

***Regular Meeting of the  
Abatement Appeals Board***

***April 15, 2025***

***Agenda Item B***

***Staff Report***



## **ABATEMENT APPEALS BOARD**

**City & County of San Francisco**

**49 South Van Ness Avenue, San Francisco, California 94103-1226**

### **CODE ENFORCEMENT SECTION ABATEMENT APPEALS BOARD STAFF REPORT**

**Appeal No. 6966**

**Date of Abatement Appeals Board Hearing: 4/15/2026**

**Property Address: 28 Niagara Ave**

**Block: 7030 Lot: 011**

**Page 1**

**Complaint Number: 202286244**

### **PROPERTY OWNER INFORMATION**

**Property Owner(s) Name and Appellant:**

Property Owner(s) of Record:

Manuel Negron & Margarita Santiago Negron

**Appellant:**

Eric Jackson (Owner Representative)

**Building/Property Description:** The subject property is a one-family dwelling (R-3 occupancy) located at 28 Niagara Avenue.

**Legal Use/Occupancy: R-3 Single Family dwelling**

**Case Summary:**

This case originated from a telephone complaint received on January 12, 2022, reporting active unpermitted construction at the garage level. Inspections confirmed framing, footing work, and interior construction without permits. A First Notice of Violation was issued February 1, 2022.

Permit Application No. 202207208970 was issued in July 2022 to comply with the NOV but **expired on January 24, 2024, without final inspection or approval.** A subsequent permit, Application No. 202410012080, was issued on April 4, 2025, to recommence work; however, **no inspection activity or verified progress has been recorded.**

A Final Warning Letter was issued August 26, 2024, and the case was referred to Code Enforcement. A Director's Hearing was held May 6, 2025, resulting in a 60-Day Advisement. Continued non-compliance led to issuance of Order of Abatement No. 202286244-A on July 8, 2025.

**Enforcement Actions:**

**Appeal No.6966**

**Date of Abatement Appeals Board Hearing: 2/18/2026**

**Property Address: 28 Niagara Ave**

**Block:7030 Lot: 011**

**Page 2**

- 01/12/22 – Case opened following a telephone complaint alleging unpermitted garage-level construction.
- 01/14/22 – 01/28/22 – Multiple inspections conducted; unpermitted framing, possible new footings, window openings, and construction activity observed; owner advised to stop all work.
- 02/01/22 – First Notice of Violation issued, posted, and mailed for work without permits.
- 03/08/22 – Short extension granted to allow pursuit of permit compliance.
- 07/29/22 – Permit Application No. 202207208970 issued to comply with the NOV.
- 01/24/24 – Permit expired without final inspection or sign-off; violations remained outstanding.
- 08/26/24 – Final Warning Letter issued; case referred to the Code Enforcement Section.
- 08/27/24 – Case received by CES for enforcement.
- 03/20/25 – Case reviewed; expired permit confirmed; case approved for Director’s Hearing.
- 04/02/25 – Director’s Hearing notice posted; affidavit completed; inspection photographs documented.
- 05/06/25 – Director’s Hearing held; 60-Day Advisement issued requiring completion of permits.
- 07/08/25 – Continued non-compliance documented; Order of Abatement issued and assessment of costs initiated.
- 07/16/25 – Order of Abatement posted on-site and served via certified mail; affidavit completed.
- 07/21/25 – Abatement Appeals Board (AAB) appeal filed; filing fee paid.
- 01/09/26 – Case approved for AAB scheduling.
- 01/12/26 – Attempt made to contact owner to schedule site inspection; no response received.
- 01/13/26 – AAB Notice of Hearing mailed, posted on-site, and emailed to appellant; affidavit completed.
- 02/18/26 – Abatement Appeals Board hearing conducted.
- 02/20/26 – AAB decision issued: Order of Abatement upheld and enforcement costs upheld; violations remain outstanding and life-safety concerns persist.
- 03/20/26 – Appellant contacted CES regarding failure to appear at AAB hearing; rehearing granted and fee waived due to hardship.
- 03/27/26 – Rehearing Notice of Hearing mailed to appellant.
- 03/30/26 – Rehearing Notice of Hearing mailed; multiple attempts made to contact appellant by phone and email were unsuccessful. AAB Notice of Hearing posted on-site; notice was also hand-delivered to the resident. Updated contact information was obtained during the site visit.

- **Director’s Hearing:** May 6, 2025

Result: 60-Day Advisement to complete all permits and inspections.

**Current Status:** Violations remain outstanding.

**Outstanding Violations:** Yes

**Life Safety Hazards:** Unsafe

**Directors Hearing:** #202286244

**Date:** 5/6/2025

**Result:** Order of Abatement

**Appeal No.6966**

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**Block:7030 Lot: 011**

**Page 3**

**Order of Abatement: 202286244-A issued with condition: All Permits required for compliance of this violation must be completed and final within 30 Days.**

**Appellant's Request:** The Appellant requests relief from the Order of Abatement citing hardship and time needed to complete work. No evidence of full abatement has been provided.

**Staff Recommendation:** Staff recommends that the Abatement Appeals Board **uphold Order of Abatement No. 202286244-A and the assessment of enforcement costs.**

A permit (PA #202207208970) was obtained to comply with the Notice of Violation but **expired without final inspection or approval.** A subsequent permit (PA #202410012080) was later issued; however, **no inspection activity or evidence of progress has been recorded.**

Violations remain outstanding, and compliance has not been achieved despite multiple enforcement actions. **Life-safety concerns persist.**

**Abatement Appeals Board Action:**

**LIST OF DOCUMENTS**

- 1. Appellant's Appeal Application**
- 2. Notice of Violation, complaint data sheet and Final Warning Letter**
- 3. Director's Hearing Notification**
- 4. Order of Abatement and Declarations of Service**
- 5. Permit History and Inspection Records**
- 6. Inspection Photographs**



## ABATEMENT APPEALS BOARD

City & County of San Francisco  
49 South Van Ness Avenue, San Francisco, California 94103-2414

3/27/2026

Case No.: 6966  
Order of Abatement #202286244-A  
28 Niagara St  
Block: 7030 Lot: 011  
Complaint No. 202286244

MANUEL & MARGARITA NEGRON  
28 NIAGARA AVE  
SAN FRANCISCO, CA, 94112

**Re: Appeal No. 6966 – Request for Rehearing**

Dear Appellant:

We received your request for a rehearing of the above-referenced matter, which was before the Abatement Appeals Board (AAB) on 2/18/2026. Given the extenuating circumstances associated with your failure to appear at that hearing, the AAB Secretary will allow you to appear before the AAB and present your Request for Rehearing.

