

***Regular Meeting of the  
Abatement Appeals Board  
March 19, 2025***

***Agenda Item D1  
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. 6965**

**Date of Abatement Appeals Board Hearing: 1/21/2026**

**Property Address: 1742 Yosemite Avenue**

**Block: 5414 Lot: 029**

**Page 1**

**Complaint Number: 202422349**

### **PROPERTY OWNER INFORMATION**

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

**Andrew Govan-Smith Revocable Trust**

**Andrew Govan-Smith, Trustee**

**Mailing Address:**

**1742 Yosemite Avenue**

**San Francisco, CA 94124**

**Appellant:**

**Building/Property Description:**

**Legal Use/Occupancy:**

**Two Story Industrial/ F-2**

#### **Case Summary:**

This case originated from a complaint received via DBI's public web-form on April 17, 2024, alleging work without permits, illegal change of use, and unpermitted electrical work at 1742 Yosemite Avenue. The complaint further alleged operation of an unlicensed cannabis cultivation use within the subject building.

Inspections conducted by the Code Enforcement Section confirmed extensive unpermitted interior construction, including grow rooms and associated electrical installations, and an unpermitted change of occupancy. The observed work exceeded minor alterations and constituted significant life-safety and code compliance concerns.

A Notice of Violation (NOV) was issued on May 10, 2024. Despite repeated inspection attempts and written correspondence, the violations were not abated. A Final Warning Letter was issued on January 30, 2025, and the case was

**Appeal No.**

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**Page 2**

subsequently referred to the Code Enforcement Section (CES) for further enforcement.

**Enforcement Actions:**

- **04/17/2024 – Complaint received via DBI web form; case opened (BID)**
  - **04/18/2024 – 04/23/2024 – Multiple inspection attempts; no access; inspection request letter issued**
  - **05/01/2024 – Site inspection conducted; photo documentation obtained**
  - **05/10/2024 – First Notice of Violation issued**
  - **05/13/2024 – NOV posted on property**
  - **05/14/2024 – NOV mailed and copied to Planning Department**
  - **06/06/2024 – 08/06/2024 – Follow-up communications requesting abatement updates**
  - **01/30/2025 – Final Warning Letter issued**
  - **01/31/2025 – Case transferred to Code Enforcement Section (CES)**
  - **05/14/2025 – Case reassigned to CES Inspector Daniel Helminiak; no permits on file**
  - **05/21/2025 – Director’s Hearing Notice posted**
  - **06/03/2025 – Director’s Hearing held; owner not present; authorization to issue Order of Abatement**
  - **06/10/2025 – Order of Abatement issued; assessment of costs prepared**
  - **06/12/2025 – Order of Abatement posted and mailed**
  - **06/20/2025 – AAB appeal application submitted and filing fee paid**
  - **12/22/2025 – Notice of AAB Hearing posted and mailed**
  - **12/23/2025 – CES contacted appellant to inform that appeal was scheduled for AAB hearing on 01/21/2026; voicemail left and follow-up email sent**
  - **12/29/2025 – CES attempted to contact owner to request access for updated site photographs; no response received**
  - **01/21/2026 – Abatement Appeals Board hearing scheduled**
- 
- **Director’s Hearing: June 3, 2025**
  - **Order of Abatement & Appeal:**

**Current Status:** Violations remain outstanding

**Outstanding Violations: Yes**

**Appeal No.**

**Date of Abatement Appeals Board Hearing: 1/21/2026**

**Property Address: 1742 Yosemite Av**

**Block: 5414 Lot: 029**

**Page 3**

**Life Safety Hazards: Unsafe**

**Directors Hearing: #202422349**

**Date: 6/3/2025**

**Result: Order of Abatement**

**Order of Abatement: 202422349-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:** Staff recommends that the Abatement Appeals Board uphold the Director's Order of Abatement and affirm the associated assessment of costs.

The violations involve extensive work performed without required permits, including an illegal change of use and unpermitted electrical work, which remain uncorrected. The owner was provided adequate notice, multiple opportunities to comply, and due process, including issuance of a Notice of Violation, Final Warning Letter, and a Director's Hearing.

Assessment of costs, including twelve (12) months of monitoring fees and investigation and enforcement costs, was properly imposed pursuant to the San Francisco Building Code due to continued non-compliance. Staff finds no basis to modify or waive these costs, as the violations remain outstanding and no evidence of abatement has been provided.

