Regular Meeting of the Abatement Appeals Board

October 21, 2026

Agenda Item C1

Appellant Statement

ABATEMENT APPEALS BOARD
WRITTEN STATEMENT / LETTER OF EXPLANATION
97 Hoff Street – AAB Appeal No. 6977

Director's Order No. 202302670-A
Hearing Date: October 21, 2026

Abatement Appeals Board
City and County of San Francisco
49 South Van Ness Avenue
San Francisco, CA 94103

Dear Members of the Abatement Appeals Board:

I am submitting this written statement and the attached exhibits to supplement and further explain the appeal I timely filed on December 27, 2024. I respectfully request reversal of the $1,943.22 in abatement-related fees identified in my original appeal or, alternatively, a substantial reduction of those fees.

Background

The original Notice of Violation arose from an unexpected vehicle accident on January 28, 2023, when an unknown vehicle crashed into the garage structure at 97 Hoff Street and caused structural damage. The police report documents the collision and states that the driver and three other individuals left the scene, leaving the vehicle that had crashed into the garage behind.

Although I did not create the condition that resulted in the Notice of Violation, I accepted my responsibility as the property owner to address the resulting damage and retained professionals to handle the structural repairs, plans and permitting.

Director's Hearing and Contractor's Role

On December 5, 2024, DBI issued a Notice of Director's Hearing setting the hearing for December 17, 2024. After receiving that notice, I provided Exhibit C, the Director's Hearing notice, to my contractor. My contractor was handling the plans, permit process and repair work on my behalf. I understood that he would appear at the Director's Hearing and address the status of the permit and required repairs.

The permit process was already underway. My original appeal states that the permit was submitted to DBI on December 13, 2024. On December 17, 2024, the same date as the Director's Hearing, Building Permit / Job Card No. 202412136837 was issued for 97 Hoff Street to comply with NOV No. 202302670 and secure the framing structure.

However, through an inadvertent oversight, my contractor did not appear at the Director's Hearing as I had expected. At the time, I did not know that he had missed the hearing. I believed the matter was being handled because I had provided him with the hearing notice and he was actively handling the permit process.

It was never my intention to disregard the Director's Hearing or DBI's requirements. The issuance of the Job Card on the same date as the hearing demonstrates that active efforts were being made to comply with the Notice of Violation.

Order of Abatement and $1,943.22 Fee Request

The December 18, 2024 Order of Abatement states that the December 17 hearing proceeded without the owner being represented. DBI's Initial Assessment of Costs totaled $3,046.50.

My December 27, 2024 appeal specifically requested reconsideration and reversal of $1,943.22 in charges associated with the December 17–18, 2024 abatement proceedings. I am not presenting a new basis for appeal. This statement supplements my original appeal and provides the fuller factual context surrounding the missed hearing.

Timely Appeal

I submitted my completed appeal to the Abatement Appeals Board on December 27, 2024, along with the required $326.45 filing fee. The AAB's subsequent notices confirm that my completed appeal was received on December 27, 2024. The first response I received from the AAB regarding my appeal was the Notice of AAB Hearing dated August 19, 2026, approximately 20 months after I submitted my appeal. That notice scheduled my appeal hearing for September 16, 2026. The September 16 hearing was subsequently cancelled by the AAB and rescheduled for October 21, 2026. I am now submitting this Letter of Explanation and Exhibits A through G in support of the appeal I originally filed on December 27, 2024.

Current Compliance

The permitted repair work is continuing, and I am working toward completion and final DBI inspection/sign-off. I remain committed to completing the required work and obtaining DBI sign-off.

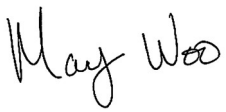
Request to the Board

Considering the circumstances documented in the attached exhibits — including the third-party vehicle collision, my efforts to address the resulting damage, my retention of a contractor to handle the permit and repairs, my delivery of the Director's Hearing notice to the contractor, the active permit process before the hearing, issuance of Job Card No. 202412136837 on the same day as the hearing, my lack of knowledge that the contractor had missed the hearing, and my prompt December 27, 2024 appeal — I respectfully request that the Board reverse the $1,943.22 in abatement-related fees identified in my original appeal or, alternatively, substantially reduce those fees as the Board determines appropriate.

I respectfully ask the Board to consider my good-faith efforts to comply and the circumstances surrounding the missed hearing when determining the appropriate assessment of costs.

Thank you for your consideration.

Respectfully submitted,



Maythane Woo
Property Owner – 97 Hoff Street
3332 17th Street
San Francisco, CA 94110
415-516-4678
maywoosf@gmail.com

EXHIBIT INDEX

Exhibit A – January 28, 2023 Police Report No. 230065927

Exhibit B – January 28, 2023 Original DBI Notice of Violation No. 202302670

Exhibit C – December 5, 2024 Notice of Director's Hearing for December 17, 2024

Exhibit D – December 17, 2024 Job Card / Permit No. 202412136837

Exhibit E – December 18, 2024 Order of Abatement and Initial Assessment of Costs ($3,046.50)

Exhibit F – December 27, 2024 AAB Appeal, Original Written Request, Job Card Copy and $326.45 Filing-Fee Receipt

Exhibit G – AAB Hearing Notices dated August 19, 2026, September 1, 2026, and September 16, 2026

Exhibit G documents AAB's acknowledgment of the December 27, 2024 appeal, the initial September 16, 2026 hearing date, the cancellation/rescheduling, the October 21, 2026 hearing date, and the deadline for submission of the written statement and evidence.

STATE OF CALIFORNIA
DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

TRAFFIC COLLISION REPORT

CHP 555 Page 1 (Rev. 4-11) OPI 060 - *SFPD 2.0 - (2022-08-16)*

SPECIAL CONDITIONS	NUMBER INJURED	HIT & RUN FELONY	CITY	JUDICIAL DISTRICT	LOCAL REPORT NUMBER
		☐	San Francisco	SF Superior Court	230065927
	NUMBER KILLED	HIT & RUN MISDEMEANOR	COUNTY	REPORTING DISTRICT / BEAT	DAY OF WEEK / TOW AWAY
		☒	San Francisco	Mission / 3D15E	S M T W T F (S) ☒ YES ☐ NO

LOCATION

COLLISION OCCURRED ON	MO. DAY YEAR	TIME (2400)	NCIC #	OFFICER I.D.
HOFF ST	01/28/2023	0445	3801	451

MILEPOST INFORMATION	GPS COORDINATES	COMPUTER AIDED DISPATCH NUMBER (CAD)
FEET/MILES OF	LATITUDE LONGITUDE	230280398

AT INTERSECTION WITH	STATE HWY REL	PHOTOGRAPHS BY:
☒ OR: 68 FEET/MILES N OF 17TH ST	☐ YES ☒ NO	1480 ☐ NONE

PARTY 1

DRIVER'S LICENSE NUMBER	STATE	CLASS	AIR BAG	SAFETY EQUIP.