Your Request for Rehearing for Case No. **6966** is scheduled to be heard by the AAB at 9:30 am on 04/15/2026 at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416. If the Request for Rehearing is denied, the AAB will take no further action in your matter and the Order of Abatement and assessment of costs will be effective immediately. If the Request for Rehearing is granted, the AAB will rehear your case on the same day immediately following the grant of the rehearing.

Please note that the AAB may grant a Rehearing Request only upon a showing that new or different material facts or circumstances have arisen, where such facts or circumstances, if known at the time, could have affected the outcome of the original hearing, or where the AAB's decision was legally erroneous. Failure to exercise due diligence to produce the new facts and circumstances at the previous hearing shall be deemed grounds for denial of the request. (Board Rule IV.B.)

Very truly yours,

A handwritten signature in cursive script, appearing to read "Matthew Greer".

Matthew Greer, Secretary  
Abatement Appeals Board



**ABATEMENT APPEALS BOARD**  
City & County of San Francisco  
49 South Van Ness Avenue, San Francisco, California 94103-2414

3/27/2026

Case No.: 6966  
Order of Abatement #202286244-A  
28 Niagara St  
Block: 7030 Lot: 011  
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SAN FRANCISCO, CA, 94112

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Very truly yours,

  
Matthew Grone, Secretary  
Abatement Appeals Board

(628) 652-3517

49 South Van Ness Ave, Suite 500 San Francisco, CA 94103-1226

9589 0710 5270 2656 5695 70

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\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adv<sup>®</sup>

Adv<sup>®</sup>

Postmark  
Here

**NEGRON MANUEL & MARGARITA SANTIAGO**

Postage

**28 NIAGARA AVE**

\$

Total F

**SAN FRANCISCO, CA 94112 3335**

\$

Sent To

**AAB 28 NIAGARA ST 202286244**

Street

City, State, ZIP+4<sup>®</sup>

Tracking Number:

Remove X

## 9589071052702656569570

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

### Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

#### Get More Out of USPS Tracking:

**USPS Tracking Plus<sup>®</sup>**

#### Delivery Attempt

**Reminder to Schedule Redelivery of your item**

April 5, 2026

#### Available for Redelivery or Pickup

EXCELSIOR  
15 ONONDAGA AVE  
SAN FRANCISCO CA 94112-9991  
M-F 1100-1700; SAT 1100-1500  
April 1, 2026, 9:00 am

#### Notice Left (No Authorized Recipient Available)

SAN FRANCISCO, CA 94112  
March 31, 2026, 9:55 am

#### Arrived at USPS Regional Facility

SAN FRANCISCO CA DISTRIBUTION CENTER  
March 30, 2026, 8:11 pm

Hide Tracking History

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO FROM THE BUILDING INSPECTION DEPARTMENT DIRECTOR'S ORDER ENFORCEMENT

JUL 21 2025

CCSF - DBI

Check Type of Appeal:  Appeal of Director's Order  Request for Jurisdiction  Re-hearing

Appellant Name: Margarita S. Wilson / Eric Jackson Appeal Number \_\_\_\_\_

Director's Order No 202296241A

Date Appeal Filed: \_\_\_\_\_

Complaint Tracking No(s) Filing Fee: \$326.45

Instructions: Please (1) answer all the questions on pages 1 and 2 for appeals of Director's Orders, and complete pages 1 through 3 for Requests for Jurisdiction, (2) sign the bottom of page 2, (and 3 if applicable), and (3) include the requisite filing fee of \$326.45 (checks are payable to the San Francisco Department of Building Inspection). Please attach additional pages as necessary and print legibly.

Jurisdiction of the Abatement Appeals Board (AAB): Under Section 105A.2 of the San Francisco Building Code (SFBC), and Chapter 77 of the San Francisco Administrative Code, the AAB has the power to hear and decide appeals from Orders of Abatement and hear direct appeals pursuant to SFBC Section 102A.. The Board may "uphold, modify, or reverse such orders, provided that the public health, safety and public welfare are secured most nearly in accordance with the intent and purpose of this code and the San Francisco Housing Code." (SFBC 105A.2.3).

Appellant Questionnaire & Declaration: The undersigned appellant hereby appeals to the AAB and makes the following allegations in connection therewith:

(1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on Wed 06, 2025

(2) The affected premises are located at 28 Niagara Ave San Francisco. They contain \_\_\_\_\_ dwelling units and \_\_\_\_\_ guest rooms.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

(4) State the relief you seek and reasons why you claim the appealed action should be modified or reversed by this board. (Attach additional sheet(s) if necessary).

All this to be done long time ago workers no good at all *because I paid for seo Attach*

(5) Please state /check appellant's relationship to the property:  property owner  owner's agent

attorney  architect  engineer  contractor  other no phone/care taken assistance  
If the appellant is an agent of the owner(s) of record, please attach documentation delineating representation

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

(6) **Appellant's Information:**  
Print Appellant's Name: Eric Jackson / Margarita S. Negrón  
Appellant's Mailing Address: 28 Niagara Ave  
Phone Number: 415 852 8029 / 916 613-1105  
Email Address: er@lowkey415@gmail.com

(7) Please state any work that you are aware of that was performed at the subject property without required  building  plumbing  electrical permits:  
Paint the House

(8) Did the current owner(s) of record own the property when this work was performed?  
 Yes  No

(9) If no, explain property purchases and approximate time when work was performed:  
it took them over 3 years to still not finish

(10) Please state any work completed to correct the related code violations:  
The front of the House basically corrected all violations meet all codes

(11) What was the extent of the work performed? How much remains to be completed? the beam steel of the this week electrical

(12) When was the work done?

(13) Who did the work? Friends that helped

(14) What is your occupation? If you are a co-owner, list all other co-owners and other occupants.  
Retired

(15) Do you own other properties in San Francisco?  Yes  No

(16) If yes, do any of these properties have active Department of Building Inspection code enforcement cases or Orders of abatement?  Yes  No

(17) If Yes, please list Complaint Tracking or Order numbers

(18) Have you owned property in San Francisco before?  Yes  No

(19) Are you aware that building, plumbing, and/or electrical permits may be required to abate the subject code violations?  Yes  No

(20) Have you applied for the required permits to abate the subject code violations?  Yes  No  
If yes, please list permit applications:

Building Permit Application Nos. 202410012080  
 Plumbing Permit Application Nos. \_\_\_\_\_  
 Electrical Permit Application Nos. \_\_\_\_\_

(21) What other permits have you been granted by the City? NONE

(22) What other facts do you want the Board to consider?  
the fact im over 81 years of age im retired lost of my husband and had hospice whete trying to complete work to meet these all together NO family All address

I declare under penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Print Name: ERIC Jackson

Signature: Eric Jackson

Date Signed: 7-21-25

Signatory is  property owner  agent  other representative

Abatement Appeals Board Appeal Application Form  
Addendum for Jurisdiction Requests Only  
Page Three

**Instructions:** If you are requesting that the AAB take jurisdiction of an appeal after the requisite appeal period has expired please complete the following questionnaire:

**Jurisdiction of the Abatement Appeals Board & Filing Time Periods:** Pursuant to Chapter 77.5 of the San Francisco Administrative Code, the AAB has the power to grant jurisdiction after the appeal period has expired only upon a showing by the appellant that the delay in filing the appeal was due to misrepresentation, mistake, or other error on the part of the City. (Admin. Code Chp. 77.5(b)(2)). A Request for Jurisdiction shall be filled within fifteen (15) days from the date the Board Secretary has rejected an appeal, or fifteen (15) days after the appellant has actual or constructive knowledge of the right to appeal.