**Abatement Appeals Board Action:**

## **LIST OF DOCUMENTS**

- 1. Appellant's AAB Appeal Application and Filing Fee Receipt**
- 2. Notice of Violation dated May 10, 2024**
- 3. Final Warning Letter dated January 30, 2025**
- 4. Order of Abatement dated June 10, 2025**
- 5. Complaint Data Sheet and Case Chronology**
- 6. Inspection Photographs**
- 7. Permit History and Records**



Abatement Appeals Board Appeal Application Form

**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: A GOVANS SMITH

Appeal Number \_\_\_\_\_

Director's Order No \_\_\_\_\_

Date Appeal Filed: JUNE 20-2025

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

2024-22349A

**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 JUNE 3, 2025.
- (2) The affected premises are located at 1742 YOSEMITE AV  
San Francisco. They contain COMMERCIAL 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.  
THERE HAS BEEN MANY DELAYS BEYOND MY CONTROL  
IT MAY BE VERY DIFFICULT TO FIND AN ARCHITECT
- (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.)  
I AM DOING MY BEST TO COMPLY I HAVE SINGLE HANDEDLY  
REMOVED OFFENSIVE BUILD OUT I AM RETIRED AND 69 YEARS  
OLD.
- (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

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: ANDREW GOVAN-SMITH  
Appellant's Mailing Address: 1742 YOSEMITE AVE SF CA 94124  
Phone Number: [REDACTED]  
Email Address: [REDACTED]
- (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:  
REMOVAL OF OPEN DRAIN PLUMBING & ELECTRICAL
- (11) What was the extent of the work performed? How much remains to be completed?
- (12) When was the work done? OVER THE LAST 10 MONTHS
- (13) Who did the work? THE OWNER
- (14) What is your occupation? If you are a co-owner, list all other co-owners and other occupants.  
I AM A GENERAL CONTRACTOR AND HOME MILLION
- (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?  
JUST THE AMOUNT OF WORK REQUIRED AT MY AGE WITH VERY LIMITED FUNDS

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

Print Name: A GOVAN-SMITH Signature: [Signature]  
Date Signed: JUNE 20 - 2025 Signatory is ☒ property owner ☐ agent ☐ other \_\_\_\_\_

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**



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: 06/20/2025 10:29:09 AM

Code Enforcement Division

Phone:(628) 652-3430

Payment Date: 06/20/2025

Job Address

1742 YOSEMITE AV -

Receipt Number: CED09699

Issued By: MREYES

Payment received from:

Application Number:

ANDREW SMITH

SHRETHA CONSTRUCTION IN

AAB Application Fee for #202422349

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$326.45	202422349

**TOTAL**

**\$326.45**

BY



City and County of San Francisco DBI

Reference Number: 2025169001-33

Date/Time: 06/20/2025 10:26:57 AM

Permit or Reference Number Payment  
2025169001-33-1

Line Item

Permit or Reference Number: CED09699

Comment: 1742 YOSEMITE AV

Fee Desc: CED AAB Filing Fee

Amount: \$326.45

Total:

\$326.45

1 ITEM TOTAL:

\$326.45

TOTAL:

\$326.45

Visa

\$326.45

Method: Contactless

Card Number: \*\*\*\*\*4317

First Name: VISA

Last Name: CARDHOLDER

Payment Type: credit

Total Received: \$326.45



CE2025169001-33

Safe Building!

1742 YOSEMITE AV -



# NOTICE OF VIOLATION

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

## 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

202422349

ADDRESS **1742 YOSEMITE AVE**

DATE **5/10/2024**

OCCUPANCY/USE **F2**

BLOCK **5414** LOT **029**

CONST. TYPE **3**

STORIES **2** ☐ 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: **ANDREW GOVAN-SMITH REVOC TRUST**

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

MAILING ADDRESS: **1742 YOSEMITE AVE** CITY **SAN FRANCISCO**

ZIP **94124**

PERSON CONTACTED @ SITE \_\_\_\_\_

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

## VIOLATION DESCRIPTION:

☒ WORK WITHOUT PERMIT (SFBC 103A); ☐ ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);

☐ EXPIRED PERMIT (SFBC 106A.4.4) ☐ CANCELLED PERMIT (SFBC 106.3.7) PA#: \_\_\_\_\_

☐ UNSAFE BUILDING (SFBC 102A); ☐ SEE ATTACHMENTS

CODE / SECTION #

OBSERVED: 1742 YOSEMITE AVE- 1<sup>ST</sup> FLOOR HAD 1 GROW ROOM, 1 NURSERY, 1 DRY ROOM. 2<sup>ND</sup> FLOOR HAD 3 GROW ROOMS, 1 NURSERY, 1 DRY ROOM. ADJACENT BUILDING ON SAME BLOCK AND LOT KNOWN AS 1733 WALLACE- 1 NURSERY, 1 GROW ROOM, AND 1 DRY ROOM. MULTIPLE AIR CONDITIONING UNITS ADDED.

**103A**

MONTHLY MONITORING FEE 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.

PROVIDE DOCUMENTATION TO SHOW LEGALITY OR OBTAIN PERMITS WITH PLANS AND PLANNING APPROVAL. ELECTRICAL AND PLUMBING PERMITS REQUIRED. OBTAIN ALL REQUIRED INSPECTIONS TO ABATE NOV. PERMITS MUST STATE TO COMPLY WITH NOV.