VEH. YEAR	MAKE/MODEL/COLOR	LICENSE NUMBER	STATE
2009	Nissan/Altima/White	6FYH380	CA

DRIVER ☒ — NAME (FIRST, MIDDLE, LAST): Unknown Unknown Unknown

PEDESTRIAN ☐ — STREET ADDRESS: Unknown

PARKED VEHICLE ☐ — CITY/STATE/ZIP: Unknown

OWNER'S NAME: Murgas Lilian Morales ☐ SAME AS DRIVER

OWNER'S ADDRESS: 2022 Mission Street, San Francisco. Ca. 94110 ☐ SAME AS DRIVER

DISPOSITION OF VEHICLE ON ORDERS OF: ☒ OFFICER ☐ DRIVER ☐ OTHER

Towed to Auto return

BICYCLIST ☐ — SEX: X | HAIR | EYES | HEIGHT | WEIGHT | BIRTHDATE Mo. Day Year | RACE

PRIOR MECHANICAL DEFECTS: ☒ NONE APPARENT ☐ REFER TO NARRATIVE

OTHER ☐ — HOME PHONE: Unknown | BUSINESS PHONE: Unknown | DISABILITY

VEHICLE IDENTIFICATION NUMBER: 1N4AL24EX9C100220

INSURANCE CARRIER: Unknown | POLICY NUMBER: Unknown | AUTONOMOUS

VEHICLE TYPE: 01 | DESCRIBE VEHICLE DAMAGE: ☐ UNK. ☐ NONE ☐ MINOR ☐ MOD. ☒ MAJOR ☐ ROLL-OVER | SHADE IN DAMAGED AREA

DIR OF TRAVEL: N | ON STREET OR HIGHWAY: HOFF ST | SPEED LIMIT

CA _____ DOT _____

CAL-T _____ TCP/PSC _____ MC/MX _____

PARTY 2

DRIVER'S LICENSE NUMBER	STATE	CLASS	AIR BAG	SAFETY EQUIP.

VEH. YEAR	MAKE/MODEL/COLOR	LICENSE NUMBER	STATE

DRIVER ☐ — NAME (FIRST, MIDDLE, LAST):

PEDESTRIAN ☐ — STREET ADDRESS:

PARKED VEHICLE ☐ — CITY/STATE/ZIP:

OWNER'S NAME: ☐ SAME AS DRIVER

OWNER'S ADDRESS: ☐ SAME AS DRIVER

DISPOSITION OF VEHICLE ON ORDERS OF: ☐ OFFICER ☐ DRIVER ☐ OTHER

BICYCLIST ☐ — SEX | HAIR | EYES | HEIGHT | WEIGHT | BIRTHDATE Mo. Day Year | RACE

PRIOR MECHANICAL DEFECTS: ☐ NONE APPARENT ☐ REFER TO NARRATIVE

OTHER ☐ — HOME PHONE: | BUSINESS PHONE: | DISABILITY

VEHICLE IDENTIFICATION NUMBER:

INSURANCE CARRIER: | POLICY NUMBER: | AUTONOMOUS

VEHICLE TYPE: | DESCRIBE VEHICLE DAMAGE: ☐ UNK. ☐ NONE ☐ MINOR ☐ MOD. ☐ MAJOR ☐ ROLL-OVER | SHADE IN DAMAGED AREA

DIR OF TRAVEL: | ON STREET OR HIGHWAY: | SPEED LIMIT

CA _____ DOT _____

CAL-T _____ TCP/PSC _____ MC/MX _____

PARTY 3

DRIVER'S LICENSE NUMBER	STATE	CLASS	AIR BAG	SAFETY EQUIP.

VEH. YEAR	MAKE/MODEL/COLOR	LICENSE NUMBER	STATE

DRIVER ☐ — NAME (FIRST, MIDDLE, LAST):

PEDESTRIAN ☐ — STREET ADDRESS:

PARKED VEHICLE ☐ — CITY/STATE/ZIP:

OWNER'S NAME: ☐ SAME AS DRIVER

OWNER'S ADDRESS: ☐ SAME AS DRIVER

DISPOSITION OF VEHICLE ON ORDERS OF: ☐ OFFICER ☐ DRIVER ☐ OTHER

BICYCLIST ☐ — SEX | HAIR | EYES | HEIGHT | WEIGHT | BIRTHDATE Mo. Day Year | RACE

PRIOR MECHANICAL DEFECTS: ☐ NONE APPARENT ☐ REFER TO NARRATIVE

OTHER ☐ — HOME PHONE: | BUSINESS PHONE: | DISABILITY

VEHICLE IDENTIFICATION NUMBER:

INSURANCE CARRIER: | POLICY NUMBER: | AUTONOMOUS

VEHICLE TYPE: | DESCRIBE VEHICLE DAMAGE: ☐ UNK. ☐ NONE ☐ MINOR ☐ MOD. ☐ MAJOR ☐ ROLL-OVER | SHADE IN DAMAGED AREA

DIR OF TRAVEL: | ON STREET OR HIGHWAY: | SPEED LIMIT

CA _____ DOT _____

CAL-T _____ TCP/PSC _____ MC/MX _____

PREPARER'S NAME	I.D. NUMBER	DISPATCH NOTIFIED	REVIEWER'S NAME	DATE REVIEWED
Castaneda	451	☒ YES ☐ NO ☐ N/A	Sgt. Dominguez #2212	01/29/2023

SFPD Crime Information Service Unit (415) 575-7232
Retrieved by a22660 on 2/1/2023 at 10:22 AM
2023 JAN 31 A 11:32

STATE OF CALIFORNIA
DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

TRAFFIC COLLISION CODING

CHP 555 Page 1 (Rev. 4-11) OPI 060 - *SFPD 2.0 - (2022-08-16)*

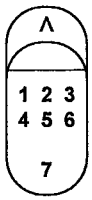
DATE OF COLLISION (MO. DAY YEAR)	TIME (2400)	NCIC #	OFFICER I.D.	NUMBER
01/28/2023	0445	3801	451	230065927

PROPERTY DAMAGE

OWNER'S NAME	OWNER'S ADDRESS	NOTIFIED
May Woo	3332 17th Street	☒ YES ☐ NO

DESCRIPTION OF DAMAGE: Damage to garage wall on Hoff Street

SEATING POSITION



1 - DRIVER
2 TO 6 - PASSENGERS
7 - STATION WAGON REAR
8 - REAR OCC. TRK. OR VAN
9 - POSITION UNKNOWN
0 - OTHER

SAFETY EQUIPMENT

OCCUPANTS
A - NONE IN VEHICLE
B - UNKNOWN
C - LAP BELT USED
D - LAP BELT NOT USED
E - SHOULDER HARNESS USED
F - SHOULDER HARNESS NOT USED
G - LAP/SHOULDER HARNESS USED
H - LAP/SHOULDER HARNESS NOT USED
J - PASSIVE RESTRAINT USED
K - PASSIVE RESTRAINT NOT USED
P - NOT REQUIRED

CHILD RESTRAINT
Q - IN VEHICLE USED
R - IN VEHICLE NOT USED
S - IN VEHICLE USE UNKNOWN
T - IN VEHICLE IMPROPER USE
U - NONE IN VEHICLE

M / C BICYCLE HELMET
DRIVER: V - NO, W - YES
PASSENGER: X - NO, Y - YES

AIR BAG

B - UNKNOWN
L - AIR BAG DEPLOYED
M - AIR BAG NOT DEPLOYED
N - OTHER
P - NOT REQUIRED

EJECTED FROM VEHICLE

0 - NOT EJECTED
1 - FULLY EJECTED
2 - PARTIALLY EJECTED
3 - UNKNOWN

INATTENTION CODES

A - CELLPHONE HANDHELD
B - CELLPHONE HANDSFREE
C - ELECTRONIC EQUIPMENT
D - RADIO / CD
E - SMOKING
F - EATING
G - CHILDREN
H - ANIMALS
I - PERSONAL HYGIENE
J - READING
K - OTHER

ITEMS MARKED BELOW FOLLOWED BY AN ASTERISK (*) SHOULD BE EXPLAINED IN THE NARRATIVE.

