

*Regular Meeting of the
Abatement Appeals Board*

April 15, 2025

Agenda Item C

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. 6969

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

Property Address: 1723 Wallace St

Block: 5414 Lot: 016

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Complaint Number: 202309158

PROPERTY OWNER INFORMATION

Property Owner(s) Name and Appellant:

Andrew James Govan-Smith

Appellant:

Andrew James Govan-Smith (Property Owner)

Building/Property Description:

The subject property consists of a large metal prefabricated structure constructed on an existing slab without permits or Planning approval. The structure is approximately 5,000 square feet at the ground level with an additional second floor.

Interior improvements include unpermitted electrical, plumbing, and mechanical systems consistent with a commercial cannabis grow operation.

Legal Use/Occupancy: Not legally established

Case Summary:

This enforcement case involves **three separate Notices of Violation (NOVs)** issued between June and July 2023 for unpermitted construction, electrical, plumbing, and mechanical work, as well as illegal occupancy/use.

The violations were documented under the following cases:

- **Complaint #202309418 (06/14/2023)** – Plumbing and mechanical violations, including improperly installed DWV systems, water piping, water heater installation, and mechanical equipment without permits.

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- **Complaint #202309158 (06/23/2023)** – Construction of a large metal pre-fabricated building without permits or Planning approval, including illegal occupancy consistent with a cannabis grow operation.
- **Complaint #202309161 (07/06/2023)** – Electrical work performed without required permits.

Each NOV required the property owner to obtain permits, correct violations, and obtain final inspections.

The property owner failed to comply with all NOVs. As a result, progressive enforcement actions were taken, including issuance of Final Warning Letters, Director's Hearing, and ultimately **Orders of Abatement for all three cases.**

A Director's Hearing was held on December 17, 2024, where a 60-day advisement period was granted. Continued non-compliance resulted in issuance of Orders of Abatement in February 2025.

Enforcement Actions:

This case involves **three separate Notices of Violation issued between June and July 2023**, all of which progressed through enforcement and resulted in Orders of Abatement.

- **06/07/2023** – Case opened following 311 complaint alleging illegal marijuana grow and unpermitted construction
- **06/08/2023 – 06/20/2023** – Initial investigation conducted; site visits and access attempts made
- **06/14/2023** – NOV issued under Complaint #202309418 for plumbing and mechanical violations
- **06/23/2023** – NOV issued under Complaint #202309158 for unpermitted structure and illegal occupancy
- **07/06/2023** – NOV issued under Complaint #202309161 for unpermitted electrical work
- **07/25/2023** – Final Warning Letters issued due to failure to comply; cases referred to CES
- **08/01/2023** – Cases received and assigned within Code Enforcement Section
- **10/24/2024** – Permit history reviewed; no valid permits found; case approved for Director's Hearing
- **12/03/2024 – 12/12/2024** – Director's Hearing packet prepared; notices posted and mailed; affidavits completed
- **12/17/2024** – Director's Hearing conducted; 60-day advisement granted
- **02/03/2025 – 02/21/2025** – Follow-up review confirmed non-compliance; permit remains in triage; Monthly Monitoring Fees assessed
- **02/27/2025** – Orders of Abatement and Initial Bills prepared for all cases
- **03/05/2025 – 03/06/2025** – Orders of Abatement posted and mailed; affidavits completed

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- **03/20/2025** – Appeal filed with Abatement Appeals Board
- **03/11/2026** – Case reviewed and scheduled for AAB hearing
- **03/12/2026** – AAB notice posted; photographs taken; affidavit completed
- **03/27/2026 – 03/31/2026** – Multiple attempts made to contact owner for inspection access; no response received

• **Order of Abatement & Appeal:**

Current Status: Yes – for all three NOV cases

Outstanding Violations: Yes

Life Safety Hazards: Yes – unpermitted structural, electrical, plumbing, and mechanical work

Directors Hearing: #202309158 **Date:** 12/17/2024

Result: 60-Day Advisement to comply or an Order of Abatement to be issued after 60- Day advisement

Order of Abatement: 202309158-A issued with condition: All Permits required for compliance of this violation must be completed and final within 30 Days.

Appellant's Request:

Staff recommendation: Uphold the Order of Abatement and impose assessment of Initial Assessment of Costs that has been issued (approx. \$4,194.78), including enforcement, administrative, and monitoring fees. Additional costs continue to accrue until full compliance is achieved.

- Multiple NOV's were issued for separate violations
- The property owner failed to comply with any NOV
- Progressive enforcement procedures were properly followed
- A Director's Hearing was conducted and additional time was granted
- Violations remain unabated across all cases
- Orders of Abatement were properly issued

Abatement Appeals Board Action:

Appeal No. 6969

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LIST OF DOCUMENTS

- 1. Current Conditions (Photos)**
- 2. Notice of Violation (3 cases)**
- 3. Final Warning Letters**
- 4. Complaint Data Sheets**
- 5. Director's Hearing Notice**
- 6. Orders of Abatement**
- 7. Appeal Application**
- 8. Permit History**



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The following exhibits are inserted to illustrate the principal violations supporting the three Notices of Violation and the Orders of Abatement.

Exhibit A – Unpermitted Structure (Exterior)



2014-2026



2008-2014



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Exhibit B – Illegal Electrical Distribution / Grow Setup



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Exhibit C – Plumbing / Mechanical Violations



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Supports NOV #202309161 and NOV #202309418 – exposed wiring, ducting, and utility runs associated with unpermitted systems





NOTICE OF VIOLATION

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

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

NUMBER: 202309158
DATE: 23-JUN-23

ADDRESS: 1723 WALLACE AV

OCCUPANCY/USE: ()

BLOCK: 5414 **LOT:** 016

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: GOVAN-SMITH ANDREW
MAILING GOVAN-SMITH ANDREW
ADDRESS 1742 YOSEMITE AVE
 SAN FRANCISCO CA

PHONE #: --

94124

PERSON CONTACTED @ SITE: GOVAN-SMITH ANDREW

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	103A 106A.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

A COMPLAINT INVESTIGATION HAS REVEALED METAL PRE-FABRICATED BUILDING. 1 STORY APPROXIMATELY 25' HIGH, 5000 SQ FT GROUND FLOOR, APPROX 3000 SQ FT SECOND FLOOR. BUILT ON EXISTING SLAB WITHOUT PERMIT OR PLANNING APPROVAL. INTERIOR HAS BEEN DEVELOPED IN WHAT APPEARS TO BE A CANNIBUS GROW OPERATION. ELECTRICAL AND PLUMBING WORK DONE.