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

☒ 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 \$80,000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR **Chris Francis**

(Inspector – Print Name)

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

PHONE # **(628)652-3612 Chris.Francis@sfgov.org**

- ☐ 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

By: (Inspector's Signature)

*Chris Francis*

CC: ☒ DCP ☐ EID ☐ PID ☐ BID ☐ HIS ☐ CED ☐ CPC ☐ DAD ☐ SFFD ☐ DPH ☐ RPC

M 9003 05 (Rev. 5/96)



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

DATE: 01/30/2025

PROPERTY ADDRESS:

1742 YOSEMITE AV

BLOCK: 5414 LOT: 029

Building Complaint #: 202422349

ANDREW GOVAN-SMITH REVOC TRL  
ANDREW GOVAN-SMITH REVOC TR  
GOVAN-SMITH ANDREW J, TRUSTE  
1742 YOSEMITE AVE  
SAN FRANCISCO CA 94124

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## NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

### NOTICE OF VIOLATION OUTSTANDING:

On 05/10/2024 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!**





## **ORDER OF ABATEMENT**

June 10, 2025

Owner:

ANDREW GOVAN-SMITH ESTATE T  
1245 FLORIDA ST  
VALLEJO CA 94590

Property Address: 1742 YOSEMITE AV,

Block: 5414 Lot: 029 Seq: 01  
Tract: 233 Case: BW0-  
Complaint: 202422349A

Inspector/Division: Helminiak

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. **202422349A**

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **June 3, 2025** IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. **THE OWNER WAS NOT 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 Complete All Work including final signoff to comply with NOV# 202422349 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

TM

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



## DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

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

**To:**

ANDREW GOVAN-SMITH ESTATE T  
1245 FLORIDA ST  
VALLEJO CA  
94590

Date: June 10, 2025  
Property Address: 1742 YOSEMITE AV

Block: 5414 Lot: 029 Seq.: 01  
Inspector: Daniel Helminiak

Director's Order Number: 202422349 - A

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

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 : **\$3753.98**.

**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





**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 180-10)

**Owner** ANDREW GOVAN-SMITH REVC  
ANDREW GOVAN-SMITH REVC  
GOVAN-SMITH ANDREW J,TRU  
1742 YOSEMITE AVE  
SAN FRANCISCO CA 94124

**Date** June 12, 2025

**Complaint Number** 202422349

**Block** 5414 **Lot** 029

**Address** 1742 YOSEMITE AV

**Prepared by** D. Helminiak

**Reviewed by** Thomas Moyer

**Amount Now Due and Payable**

\$3,753.98

**Comments** MMF X 12 months from 05/2024- 06/2025. drh

### Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
04/17/24	Case intake and Data entry	Clerical	.5	\$166.64	\$83.32
06/06/24	Telephone calls/Office visits (Owner/Agent)	Inspector	.25	\$280.00	\$70.00
06/06/24	Response to Correspondence from Property Owner/Agent	Inspector	.25	\$280.00	\$70.00
01/30/25	Issued Final Warning Letter	Inspector	.25	\$280.00	\$70.00
01/31/25	Case intake and Data entry	Clerical	.5	\$166.64	\$83.32
05/13/25	Issued Notice of Violation and Data entry	Inspector	.75	\$280.00	\$210.00
05/13/25	Posted Notice of Violation and Travel time	Inspector	.5	\$280.00	\$140.00
05/14/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
05/14/25	Reviewed and approved case for Director's Hearing	Inspector	.75	\$280.00	\$210.00
05/19/25	Research Title and Prepare case for Director's Hearing	Clerical	1	\$166.64	\$166.64
05/21/25	Posted Notice of Director's Hearing	Inspector	.5	\$280.00	\$140.00
05/21/25	Processed photos	Inspector	.25	\$280.00	\$70.00
05/22/25	Certified Mailing	Clerical	.5	\$166.64	\$83.32
06/03/25	Hearing Appearance and Summary	Inspector	.25	\$280.00	\$70.00
06/03/25	Issued Order of Abatement	Inspector	.25	\$280.00	\$70.00
06/03/25	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$280.00	\$560.00
06/10/25	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	6	\$199.57	\$1,197.42
06/10/25	Prepared Assessment of Costs	Inspector	.25	\$280.00	\$70.00
06/10/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
06/10/25	Prepared Order of Abatement	Clerical	.5	\$166.64	\$83.32
06/10/25	Case Update and Maintenance	Clerical	1	\$166.64	\$166.64

**\*Total to Date** \$3,753.98

**\* 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 June 10, 2025

Address: 1742 YOSEMITE AV,

Inspector: Daniel Helminiak

Directors' Hearing Date: June 3, 2025

Owner: ANDREW GOVAN-SMITH ESTATE T  
1245 FLORIDA ST  
VALLEJO CA

94590

Hearing Number: 202422349

Block: 5414 Lot No: 029 Seq: 01

Tract: 233 Case: BW0-

**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: JUN 12 2025, at San Francisco, California. By: Thomas E. Moyer  
(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: 5/12/25, at San Francisco, California.