PRIMARY COLLISION FACTOR LIST NUMBER (#) OF PARTY AT FAULT: 1

- ☐ A VC SECTION VIOLATED: 21650 — CITED ☐ YES ☒ NO
- ☐ B OTHER IMPROPER DRIVING*:
- ☐ C OTHER THAN DRIVER*
- ☐ D UNKNOWN*

WEATHER (MARK 1 TO 2 ITEMS)
- ☒ A CLEAR
- ☐ B CLOUDY
- ☐ C RAINING
- ☐ D SNOWING
- ☐ E FOG / VISIBILITY FT.
- ☐ F OTHER*:
- ☐ G WIND

LIGHTING
- ☐ A DAYLIGHT
- ☐ B DUSK - DAWN
- ☒ C DARK - STREET LIGHTS
- ☐ D DARK - NO STREET LIGHTS
- ☐ E DARK - STREET LIGHTS NOT FUNCTIONING*

ROADWAY SURFACE
- ☒ A DRY
- ☐ B WET
- ☐ C SNOWY - ICY
- ☐ D SLIPPERY (MUDDY, OILY, ETC.)

ROADWAY CONDITIONS (MARK 1 TO 2 ITEMS)
- ☐ A HOLES, DEEP RUT*
- ☐ B LOOSE MATERIAL ON ROADWAY*
- ☐ C OBSTRUCTION ON ROADWAY*
- ☐ D CONSTRUCTION - REPAIR ZONE
- ☐ E REDUCED ROADWAY WIDTH
- ☐ F FLOODED*
- ☐ G OTHER*:
- ☒ H NO UNUSUAL CONDITIONS

TRAFFIC CONTROL DEVICES
- ☐ A CONTROLS FUNCTIONING
- ☐ B CONTROLS NOT FUNCTIONING*
- ☐ C CONTROLS OBSCURED
- ☒ D NO CONTROLS PRESENT / FACTOR*

TYPE OF COLLISION
- ☒ A HEAD - ON
- ☐ B SIDE SWIPE
- ☐ C REAR END
- ☐ D BROADSIDE
- ☐ E HIT OBJECT
- ☐ F OVERTURNED
- ☐ G VEHICLE / PEDESTRIAN
- ☐ H OTHER*:

MOTOR VEHICLE INVOLVED WITH
- ☐ A NON - COLLISION
- ☐ B PEDESTRIAN
- ☐ C OTHER MOTOR VEHICLE
- ☐ D MOTOR VEHICLE ON OTHER ROADWAY
- ☐ E PARKED MOTOR VEHICLE
- ☐ F TRAIN
- ☐ G BICYCLE
- ☐ H ANIMAL:
- ☐ I FIXED OBJECT
- ☐ J OTHER OBJECT:

PEDESTRIAN'S ACTIONS
- ☒ A NO PEDESTRIANS INVOLVED
- ☐ B CROSSING IN CROSSWALK - AT INTERSECTION
- ☐ C CROSSING IN CROSSWALK - NOT AT INTERSECTION
- ☐ D CROSSING - NOT IN CROSSWALK
- ☐ E IN ROAD - INCLUDES SHOULDER
- ☐ F NOT IN ROAD
- ☐ G APPROACHING / LEAVING SCHOOL BUS

	1	2	3	SPECIAL INFORMATION
A				HAZARDOUS MATERIAL
B				CELL PHONE HANDHELD IN USE
C				CELL PHONE HANDSFREE IN USE
D				CELL PHONE NOT IN USE
E				SCHOOL BUS RELATED
F				75 FT MOTORTRUCK COMBO
G				32 FT TRAILER COMBO
H				VEHICLE FOR HIRE (TAXI, UBER, LYFT, ETC.) WITH PASSENGER
I				VEHICLE FOR HIRE (TAXI, UBER, LYFT, ETC.), NO PASSENGER
J				
K				
L				
M				
N				
O				

OTHER ASSOCIATED FACTOR(S) (MARK 1 TO 2 ITEMS)

	1	2	3	
A	☒			VC SECTION VIOLATION: 20002 — CITED ☐ YES ☒ NO
B				VC SECTION VIOLATION: — CITED ☐ YES ☐ NO
C				VC SECTION VIOLATION: — CITED ☐ YES ☐ NO
D				
E				VISION OBSCUREMENT:
F				INATTENTION*:
G				STOP & GO TRAFFIC
H				ENTERING / LEAVING RAMP
I				PREVIOUS COLLISION
J				UNFAMILIAR WITH ROAD
K	☒			DEFECTIVE VEH. EQUIP.: CITED ☐ YES ☐ NO
L				UNINVOLVED VEHICLE
M				OTHER*:
N				NONE APPARENT
O				RUNAWAY VEHICLE

MOVEMENT PRECEDING COLLISION

	1	2	3	
A				STOPPED
B				PROCEEDING STRAIGHT
C	☒			RAN OFF ROAD
D				MAKING RIGHT TURN
E				MAKING LEFT TURN
F				MAKING U TURN
G				BACKING
H				SLOWING / STOPPING
I				PASSING OTHER VEHICLE
J				CHANGING LANES
K				PARKING MANEUVER
L				ENTERING TRAFFIC
M				OTHER UNSAFE TURNING
N				XING INTO OPPOSING LANE
O				PARKED
P				MERGING
Q				TRAVELING WRONG WAY
R				OTHER*:

SOBRIETY - DRUG PHYSICAL (MARK 1 TO 2 ITEMS)

	1	2	3	
A				HAD NOT BEEN DRINKING
B				HBD - UNDER THE INFLUENCE
C				HBD - NOT UNDER INFLUENCE*
D				HBD - IMPAIRMENT UNKNOWN*
E				UNDER DRUG INFLUENCE*
F				IMPAIRMENT - PHYSICAL*
G				IMPAIRMENT NOT KNOWN
H				NOT APPLICABLE
I				SLEEPY / FATIGUED*
J				SUSPECTED CANNABIS USE*

SKETCH

INDICATE NORTH

MISCELLANEOUS

☐ THIS COLLISION HAS A RELATED INCIDENT REPORT(S) IN THE CRIME DATA WAREHOUSE

SFPD Citizen Information Service Unit (415) 575-4232
Retrieved by a22660 on 2/7/2023 11:58:37 AM

STATE OF CALIFORNIA
DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

INJURED / WITNESS / PASSENGERS

CHP 555 Page 1 (Rev. 4-11) OPI 060 - SFPD 2.0 - (2022-08-16)