Code/Section: 103A

Monthly monitoring fee applies.

Code/Section: SFBC 110A, Table 1A-K

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

628-652-3612

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

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

CORRECT VIOLATIONS WITHIN DAYS. **NO PERMIT REQUIRED**

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

● **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

OBTAIN PERMIT WITH PLANS AND PLANNING APPROVAL. INCLUDE FULL SCOPE OF WORK PERFORMED WITHOUT PERMITS. PLUMBING AND ELECTRICAL PERMITS REQUIRED. OR REVERT BACK TO LAST KNOWN LEGAL USE. (PLANS AND PLANNING APPROVAL WILL BE REQUIRED FOR THIS CHOSEN COURSE OF ACTION.) OBTAIN ALL REQUIRED INSPECTIONS TO ABATE NOV. PERMITS MUST SAY TO COMPLY WITH NOV.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

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

OTHER:

REINSPECTION FEE \$

NO PENALTY
(WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$200000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Chris Francis

PHONE # 628-652-3612

DIVISION: CES

DISTRICT :

By:(Inspectors's Signature) _____



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

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

NUMBER: 202309418
DATE: 14-JUN-23

ADDRESS: 1723 WALLACE AV

OCCUPANCY/USE: ()

BLOCK: 5414 LOT: 016

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: GOVAN-SMITH ANDREW
MAILING GOVAN-SMITH ANDREW
ADDRESS 1742 YOSEMITE AVE
SAN FRANCISCO CA

PHONE #: --

94124

PERSON CONTACTED @ SITE: GOVAN-SMITH ANDREW

PHONE #: --

VIOLATION DESCRIPTION:

CODE/SECTION#

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

The following plumbing violations were observed during physical inspection: Improperly installed DWV, Improperly installed water piping, Electric water heater improperly installed, Bathroom on ground floor improperly installed. Permit search revealed no plumbing permits on file.

Code/Section: SFPC 1,3,4,5,6,7,9

The following mechanical violations were observed during physical inspection: Mechanical equipment and line sets installed without a plumbing mechanical permit.

Code/Section: SFMC 1,3,4

Monthly monitoring fee applies.

Code/Section: SFBC 110A, Table 1A-K

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4 (628)652-3400
- FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 60 DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.
- CORRECT VIOLATIONS WITHIN 90 DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Corrective Action for Plumbing Violation:

Hire a state lic contractor, secure proper permits, remove all improperly installed plumbing and cap off unused equipment and schedule inspection.

Corrective Action for Plumbing Mechanical Violation:

Hire a state lic contractr, secure proper permits, remove or reinstall equipment to code and schedule inspections.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

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



NOTICE OF VIOLATION

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

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

NUMBER: 202309161
 DATE: 06-JUL-23

ADDRESS: 1723 WALLACE AV

OCCUPANCY/USE: ()

BLOCK: 5414 LOT: 016

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: GOVAN-SMITH ANDREW
 MAILING: GOVAN-SMITH ANDREW
 ADDRESS: 1742 YOSEMITE AVE
 SAN FRANCISCO CA

PHONE #: --

94124

PERSON CONTACTED @ SITE: GOVAN-SMITH ANDREW

PHONE #: --

VIOLATION DESCRIPTION:

VIOLATION DESCRIPTION:	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	103A 106A.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

ELECTRICAL WORK PERFORMED WITHOUT BENEFIT OF ELECTRICAL PERMIT.
 CODE/SECTION: SFEC 89.120
 MONTHLY MONITORING FEE APPLIES.
 CODE/SECTION: SFBC 110A, TABLE 1A-K

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

628-652-3656

- FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 10 DAYS AND COMPLETE ALL WORK WITHIN 30 DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.
- CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
 SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

HAVE A LICENSED CALIFORNIA STATE ELECTRICAL CONTRACTOR (C-10) APPLY FOR AN ELECTRICAL PERMIT. INCLUDE IN THE FEE OF 9X (NINE TIMES) INVESTIGATION FEE OF \$4,017.60 PLUS A PERMIT FEE OF \$446.40 FOR A TOTAL FEE OF \$4,464.00 PRIOR TO THE COMMENCEMENT OF WORK AND COMPLETION OF THE INSPECTION PROCESS.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- OTHER: REINSPECTION FEE \$ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Gary D Clifton

PHONE # 628-652-3656

DIVISION: EID

DISTRICT : 26

By:(Inspectors's Signature) _____



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: 07/25/2023

PROPERTY ADDRESS:
1723 WALLACE AV

BLOCK: 5414 LOT: 016

Building Complaint #: 202309158

GOVAN-SMITH ANDREW
GOVAN-SMITH ANDREW
1742 YOSEMITE AVE
SAN FRANCISCO CA 94124

--

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 06/23/2023 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](tel: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!



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: 08/01/2023

PROPERTY ADDRESS:

1723 WALLACE AV

BLOCK: 5414 LOT: 016

Plumbing Complaint #: 202309418

GOVAN-SMITH ANDREW
GOVAN-SMITH ANDREW
1742 YOSEMITE AVE
SAN FRANCISCO CA 94124

--

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

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YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!



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: 07/06/2023

PROPERTY ADDRESS:

1723 WALLACE AV

BLOCK: 5414 LOT: 016

Electrical Complaint #: 202309161

GOVAN-SMITH ANDREW
GOVAN-SMITH ANDREW
1742 YOSEMITE AVE
SAN FRANCISCO CA 94124

--

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 07/06/2023 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](tel: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.