By: Daniel Helminiak 5/12/25 Signature: [Signature]  
(Print name) (Date)

City and County of San Francisco  
Department of Building Inspection



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

### ORDER OF ABATEMENT

June 10, 2025

Owner:  
ANDREW GOVAN-SMITH ESTATE T  
1245 FLORIDA ST  
VALLEJO CA 94580

Property Address: 1742 YOSEMITE AV,

Block: 5414 Lot: 029 Seq: 01  
Tract: 233 Case: BW0-  
Complaint: 202422349A

Inspector/Division: Helminak

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202422349A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON June 3, 2025 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A.5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

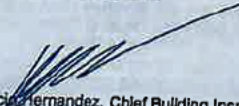
1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC 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:

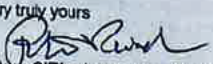
30 Days to Complete All Work Including final signoff to comply with NOV# 202422349 and Pay All CES Fees.

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 105A.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A.2 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

TM

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



ESD

1742



SILESTONE





## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202422349

**OWNER/AGENT:** ANDREW GOVAN-SMITH REVOC TRUST  
ANDREW GOVAN-SMITH REVOC TR  
GOVAN-SMITH ANDREW J, TRUSTE  
1742 YOSEMITE AVE  
SAN FRANCISCO CA  
94124

**DATE FILED:** 17-APR-24

**LOCATION:** 1742 YOSEMITE AV

**BLOCK:** 5414 **LOT:** 029

**SITE:**

**RATING:** **OCCUPANCY CODE :**

**RECEIVED BY:** JUYU **DIVISION:** BID

**COMPLAINT SOURCE:** WEB FORM

**OWNER'S PHONE:**

**CONTACT NAME:**

**CONTACT PHONE:**

**COMPLAINANT:** ANONYMOUS  
1742@YOSEMITE.COI

**ASSIGNED TO DIVISION:** CES

**COMPLAINANT'S PHONE** 0000000000

**DESCRIPTION:** date last observed: 08-APR-24; time last observed: 11:15 AM; identity of person performing the work: (OWNER: ANDREW GOVAN SMITH 415; unit: 1742 YOSEM; exact location: Main Bldg; building type: Commercial/Business WORK W PERMIT; ILLEGAL CHANGE OF USE; ELECTRICAL WORK PREVIOUSLY INSTALLED W/O PERMIT; OTHER BUILDING; ; additional information: UNLICENSED CANNABIS OPERATION. CONSTRUCTION WITHOUT PERMITS, ELECTRICAL WORK WITHOUT PERMITS, AND UNPERMITTED CHANGE OF OCCUPANCY;  
**INSTRUCTIONS:**

### INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	HELMINIAK	6354		

### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
31-JAN-25	Brenda McBride	CES	per Chris Francis

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
17-APR-24	CASE OPENED	J KELLY	CASE RECEIVED		Julie Yu 17-APR-24	INS
17-APR-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Case reviewed and assigned to complaint investigation team per CM;jy	Julie Yu 17-APR-24	INS
18-APR-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	No answer, no access. Left card. Will do further research to follow up. CF	Chris Francis 18-APR-24	BID
22-APR-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Received contact information for owner. I called and left voice message asking for site inspection. CF	Chris Francis 22-APR-24	BID



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202422349

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
23-APR-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Generated inspection request letter. CF	Chris Francis 23- APR-24	BID
23-APR-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	1st inspection request letter mailed;jy	Julie Yu 23-APR-24	INS
01-MAY-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Site visit, photo documentation. Will share pictures with PID and EID in morning. CF	Chris Francis 01- MAY-24	BID
10-MAY-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FIRST NOV SENT	1st NOV issued by CF; slw	Suzanna Wong 14- MAY-24	BID
13-MAY-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Posted NOV. CF	Chris Francis 13- MAY-24	BID
14-MAY-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	1st NOV mailed and cc'd to DCP. For DCP follow up, public may contact SF Planning at <a href="mailto:planning.codeenforcement@sfgov.org">planning.codeenforcement@sfgov.org</a> ; slw	Suzanna Wong 14- MAY-24	BID
06-JUN-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Received email from designer providing contact information. CF	Chris Francis 06- JUN-24	BID
06-AUG-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Emailed designer requesting update on progress abating NOV. CF	Chris Francis 06- AUG-24	BID
30-JAN-25	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FINAL WARNING LETTER ISSUED	Issued final warning letter. CF	Suzanna Wong 31- JAN-25	BID
30-JAN-25	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FINAL WARNING LETTER SENT		Suzanna Wong 31- JAN-25	BID
31-JAN-25	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	final warning letter mailed and referred case to CES per CF ;BM	Brenda McBride 31- JAN-25	INS
31-JAN-25	OTHER BLDG/HOUSING VIOLATION	J NG	CASE RECEIVED	case received in CES - sj	Susan Jew 31-JAN- 25	CES
31-JAN-25	GENERAL MAINTENANCE	C FRANCIS	REFERRED TO OTHER DIV	transfer to div CES	Brenda McBride 31- JAN-25	INS
14-MAY-25	GENERAL MAINTENANCE	D HELMINIAK	CASE UPDATE	The case has been re-assigned to Inspector Daniel Helminiak. -ay	Aylin Yavuz 14- MAY-25	CES
14-MAY-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	PERMIT RESEARCH	No permit to comply with NOV. drh	Daniel Helminiak 14 MAY-25	CES
14-MAY-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	REFER TO DIRECTOR'S HEARING	Refer to DH on 06/03/2025. drh	Daniel Helminiak 14 MAY-25	CES