- (1) Date of Request: \_\_\_\_\_
- (2) Date AAB Secretary rejected appeal or date appellant made aware of right to appeal  
\_\_\_\_\_
- (3) Please explain why there was a delay in filing the appeal:  
\_\_\_\_\_  
\_\_\_\_\_
- (4) Please describe the alleged misrepresentation, mistake, or other error on the part of the City that caused the delay (attach additional sheet(s) if necessary):  
\_\_\_\_\_  
\_\_\_\_\_
- (5) What other facts do you want the Board to consider regarding the request for jurisdiction?  
\_\_\_\_\_  
\_\_\_\_\_

I declare under penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_ Signatory is  property owner  agent  other \_\_\_\_\_

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

they just took advantage of my Auntie Margarita's  
Negraan due to the fact she is a senior citizen  
81 years of age so also due to the fact  
lost her Husband and her kids at Home  
while the worker was trying to get done  
So As you can see it been very hard  
to stay one the guys that were  
working



**CITY AND COUNTY OF SAN FRANCISCO**  
**DEPARTMENT OF BUILDING INSPECTION**  
 49 South Van Ness Ave, Suite 400  
 San Francisco, CA 94103-1226

# PAYMENT RECEIPT

Printed on: 07/21/2025 04:59:11 PM

**Code Enforcement Division**

**Phone:(628) 652-3430**

**Payment Date: 07/21/2025**

**Job Address**

**28 NIAGARA AV -**

**Receipt Number: CED09787**

**Issued By: AYAVUZ**

Payment received from:

**ERIC JACKSON**

**Application Number:**

**28 NIAGARA AV -**

202286244\_28 NIAGARA AV\_AAB Filing Fee

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$326.45	202286244

**TOTAL \$326.45**

BY \_\_\_\_\_

**DBI COPY**

City and County of San Francisco DBI  
DBI

Reference Number: 2025199001-114  
Date/Time: 07/21/2025 4:41:20 PM

Permit or Reference Number Payment  
2025199001-114-1

Line Item

Permit or Reference Number: CED09787

Comment: 28 NIAGARA AV

Fee Desc: CED AAB Filing Fee

Amount: \$326.45

Total: \$326.45

1 ITEM TOTAL: \$326.45

TOTAL: \$326.45

Cash \$326.45

Total Received: \$326.45



Safe Building!

to whom it may concern I will explain about the work that is going on first of all it dont take 3 years to complete the house or now the worker has was supposed be contractor but he used and abosed my trust for money on the house we have all the receipts and material that we cant use anymore we got are blueprints done because they didnt have blueprints for the house one sun it was builded in 1907 very strong but back to the house's another worker planed to paint the house my painter half of it and also gave them money ahead of time and still ~~contractor~~ took ~~the~~ ~~time~~ ~~to~~ ~~say~~ ~~adverage~~ to get over not to mention my aunt 82 years of age retired from Delta Dental worked 48 years plus had to take care of Mr Negron me and his wife Margarita because he was bad bowled and was on Hospice at home so it was really hard for her and u to deal with so I ask for ~~that~~ a lot of exstution to complete the house and whatever has to be done thank you very much.





**ABATEMENT APPEALS BOARD**  
City & County of San Francisco  
49 South Van Ness Avenue, San Francisco, California 94103-2414

**NOTICE OF AAB HEARING**

1/12/2026

MANUEL & MARGARITA NEGRON  
28 NIAGARA AVE  
SAN FRANCISCO, CA, 94112

**Re: 28 Niagara St AAB Appeal No. 6966**

Dear Parties:

On 7/21/2025, the Abatement Appeals Board (AAB) received Appellant ERIC JACKSON's completed appeal form, appealing Director's Order No. 202286244-A.

This matter has been scheduled for hearing before the AAB on **2/18/2026 at 9:30 AM, in Room 416, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA.**

Information about the hearing procedures are set forth in the AAB's Bylaws and Procedural Rules, available on the AAB's webpage: [www.sf.gov/departments--abatement-appeals-board](http://www.sf.gov/departments--abatement-appeals-board)

Under Procedural Rule III.D, the Appellant may submit a written statement setting forth their arguments and evidence in support of the appeal. The written statement must be submitted to the AAB Secretary by email at [dbi.aab@sfgov.org](mailto:dbi.aab@sfgov.org) or in hardcopy no later than **(1/28/2026- 21 days before the hearing date)**. Please consult the AAB's Procedural Rules for more detailed information about the written statement.

The Department of Building Inspection must submit its report setting forth the procedural history and basis for the Order of Abatement and any assessment of costs by **(2/11/2026- 7 days before the hearing date)**.

When submitted, the AAB Secretary will forward a copy of a party's written filing to the opposing party.

If you have questions about this process, please contact CES at 628-652-3430 or via e-mail at [dbi.aab@sfgov.org](mailto:dbi.aab@sfgov.org). Do not contact any AAB member directly.

Very Truly Yours.

Matthew Greene  
Secretary,  
Abatement Appeals Board

Hard copy Mail to: 49 South Van Ness Ave 4th Fl.  
San Francisco, CA 94103



## ABATEMENT APPEALS BOARD

City & County of San Francisco  
49 South Van Ness Avenue, San Francisco, California 94103-2414

### NOTICE OF AAB HEARING

1/12/2026

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Very Truly Yours.

A handwritten signature in blue ink, appearing to read "Matthew Greene".