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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 : 202309158

OWNER/AGENT: GOVAN-SMITH ANDREW
 GOVAN-SMITH ANDREW
 1742 YOSEMITE AVE
 SAN FRANCISCO CA

DATE FILED: 07-JUN-23

LOCATION: 1723 WALLACE AV

BLOCK: 5414 LOT: 016

SITE:

94124

RATING:

OCCUPANCY CODE :

OWNER'S PHONE:

RECEIVED BY: Ashley Chico DIVISION: BID

CONTACT NAME:

COMPLAINT SOURCE: 311 INTERNET REFERRAL

CONTACT PHONE:

COMPLAINANT: Referred by 311

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE

DESCRIPTION: --- illegal marijuana growing at this location

"Illegal Change of occupancy, Unlicensed construction and unlicensed electrical" (311 SR 16886227)

INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	MCCONN	6960		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
25-JUL-23	Thu Ha Thi Truong	CES	per CF

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
07-JUN-23	CASE OPENED	J KELLY	CASE RECEIVED		Ashley Chico 07-JUN-23	BID
08-JUN-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Case reviewed and assigned to complaint team (ac/cm)	Ashley Chico 08-JUN-23	BID
09-JUN-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Spoke to rep at door says they are moving out and he cannot give me access. Will follow up with letter to owner asking for Inspection. CF		
13-JUN-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Site visit, will review in office. CF		
20-JUN-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	GENERATING NOV. WILL ADDRESS C7 202309159 AT 1727 WALLACE ALSO. CI	Declan McConn 24-OCT-24	CES



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202309158

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
21-JUN-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Received call from owner. Explained NOV I'm working on. CF		
23-JUN-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Posted NOV. CF		
23-JUN-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FIRST NOV SENT	1st NOV issued per CF; ag	Audrey Gee 23-JUN- 23	INS
23-JUN-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	1st NOV mailed; ag	Audrey Gee 23-JUN- 23	INS
25-JUL-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FINAL WARNING LETTER ISSUED	Issued final warning letter. CF		
25-JUL-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	FWL mailed. Case referred to CES. CF/tt	Thu Ha Thi Truong 25-JUL-23	INS
25-JUL-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FINAL WARNING LETTER SENT		Chris Francis 25- JUL-23	BI
25-JUL-23	GENERAL MAINTENANCE	C FRANCIS	REFERRED TO OTHER DIV	transfer to div CES	Thu Ha Thi Truong 25-JUL-23	INS
01-AUG-23	GENERAL MAINTENANCE	J HINCHION	CASE RECEIVED	CASE RECEIVED IN CES. SB	Sonya Bryant 01- AUG-23	CES
24-OCT-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	research permit history / status found no permit to comply with NOV - DMC	Declan McConn 24- OCT-24	CES
24-OCT-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Case update / ok to send to DH on 12/17/24	Declan McConn 24- OCT-24	CES
03-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Prepared DH packet. SB	Sonya Bryant 03- DEC-24	CES
05-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Case update / went out site to post Director Hearing Notice and take pictures - DMC	Declan McConn 05- DEC-24	CES
05-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / uploaded photos to the files - DMC	Declan McConn 05- DEC-24	CES
05-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Case update / signed affidavit - DMC	Declan McConn 05- DEC-24	CES
05-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Cert mailed DH packet to owners on file. SB	Sonya Bryant 05- DEC-24	CES



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202309158

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
12-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / updated HIF for the director hearing -DMC	Declan McConn 12-DEC-24	CE
17-DEC-24	OTHER BLDG/HOUSING VIOLATION	J NG	DIRECTOR'S HEARING DECISION	P/ 60 Days advisement granted per H.O. (D. Gordon) -jn	Joe Ng 17-JAN-25	CE
03-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	research permit history /found permit PA 202408289673 in triage status 8/28/2024 - DMC	Declan McConn 03-FEB-25	CE
21-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	research permit history /found permit PA 202408289673 in triage status 8/28/2024 - DMC	Declan McConn 21-FEB-25	CE
21-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / MMF from 8/1/23 to2/21/25 {16 Months) - DMC	Declan McConn 21-FEB-25	CE
21-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / prepare assessment of cost - DMC	Declan McConn 21-FEB-25	CE
27-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared OOA & Initial Bill - sj	Susan Jew 27-FEB-25	CE
05-MAR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / went out to site to post OOA notice and take pictures - DMC	Declan McConn 05-MAR-25	CE
05-MAR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / signed affidavit - DMC	Declan McConn 05-MAR-25	CE
05-MAR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / uploaded photos to the file - DMC	Declan McConn 05-MAR-25	CE
06-MAR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Cert. Mailed OOA packet to owners on file - sj	Susan Jew 06-MAR-25	CE
20-MAR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ABATEMENT APPEALS BOARD HRG	AAB filed-tm	Thomas Moyer 20-MAR-25	CE
11-MAR-26	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Case Reviewed. OK to schedule for AAB 4/15/26. -GL	Gilbert Lam 11-MAR-26	CE
12-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	TELEPHONE CALLS	Spoke to owner and ask for access to get updated photos for AAB hearing - DMC	Declan McConn 12-MAR-26	CE
12-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Went out to site to post AAB notice and take pictures. - DMC	Declan McConn 12-MAR-26	CE



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202309158

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
12-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Signed affidavit and uploaded photos to case file - DMC	Declan McConn 12-MAR-26	CES
27-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	on 03/11/2026, called, left voicemail and emailed AAB appellant to inform him that appeal has been scheduled to be heard before the Abatement Appeals Board on 04/15/2026. - CR	Charles Robinson 27-MAR-26	CES
30-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Called owner and ask for access to get updated photos for AAB hearing - DMC	Declan McConn 30-MAR-26	CES
31-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Call owner to get access for site inspection got no answer - DMC	Declan McConn 31-MAR-26	CES

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
	23-JUN-23		



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202309418

OWNER/AGENT: GOVAN-SMITH ANDREW
 GOVAN-SMITH ANDREW
 1742 YOSEMITE AVE
 SAN FRANCISCO CA

DATE FILED: 13-JUN-23

LOCATION: 1723 WALLACE AV

BLOCK: 5414 LOT: 016

SITE:

94124

RATING: OCCUPANCY CODE :

OWNER'S PHONE:

RECEIVED BY: Thu Ha Thi Truong DIVISION: INS

CONTACT NAME:

COMPLAINT SOURCE: TELEPHONE

CONTACT PHONE:

COMPLAINANT: Anon

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE

DESCRIPTION: Misc. Plumbing
 INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	MCCONN	6960		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
01-AUG-23	Julie Yu	CES	per Inspector Michael Allen

