

*Regular Meeting of the
Abatement Appeals Board*

March 18, 2026

Agenda Item C1

Meeting Minutes of February 18, 2026



ABATEMENT APPEALS BOARD

NOTICE OF MEETING

Wednesday, February 18, 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/4abcLRu>

PUBLIC COMMENT CALL-IN: 1-415-655-0001 / Access Code: 2661 810 9771

DRAFT MINUTES

A. CALL TO ORDER and ROLL CALL.

The meeting of the Abatement Appeals Board for Wednesday, February 18, 2026 was called to order at 9:34 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, Excused
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. ELECTION OF OFFICERS: (*Action*) The Board will accept nominations for the positions of President and Vice President and vote to elect members to those positions.

Public Comment

Secretary Harris stated that the full Board was not in attendance, but it was up to those present as to how they would like to proceed.

Commissioner Alexander-Tut said that it has been the custom to wait until there is a full Board prior to voting.

Vice-President Neumann made a motion, seconded by Commissioner Lee, to continue the Election of Officers to the March meeting.

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	Excused
Commissioner Meng	Excused
Commissioner Williams	Yes

The motion carried unanimously.

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

Discussion and possible action to adopt the minutes for meeting held on: December 17, 2025. (Continued from the January 21, 2026 meeting.)

Public Comment

Secretary Harris stated that there was a correction to the minutes. During the vote for CASE NO. 6956 4757 19th Street, initially it was stated that Commissioners Neumann and Williams were the dissenting votes, however, it should be Commissioners Neumann and Calamuci.

Commissioner Calamuci made a motion, seconded by Vice-President Neumann, to approve the minutes of the Regular Meeting of December 17, 2025 as amended.

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	Excused
Commissioner Meng	Excused
Commissioner Williams	Yes

The motion carried unanimously.

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

1. CASE NO. 6966: 28 Niagara Avenue - Complaint # 202286244

Owners of Record & Appellant: MANUEL NEGRON & MARGARITA SANTIAGO NEGRON

ACTION REQUESTED BY APPELLANT: Appellant appeals the July 16, 2025 Order of Abatement and assessment of costs.

- a. Presentations by parties.
- b. Public comment.
- c. Party rebuttals.
- d. Commissioner questions.
- e. Deliberation and possible action by the Abatement Appeals Board.

* Presentation order may be modified by presiding officer for good cause

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

- The property is a single-family dwelling unit located at 28 Niagara Avenue.
- The complaint was based on a telephone complaint received on January 12, 2022 reporting active unpermitted construction at the garage level.
- Inspection confirmed framed footing work and interior construction without permits.
- A first Notice of Violation (NOV) was issued February 1, 2022.

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- A permit was issued in July 2022 to comply with the NOV, but it expired on January 24, 2024 without inspections.
- A final warning letter was issued on August 26, 2024 and the case was referred to Code Enforcement Services (CES).
- A Director's Hearing was held on May 6, 2025 resulting in a 60-day advisement.
- Continued non-compliance led to the issuance of an Order of Abatement on July 8, 2025 after the advisement period expired.
- The Appellant is requesting relief of the Order of Abatement citing hardship and time needed to complete the work. No evidence of full abatement has been provided.
- Staff recommends upholding the Order of Abatement and Assessment of Costs.
- The violation remains outstanding and life safety concerns persist.
- Per evidence, there was one permit expired and a second permit obtained to recommence the work, but neither of the permits had inspections.

Secretary Harris called for the Appellant to come forward, but no one was present in person or on the Webex call in line.

Deputy City Attorney Jesse Mainardi said that as the Board may be aware, the Rules say if the Appellant fails to appear at the hearing that the Board will confirm that the Notice of Hearing was properly provided in writing. Once that is confirmed, the Order of Abatement is immediately effective from the date the Order was issued.

Chief Hernandez stated that on January 13, 2026 there was a certified mailing sent to the owner notifying them of the Abatement Appeals Board Hearing, and the same day the Inspector went to the property to take pictures and did the posting of which there is also an affidavit on file. On January 13, 2026 CES also notified the Appellant via email that there was an upcoming hearing. Chief Hernandez also confirmed and stated for the record the email and phone numbers of which Eric Jackson and Margarita Negron were contacted. He also confirmed that the New Jersey mailing address that was questioned was the address of the bank, and stated the building was posted with a notice as well.

AAB Secretary Matthew Greene stated that the New Jersey address was to the bank that held the loan, and DBI notifies everyone with an interest in the property

DCA Mainardi confirmed that a motion of the Board was not needed, and it should be stated for the record that the Appellant was notified and was not in attendance.