Matthew Greene  
Secretary,  
Abatement Appeals Board

Hard copy Mail to: 49 South Van Ness Ave 4th Fl.  
San Francisco, CA 94103

9589 0710 5270 3375 4248 81

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- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Ad

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Posta

NEGRON MANUEL & MARGARITA  
SANTIAGO

\$

Total

28 NIAGARA AVE

\$

Sent To

SAN FRANCISCO, CA 94112 3335

Street

hb:NOH AAB 28 NIAGRA ST 202286244

City, State, ZIP+4®

9589 0710 5270 3375 4256 97

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Extra Services & Fees (check box, add fee as appropriate)

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark  
Here

Posta

ERIC JACKSON

\$

Total

28 NIAGARA AVE

\$

Sent To

SAN FRANCISCO, CA 94112 3335

Street

hb:NOH AAB 28 NIAGRA ST 202286244

City, State, ZIP+4®

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NEGRON MANUEL & MARGARITA  
SANTIAGO

28 NIAGARA AVE

SAN FRANCISCO, CA 94112 3335

hb:NOH AAB 28 NIAGRA ST 202286244



9590 9402 9716 5199 5301 97

9589 0710 5270 3375 4248 81

Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-8053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below  No



3. Service type
- Adult Signature
  - Adult Signature & Registered Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Certified Mail Delivery
  - Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ERIC JACKSON  
 28 NIAGARA AVE  
 SAN FRANCISCO, CA 94112 3335  
 hb:NOH AAB 28 NIAGRA ST 202286244



9590 9402 9716 5199 5309 82

2. Article Number (transfer from service label)

9589 0710 5270 3375 4256 97

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signatory  Agent  Addressee

Received by (Printed Name) *EJM*

B. Date of Delivery *1/16/2026*

C. Is delivery address different from item 1?  Yes  No

D. Is delivery address different from item 1?  Yes  No

**RECEIVED**  
 JAN 16 2026  
 NAPOLEON STATION  
 CODE ENFORCEMENT  
 GGCF DM

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

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# NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

OKem

## DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
49 South Van Ness Av Suite#400  
San Francisco, CA 94103

- FIRST NOTICE
- SECOND NOTICE
- OTHER: \_\_\_\_\_

COMPLAINT NUMBER

**202286244**

ADDRESS **28 Niagara Avenue**

DATE **02/01/2022**

OCCUPANCY/USE \_\_\_\_\_

BLOCK **7030** LOT **011**

CONST. TYPE \_\_\_\_\_

STORIES \_\_\_\_\_  BASEMENT

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: **Negron Manuel and Margarita Santiago**

MAILING ADDRESS: **28 Niagara Av.**

CITY **San Francisco**

ZIP **94112**

PERSON CONTACTED @ SITE **Owner**

PHONE#: \_\_\_\_\_

## VIOLATION DESCRIPTION:

WORK WITHOUT PERMIT (SFBC 103A);  ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);

EXPIRED PERMIT (SFBC 106A.4.4)  CANCELLED PERMIT (SFBC 106A.3.7) PA#: \_\_\_\_\_

UNSAFE BUILDING (SFBC 102A);  SEE ATTACHMENTS

Investigation Findings; **1. The Front of the House garage ground level, new concrete footing been pour, new bearing wall being frame, including new window opening, and plywood paneling, 2. In the garage new ceiling drywall and insulation being install 3. Electrical wiring work in the garage. Work done without Planning, Permit or Inspection approval**

102A / 103A  
106.1

**MONTHLY MONITORING FEE WILL APPLY-Section 110A-TABLE 1A-k**

BC - Building Code HC - Housing Code PC - Plumbing Code [EC - Electrical Code] MC - Mechanical Code

## CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

FILE BUILDING PERMIT-APPLICATION WITHIN **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 AND SIGNOFF.

CORRECTION VIOLATIONS WITHIN \_\_\_\_\_ DAYS.  NO PERMIT REQUIRED.

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED \_\_\_\_\_; THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDING TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

**Submit two set of plans drawing, with full scope of work as describe on this notice. Plan drawing a front of the house elevation sheet. Apply for require permits to keep changes. City planning approval is required. PA must state to comply with NOV and 9x penalty fee paid. Separate electrical permit shall be require.**

9x Fee (Work w/o Permit after 9/1/60)

2x Fee (Work Exceeding Scope of Permit)

OTHER: \_\_\_\_\_

Re-inspection Fee\$ \_\_\_\_\_

No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT **N/A**

VALUE OF WORK PERFORMED W/O PERMITS **\$ 10,000**

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

CONTACT INSPECTOR **Joe Peña (joe.pena@sfgov.org)**  
(Inspector - Print Name)

OFFICE HOURS 8:00 AM TO **9:00** AM AND **3:00** PM TO **4:00** PM

PHONE # (628) **652-3444**

By: (Inspector's Signature)

CC:  DCP  EID  PID  BID  HIS  CED  CPC  DAD  SFFD  DPH  DPW

- Building Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Housing Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3700
- Electrical Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Plumbing Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Code Enforcement Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3430

M 9003 05 (Rev. 5/96)

Pursuant to SFBC 107.5 and 106.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14<sup>th</sup> Floor). (628) 652-1150



## DEPARTMENT OF BUILDING INSPECTION

Inspection Services  
City and County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226  
(628) 652-3240 Website: www.sfdbi.org

DATE: 08/26/2024

PROPERTY ADDRESS:  
28 NIAGARA AV

NEGRON MANUEL & MARGARITA SA  
NEGRON MANUEL & MARGARITA S  
28 NIAGARA AVE  
SAN FRANCISCO CA 94112

BLOCK: 7030 LOT: 011

Building Complaint #: 202286244

# NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

### NOTICE OF VIOLATION OUTSTANDING:

On 02/01/2022 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

### ASSESSMENT OF COSTS NOW IMPOSED:

Therefore, pursuant to Section 102A.3 of the San Francisco Building Code you will be assessed costs arising from department time accrued pertaining but not limited to: (1) site inspections and reinspections, (2) case management, update, and data entry, (3) case inquiries (meetings, office visits, phone calls, emails, response to correspondence etc), (4) permit history research, (5) notice/hearing preparation, (6) staff appearances/reports at hearings, (7) case referrals, and (8) monthly violation monitoring.

### AVOID FURTHER ASSESSMENT:

To keep the assessment of costs at a minimum, and avoid the accrual of further time spent on the actions above such as administrative hearing preparation, and monthly violation monitoring, etc., please complete all work within thirty (30) days. Contact the Code Enforcement Division at (628) 652-3430 if you have questions concerning the referenced Notice of Violation.

### IF PERMITS ARE REQUIRED:

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits. Obtain final sign-off from the Building Inspector on the building job card and sign-offs from the Plumbing or Electrical Inspectors for the plumbing permit or for the electrical permit. Otherwise, the work will be deemed incomplete.

### CASE WILL BE CLOSED WHEN ALL WORK & ASSESSMENT OF COSTS PAID:

This case will not be closed and assessment of costs will continue to accrue until (1) all required work is completed as verified by site inspections, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid.

**YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!**



## COMPLAINT DATA SHEET

**COMPLAINT NUMBER : 202286244**

**OWNER/AGENT:** NEGRON MANUEL & MARGARITA SANT  
 NEGRON MANUEL & MARGARITA S  
 28 NIAGARA AVE  
 SAN FRANCISCO CA

**DATE FILED:** 12-JAN-22

**LOCATION:** 28 NIAGARA AV

**BLOCK:** 7030 **LOT:** 011

**SITE:**

94112

**RATING:**

**OCCUPANCY CODE :**

**OWNER'S PHONE:**

**RECEIVED BY:** Bonnie Kim **DIVISION:** BID

**CONTACT NAME:**

**COMPLAINT SOURCE:** TELEPHONE

**CONTACT PHONE:**

**COMPLAINANT:** anon

**ASSIGNED TO DIVISION:** CES

### COMPLAINANT'S PHONE

**DESCRIPTION:** Working on extension in the garage level. Interior remodel at garage level without permits.  
**INSTRUCTIONS:**

### INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
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CES	MCCONN	6960		
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### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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26-AUG-24	Suzanna Wong	CES	Per Peter Eisenbeiser
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### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
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12-JAN-22	CASE OPENED	M GUNNELL	CASE RECEIVE		Bonnie Kim 12-JAN-22	BII
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13-JAN-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Case reviewed and assigned to complaint investigation team per MH; slw	Suzanna Wong 13-JAN-22	BII
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14-JAN-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Spoke with Owner briefly thru front door gate, Owner has the flue, will re- schedule as soon she get well. Work is on going at front of house wall at ground level which appear to be new framing, possible new footings , window, and plywood panel. Informed Owner to stop all work. J. Peña		
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## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202286244

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
27-JAN-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Received Phone call, from owner nephew, provided violation finding, compliance procedure and that a site investigation is required to do a complete work without a permit assessment, appointment schedule on 1/28/22. J. Pena		
28-JAN-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Access provided by owner new Footing and framing work found. Informed NOV will be issued. J Peña		
31-JAN-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Draft and complete NOV for posting. J. Pena		
01-FEB-22	OTHER BLDG/HOUSING VIOLATION	J PENA	FIRST NOV SENT	1st NOV issued per JP ;tt	Thu Ha Thi Truong 02-FEB-22	INS
02-FEB-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	1st NOV mailed per JP. Copies cc'd to DCP and EID;tt	Thu Ha Thi Truong 02-FEB-22	INS
02-FEB-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Posted NOV and photo taken , spoke with owner nephew, regarding electrical work found on garage ceiling explain no permit were found , also since he plan to install in the garage ceiling insulation and drywall, both item needed to be included in the NOV. Inform not to continue work until plans approved and permit been issue. advice that electrical will need to perform a field inspection prior to covering up any work. J. Pena		
08-MAR-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Office visit by Owner Nephew, ask for an extension, granted until 03/18/2022. J. Pena		
14-FEB-23	OTHER BLDG/HOUSING VIOLATION	C MALCHOW	CASE UPDATE	PA#202207208970 issued on 7/29/22 refer to District inspector		
14-FEB-23	OTHER BLDG/HOUSING VIOLATION	Y LEI	CASE UPDATE	case referred to district inspector per CM. PA# 202207208970;jy	Julie Yu 14-FEB-23	INS
26-AUG-24	OTHER BLDG/HOUSING VIOLATION	P EISENBEISER	CASE UPDATE	Final warning letter mailed and referred to CES per PE; slw	Suzanna Wong 26- AUG-24	BII
26-AUG-24	OTHER BLDG/HOUSING VIOLATION	C MALCHOW	FINAL WARNING LETTER SENT	PA #202207208970 to comply expired. Need to renew permit and complete to abate NOV. pe	Peter Eisenbeiser 26- AUG-24	BII
26-AUG-24	GENERAL MAINTENANCE	P EISENBEISER	REFERRED TO OTHER DIV	transfer to div CES	Suzanna Wong 26- AUG-24	BII



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202286244

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
27-AUG-24	OTHER BLDG/HOUSING VIOLATION	J NG	CASE RECEIVED	Case received in CES-tm	Thomas Moyer 27- AUG-24	CE9
20-MAR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	research permit history / found permit PA 202207208970 to comply with NOV expired on 1/24/2024 - DMC	Declan McConn 20- MAR-25	CE9
20-MAR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / ok to send to DH on 5/6/2025 - DMC	Declan McConn 20- MAR-25	CE9
25-MAR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Prep. DH for 5-6-25 -mr	Melissa Reyes 25- MAR-25	CE9
02-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / went out to site to post DH notice and take pictures - DMC	Declan McConn 02- APR-25	CE9
02-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / signed affidavit and uploaded photos to file - DMC	Declan McConn 02- APR-25	CE9
03-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Cert. Mail DH notice. -mr	Melissa Reyes 04- APR-25	CE9
28-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared case for Director Hearing - DMC	Declan McConn 28- APR-25	CE9
06-MAY-25	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR'S HEARING DECISION	60-Day Advisement per HO (K.G.). owner/rep present. Owner/rep to complete permits. -GL	Gilbert Lam 07- MAY-25	CE9
08-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	found permit PA 202207208970 to comply with this NOV Expired on 1/24/24 with a renewal Permit PA 202410012080 issued on 4/4/25 with no inspection to date - DMC	Declan McConn 08- JUL-25	CE9
08-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	MMF from 8/27/24 to 7/8/25 (10 Months) - DMC	Declan McConn 08- JUL-25	CE9
08-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT ISSUED	prepared assessment of cost - DMC	Declan McConn 08- JUL-25	CE9
09-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared OOA packet - sj	Susan Jew 09-JUL- 25	CE9
16-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT POSTED	Went out to site to post OOA and take pictures - DMC	Declan McConn 16- JUL-25	CE9
16-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT POSTED	Signed affidavit and uploaded photos to file - DMC	Declan McConn 16- JUL-25	CE9