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
13-JUN-23	CASE OPENED	M ALLEN	CASE RECEIVED		Thu Ha Thi Truong 13-JUN-23	INS
13-JUN-23	OTHER PLUMB VIOLATN	D LEDDA	INSPECTION OF PREMISES MADE	Inspection of site at said property the plumbing systems and mechanical systems have been altered improperly and without the benefit of plumbing and mechanical permits. NOV to be posted.	David Ledda 13- JUN-23	PID
14-JUN-23	OTHER BLDG/HOUSING VIOLATION	M ALLEN	FIRST NOV SENT	1st NOV posted by MA-jt	Jackie Tran 14-JUN- 23	BIC
14-JUN-23	OTHER BLDG/HOUSING VIOLATION	M ALLEN	CASE UPDATE	1st NOV mailed & cc's to EID-jt	Jackie Tran 14-JUN- 23	BIC
14-JUN-23	OTHER PLUMB VIOLATN	D LEDDA	CASE UPDATE	NOV posted on the property.	David Ledda 14- JUN-23	PID



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202309418

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
01-AUG-23	OTHER PLUMB VIOLATN	M ALLEN	CASE UPDATE	research permits - none. final notice - moving to CES	Michael Allen 01-AUG-23	PID
01-AUG-23	OTHER PLUMB VIOLATN	M ALLEN	CASE UPDATE	Final warning letter mailed;jy	Julie Yu 01-AUG-23	INS
01-AUG-23	OTHER PLUMB VIOLATN	M ALLEN	REFERRED TO OTHER DIV	Case referred to CES per MA;jy	Julie Yu 01-AUG-23	INS
01-AUG-23	GENERAL MAINTENANCE	J HINCHION	CASE RECEIVED	CASE RECEIVED IN CES. SB	Sonya Bryant 01-AUG-23	CES
01-AUG-23	OTHER PLUMB VIOLATN	M ALLEN	FINAL WARNING LETTER SENT	no activity - no permits - final warning letter - CES	Michael Allen 01-AUG-23	PID
01-AUG-23	GENERAL MAINTENANCE	M ALLEN	REFERRED TO OTHER DIV	transfer to div CES	Julie Yu 01-AUG-23	INS
24-OCT-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	research permit history / no permit found to comply with NOV - DMC	Declan McConn 24-OCT-24	CES
24-OCT-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / ok to send to DH on 12/17/24 - DMC	Declan McConn 24-OCT-24	CES
24-OCT-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / ok to send to DH on 12/17/24 - DMC	Declan McConn 24-OCT-24	CES
04-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Prepared DH packet. SB	Sonya Bryant 04-DEC-24	CES
05-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Case update / went out site to post Director Hearing Notice and take pictures - DMC	Declan McConn 05-DEC-24	CES
05-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / uploaded photos to the files - DMC	Declan McConn 18-DEC-24	CES
05-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Case update / signed affidavit - DMC	Declan McConn 05-DEC-24	CES
05-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Cert mailed DH packet to owners on file. SB	Sonya Bryant 05-DEC-24	CES
12-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / updated HIF for the director hearing -DMC	Declan McConn 12-DEC-24	CES
17-DEC-24	OTHER BLDG/HOUSING VIOLATION	J NG	DIRECTOR'S HEARING DECISION	Ok to issue OOA per H.O. (David Goron) with staff recommendation - owner/rep. present at DH. -jn	Joe Ng 17-DEC-24	CES
18-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	research permit history / no permit found to comply with NOV - DMC	Declan McConn 18-DEC-24	CES



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202309418

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
18-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / MMF from 8/1/23 to 12/18/24 (12 Months) - DMC	Declan McConn 18-DEC-24	CES
18-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Case update / prepared assessment of cost - DMC	Declan McConn 26-DEC-24	CES
26-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared OOA posting packet - sj	Susan Jew 26-DEC-24	CES
30-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / went out to site to post OOA and take pictures - DMC	Declan McConn 30-DEC-24	CES
30-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / signed affidavit - DMC	Declan McConn 30-DEC-24	CES
30-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Certi Mailed OOA posting packet to owners on file - sj	Susan Jew 30-DEC-24	CES
31-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / uploaded photos off posting to file - DMC	Declan McConn 31-DEC-24	CES
31-JAN-25	OTHER PLUMB VIOLATN	D MCCONN	CASE UPDATE	OOA to ARO-tm	Thomas Moyer 31-JAN-25	CES
19-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Order of Abatement recored at assessor's office - sj	Susan Jew 10-MAR-25	CES
21-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT POSTED	case update / this is to update case file that OOA was posted on 12/30/24 but the column Abatement type was put in as case update and not as Order of abatement posted - DMC	Declan McConn 21-APR-25	CES
03-DEC-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Generated Courtesy Lien Notice & mailed on 11/21/2025	Melissa Reyes 03-DEC-25	CES
17-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Certified Mail 5-Day Lien Notice will be mailed on March 30, 2026	Heather Brooks 17-MAR-26	CES
20-MAR-26	OTHER BLDG/HOUSING VIOLATION	M CHUNG	CASE UPDATE	Notice for lien hearing posted and photos on 03/19/2026 -mc	Mike Chung 20-MAR-26	CES
27-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Processed Intial Bill Payment. Reciept provided to the customer at CES counter -hg	Haruyo Gibbons 27-MAR-26	CES



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202309161

OWNER/AGENT: GOVAN-SMITH ANDREW
 GOVAN-SMITH ANDREW
 1742 YOSEMITE AVE
 SAN FRANCISCO CA

DATE FILED: 07-JUN-23

LOCATION: 1723 WALLACE AV

BLOCK: 5414 **LOT:** 016

SITE:

94124

RATING: **OCCUPANCY CODE :**

OWNER'S PHONE:

RECEIVED BY: Ashley Chico **DIVISION:** BID

CONTACT NAME:

COMPLAINT SOURCE: 311 INTERNET REFERRAL

CONTACT PHONE:

COMPLAINANT: Referred by 311

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE

DESCRIPTION: --- illegal marijuana growing at this location

"Illegal Change of occupancy, Unlicensed construction and unlicensed electrical" (311 SR 16886230)

INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	MCCONN	6960		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
06-JUL-23	Suzanna Wong	CES	Per Gary Clifton