DATE OF COLLISION (MO. DAY YEAR)	TIME (2400)	NCIC #	OFFICER I.D.	NUMBER
01/28/2023	0445	3801	451	230065927

WITNESS ONLY	PASSENGER ONLY	AGE	SEX	EXTENT OF INJURY ("X" ONE)				INJURED WAS ("X" ONE)					PARTY NUMBER	SEAT POS.	AIR BAG	SAFETY EQUIP.	EJECTED
				FATAL INJURY	SEVERE INJURY	OTHER VISIBLE INJURY	COMPLAINT OF PAIN	DRIVER	PASS.	PED.	BICYCLIST	OTHER					
☒# 1	☐	66	M	☐	☐	☐	☐	☐	☐	☐	☐	☐					

FIRST NAME	MIDDLE NAME	LAST NAME	D.O.B.	ADDRESS	TELEPHONE
Mario		Gutierrez	11/14/1956	87 Hoff Street	415-240-5263

(INJURED ONLY) TRANSPORTED BY: | EMS RUN NUMBER: | TAKEN TO:

DESCRIBE INJURIES

☐ VICTIM OF VIOLENT CRIME NOTIFIED

☐#	FIRST NAME	MIDDLE NAME	LAST NAME	D.O.B.	ADDRESS	TELEPHONE

(INJURED ONLY) TRANSPORTED BY: | EMS RUN NUMBER: | TAKEN TO:

DESCRIBE INJURIES

☐ VICTIM OF VIOLENT CRIME NOTIFIED

☐#	FIRST NAME	MIDDLE NAME	LAST NAME	D.O.B.	ADDRESS	TELEPHONE

(INJURED ONLY) TRANSPORTED BY: | EMS RUN NUMBER: | TAKEN TO:

DESCRIBE INJURIES

☐ VICTIM OF VIOLENT CRIME NOTIFIED

☐#	FIRST NAME	MIDDLE NAME	LAST NAME	D.O.B.	ADDRESS	TELEPHONE

(INJURED ONLY) TRANSPORTED BY: | EMS RUN NUMBER: | TAKEN TO:

DESCRIBE INJURIES

☐ VICTIM OF VIOLENT CRIME NOTIFIED

☐#	FIRST NAME	MIDDLE NAME	LAST NAME	D.O.B.	ADDRESS	TELEPHONE

(INJURED ONLY) TRANSPORTED BY: | EMS RUN NUMBER: | TAKEN TO:

DESCRIBE INJURIES

☐ VICTIM OF VIOLENT CRIME NOTIFIED

PREPARER'S NAME	I.D. NUMBER	MO. DAY YEAR	REVIEWER'S NAME	MO. DAY YEAR
Castaneda	451	01/28/2023	Sgt. Dominguez #2212	01/29/2023

SFPD Crime Information Service Unit (415) 575-7232
Retrieved by jz22660 on 2/7/2023 at 10:22 AM

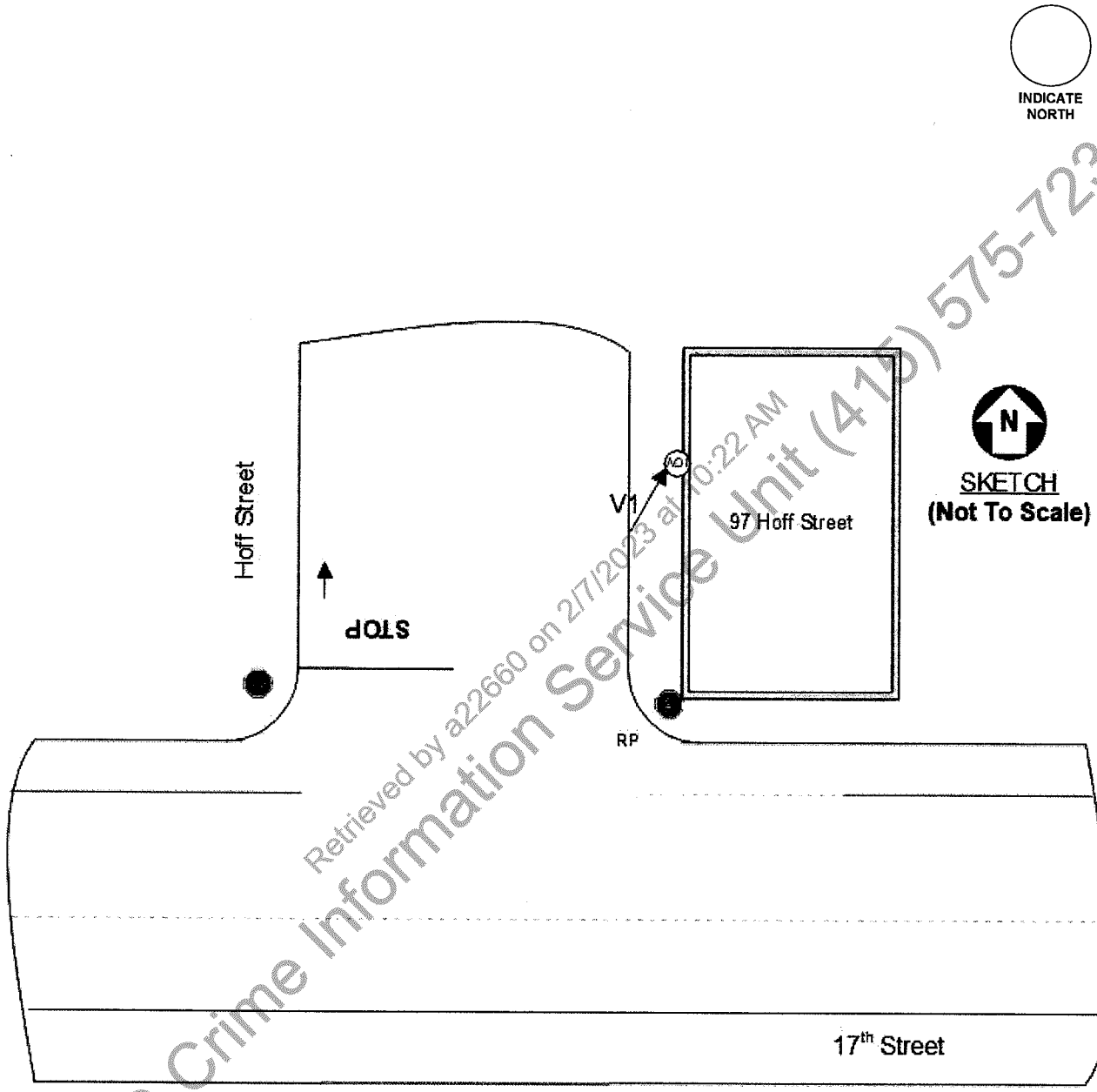
STATE OF CALIFORNIA
DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

SKETCH/DYNAMICS DIAGRAM

CHP 555 Page 1 (Rev. 4-11) OPI 060 - *SFPD 2.0 - (2022-08-16)*

DATE OF COLLISION (MO. DAY YEAR)	TIME (2400)	NCIC #	OFFICER I.D.	NUMBER
01/28/2023	0445	3801	451	230065927

ALL MEASUREMENTS ARE APPROXIMATE AND NOT TO SCALE UNLESS STATED (SCALE =)



