Regular Meeting of the Abatement Appeals Board

October 21, 2026

Agenda Item B

Meeting Minutes of April 15, 2026

ABATEMENT APPEALS BOARD
NOTICE OF MEETING
Wednesday, April 15, 2026 at 9:30 a.m.
Remote Hearing via video and teleconferencing
Watch SF Cable Channel 78/Watch www.sfgovtv.org

Watch: https://bit.ly/41qNZZM

PUBLIC COMMENT CALL-IN: 1-415-655-0001 / Access Code: 2662 553 6275

DRAFT MINUTES

A. CALL TO ORDER and ROLL CALL.

The meeting of the Abatement Appeals Board for Wednesday, April 15, 2026 was called to order at 9:39 a.m. and roll was taken by Commission Secretary Harris, and a quorum was certified.

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

Ramaytush Ohlone Land Acknowledgment.

MEMBERS OF THE BOARD	**DEPARTMENT REPRESENTATIVES**	
Bianca Neumann, President	Matthew Greene, Secretary to the Board	(628) 652-3510
Kavin Williams, Vice-President	Sonya Harris, BIC Secretary	(628) 652-3510
Alysabeth Alexander-Tut, Commissioner		
Dan Calamuci, Commissioner		
Judy Lee, Commissioner		
Lindsey Maclise, Commissioner	Code Enforcement Section	(628) 652-3430
Catherine Meng, Commissioner	Housing Inspection Services	(628) 652-3700
	CITY ATTORNEY'S OFFICE REPRESENTATIVE	
	Jesse Mainardi, Deputy City Attorney	(415) 554-4724

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

B. CONTINUED APPEALS: Orders of Abatement *(Discussion and Action)*

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

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

ACTION REQUESTED BY APPELLANT: Appellant requests that the Board rehear this matter (Case No. 6966), which was before the Board on February 18, 2026.

If the Board grants Appellant's request for a rehearing, it will immediately rehear the matter under Item B.2. below.

Deputy City Attorney Jesse Mainardi clarified that this matter was before the Board in February, and the Appellant failed to appear. As a matter of law, the Order of Abatement goes into effect immediately. Staff was notified shortly after that, that there was a severe medical issue that happened. While Requests for Rehearing are typically done after an actual hearing, the staff determined that in an abundance of caution it would be best for the Board to hear the Request for Rehearing. The Board has to grant the Rehearing Request and then can move on to the actual merits. The first part of this will be the Appellant making the request for rehearing and the second part will be the actual appeal. DCA Mainardi read the rules regarding what the Board would consider in a rehearing request.

The Appellant, Eric Jackson, stated that he did not attend the hearing in February because he got into a motorcycle accident and severed part of his foot and got stitches. The accident happened on September 29th. He explained there was construction on the house that was supposed to be completed by a certain time and there was a permit, but his aunt was lied to by a worker who said he had a C-10 license but he didn't. The workers took advantage of his aunt who is 82 years old and does not speak English and she was nice enough to pay them ahead of time. He has receipts for everything and they are trying to get the property fixed and would like more time to prepare for the inspection. His aunt's husband of 60 years fell ill and it also took a toll on her taking care of him.

There was no staff comment regarding the Appellant's statement.

There was Board discussion and a couple of follow up questions.

Commissioner Maclise made a motion, seconded by Commissioner Alexander-Tut to grant the Request for Rehearing.

There was no public comment.

Secretary Harris Called for a Roll Call Vote:

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

The motion carried unanimously.

2. **CASE NO. 6966: 28 Niagara Avenue - Complaint # 202286244**
   [If Rehearing Request is Granted]

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

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

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

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

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

01/12/22 - Case opened following a telephone complaint alleging unpermitted garage-level construction.
01/14/22 -01/28/22 -Multiple inspections conducted; unpermitted framing, possible new footings, window openings, and construction activity observed; owner advised to stop all work.

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

Appellant Mr. Eric Jackson presented the following points:

- He has an inspection report.
- Workers took advantage of his aunt and lied to her about being licensed.
- His uncle was bedridden and received hospice care at home.

- It was hard to juggle dealing with his health condition and get the work done on the house.
- There was a contract between his aunt and the workers, and she paid money for work that was not completed.
- They are no longer working with the person who was no good, and can focus on getting the house together and getting the inspection done.
- The process took too long.
- His aunt gave the workers money for materials and products such as: Insulation, sheet rock, etc.

There was no public comment.

Staff Rebuttal: None

Appellant Rebuttal:

Mrs. Margarita Negron made the following comments:

- She paid $1,000 for blueprints and $1,100 for work that was done.
- Her husband passed at 78 years old from dementia, and they had been married for 60 years.
- She has had a consistent work history and pays her bills and taxes.

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

Commissioner Alexander-Tut made a motion, seconded by Commissioner Lee, to uphold the Order of Abatement including the Assessment of Costs, and to hold it in abeyance for 60 days.

Secretary Harris Called for a Roll Call Vote:

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

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

1. CASE NO. 6969: 1723 Wallace Street - Complaint

202309158 Owners of Record & Appellant: ANDREW

JAMES GOVAN SMITH

ACTION REQUESTED BY APPELLANT: Appellant appeals the February 27, 2025 Order of Abatement and assessment of costs.

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

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

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

- 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
- 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.
- Staff recommendation is to uphold the Order of Abatement, including the Assessment of Costs.

Appellant Mr. Andrew J. Govan Smith made the following comments:

- He is the owner of 1723 Wallace Street
- He did not believe he caused any problem for the city of San Francisco, and he worked with Planning Department and Building Department.
- He referenced the Architect, Structural Engineer, Electrical, Plumbing, and Soils Engineer.
- Long process and most out of his control.
- Removal of sub-standard work done without his knowledge.
- Architect submitted drawings returning it back to original specification, a warehouse.
- He is close to getting the final permit issued, and knows it has taken a long time but it was out of his control. Mentioned example of Structural Engineer took 9 months.

There was no public comment.

Staff Rebuttal:

Chief Hernandez said that he understood there is a permit, but it is still outstanding.

There was no Appellant rebuttal.

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

Commissioner Maclise made a motion, seconded by Commissioner Meng, to uphold the Order of Abatement including the Assessment of Costs.

Secretary Harris Called for a Roll Call Vote:

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

Commissioner Maclise	**Yes**
Commissioner Meng	**Yes**

The motion carried unanimously.

D. GENERAL PUBLIC COMMENT

Members of the public may address the Board on matters that are within the Board's jurisdiction and are not on today's agenda. Speakers shall address their remarks to the Board as a whole and not to individual Board members or Department personnel.

There was no General Public Comment.

E. ADJOURNMENT

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

The motion carried unanimously.

The meeting was adjourned at 10:50 a.m.

Respectfully submitted,

Sonya Harris, BIC Secretary