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
07-JUN-23	CASE OPENED	C WING	CASE RECEIVED		Ashley Chico 07-JUN-23	BID
12-JUN-23	CASE OPENED	G CLIFTON	LETTER/REPORT - EID	Unable to enter. CED & AEID 1st Complaint Letter. (10 Days to Respond)		
12-JUN-23	OTHER ELECT VIOLATION	C WING	CASE UPDATE	1st inspection request letter per GC mailed; slw	Suzanna Wong 12-JUN-23	BID
20-JUN-23	OTHER ELECT VIOLATION	P ZARICH	NOV SENT - EID	NOV posted 10am.		
20-JUN-23	OTHER ELECT VIOLATION	C WING	CASE UPDATE	1st NOV mailed;jy	Julie Yu 20-JUN-23	INS
06-JUL-23	OTHER ELECT VIOLATION	C WING	CASE UPDATE	Final warning letter mailed and referred to CES per GClifton; slw	Suzanna Wong 06-JUL-23	BID



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202309161

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
06-JUL-23	OTHER ELECT VIOLATN	C WING	FINAL WARNING LETTER ISSUED	FWL issued by GClifton; slw	Suzanna Wong 06-JUL-23	BID
06-JUL-23	GENERAL MAINTENANCE	C WING	REFERRED TO OTHER DIV	transfer to div CES	Suzanna Wong 06-JUL-23	BID
06-JUL-23	GENERAL MAINTENANCE	C WING	FINAL WARNING LETTER SENT		Suzanna Wong 06-JUL-23	BID
07-JUL-23	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE UPDATE	case received in CES - CP	Declan McConn 24-OCT-24	CES
24-OCT-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Research permit history / no permit found to comply with NOV - DMC	Declan McConn 24-OCT-24	CES
24-OCT-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / ok to send to DH on 12/17/24 - DMC	Declan McConn 24-DEC-24	CES
04-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Prepared DH packet. SB	Sonya Bryant 04-DEC-24	CES
05-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Case update / went out site to post Director Hearing Notice and take pictures - DMC	Declan McConn 05-DEC-24	CES
05-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / uploaded photos to the files - DMC	Declan McConn 05-DEC-24	CES
05-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Cert mailed DH packet to owners on file. SB	Sonya Bryant 05-DEC-24	CES
12-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / updated HIF for the director hearing -DMC	Declan McConn 12-DEC-24	CES
17-DEC-24	OTHER BLDG/HOUSING VIOLATION	J NG	DIRECTOR'S HEARING DECISION	Ok to issue OOA per H.O. (David Goron) with staff recommendation - owner/rep. present at DH. -jn	Joe Ng 17-DEC-24	CES
24-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Research permit history / no permit found to comply with NOV - DMC	Declan McConn 24-DEC-24	CES
24-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Case update / MMF from 7/7/2023 to 12/24/2024 (17 Months) - DMC	Declan McConn 24-DEC-24	CES
24-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / Prepared Assessment of Costs - DMC	Declan McConn 24-DEC-24	CES



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202309161

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
26-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared OOA posting packet - sj	Susan Jew 26-DEC-24	CE\$
30-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / went out to site to post OOA and take pictures - DMC	Declan McConn 30-DEC-24	CE\$
30-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / signed affidavit - DMC	Declan McConn 30-DEC-24	CE\$
30-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Certi Mailed OOA posting packet to owners on file - sj	Susan Jew 30-DEC-24	CE\$
31-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / uploaded photos off posting to file - DMC	Declan McConn 31-DEC-24	CE\$
31-JAN-25	OTHER ELECT VIOLATN	D MCCONN	CASE UPDATE	OOA to ARO-tm	Thomas Moyer 31-JAN-25	CE\$
19-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Order of Abatement recorded at assessor's office - sj	Susan Jew 10-MAR-25	CE\$
21-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT POSTED	case update / this is to update case file that OOA was posted on 12/30/24 but the column Abatement type was put in as case update and not as Order of abatement posted - DMC	Declan McConn 21-APR-25	CE\$
03-DEC-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Generated Courtesy Lien Notice & mailed on 11/21/2025	Melissa Reyes 03-DEC-25	CE\$
11-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Cert mailed & Reg mailed Notice of AAB Hearing. SB	Sonya Bryant 11-MAR-26	CE\$
11-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Called, left voicemail and emailed AAB appellant to inform him that appeal has been scheduled to be heard before the Abatement Appeals Board on 04/15/2026. - CR	Charles Robinson 11-MAR-26	CE\$
17-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Certified Mail 5-Day Lien Notice will be mailed on March 30, 2026	Heather Brooks 17-MAR-26	CE\$
19-MAR-26	OTHER BLDG/HOUSING VIOLATION	M CHUNG	CASE UPDATE	Notice for Lien hearing posted and photos - mc	Mike Chung 19-MAR-26	CE\$
27-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Clarification: notation made on 03/11/2026 pertaining to calling and emailing order appeals appellant was applicable to case 202309158 not 202309161. - CR	Charles Robinson 27-MAR-26	CE\$



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202309161

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
27-MAR-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Processd Intial Bill payment. The Receipt provided to customer at CES Counter -hg	Haruyo Gibbons 27-MAR-26	CES

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
NOV (HIS)	NOV (BID)		
	06-JUL-23		



December 3, 2024

Owner: GOVAN-SMITH ANDREW
1742 YOSEMITE AVE
SAN FRANCISCO CA

Address: 1723 WALLACE AV,
Block: 5414 Lot: 016 Seq: 1
Tract: Case: BW1
Hearing Number : 202309158
Inspector: Declan McConn
Phone: (628) 652-3415

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: December 17, 2024, 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

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

City and County of San Francisco
Department of Building Inspection



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

December 3, 2024

Owner: GOVAN-SMITH ANDREW
1742 YOSEMITE AVE
SAN FRANCISCO CA

Address: 1723 WALLACE AV,
Block: 5414 Lot: 016 Seq: 1
Tract: Case: BW1
Hearing Number : 202309158
Inspector: Declan McConn
Phone: (628) 652-3415

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: December 17, 2024, 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 black ink, appearing to read "Patrick O'Riordan".