SFPD Crime Information Service Unit (415) 575-7232
Retrieved by a22660 on 2/7/2023 at 10:22 AM

PREPARED BY	I.D. NUMBER	MO. DAY YEAR	REVIEWER'S NAME	MO. DAY YEAR
Castaneda	451	01/28/2023	Sgt. Dominguez #2212	01/29/2023

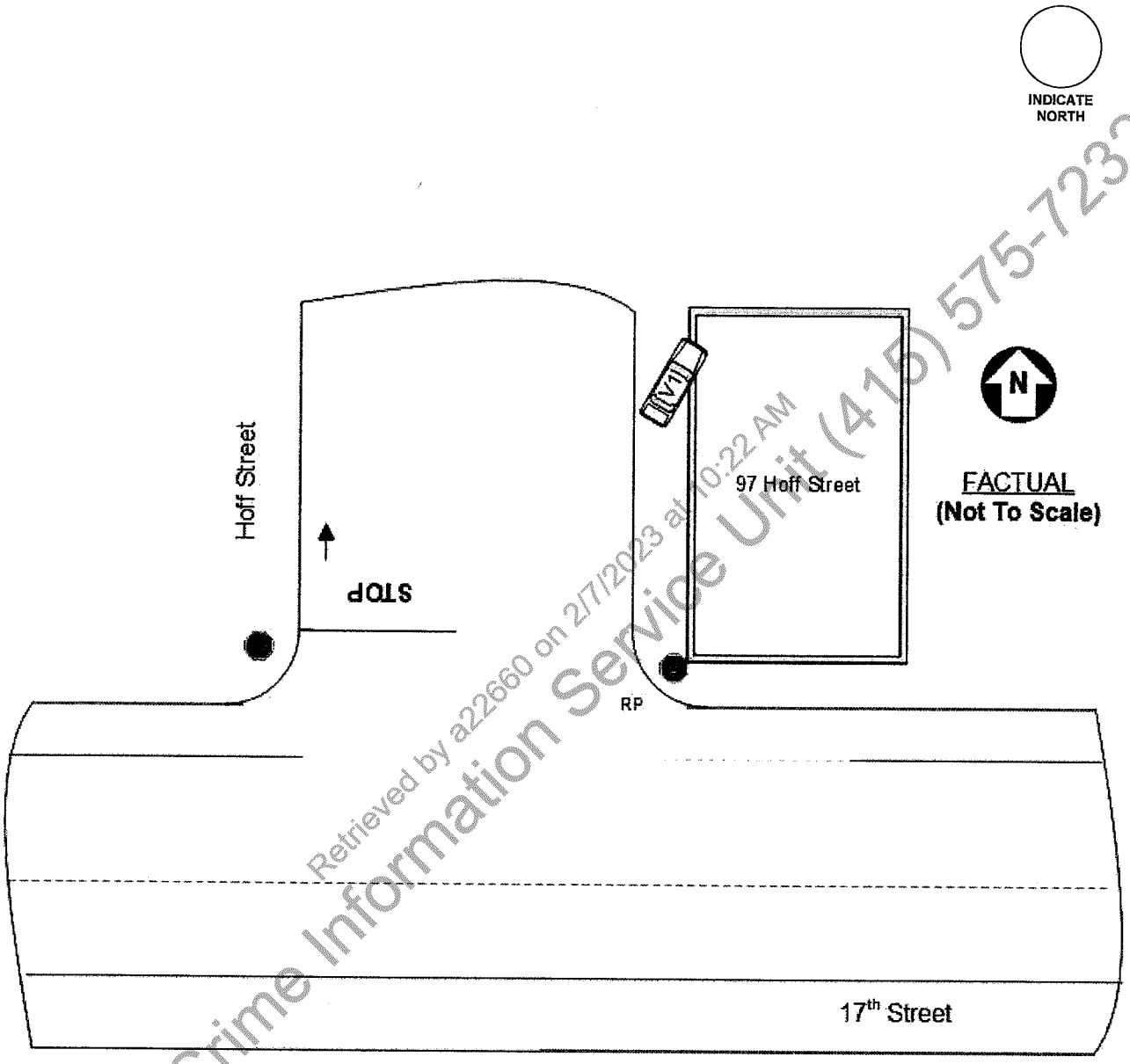
STATE OF CALIFORNIA
DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

FACTUAL DIAGRAM

CHP 555 Page 1 (Rev. 4-11) OPI 060 - SFPD 2.0 - (2022-08-16)

DATE OF COLLISION (MO. DAY YEAR)	TIME (2400)	NCIC #	OFFICER I.D.	NUMBER
01/28/2023	0445	3801	451	230065927

ALL MEASUREMENTS ARE APPROXIMATE AND NOT TO SCALE UNLESS STATED (SCALE =)



Retrieved by a22660 on 2/7/2023 at 10:22 AM
SFPD Crime Information Service Unit (415) 575-7232

Measurements

V1 Tires
LF – 82 ft N, 10 Ft E of RP (reference point)
LR – 74 ft N, 4 Ft E of RP

PREPARED BY	I.D. NUMBER	MO. DAY YEAR	REVIEWER'S NAME	MO. DAY YEAR
Castaneda	451	01/28/2023	Sgt. Dominguez #2212	01/29/2023

STATE OF CALIFORNIA

NARRATIVE/SUPPLEMENTAL

CHP 556 (Rev. 7-90) OPI 065

DATE OF INCIDENT/OCCURRENCE	TIME (2400)	NCIC NUMBER	OFFICER I.D. NUMBER	NUMBER
01/28/23	0445	3801	451	230065927

"X" ONE	"X" ONE	TYPE SUPPLEMENTAL ("X" APPLICABLE)		
☒ Narrative	☐ Collision Report	☐ BA Update	☐ Fatal	☐ Hit and Run Update
☐ Supplemental	☐ Other:	☐ Hazardous Materials	☐ School Bus	☐ Other:

CITY/COUNTY/JUDICIAL DISTRICT	REPORTING DISTRICT/BEAT	CITATION NUMBER
City and County of San Francisco/SF Superior Court	Mission/3D15E	

LOCATION/SUBJECT	STATE HIGHWAY RELATED
HOFF ST, 68 Feet N of 17TH ST	☐ Yes ☒ No

1. SUMMARY:
2.
3. On 01-28-23 at approximately 0457 hours, Ofc. Balingit #1480 and I responded to 17th and Hoff Streets regarding a vehicle
4. that had collided into a building. Upon arrival, we located a V#1 White Nissan Altima lic# 6FYH380, unoccupied, and had
5. struck with it's FE, the corner of the garage of the building at 77 Hoff Street. SFFD Engine # 7 and Rescue # 2 arrived on
6. scene. SFFD notified San Francisco Building Inspector to respond and assess he damage to the building to render it safe.
7.
8.
9. I spoke with the owner of the building May Woo and provided her with the police report number.
10.
11.
12. WITNESS/STATEMENTS:
13.
14. W#1:
15. I spoke with W#1 Gutierrez who told me the following: Gutierrez resides at 77 Hoff Street. Gutierrez said he was awakened
16. to a loud sound outside of his window. Gutierrez said he saw several people standing outside of the Nissan, but he had not
17. seen who the driver was. Gutierrez described the people as one Hispanic female, and approximately three Hispanic males.
18. Gutierrez said all of the subjects fled Northbound on Hoff Streets towards 16th Street. Gutierrez said some of the males got
19. into a dark colored SUV. Gutierrez said he did not see what the make of the vehicle was, or a license plate number.
20.
21.
22. EVIDENCE:
23.
24. Ofc. Balingit took (E1) photos of the vehicle and the damaged building.
25.
26. AOI:
27. AOI was established by the NE corner of 17th and Hoff Street.
28. 68 ft N; 10 ft E of RP.
29.
30.
31.