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202422349

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
19-MAY-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Prepared DHN-tm	Thomas Moyer 19- MAY-25	CE9
21-MAY-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	DIRECTOR HEARING NOTICE POSTED	Posted DH notice photos taken. drh	Daniel Helminiak 21 MAY-25	CE9
22-MAY-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Mailed DH notice to owners on file-Certified and regular mail-tm	Thomas Moyer 22- MAY-25	CE9
28-MAY-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	TELEPHONE CALLS	Telephone correspondence. drh	Daniel Helminiak 28 MAY-25	CE9
03-JUN-25	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR'S HEARING DECISION	OK to Issue OOA per HO (B.H.) with staff recommendation as owner was not present. - GL	Gilbert Lam 03-JUN 25	CE9
10-JUN-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	PERMIT RESEARCH	No permit. drh	Daniel Helminiak 10 JUN-25	CE9
10-JUN-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	ORDER OF ABATEMENT ISSUED	OOA issued per hearing officer decision on 06/03/2025. Prepared inspector assessment costs including 12 months of monitoring fees. drh	Daniel Helminiak 10 JUN-25	CE9
10-JUN-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Prepared OOA-tm	Thomas Moyer 10- JUN-25	CE9
12-JUN-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	ORDER OF ABATEMENT POSTED	Posted OOA notice photos taken. drh	Daniel Helminiak 12 JUN-25	CE9
12-JUN-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Mailed OOA notice to owners on file- Certified and regular mail-tm	Thomas Moyer 12- JUN-25	CE9
20-JUN-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	customer came to office to submit AAB application & paid fee. mr	Melissa Reyes 20- JUN-25	CE9
02-SEP-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Reviewed for lien cycle. drh	Daniel Helminiak 02 SEP-25	CE9
18-DEC-25	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Case Reviewed and OK to schedule for January AAB. -GL	Gilbert Lam 18-DEC 25	CE9
19-DEC-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Prepared Notice of AAB Hearing. -AY @ CED	Aylin Yavuz 19- DEC-25	CE9
22-DEC-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to post AAB hearing notice and take pictures - DMC	Declan McConn 22- DEC-25	CE9



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202422349

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
22-DEC-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	signed affidavit and uploaded photos to the case file - DMC	Declan McConn 22-DEC-25	CE
22-DEC-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	call owner to asked for access to take pictures. got no answer - DMC	Declan McConn 22-DEC-25	CE
22-DEC-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAF	CASE UPDATE	Cert. mailed and regular mailed "Notice of AAB Hearing" to Appellant and the owner on file. -AY @ CED	Aylin Yavuz 22-DEC-25	CE
23-DEC-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAF	CASE UPDATE	On 12/22/25, Called to Inform appellant of that appeal has been scheduled to be heard before the Abatement Appeals Board on 1/21/26. Left voicemail in addition to emailing appellant. - CR	Charles Robinson 23-DEC-25	CE
29-DEC-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	call owner to asked for access to take updated pictures. got no answer - DMC	Declan McConn 29-DEC-25	CE

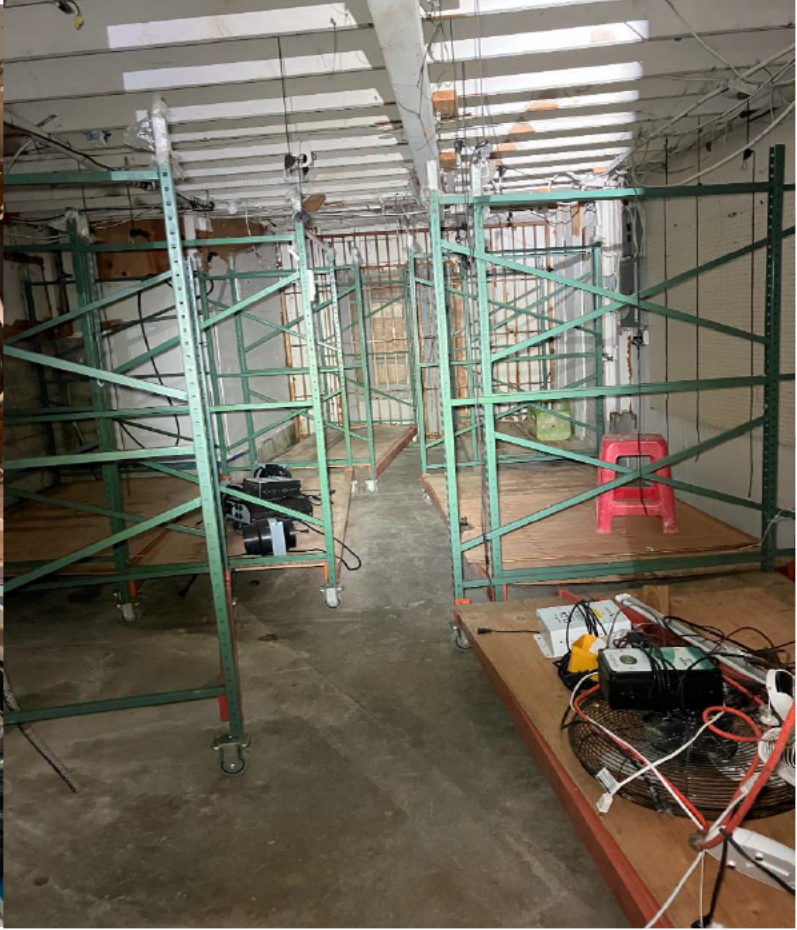
### COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS)      NOV (BID)