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 - www.sfdbi.org



DATE AFFIDAVIT PREPARED December 3, 2024

ADDRESS: 1723 WALLACE AV,
INSPECTOR: Declan McConn
OWNER: GOVAN-SMITH ANDREW
1742 YOSEMITE AVE
SAN FRANCISCO CA
94124

Directors' Hearing Date: December 17, 2024
Hearing Number: 202309158
Block: 5414 Lot: 016 Seq: 1
Tract: Case: BW1

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: 12/5/24, 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: 12/5/24, at San Francisco, California.
By: Declan McConn 12/5/24 Signature: 
(Print name) (Date)

9589 0710 5270 0689 5618 75

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<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 Required (Restricted Delivery)	\$

Postmark
Here

Postage \$ _____
 Total Post \$ _____
 Sent To
 Street and
 City, State, Zip+4®

GOVAN-SMITH ANDREW
1742 YOSEMITE AVE
SAN FRANCISCO, CA 94124
SB:DH 1723 WALLACE AV 202309158

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:

GOVAN-SMITH ANDREW
1742 YOSEMITE AVE
SAN FRANCISCO, CA 94124
SB:DH 1723 WALLACE AV 202309158



9590 9402 9083 4122 8277 47

2. Article Number (Transfer from service label)

9589 0710 5270 0689 5618 75

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, **RECEIVED** No

DEC 11 2024

CODE ENFORCEMENT

CCSF BR

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

Domestic Return Receipt



ORDER OF ABATEMENT

February 26, 2025

Owner:

GOVAN-SMITH ANDREW
1742 YOSEMITE AVE
SAN FRANCISCO CA 94124

Property Address: 1723 WALLACE AV,

Block: 5414 Lot: 016 Seq: 1
Tract: Case: BW1
Complaint: 202309158A

Inspector/Division: McConn

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202309158A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON December 17, 2024 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 Sign off to Comply with NOV# 202309158 and Pay All CES Fees.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTIC 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 T 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

City and County of San Francisco
Department of Building Inspection



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

ORDER OF ABATEMENT

February 26, 2025

Owner:

GOVAN-SMITH ANDREW
1742 YOSEMITE AVE
SAN FRANCISCO CA 94124

Property Address: 1723 WALLACE AV.

Block: 5414 Lot: 016 Seq: 1
Tract: Case: BW1
Complaint: 202309158A

Inspector/Division: McConn

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202309158A

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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: February 27, 2025
Property Address: 1723 WALLACE AV

Block: 5414 Lot: 016 Seq.: 1
Inspector: **Declan McConn**

Director's Order Number:

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

To:

GOVAN-SMITH ANDREW
1742 YOSEMITE AVE
SAN FRANCISCO CA
94124

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 : **\$4194.78**.

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 tender payment by mail or in person during regular business hours (8am-4pm) to the address indicated below:

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



Assessment of Costs - Initial

(Pursuant to Sections 102A3 et al, and 110A Tables 1A-D, 1 A-G, 1A-K of the San Francisco Building Code and Ordinance 180-10)

Owner GOVAN-SMITH ANDREW
 GOVAN-SMITH ANDREW
 1742 YOSEMITE AVE
 SAN FRANCISCO CA

Date February 27, 2025

Complaint Number 202309158

94124

Block 5414 **Lot** 016

Address 1723 WALLACE AV

Prepared by Declan McConn

Reviewed by S. Jew

Amount Now Due and Payable

\$4,194.78

Comments MMF from 8/1/23 to2/21/25 {16 Months}

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
06/23/23	Issued Notice of Violation and Data entry	Inspector	.75	\$280.00	\$210.00
07/25/23	Issued Final Warning Letter	Inspector	.25	\$280.00	\$70.00
08/01/23	Case intake and Data entry	Clerical	.5	\$166.64	\$83.32
10/24/24	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
10/24/24	Reviewed and approved case for Director's Hearing	Inspector	.75	\$280.00	\$210.00
12/03/24	Research Title and Prepare case for Director's Hearing	Clerical	1	\$166.64	\$166.64
12/05/24	Posted Notice of Director's Hearing	Inspector	.5	\$280.00	\$140.00
12/05/24	Processed photos	Inspector	.25	\$280.00	\$70.00
12/05/24	Case review, Scheduling and Data entry	Inspector	.25	\$280.00	\$70.00
12/05/24	Certified Mailing	Clerical	.5	\$166.64	\$83.32
12/12/24	Case review, Scheduling and Data entry	Inspector	.25	\$280.00	\$70.00
12/17/24	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$280.00	\$560.00
12/17/24	Issued Order of Abatement	Inspector	.25	\$280.00	\$70.00
12/17/24	Hearing Appearance and Summary	Inspector	.25	\$280.00	\$70.00
12/17/24	Posted Hearing Case Update	Clerical	.25	\$166.64	\$41.66
02/03/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
02/21/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
02/21/25	Case review, Scheduling and Data entry	Inspector	.25	\$280.00	\$70.00
02/21/25	Prepared Assessment of Costs	Inspector	.25	\$280.00	\$70.00
02/21/25	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	8	\$199.57	\$1,596.56
02/27/25	Prepared Order of Abatement	Clerical	.5	\$166.64	\$83.32
02/27/25	Case Update and Maintenance	Clerical	1	\$166.64	\$166.64
03/03/25	Certified Mailing	Clerical	.5	\$166.64	\$83.32

* 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 February 26, 2025

Address: 1723 WALLACE AV,

Hearing Number: 202309158

Inspector: Declan McConn

Block: 5414 Lot No: 016 Seq: 1

Directors' Hearing Date: December 17, 2024

Tract: Case: BW1


Owner: GOVAN-SMITH ANDREW
1742 YOSEMITE AVE
SAN FRANCISCO CA

94124

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: 3/6/25, 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: 3/5/25, at San Francisco, California.

By: Declan McConn 3/5/25 Signature: 
(Print name) (Date)

9589 0710 5270 1150 4134 71

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<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	\$ _____

Postmark
Here

Postage
GOVAN-SMITH ANDREW
1742 YOSEMITE AVE
SAN FRANCISCO, CA 94124
sj: OOA 1723 WALLACE AV 202309158

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.

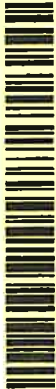
1. Article Addressed to:

GOVAN-SMITH ANDREW

1742 YOSEMITE AVE

SAN FRANCISCO, CA 94124

sj: OOA 1723 WALLACE AV 202309158



9590 9402 8798 4005 7017 66

2. Article Number (transfer from service label)

9589 0710 5270 1150 4134 71

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.