SFPD Crime Information Service Unit (415) 575-7232
Retrieved by a22660 on 2/7/2023 at 10:22 AM

PREPARER'S NAME and I.D. NUMBER	DATE	REVIEWER'S NAME	DATE
Castaneda #451	01/28/2023	Sgt. Dominguez #2212	01/29/2023

STATE OF CALIFORNIA

NARRATIVE/SUPPLEMENTAL

CHP 556 (Rev. 7-90) OPI 065

DATE OF INCIDENT/OCCURRENCE	TIME (2400)	NCIC NUMBER	OFFICER I.D. NUMBER	NUMBER
01/28/23	0445	3801	451	230065927

"X" ONE	"X" ONE	TYPE SUPPLEMENTAL ("X" APPLICABLE)		
☒ Narrative	☐ Collision Report	☐ BA Update	☐ Fatal	☐ Hit and Run Update
☐ Supplemental	☐ Other:	☐ Hazardous Materials	☐ School Bus	☐ Other:

CITY/COUNTY/JUDICIAL DISTRICT	REPORTING DISTRICT/BEAT	CITATION NUMBER
City and County of San Francisco/SF Superior Court	Mission/3D15E	

LOCATION/SUBJECT	STATE HIGHWAY RELATED
HOFF ST, 68 Feet N of 17TH ST	☐ Yes ☒ No

1. CONCLUSION:
2.
3. The driver of V#1 fled the scene prior to providing their personal information at the scene of a vehicle collision, in violation of
4. 20002 CVC.
5.
6. With the approval of Sgt. Dominguez #2212, the Nissan was towed to Auto Return with a hold for TCIU.
7. The building inspector deemed the building adjacent to the garage that was damaged, safe.
8.
9. The building inspector stated the apartment building was stable, and occupants could re enter. The garage building was
10. temporarily reinforced until proper repairs could be made by Woo.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.
21.
22.
23.
24.
25.
26.
27.
28.
29.
30.
31.

SFPD Crime Information Service Unit (415) 575-7232
Retrieved by a22660 on 2/7/2023 at 10:22 AM

PREPARER'S NAME and I.D. NUMBER	DATE	REVIEWER'S NAME	DATE
Castaneda #451	01/28/2023	Sgt. Dominguez #2212	01/29/2023

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 **NUMBER:** 202302670
City and County of San Francisco **DATE:** 28-JAN-23
49 South Van Ness Ave, Suite 400 San Francisco, CA

ADDRESS: 97 HOFF ST
OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES **BLOCK:** 3569 **LOT:** 017B

☐ **If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.**

OWNER/AGENT: WOO MAYTHANE L **PHONE #:** --
MAILING ADDRESS WOO MAYTHANE L
3332 17TH ST
SAN FRANCISCO CA
94110

PERSON CONTACTED @ SITE: **PHONE #:** --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ **WORK WITHOUT PERMIT**	103A
☐ **ADDITIONAL WORK-PERMIT REQUIRED**	106A.4.7
☐ **EXPIRED OR** ☐ **CANCELLED PERMIT PA#:**	106A.4.4; 106A.3.7
☑ **UNSAFE BUILDING** ☑ **SEE ATTACHMENTS**	102A.1

An emergency response inspection has revealed a car ran into garage structure at rear of building. Structural damage observed at roll up garage door and structural posts at corner of structure severely damaged, SFFD installed temporary shoring. Main building safe to occupy.
A monthly monitoring fee will be assessed. Sec 110A, Table1A-K
Code/Section: SFBC 102A

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

☑ **FILE BUILDING PERMIT WITHIN** 15 **DAYS** ☐ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
☑ **OBTAIN PERMIT WITHIN** 30 **DAYS AND COMPLETE ALL WORK WITHIN** 90 **DAYS, INCLUDING FINAL INSPECTION 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.**

Secure garage structure, consult with licensed structural engineer for evaluation, submit evaluation report with permit and plans for repairs. Keep second means of egress clear for main building.

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 INSPECTION

CONTACT INSPECTOR: Trevor Byrne
PHONE # 628-652-3636 DIVISION: BID DISTRICT :
By:(Inspectors's Signature) _____

NOTICE OF VIOLATION

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

COMPLAINT N...

RTMENT OF BUILDING INSPECTION

☐ FIRST NOTICE
☐ SECOND NOTICE
☐ OTHER: _____

ty and County of San Francisco
South Van Ness Avenue, Suite#400 • San Francisco, CA 94103

DDRESS 97 HOFF ST,
DATE 1/28/2023
BLOCK 3569 LOT 017
CCUPANCY / USE R3, B 2 FAMILY DWELLING
STORIES 2 ☐ BASEMENT
ONST. TYPE V
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 issue
WNER / AGENT MAY WOO
PHONE # 415 516-4678
AILING ADDRESS 3332 17TH ST
CITY SF, ZIP
ERSON CONTACTED @ SITE SFFD CHIEF SCHARTZ
PHONE # 415 558-3236

VIOLATION DESCRIPTION:

☐ WORK WITHOUT PERMIT (SFBC 106.1.1); ☐ ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);
☐ EXPIRED PERMIT (SFBC 106A.4.4) ☐ CANCELLED PERMIT (SFBC 106.3.7) PA# _____ ;

	CODE / SECTION #
☒ UNSAFE BUILDING (SFBC 102); ☒ SEE ATTACHMENTS	
N EMERGENCY RESPONSE INSPECTION HAS REVEALED A CAR	SFBC 102A
AN INTO GARAGE STRUCTURE AT REAR OF BUILDING	
TRUCTURAL DAMAGE OBSERVED AT ROLL UP GARAGE DOOR	
ND STRUCTURAL POSTS AT CORNER OF STRUCTURE SEVERELY	
DAMAGED SFFD INSTALLED TEMPORARY SHORING.	
MAIN BUILDING SAFE TO OCCUPY.	
MONTHLY MONITORING FEE WILL APPLY TABLE 1A-K	

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

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104A.2.4**

☒ FILE BUILDING PERMIT APPLICATION WITHIN 15 DAYS (☐ WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.
☒ OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
☐ 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 REVERSE SIDE FOR ADDITIONAL WARNINGS.