10-MAY-24

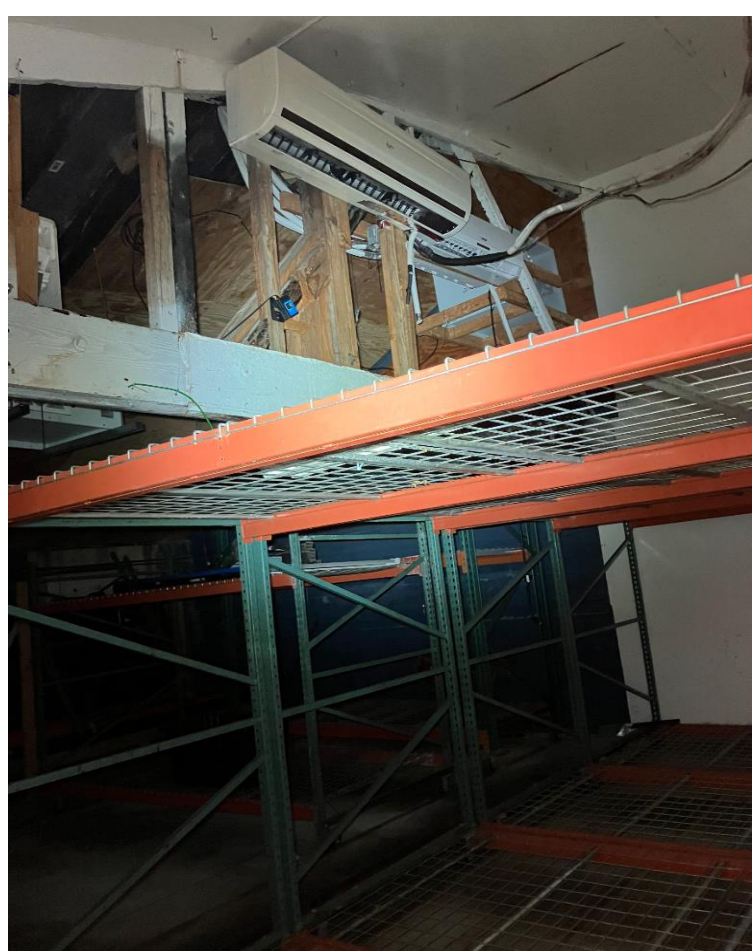




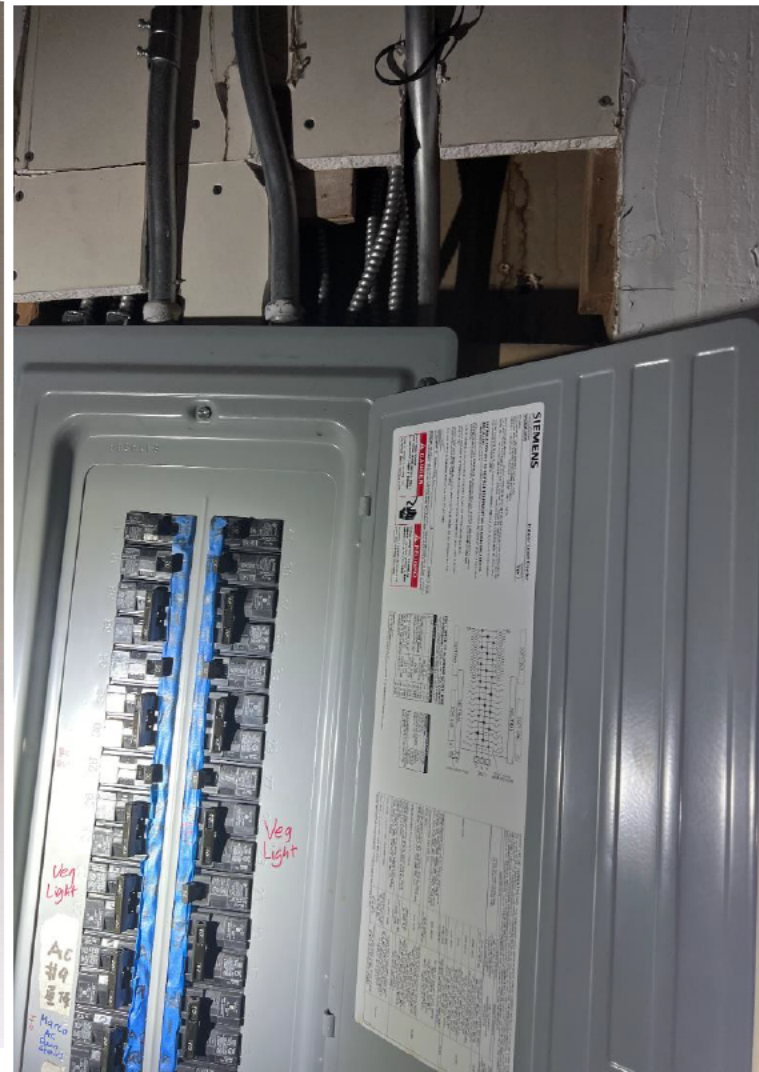




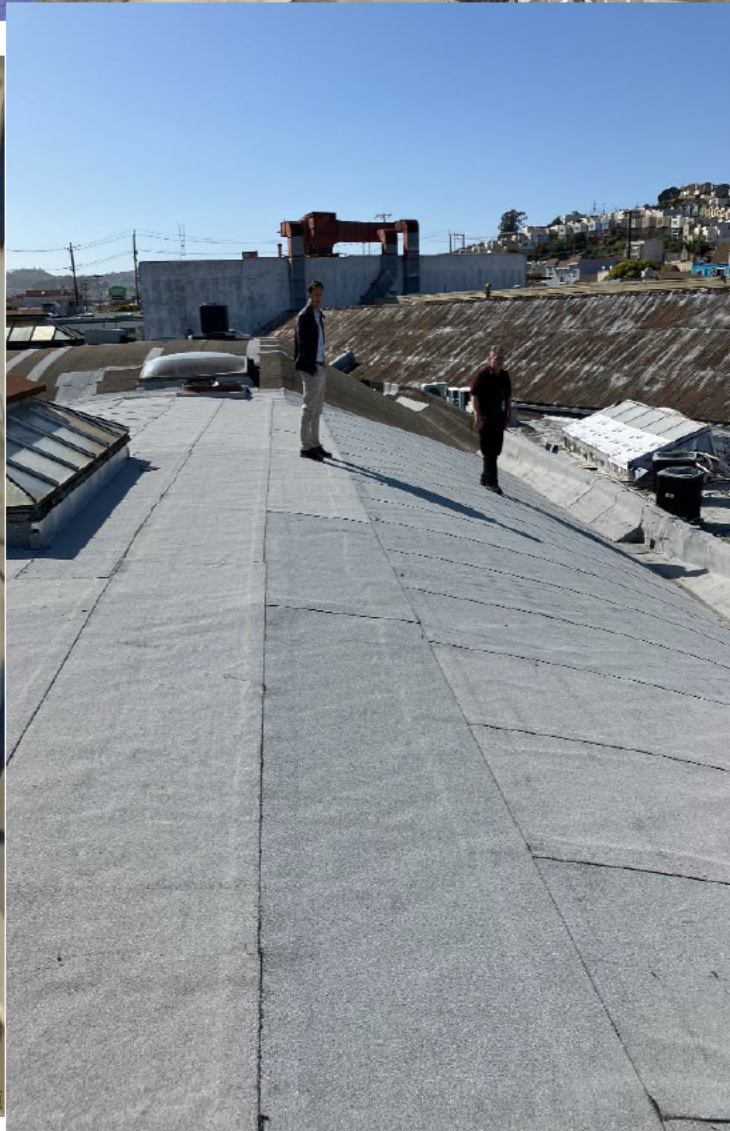
















# DEPARTMENT OF BUILDING INSPECTION

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

Date: 01/07/26 13:03:49

## Permit details report

Application Number: 200812128385

Bluebeam ID:

Form Number: 8 **Application** ELIMINATE NON-PERMITTED RESIDENT OCCUPANCY OF 2 OFFICES ROOMS TO  
**Description:** COMPLY WITH NOV# 200863174. REMOVAL OF FIXED LADDER INSTALLED BY

**Address:** TENANT IS ONLY WORK TO BE REMOVED FOR THIS PERMIT. NO WALLS TO BE  
MOVED OR ALTERED.

5414/029/0 1742 YOSEMITE AV

**Cost:**

\$200

**Occupancy**  
**code:** F-2

**Building**  
**Use:** 16 -MANUFACTURING

**Disposition/Stage:**

Action Date	Stage	Comments
12-DEC-2008	TRIAGE	
12-DEC-2008	FILING	
12-DEC-2008	FILED	
12-DEC-2008	APPROVED	
12-DEC-2008	ISSUED	
16-JAN-2009	COMPLETE	CFC Issued