RECEIVED

MAR 17 2025

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



ABATEMENT APPEALS BOARD

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

NOTICE OF AAB HEARING

3/11/2026

ANDREW GOVAN-SMITH ESTATE TR
1742 YOSEMITE AVE C/O GOVAN-SMITH ANDREW TTEE
SAN FRANCISCO, CA, 94124

Re: 1723 WALLACE AV AAB Appeal No. 6969

Dear Parties:

On 3/20/2025, the Abatement Appeals Board (AAB) received Appellant ANDREW GOVAN-SMITH ESTATE TR's completed appeal form, appealing Director's Order No. 202309161-A.

This matter has been scheduled for hearing before the AAB on **4/15/2026 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

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 or in hardcopy no later than **(3/25/2026- 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 **(4/8/2026- 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. Do not contact any AAB member directly.

Very Truly Yours.

A handwritten signature in black 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

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

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

Appellant Name: ANDREW JAMES GOVAN SMITH Appeal Number _____

Director's Order No _____

Date Appeal Filed: 3-20-2025

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

202309158

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 26th Feb, 2025
- (2) The affected premises are located at 1723 WAUACE AV San Francisco. They contain N/A dwelling units and N/A guest rooms.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
Unable to comply within the allotted time period due to structural engineer being overbooked
- (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).
Appealing for more time to comply due to excess work load over the professionals
- (5) Please state /check appellant's relationship to the property: property owner owner's agent attorney architect engineer contractor other _____
If the appellant is an agent of the owner(s) of record, please attach documentation delineating representation

(6) **Appellant's Information:**
Print Appellant's Name: ANDREW JAMES GOVAN SMITH
Appellant's Mailing Address: 1742 YOSEMITE AVE, SAN FRANCISCO, CA 94124
Phone Number: 415-855-5968
Email Address: ajshrestha007@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:

(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:

(10) Please state any work completed to correct the related code violations:

Illegal building plumbing & electrical work is removed.

(11) What was the extent of the work performed? How much remains to be completed?

(12) When was the work done? March, 2023

(13) Who did the work? Property Owner

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

General Building Contractor 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. _____

Plumbing Permit Application Nos. _____

Electrical Permit Application Nos. _____

(21) What other permits have you been granted by the City? _____

(22) What other facts do you want the Board to consider?

I am 69 yrs old and retired and on limited social security income with vacant buildings.

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

Print Name: ANDREW JAMES GOVAN SMITH Signature: [Signature]

Date Signed: 17th March, 2025 Signatory is property owner agent other _____

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 filed 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 _____



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: 03/20/2025 02:30:41 PM

Code Enforcement Division

Phone:(628) 652-3430

Payment Date: 03/20/2025

Job Address

1723 WALLACE AV -

Receipt Number: CED09470

Issued By: TMOYER

Payment received from:

ANDREW GOVAN-SMITH

Application Number:

1742 YOSEMITE AV

SAN FRANCISCO CA 94124

1723 WALLACE AV -

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$326.45	202309161

TOTAL \$326.45

PAID

BY _____

DBI COPY

City and County of San Francisco DBI
DBI

Reference Number: 2025078001-97
Date/Time: 03/20/2025 2:28:43 PM

Permit or Reference Number Payment
2025078001-97-1

Line Item

Permit or Reference Number: CED09470

Comment: 1723 WALLACE AV

Fee Desc: CED AAB Filing Fee

Amount:

\$326.45

Total:

\$326.45

1 ITEM TOTAL:

\$326.45

TOTAL:

\$326.45

Visa

Method: Chip Read

Card Number: *****4317

First Name: ANDREW

Last Name: SMITH

Payment Type: credit

Total Received:

\$326.45



Safe Building!

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

\$

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

\$

Total Postage at

\$

Sent To

Street and Apt. /

City, State, ZIP+

ANDREW GOVAN-SMITH ESTATE TR
1742 YOSEMITE AVE C/O GOVAN-SMITH
ANDREW TTEE

SAN FRANCISCO, CA 94124
AAB APPEAL 1723 WALLACE AV 20239161

PS Form 3800, January 2023 PSN 7530-02-000-0047 See Reverse for Instructions

9589 0710 5270 3538 9025 39



DEPARTMENT OF BUILDING INSPECTION

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

Date: 04/06/26 15:29:04

Permit details report

Application Number: 202408289673

Bluebeam ID: 634291549

Form Number: 1 **Application** TO ERECT 2 STORIES, NO BASEMENT, TYPE III-B, LIGHT INDUSTRIAL. (BUILDING
Description: OVER 2 LOTS)

Address: 5414/016/0 1723 WALLACE AV
5414/017/0 1727 WALLACE AV

Cost: \$280,000

Occupancy code: F-2

Building Use: -

Disposition/Stage:

Action Date	Stage	Comments
28-AUG-2024	TRIAGE	
01-APR-2026	FILING	
01-APR-2026	FILED	

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	PRE-BLDG	09-SEP-2024	09-SEP-2024			09-SEP-2024	LO JAMES	Deemed incomplete in OnBase. Comments: 1. Provide Structural drawings. 2. Provide Structural calculations. 3. Provide a Geotechnical Report for the new building. Reference DBI Information Sheet S-05. 4. Provide a completed Special Inspection Form for the Structural work. - JLO 9/9/24.
2	PRE-BLDG	10-APR-2025	10-APR-2025			10-APR-2025	LO JAMES	Deemed incomplete in OnBase. Comment: Provide a Geotechnical Report for the new building. Reference DBI Information Sheet S-05. This new building permit application is to legalize a building built without a permit. Therefore, a Geotechnical Report is required to be documented. Incomplete - JLO 4/10/25.
4	PRE-MECH	05-SEP-2024	05-SEP-2024			05-SEP-2024	SHAIKH MOHSIN	Comments: provide 1) Title-24 envelope and mechanical energy reports for office. 2) energy inspection forms per Information Sheet M-04. 3) mechanical plan for heating system for office. 4) Green Building submittal GS-3 (new const) 5) solar PV system.



