completed in 6 months or 60 days.
- Mr. Hanna stated that he would work with the owner to get what the City needs in terms of drawings, etc. and reiterated that the building would no longer be cannabis use.

There was no public comment.

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Staff Rebuttal:

Chief Inspector Hernandez stated that CES has provided ample time for the Appellant, and the enforcement action was more than a year ago. There is nothing in the files with DBI or Planning saying that an application was filed.

Appellant Rebuttal:

The Appellant’s Representative, Mr. Michael Hanna, stated the following:

- 60 days is unheard of. It is true that they could have submitted something to Planning, but drawings are needed also.
- Mr. Govan-Smith has a backlog and the project on Wallace Street has taken 9 months for DBI to not accept the drawings.
- The owner is a 70-year old man and a contractor who has tried to get the work done. Mr. Govan-Smith probably made some of the member’s countertops if they live in San Francisco.
- Getting permits through the system is hard, and the owner can only hire one Architect.

Members of the Abatement Appeals Board (Bianca Neumann, Alysabeth Alexander-Tut, Dan Calamuci, Judy Lee, Lindsey Maclise, and Kavin Williams,) made comments and asked various questions of DBI staff and the Appellant pertaining to the Appeal.

Commissioner Alexander-Tut made a motion, seconded by Vice-President Neumann, to uphold the Order of Abatement and Assessment of Costs.

Secretary Harris Called for a Roll Call Vote:

Vice President Neumann	Yes
Commissioner Alexander-Tut	Yes
Commissioner Calamuci	Yes
Commissioner Lee	Yes
Commissioner Maclise	Yes
Commissioner Meng	Excused
Commissioner Williams	Yes

D. GENERAL PUBLIC COMMENT.

There was no general public comment.

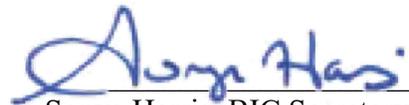
E. ADJOURNMENT

Vice-President Neumann made a motion, seconded by Commissioner Lee, to adjourn the meeting.

The motion carried unanimously.

The meeting was adjourned at 10:25 a.m.

Respectfully submitted,



Sonya Harris, BIC Secretary