**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	BLDG	12-DEC-2008	12-DEC-2008			12-DEC-2008	SIMMS THOMAS	
2	HIS	12-DEC-2008	12-DEC-2008			12-DEC-2008	WILLIAMS OSCAR	
3	CPB	12-DEC-2008	12-DEC-2008			12-DEC-2008	YU ZHANG REN	



**PLUMBING AND MECHANICAL PERMIT**  
CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

**PERMIT # 359121**

DATE AND TIME ISSUED: 08/27/1997 12:00:00 AM

PLUMBING DIVISION (558-6570)

Call between 8:30 am and 3:00 pm to schedule an inspection

1742 YOSEMITE AV

**JOB LOCATION:**

**RENEWAL**

**AMENDMENT**

**PID PERMIT #**

Job Address **1742 YOSEMITE** AV Unit BLK/LOT **5414 / 029** BLDG. Use **I**

**OWNER:**

BLDG APPL#

EID PMT#

Owner Name **GOVAN-SMITH ANDREW**

Owner/Contact

Owner Address **1742 YOSEMITE**

AV

**SAN FRANCISCO**

CA

**94124**

Owner Phone **415-621-2247**

I hereby affirm that I am licensed under provisions of Chapter 9 (Commencing with Sec. 7000) of Division 3 of the Business and Professions code, and my license is in full force and effect.