DEPARTMENT OF BUILDING INSPECTION

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

Date: 04/06/26 15:29:04

Permit details report

Application Number: 202408289673

Bluebeam ID: 634291549

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
5	PRE-MECH	07-FEB-2025	07-FEB-2025			07-FEB-2025	TAN (PETER) JIA JIA	"Provide mechanical plans, NRCC, M-04. Show compliance to better roof and all-electric Complete the GS-3"
6	PRE-MECH	03-APR-2025	03-APR-2025			03-APR-2025	TAN (PETER) JIA JIA	Provide mechanical plans
8	PRE-MECH-E	04-SEP-2024	04-SEP-2024			06-SEP-2024	DELOS SANTOS DAVID	Provide electrical plans, energy inspection checklist, and T24 forms approved
9	PRE-MECH-E	14-APR-2025	14-APR-2025			14-APR-2025	JACOBO MARCO	
10	BID-INSP	29-AUG-2024	29-AUG-2024			29-AUG-2024	BIRMINGHAM KEVIN	ok to process There is a penalty 2x\$2000000 to be added. KB
11	CES	29-AUG-2024	29-AUG-2024			29-AUG-2024	MALCHOW CARL	8/29/24: Owners will need to comply with all CES NOV's CES# 202309418, CES# 202309158 and CES# 202309161 separately according to corrective action noted on each NOV.
12	PERMIT-CTR	27-AUG-2024	29-AUG-2024			10-SEP-2024	YAMAMURA WENJUN	09/10/2024: See completeness review letter for complete list of issued comments. Interagency Completeness review.
13	PERMIT-CTR	28-JAN-2025	30-JAN-2025			07-FEB-2025	YAMAMURA WENJUN	02/07/2025: See completeness review letter for comprehensive list of issued comments. Resubmission-Interagency Completeness Review.
14	PERMIT-CTR	27-MAR-2025	01-APR-2025			14-APR-2025	YAMAMURA WENJUN	04/14/2025: See completeness review letter for comprehensive list of issued comments. Resubmission-Interagency Completeness Review
15	PERMIT-CTR	17-OCT-2025	29-OCT-2025			05-NOV-2025	JACKSON AMIRA	Resubmission - Interagency Completeness Review. See completeness review letter for comprehensive list of issued comments.
16	PERMIT-CTR	09-DEC-2025	11-DEC-2025			31-DEC-2025	YAMAMURA WENJUN	12/31/2025: See completeness review letter for comprehensive list of issued comments. Resubmission - Interagency Completeness Review
17	PERMIT-CTR	12-MAR-2026	16-MAR-2026			26-MAR-2026	JACKSON AMIRA	Interagency Completeness Review.
18	CPB	29-AUG-2024	29-AUG-2024			01-APR-2026	CHAN AMARIS	04/01/25: UPDATED STAMP. FYI MISSING SIGNATURES ON SFUSD FORM & SFPUC FORM. STREET TREE FORM NOT INCLUDED. 41 PAGES. STAGE 2 COMPLETE. PENDING COMPLETENESS CHECK. ALL QUESTION OR NEED ASSISTANCE IN SUBMITTING APPLICATION, PLEASE CONTACT: {SFplanreview@sfgov.org}. 01/30/25: 33 PAGES. THOMAS MEECE, ENGINEER'S STAMP EXPIRED ON 06/30/2023. FYI: MISSING SIGNATURES ON



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								SFUSD FORM & SFPUC FORM. STREET TREE FORM NOT INCLUDED. 2ND-STAGE 2 INCOMPLETE. QUESTION OR NEED ASSISTANCE IN SUBMITTING APPLICATION, PLEASE CONTACT: {SFplanreview@sfgov.org}. 9/03/24: BID & CES SIGN OFF IN PTS WITH COMMENTS. SFUSD, SFPUC, STREET TREE FORMS NOT INCLUDED. ARCHITECTURE DWGS ONLY. SITE PERMIT OR FULL PERMIT STAGE 2 INCOMPLETE. AC. 8/29/24: CONTACT BID & CES TO SIGN OFF IN PTS. SFUSD, SFPUC STREET SPACE FORMS NOT INCLUDED. ARCHITECTURE DWGS ONLY. SITE PERMIT OR FULL PERMIT ? AC. 8/29/24: ONBASE. 29 PAGES. STAGE 1 COMPLETE. AC.
19	CPB	29-AUG-2024	29-AUG-2024			01-APR-2026	CHAN AMARIS	12/18/25: Re-submit. 41 pages. Engineer, Thomas Meece stamp expired on 06/30/2025 (S-drawing). Engineer, Antonio Jacksalem stamp expired on 06/30/2025. (E-drawing). Some architecture drawing stamp expired on 10/2025. 4th-stage 2 complete. Pending completeness check. All question or need assistance in resubmission, please contact: {SFplanreview@sfgov.org} 12/11/25: Re-submit. Engineer, Thomas Meece stamp expired on 06/30/2025 (S-drawing). Engineer, Antonio Jacksalem stamp expired on 06/30/2025. (E-drawing). 3rd-stage complete. Pending completeness check. All question or need assistance in resubmission, please contact: {SFplanreview@sfgov.org} 10/29/25: Re-submit. 41 pages. 2nd stage 2 complete. Pending completeness check. All question or need assistance in resubmission, please contact: {SFplanreview@sfgov.org}.
20	CPB	29-AUG-2024	29-AUG-2024			03-APR-2026	CHAN AMARIS	04/03/26: Email receipt. Ready for session. Amaris. 03/31/26: Upload BB. 41 pages. Invoice sent to: MICHAEL@MIHMIC.COM. Amaris. 03/16/26: Re-submit. 41 pages. Engineer, FYI: Antonio acksalem



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								stamp expired on 06/30/2025. (E-drawing). 5th-stage 2 complete. Pending completeness check. All question or need assistance in resubmission, please contact: {SFplanreview@sfgov.org}.
21	CP-ZOC	03-APR-2026					OROPEZA EDGAR	
22	BLDG	03-APR-2026						
23	PAD-STR	03-APR-2026						
24	MECH	03-APR-2026						
25	MECH-E	03-APR-2026					JASER SAM	
26	SFFD	03-APR-2026						
27	DPW-BSM	03-APR-2026						
28	DPW-BUF	03-APR-2026						
29	SFPUC	03-APR-2026						
30	SFPUC-PRG	03-APR-2026						
31	DFCU							
32	PPC	03-APR-2026	03-APR-2026				WU TIFFANY	4/3/26: Bluebeam session created; invite sent to all stations to start electronic plan review; TW 4/3/26: Invite sent to applicant to join BB session; TW
33	CPB							