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202286244

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
16-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	cert. mailed order of abatement & initial bill to owners on file - sj	Susan Jew 16-JUL-25	CES
22-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	AAB application submitted and payment received on 07/21/2025. Copy of Receipt provided to Costumer -ay.	Aylin Yavuz 22-JUL-25	CES
09-JAN-26	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Case OK to schedule for AAB. -GL	Gilbert Lam 09-JAN-26	CES
12-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	call owner to do site inspection. go no reply - DMC	Declan McConn 12-JAN-26	CES
13-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Cert mail/mail AAB NOH to owner on file-h	Heather Brooks 13-JAN-26	CES
13-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to post AAB notice and take pictures - DMC	Declan McConn 13-JAN-26	CES
13-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	signed affidavit and uploaded photos to case file - DMC	Declan McConn 13-JAN-26	CES
13-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Emailed appellant to inform them that Abatement Appeals Board Hearing in which their appeal will be heard is scheduled for 2/18/2026. Attached notice of hearing in email. - CR	Charles Robinson 13-JAN-26	CES
20-FEB-26	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	ABATEMENT APPEALS BOARD HRG	Per AAB hearing decision on 2/18/26:Uphold the Order of Abatement No. 202286244-A and uphold the assessment of enforcement costs. Violations remain outstanding and life-safety concerns persist.MH	Mauricio Hernandez 20-FEB-26	CES
20-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	On 02/19/2026, AAB appellant called and informed CES of an explanation of their failure to appear at the Abatement Appeals Board hearing. Due to noted extenuating circumstances and hardship expressed by the AAB appellant pertaining to their no-show at the AAB hearing, a rehearing has been granted and rehearing fee waived, per AAB Secretary and Deputy Director, M. Greene. - CR	Charles Robinson 20-MAR-26	CES
27-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Cert amil/mail NOH to appellant-hb	Heather Brooks 27-MAR-26	CES



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 202286244**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
30-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Called appellant on both phone numbers provided on appeals application. 1 phone number is no longer in service. Left a voice message on the second phone number provided, informing appellant that their rehearing request is scheduled to be heard on 04/15/2026. Also, emailed appellant at both originally noted email address and new email address provided per phone call. Both email addresses failed delivery for the reason "The recipients weren't found at gmail.com".- CR	Charles Robinson 30-MAR-26	CE
30-MAR-26	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	other	AAB hearing notice posted photos taken. drh	Daniel Helminiak 30 MAR-26	CE
30-MAR-26	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Handed a copy of AAB notice to resident and received updated contact information. drh	Daniel Helminiak 30 MAR-26	CE

**COMPLAINT ACTION BY DIVISION**

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS)      NOV (BID)  
 01-FEB-22



March 25, 2025

Owner: NEGRON MANUEL & MARGARITA S  
28 NIAGARA AVE  
SAN FRANCISCO CA 94112

Address: 28 NIAGARA AV,  
Block: 7030 Lot: 011 Seq: 00  
Tract: Case: BW0  
Hearing Number : 202286244  
Inspector: Declan McConn  
Phone: (628) 652-3415

### NOTICE OF DIRECTOR'S HEARING

**Date and Time of Hearing: May 6, 2025, 9:30:AM**  
**49 South Van Ness Av., San Francisco, CA 94103-1226, Room 0194**

**TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:**

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The list of Violation(s) have been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

### WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 110A, Table 1A-G & 110A Table 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

Patrick O'Riordan, C.B.O, Director  
Department of Building Inspection

City and County of San Francisco  
Department of Building Inspection



Daniel Lurie, Mayor  
Patrick O'Riordan, C.B.O., Director

DATE AFFIDAVIT PREPARED March 25, 2025

ADDRESS: 28 NIAGARA AV,  
INSPECTOR: Declan McConn  
OWNER: NEGRON MANUEL & MARGARITA S  
28 NIAGARA AVE  
SAN FRANCISCO CA 94112

Directors' Hearing Date: May 6, 2025  
Hearing Number: 202286244  
Block: 7030 Lot: 011 Seq: 00  
Tract: Case: BWO

**Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail**

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.



Date Mailed: 4/3/25, San Francisco, California. By:   
(signature)

**Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing**

I, the undersigned, declare that I am employed the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing. to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 4/2/25, at San Francisco, California.

By:  4/2/25 Signature:   
(Print name) (Date)

Code Enforcement Division  
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226  
Office (628) 652-3430 - FAX (628) 652-3439- www.sfdbi.org

7019 2280 0001 8291 6446

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
<b>Postage</b>		
\$ _____		
<b>Total Postage</b>		
\$ _____		
<b>Sent To</b>		
<b>Street and #</b>	<b>SURETY LENDER SERVICES LLC</b> <b>16000 HORIZON WAY, SUITE 200</b> <b>MOUNT LAUREL, NJ 8054</b>	
<b>City, State, ZIP+4®</b>	<b>MR DH 5-6-25 28 NIAGARA Av 202286244</b>	

PS Form 3860, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1464 9014 35

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
<b>Postage</b>		
\$ _____		
<b>Total Postage</b>		
\$ _____		
<b>Sent To</b>		
<b>Street and #</b>	<b>NEGRON MANUEL &amp; MARGARITA</b> <b>SANTIAGO</b> <b>28 NIAGARA AVE</b>	
<b>City, State, ZIP+4®</b>	<b>SAN FRANCISCO, CA 94112</b> <b>MR DH 5-6-25 28 NIAGARA Av 202286244</b>	

PS Form 3860, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions





## ORDER OF ABATEMENT

July 9, 2025

Owner:

NEGRON MANUEL & MARGARITA S  
28 NIAGARA AVE  
SAN FRANCISCO CA 94112

Property Address: 28 NIAGARA AV,

Block: 7030 Lot: 011 Seq: 00  
Tract: Case: BW0  
Complaint: 202286244A

Inspector/Division: McConn

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202286244A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON May 6, 2025 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. 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:

**30 Days to Obtain Permit and Complete including Final Signoff to Comply with NOV# 202286244 and Pay All CES Fees.**

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 105A3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 49 South Van Ness Ave, Suite 400, San Francisco, CA 94103, tel: (628) 6523517, (628) 6523430, AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.**

  
Mauricio Hernandez, Chief Building Inspector, Code Enforcement  
Department of Building Inspection

Very truly yours

  
Patrick O'Riordan, C.B.O., Director  
Department of Building Inspection

Code Enforcement Division  
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226  
Office (628) 652-3430 - FAX (628) 652-3439 - www.sfdbi.org



**DEPARTMENT OF BUILDING INSPECTION**

**City & County of San Francisco**

**49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226**

Date: July 09, 2025  
Property Address: 28 NIAGARA AV

Block: 7030 Lot: 011 Seq.: 00  
Inspector: Declan McConn

Director's Order Number: **202286244 - A**

**INITIAL BILL- Assessment of Costs  
Code Violations Outstanding**

**To:**

NEGRON MANUEL & MARGARITA S  
28 NIAGARA AVE  
SAN FRANCISCO CA  
94112

Dear Property Owner(s):

Our records show that all required work has not been completed to abate the code enforcement case referenced above. FAILURE TO CORRECT THESE CODE VIOLATIONS PRIOR TO THE DIRECTOR'S HEARING AND RECORDED ORDER OF ABATEMENT HAS RESULTED IN THE ACCRUAL OF "ASSESSMENT OF COSTS" pursuant to 102.2, 102.16, 102A.3, 102A.7, 103A5, and Section 110, Table 1A-K of the San Francisco Building Code. Said Code requires that this Department's "cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs shall be assessed upon the property owner. Said violations will not be deemed legally abated until the property owner makes full payment of the assessment..."

The Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is : **\$3582.75**.

**Payment must be payable to CITY and COUNTY of SAN FRANCISCO OR CCSF-DBI in the form of cashier's check, money order or cash and must be accompanied by this original letter.**

Please submit your payment by mail or in person during our regular business hours at the address listed below. Our office is open from 9:00 AM to 5:00 PM on Mondays, and from 8:00 AM to 5:00 PM Tuesday through Friday, excluding holidays.

Assessment of Costs Payment  
Department of Building Inspection  
Code Enforcement Section  
49 South Van Ness Avenue, Suite 400  
San Francisco, CA 94103

**TO AVOID HAVING A LIEN RECORDED UPON YOUR PROPERTY AND LEVIED ON YOUR NEXT PROPERTY TAX BILL.** it is necessary for you to tender payment immediately.

Note: The Order of Abatement of the Department of Building Inspection cannot be lifted, and the structure cited above cannot be brought into compliance with the applicable sections of the San Francisco Building and Housing Codes until all required work is completed and further accrued Assessments of Costs are paid.

You must notify your assigned CES Inspector when all violations have been completed AS SOON AS POSSIBLE TO AVOID OR MINIMIZE ADDITIONAL COSTS & PENALTIES.

You will be sent a Final bill assessment of costs for additional time accrued until the case is abated..

Code Enforcement Section can be reached at (628) 652-3430 should you have any questions.

Your prompt cooperation on this matter is appreciated,

Patrick O'Riordan, C.B.O, Director  
Department of Building Inspection

  
By: Mauricio Hernandez  
Chief Building Inspector, Code Enforcement

cc: CED File



**CITY AND COUNTY OF SAN FRANCISCO**  
**DEPARTMENT OF BUILDING INSPECTION**  
 49 South Van Ness Ave, Suite 400  
 San Francisco, CA 94103-1226

Daniel Lurie, Mayor  
 Patrick O'Riordan, 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 180-11)

**Owner** NEGRON MANUEL & MARGAR  
 NEGRON MANUEL & MARGAR  
 28 NIAGARA AVE  
 SAN FRANCISCO CA

**Date** July 9, 2025

**Complaint Number** 202286244

94112

**Block** 7030 **Lot** 011

**Address** 28 NIAGARA AV

**Prepared by** Declan McConn

**Reviewed by** S. Jew

**Amount Now Due and Payable**

\$3,582.75

**Comments** MMF from 8/27/24 to 7/8/25 (10 Months) - DMC

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
01/28/22	Initial Site Inspection, Travel time and Data entry	Inspector	1	\$280.00	\$280.00
02/01/22	Issued Notice of Violation and Data entry	Inspector	.75	\$280.00	\$210.00
08/26/24	Issued Final Warning Letter	Inspector	.25	\$280.00	\$70.00
08/27/24	Case intake and Data entry	Clerical	.5	\$166.64	\$83.32
03/20/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
03/20/25	Reviewed and approved case for Director's Hearing	Inspector	.75	\$280.00	\$210.00
03/25/25	Research Title and Prepare case for Director's Hearing	Clerical	1	\$166.64	\$166.64
04/02/25	Posted Notice of Director's Hearing	Inspector	.5	\$280.00	\$140.00
04/02/25	Processed photos	Inspector	.25	\$280.00	\$70.00
04/03/25	Certified Mailing	Clerical	.5	\$166.64	\$83.32
04/28/25	Case review, Scheduling and Data entry	Inspector	.25	\$280.00	\$70.00
05/06/25	Hearing Appearance and Summary	Inspector	.25	\$280.00	\$70.00
05/06/25	Posted Hearing Case Update	Clerical	.25	\$166.64	\$41.66
05/07/25	Issued Order of Abatement	Inspector	.25	\$280.00	\$70.00
05/07/25	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$280.00	\$560.00
07/08/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
07/08/25	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	5	\$199.57	\$997.85
07/08/25	Prepared Assessment of Costs	Inspector	.25	\$280.00	\$70.00
07/09/25	Prepared Order of Abatement	Clerical	.5	\$166.64	\$83.32
07/09/25	Case Update and Maintenance	Clerical	1	\$166.64	\$166.64

**\*Total to Date** \$3,582.75

**\* 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.**



DATE AFFIDAVIT PREPARED July 9, 2025

Address: 28 NIAGARA AV,

Hearing Number: 202286244

Inspector: Declan McConn

Block: 7030 Lot No: 011 Seq: 00

Directors' Hearing Date: May 6, 2025

Tract: Case: BW0

Owner: NEGRON MANUEL & MARGARITA S  
28 NIAGARA AVE  
SAN FRANCISCO CA

94112

**Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102A.7**

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.


Date Mailed: 7/16/25, at San Francisco, California. By:   
(Signature)

**Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102A.7**

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 7/16/25, at San Francisco, California.

By: Declan McConn 7/16/25 Signature:   
(Print name) (Date)

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SURETY LENDER SERVICES LLC  
 16000 HORIZON WAY, SUITE 200  
 MOUNT LAUREL, NJ 8054  
 sj: 00a 28 NIAGARA AV 202286744



9590 9402 9441 5069 3096 48

2. Article Number (transfer from service label)

9589 0710 5270 2966 6235

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
if YES, enter delivery address below:

JUL 24 2022

CODE ENFORCEMENT  
CCSF - DBI

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

**NEGRON MANUEL & MARGARITA**  
**SANTIAGO**  
**28 NIAGARA AVE**  
**SAN FRANCISCO, CA 94112**  
 sj: ooa 28 NIAGARA AV 202286744

PS Form 3800, January 2023 See Reverse for Instructions

9589 0710 5270 2966 6235 11

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
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Postage

**SURETY LENDER SERVICES LLC**  
**16000 HORIZON WAY, SUITE 200**  
**MOUNT LAUREL, NJ 8054**  
 sj: ooa 28 NIAGARA AV 202286744

PS Form 3800, January 2023 See Reverse for Instructions



# DEPARTMENT OF BUILDING INSPECTION

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

Date: 04/28/25 07:44:49

## Permit details report

Application Number: 202207208970

Bluebeam ID:

Form Number: 8 Application COMPLY WITH NOV 202286244. INSTALLING NEW SHEARWALL, INSTALLING (N) GYPSUM BOARD IN BSM CEILING. REPAIRING (N) CEMENT SLAB IN BSM/GARAGE. FRAMING OUT FOR (N) WINDOW. REPAIRING LOAD BEARING PARTITION WALL

Address: 7030/011/0 28 NIAGARA AV

Cost: \$10,000

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

### Disposition/Stage:

Action Date	Stage	Comments
20-JUL-2022	TRIAGE	
20-JUL-2022	FILING	
20-JUL-2022	FILED	
29-JUL-2022	APPROVED	
29-JUL-2022	ISSUED	
24-JAN-2024	EXPIRED	6108712 Stage updated from inspection

### Contact Details:

#### Contractor Details

License No. : OWN  
Name: OWNER OWNER  
Company name: OWNER  
Address: OWNER OWNER CA 00000-0000

Phone:

### Addenda Details:

#### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	20-JUL-2022	20-JUL-2022			20-JUL-2022		OK TO PROCESS P. EISENBEISER
2	EID-INSP	20-JUL-2022	20-JUL-2022			20-JUL-2022	CLIFTON GARY	
3	INTAKE	20-JUL-2022	20-JUL-2022			20-JUL-2022	BROWN SHARAE	
4	CP-ZOC	22-JUL-2022	22-JUL-2022			22-JUL-2022	KLINE HEIDI	water leak from adjacent property damaged this property - approved replacement of gf window w/ aluminum-clad wood DH, repair siding, and repair foundation
5	BLDG	28-JUL-2022	28-JUL-2022			28-JUL-2022	GE MING	OTC approved
6	MECH	22-JUL-2022	22-JUL-2022			22-JUL-2022	TAN (PETER) JIA JIA	Approved OTC
7	CPB	29-JUL-2022	29-JUL-2022			29-JUL-2022	BROWN SHARAE	PENALTY FEE NEEDS TO BE CLARIFIED.



# DEPARTMENT OF BUILDING INSPECTION

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

Date: 04/28/25 07:45:53

## Permit details report

Application Number: 202410012080

Bluebeam ID:

Form Number: 8 Application COMMENCEMENT OF WORK NOT STATED UNDER PREVIOUSLY APPROVED PERMIT.  
Description: APPLICATION PA# 202207208970. NO FOUNDATION WORK,JUST REFACING, AND

Address:

INSTALLING NEW 3X2 WINDOW FRAME CADE STYLE DOUBLE HUNG CADE WOOD INTERIOR.

7030/011/0 28 NIAGARA AV

Cost:

\$10,000

Occupancy code:

R-3

Building Use:

27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
01-OCT-2024	TRIAGE	
01-OCT-2024	FILING	
01-OCT-2024	FILED	
04-APR-2025	APPROVED	
04-APR-2025	ISSUED	

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	CES	23-SEP-2024	23-SEP-2024			23-SEP-2024	Daniel Helminiak	OK TO PROCESS
2	BID-INSP	13-SEP-2024	13-SEP-2024			13-SEP-2024	HERNANDEZ MAURICIO	OK TO PROCESS
3	INTAKE	01-OCT-2024	01-OCT-2024			01-OCT-2024	CHENG ANITA	OTC REQUIRED PLANS, NO PLANS PROVIDED, APPLICANT NEEDS TO SUBMIT PLANS TO MOVE FORWARD TO REVIEW.- AWC
4	CP-ZOC	18-OCT-2024	18-OCT-2024			18-OCT-2024	LAUSH MAGGIE	10/18/24: Approved - reduce window opening at 1/F front facade; install window per plans, DH, clad wood - Maggie.Laush@sfgov.org
5	BLDG	22-OCT-2024	22-OCT-2024			22-OCT-2024	JONES DAVID	Approved OTC a p/a per intake description, DMJ 10/22/2024;
6	MECH	22-OCT-2024	22-OCT-2024			22-OCT-2024	CRUEL PAUL	approved otc
7	CPB	04-APR-2025	04-APR-2025			04-APR-2025	YU ZHANG REN	10/01/24: AGENT NEEDS LOA OF HAVE PROPERTY OWNER COMPLETE OWNER BUILDER PKG AND PROVIDE AUTH TO AGENT. -AWC



# Department of Building Inspection

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



## Building Inspection History Printed On: 04/28/2025 07:39:56 AM

Application Number **202207208970** Block/Lot **7030 / 011** Address **28 NIAGARA AV**  
 Description **COMPLY WITH NOV 202286244. INSTALLING NEW SHEARWALL, INSTALLING (N) GYPSUM BOARD IN BSM CEILING. REPAIRING (N) CEMEBET SLAB IN BSM/GARAGE. FRAMING OUT FOR (N) WINDOW. REPAIRING LOAD BEAING PARTITION WALL**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
NEGRON MANUEL & MARGARITA SANT	8	\$10,000.00	EXPIRED	01/24/2024

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(415) 726-0875	2	1	2	R-3	27	01/29/2023	2

Inspector Name	Activity Date	Status Code	Status Description	Comments
Calderon, Juan	01/24/2024	105	EXPIRE	Expired in system.
Lei, Yin Sheng	05/30/2023	102	NO ENTRY/NO PROGRESS	N/E
Lei, Yin Sheng	05/26/2023	700	CANCELLATION FOR INSPECTION SCHEDULE	GC canceled appointment

# HEARING INFORMATION FORM

LIEN Process: Y  / N

PID  CES

CASE ABATED

Permit Final  Violation Corrected  VB/VCS Registration  INITIAL BILL  FINAL BILL

Permit Tracking System

Projects	Location	Stage	Characteristics	Routing/Addenda	Fees	Payments	Owner/Contractor/Agents	Planning	Dev Impact Fee
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**LOCATION**      7030 / 011 / 0 28 NIAGARA AV      **ALTERATIONS PERMIT**

Stage      Created By

**List based on the address query**

Application no:	Form No.	Floor Number	Description	Site Prmt ?	Sfr	Unit	Sfr	Current Stage	Stage Date
202410012080	8		COMMENCEMENT OF WORK					ISSUED	04/04/2025
202207208970	8		COMPLY WITH NOV 2022862					EXPIRED	01/24/2024

[Return](#)

<input type="checkbox"/> PRIORITY PLAN CHECK	MRRP Compliance (Green Halo)	Not Required	Bluebeam Project ID	<input style="width: 50px;" type="text"/>
<input type="checkbox"/> FIRST YEAR FREE	BAN (Business Account No.)	<input style="width: 50px;" type="text"/>	LIN (Location Identification No.)	<input style="width: 50px;" type="text"/>

PERMIT TRACKING SYSTEM