**CONTRACTOR:**

**HOMEOWNER PERMIT:**

**Approving Inspector:**

Company Name  
**KIWI PLUMBING**

Address  
**71-B LIBERTY SHIP WAY**

License #  
**489648**

City  
**SAUSALITO**

Class

Expiration  
**10/30/1998**

State  
**CA**

BTRC #

Zip  
**94965**

Phone  
**415-472-4555**

**DESCRIPTION OF WORK COVERED BY THIS PERMIT:**

TEST GAS LINES FOR NEW METER.

**FEES:**

NUMBER OF INSPECTIONS REQUIRED ( 1 @ 68.50 / 1 EA.) 68.50  
PLUMBING PERMIT ISSUANCE FEE: 0.00  
WATER PERMIT ISSUANCE FEE: 0.00  
GAS PERMIT ISSUANCE FEE: 16.55  
MECHANICAL PERMIT ISSUANCE FEE: 0.00  
SEWER REPAIR OR TRAP REPLACEMENT FEE: 0.00  
NUMBER OF NEW BOILER INSTALLED ( @ 190.00 / 1 EA.)

SUB-TOTAL:  
CPB PROCESSING FEE: 0.00  
Enhanced Access Fee  
(Only for online permits): 0.00  
Penalty  
TOTAL PERMIT FEE:

Surcharge 3.82

**\* NOT VALID FOR PERMIT IF ANY EMPLOYEE DESCENDS INTO EXCAVATION DEEPER THAN 5'  
Work underway must be inspected at least every 90 days in order to prevent expiration.**

DO NOT WRITE BELOW THIS LINE - FOR OFFICIAL USE ONLY

Date	Initials	Remarks

**NOTICE TO APPLICANT HOLD HARMLESS CLAUSE:** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.

II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: Policy Number:

III. The cost of the work to be done is \$100 or less.

IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

PLEASE MAKE CHECK PAYABLE TO: DEPARTMENT OF BUILDING INSPECTION 1660 MISSION STREET SAN FRANCISCO, CA 94103

Plumbing Inspector's signatures:

Rough In: \_\_\_\_\_

Date: \_\_\_\_\_

Final: \_\_\_\_\_

Date: \_\_\_\_\_

Valid For Issuance: Approved Date: 08/27/1997 12:00:00 AM

Chief Plumbing Inspector:

*Steve Panelli*

INSPECTOR'S RECORD



PERMIT# E200709071328

Permit Issued date: 09/07/2007 11:09:22 AM

Permit Issued By: YOUNGLOLA

INSPECTOR COPY

Printed on: 01/07/2026 01:13:55 PM

Job Address  
1742 YOSEMITE AV

Block/Lot/Structure Number  
5414/029/0

Unit  
District  
5

Occupancy Commercial

Floor/Suite 1ST FLOOR STE #3

Valuation

Owner Name  
ANDREW GOVAN-SMITH REVOC TRUST

Phone

Phone2

Homeowner permit approved by

Contractor Company Name  
H KENT'S ELECTRIC INC

License  
617651

Class  
C10

License Exp Date  
31-AUG-21

Business Lic#  
0337592

Address  
294 LOBOS ST

City  
SAN FRANCISCO

State  
CA

Zip Code  
94112

Office Phone#

Mobile Phone#

Applicant/Occupant Name

Phone

( ) -

EID Use Only:

Building Appln. No:

Plumbing permit No:

**APPLICANT'S DESCRIPTION OF WORK:**

UNIT # 3 RELOCATED A SWITCH AND REPLACE OUTLETS SWITCHES

**INSPECTOR'S COMMENT:**

APPROVED - RELOCATED SWITCH IN EMT AT FRONT ENTRY TO UNIT #3.

**Fees**

Fee Type	Date Paid	Receipt	Amount	Fee Type	Date Paid	Receipt	Amount
PROCESS	07-SEP-07	92864	\$20.00	NON_RES_OUTL	07-SEP-07	92864	\$91.25
Surcharge	\$0.00	Total Fees	\$111.25	Total Paid	\$111.25	Balance due	\$0.00

**Inspection Activity Description**

Activity Date	Inspector	Code	Activity Code Description	Inspection Record
09/12/2007	Roger Mascio	301	COMPLETE	APPROVED - RELOCATED SWITCH IN EMT AT FRONT ENTRY TO UNIT #3.