SECURE GARAGE STRUCTURE, CONSULT WITH LICENSED STRUCTURAL ENGINEER FOR EVALUATION, SUBMIT EVALUATION REPORT WITH PERM AND PLANS FOR REPAIRS

KEEP SECOND MEANS OF EGRESS CLEAR FOR MAIN BUILDING,

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

△ 9x Permit Fee (Work w/o Permit after 9/1/60) △ 2x Permit Fee (Work Exceeding Scope of Permit) ☒ No penalty (Work w/o permit prior to 9/1/60)
☐ Other _____ ☐ Reinspection Fee $ _____
APPROX. DATE OF WORK W/O PERMIT _____ VALUE OF WORK PERFORMED WITHOUT PERMITS _____

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR TREVOR BYRNE (Inspector — Print Name)
OFFICE HOURS 730 TO 835 AM AND 300 TO 400 PM
PHONE # 628 652-3639
By: (Inspector's Signature) _____ DISTRICT # _____
CC: ☐ DCP ☐ EID ☐ PID ☒ BID ☐ HIS ☐ CED ☐ PRS ☐ DAD ☐ SFFD ☐ DPH ☐ PS

☒ Building Inspection Division 49 South Van Ness Ave, Suite #400 628-652-345
☐ Housing Inspection Division 49 South Van Ness Ave, Suite #400 628-652-370
☐ Electrical Inspection Division 49 South Van Ness Ave, Suite #400 628-652-345
☐ Plumbing Inspection Division 49 South Van Ness Ave, Suite #400 628-652-345
☐ Code Inspection Division

NOTICE OF VIOLATION

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

Pursuant to SFBC 107A.5 and 106A.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor), (628) 652-1150

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102A.2 & 110A.

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of $100 for each instance of initial non-compliance, followed by $200 fines per violation for the second instance of non-compliance, up to a maximum of $7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than $1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code.

WARNING: Section 103A of the San Francisco Building Code provides for civil fines of up to $500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to $500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107A.5 y 106A.4.7 de el Codigo de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos esten pagados, se le cobraran al dueno del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102A.2 y 110A de el Código de Construccion de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente $100 por cada primer caso de inconformidad seguida por una multa de $200 por cada segunda infracción de incanformidad, aumentando hasta un maximo de $7,500 por cada edificio. Esta Sección tambien permite obtener cargos criminales como delito menor, resultando en multas de no menos de $1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta;por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciacion o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rapidamente y contua.mente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesion de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103A de el Código de edificios de San Francisco impone multas civiles hasta de $500 por cada dia a cualquier persona que infrinja, desobedezca, omita, descuide, se niege a cumplir, resiste o se opone a la ejecucion de las provisiones de este codigo. Esta sección tambien impone multas per delito menor, si es declarado culpable, de hasta $500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada dia que dicha ofensa occura.

Sang-ayon sa SFBC 107A.5 at 106A.4.7 ang bayad sa pagsusuri ay sisingilin sa mga gusaling naumpisahan na o ginawa na walang permit o sa mga gawaing labis sa sakop ng permit. Ang gayong singil ay maaring iapela sa Board of Permit Appeals sa loob ng 15 na araw mula sa pag-isyu ng permit sa 49 South Van Ness Ave., suite 1475 (14th palapag), (628)652-1150.

BABALA: Ang kabiguan na gumawa ng aksiyon tulad ng kinakailangan upang iwasto ang mga nasabing paglabag ay magreresulta sa paglitis ng abatement ng Kagawaran ng Inspeksyon ng Gusali. Kung meron Order of Abatement ang naitala laban sa isang ari-arian, ang may-ari ay sisingilin o di kaya ang ari-arian ay gagamitin na lien sa lahat ng mga gastos na natamo sa proseso ng pagpapatupad mula sa unang "Paunawa sa Paglabag" hanggang sa lahat ng gastos ay mabayaran, SFBC 102A.2 & 110A.

BABALA: Ang Seksyon 204 ng Housing Code ng San Francisco ay nagtatakda ng agad-agad na multa na $100 sa bawat halimbawa ng unang hindi pagsunod, at susundan ng multa na $200 sa bawat paglabag sa pangalawang hindi pagsunod, hanggang sa sukdulan na $7,500 sa bawat gusali. Ang seksyon na ito ay itinatakda na magsasampa rin ng kasong kriminal bilang isang misdemeanor sa bawat paglabag at magreresulta sa multa na hindi bababa ng $1,000 sa bawat araw o di kaya sa anim na buwan na pagkabilanggo o parehong ipapataw.

BABALA: Sinumang kumikita sa pag-upa ng pabahay na tinukoy ng Kagawaran ng Inspeksyon ng Gusali na substandard, ay hindi maaring ibawas ang ganoong kita sa buwis sa estado ng kitang personal, at gayundin sa buwis na kita sa interes sa bangko at korporasyon, at sa depresasyon o mga buwis na maiugnay sa gusaling substandard. Kung ang Gawain sa pagwawasto ay hindi nakumpleto o hindi masigasig, mabilis at tuloy-tuloy ang paggawa matapos ang anim (6) na buwan mula sa petsa nitong paunawa, ay magpapadala ng abiso sa Franchise Tax Board na itinakda sa Seksyon 17264(6) ng Revenue and Taxation code.

BABALA: Ang Seksyon 103A ng Building Code ng San Francisco ay nagtatakda ng mga multang sibil hanggang sa $500 sa bawat araw sa sinumang lumabag, sumuway, magtanggal, magpabaya o tumangging sumunod o di kaya sumalungat sa pagpatupad ng mga probisyon nitong code. Nagpapataw din itong sekyon ng multang misdemeanor kapag nahatulan, ng hanggang sa $500 at o di kaya anim na buwan na pagkabilanggo sa bawat magkahiwalay na pagkasala para sa bawat araw na nangyari ang ganoong pagkasala.

根據《三藩市建築物條例》第107.5條款和第106.4.7條款，對未經許可的建築工程或者工程超過許可証範圍的檢查，將會收取檢查費用。對該費用可以作出上訴，可以在許可證發出的15天之內，向"上訴委員會"（Board of Appeals）作出上訴。上訴委員會地址：49 South Van Ness Ave., Suite 1475 (14th Floor)，電話：（628）652-1150。

警告：如果沒有立即采取行動更正以上的違例情況，可能會引致樓宇檢查局展開執法行動。如果執法命令正式紀錄於該物業，業主可能會收到賬單，或者該物業會被查抵。用於支付從張貼第一張"違例通知"開始，在執法過程當中所產生的所有費用，直至所有費用付清爲止。
《三藩市建築物條例》第102.2條款和第110條款。

警告：三藩市房屋條例第204條對最初的違例會立即處以每項100元的罰款，接下來會對第二次的違例處以每項200元的罰款，最高可以對每座建築物處以7,500元的罰款。該條例還可以對每項違例處以經被罪行的刑事檢控，可處以每日最少1,000元的罰款或6個月的監禁，或兩者並罰。

警告：任何從樓宇檢查局認定為低於標準的房屋中獲取租金收入的個人，對於該低於標準的建築結構，將不能用於減免州的個人所得稅和銀行以及企業的所得稅利息、折舊或費用於該房屋的稅項。如果在該通知日期的6個月之後，更正工程尚未完成，或者沒有努力、快速和連續進行有關工程，有關通知將會根據《收入及稅務條例》第17264（6）條款寄給加州平稅委員會。

警告：三藩市建築物條例》第103條款可給予每天最高可至500元的行政罰款，對任何違反、不遵從、遺漏、疏忽或拒絕遵守或反對執行該條例的任何條款。該條款可給予經被罪行的罰款，一經定罪，可以對每一項單獨的違例，違例期間的每一天，處於最高500元和/或最高6個月的監禁。