Commissioner Williams moved to find that the Appellant was not present.

Commissioner Williams made a motion/finding, seconded by Commissioner Alexander-Tut, that the Appellant was notified and failed to appear at the hearing.

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Commissioner Lee asked how many days in advance that the Appellant gets notified that they are to appear at the hearing? Mr. Hernandez confirmed that the Appellant is notified almost a month in advance.

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	Excused
Commissioner Meng	Excused
Commissioner Williams	Yes

The motion carried unanimously.

2. CASE NO. 6967: 242 Moscow Street - Complaint # 202310230

Owners of Record & Appellant: PANG ZENG LIE

ACTION REQUESTED BY APPELLANT: Appellant appeals the July 23, 2025 Order of Abatement and assessment of costs.

- a. Presentations by parties.
- b. Public comment.
- c. Party rebuttals.
- d. Commissioner questions.
- e. Deliberation and possible action by the Abatement Appeals Board.

* Presentation order may be modified by presiding officer for good cause

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

- Property description is this is a one family dwelling unit.
- The case originated from a telephone complaint received on July 3, 2023 reporting unpermitted construction activity at the garage level at the subject property.
- Subsequent inspections confirmed that multiple alterations have been performed without the benefit of required permits, including infill of a garage door with installation of a new entry door, construction of a trash enclosure exceeding 36 inches in height, replacement of

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three windows, replacement of a stair hand rail, installation of an awning, addition of a window, and installation of a vent all located at the front of the structure.

- A first Notice of Violation was issued on July 10, 2023 for work performed.
- A permit was issued in July 2023 to comply with the NOV, however, the permit reflected no inspection history and the violation remained uncorrected.
- A Final warning letter was issued on November 5, 2024 and the case was referred to the Code Enforcement Section for further enforcement action.
- A Director’s Hearing was held on May 6, 2025, which resulted in a 60-day advisement, requiring the completion of all permits and inspection.
- Continued non-compliance led to the Order of Abatement on July 8, 2025.
- The Appellant states that the assessed costs are excessive, and requests relief from the Order of Abatement.
- The Appellant also indicates difficulty completing the work due to tenant occupancy and property access limitations.
- Staff recommendation is to uphold the Order of Abatement and Assessment of Costs.
- The violation remains outstanding and the Order of Abatement was properly issued following the enforcement and due process.

The Appellant Ms. Pang Zeng Lie presented and made the following comments:

- Once they received the complaint, they asked the Architect to get a permit to correct the violations, however, due to the difficulty of accessing the property as the tenant prevented them from doing any work on it.
- They are still involved in the legal process of evicting the tenant, so they can complete the work and correct the violation.
- Commissioner Williams asked the Appellant when the eviction termination process began and she said when they received the Order of Abatement.
- Ms. Lie explained they began a process called termination of tenancy. They communicated with the tenant and Architect.
- The owner’s Representative apologized for arriving late, and said that she was their agent, so the Board allowed her to use the remaining 3 minutes of presentation time.
- Secretary Harris administered the Oath.
- She stated that this case has taken so long, because the Rent Ordinance has regulations and this is a family that has children, so at first they could not temporarily terminate the tenancy during the school year.
- They were stuck during the whole school year and because they had to restore the garage door, that made the unit no longer habitable.
- The Representative said next they went the route of an Ellis Act eviction, and the tenant had a lawyer that picked through the notice of intent to withdraw and they fought it so it took another year.
- The tenants did not pay rent for over a year, and the case is scheduled to go to trial in March.

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- The tenant filed a lawsuit against the agent and owners, so there is pending litigation.
- The agent said she attended the Director’s Hearing where the 60 day advisement was given, but the owners were not successful in accessing the property.
- Also, their lawyer advised several times that the owner was not to access the unit.
- The agent said that it was unfair for the owners to be penalized, since they could not gain access to do the repairs.
- The NOV stated that the garage door needed to be restored.

There was no staff rebuttal.

There was no Appellant rebuttal.

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

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

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	Excused
Commissioner Meng	Excused
Commissioner Williams	Yes

The motion carried unanimously.

E. GENERAL PUBLIC COMMENT.

There was no general public comment.

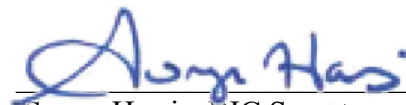
F. ADJOURNMENT

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

The motion carried unanimously.

The meeting was adjourned at 10:14 a.m.

Respectfully submitted,



Sonya Harris, BIC Secretary