City and County of San Francisco
Department of Building Inspection

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

December 5, 2024

Owner: WOO MAYTHANE L
3332 17TH ST
SAN FRANCISCO CA

Address: 97 HOFF ST,
Block: 3569 Lot: 017B Seq: 0
Tract: Case: BW3
Hearing Number : 202302670
Inspector: Chester Chiu
Phone: (628) 652-3417

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

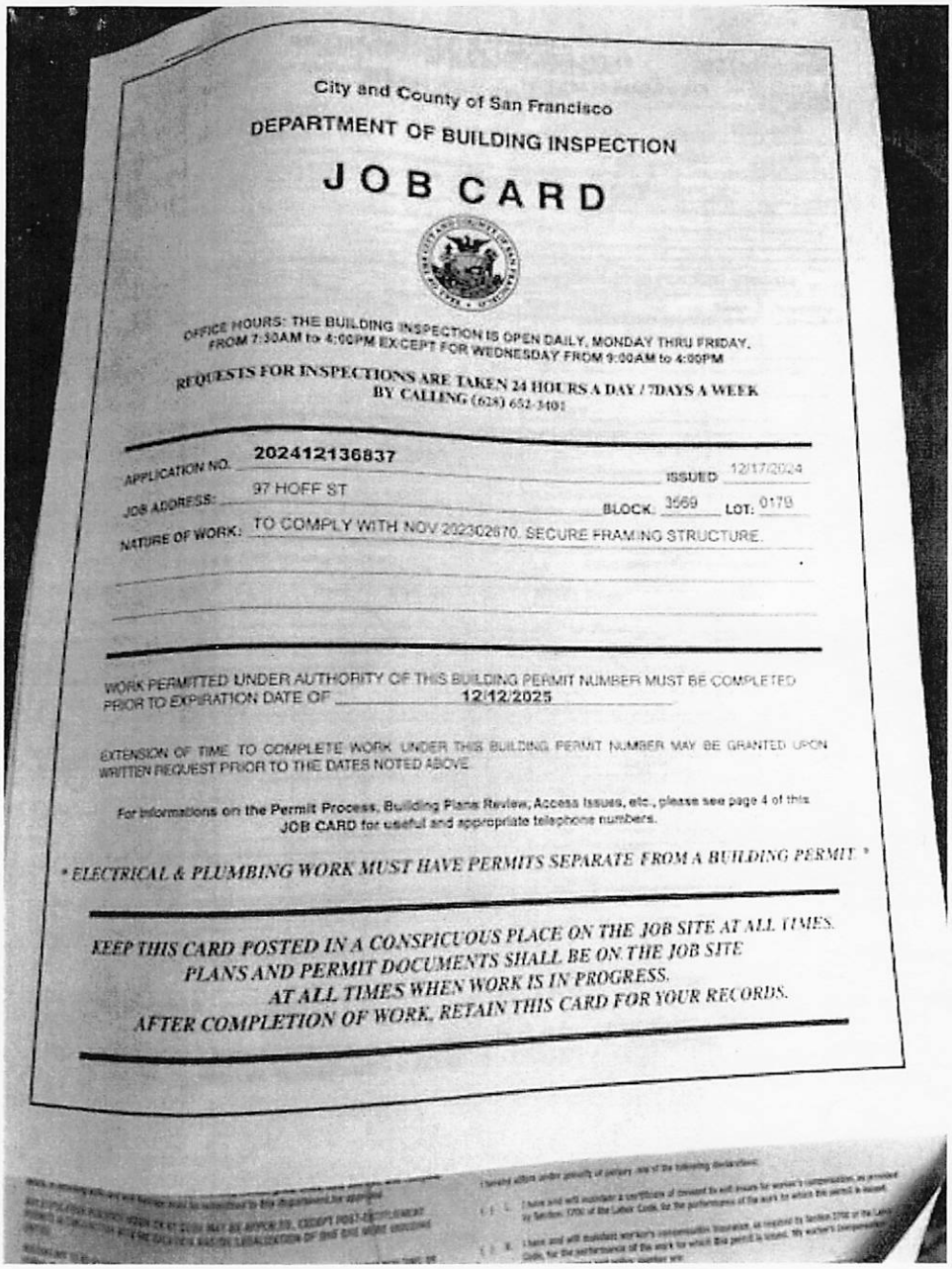
Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved 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,

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



City and County of San Francisco

DEPARTMENT OF BUILDING INSPECTION

JOB CARD

OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY, FROM 7:30AM to 4:00PM EXCEPT FOR WEDNESDAY FROM 9:00AM to 4:00PM

REQUESTS FOR INSPECTIONS ARE TAKEN 24 HOURS A DAY / 7DAYS A WEEK BY CALLING (628) 652-3401

APPLICATION NO. 202412136837 ISSUED 12/17/2024

JOB ADDRESS: 97 HOFF ST BLOCK: 3569 LOT: 0179

NATURE OF WORK: TO COMPLY WITH NOV 202302670. SECURE FRAMING STRUCTURE.

WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED PRIOR TO EXPIRATION DATE OF 12/12/2025

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED UPON WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE

For Informations on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this JOB CARD for useful and appropriate telephone numbers.

** ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT **

KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.
PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE
AT ALL TIMES WHEN WORK IS IN PROGRESS.
AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.

City and County of San Francisco
Department of Building Inspection

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

ORDER OF ABATEMENT

December 18, 2024
Owner:
WOO MAYTHANE L
3332 17TH ST
SAN FRANCISCO CA 94110

Property Address: 97 HOFF ST,

Block: 3569 Lot: 017B Seq: 0
Tract: Case: BW3
Complaint: 202302670A

Inspector/Division: Chiu

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. **202302670A**

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 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 Obtain Permit and Complete including Final Signoff to Comply with NOV#202302670 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.

Very truly yours

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

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

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

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

Date: December 18, 2024
Property Address: 97 HOFF ST

Block: 3569 Lot: 017B Seq.: 0
Inspector: **Chester Chiu**

Director's Order Number: **202302670 - A**

INITIAL BILL- Assessment of Costs
Code Violations Outstanding

To:
WOO MAYTHANE L
3332 17TH ST
SAN FRANCISCO CA
94110

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 : **$3046.5**.

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

London N. Breed, 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 180-1(

Owner WOO MAYTHANE L
WOO MAYTHANE L
3332 17TH ST
SAN FRANCISCO CA
94110

Date December 18, 2024
Complaint Number 202302670
Block 3569 **Lot** 017B
Address 97 HOFF ST

Prepared by Chester Chiu
Reviewed by Heather Brooks
Comments IB MMF (4/18/23-12/17/24) 8 months -CC

Amount Now Due and Payable $3,046.50

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
01/30/23	Issued Notice of Violation and Data entry	Inspector	.75	$280.00	$210.00
04/17/23	Issued Final Warning Letter	Inspector	.25	$280.00	$70.00
04/18/23	Case intake and Data entry	Clerical	.5	$166.64	$83.32
10/28/24	Reviewed and approved case for Director's Hearing	Inspector	.75	$280.00	$210.00
12/02/24	Research Title and Prepare case for Director's Hearing	Clerical	1	$166.64	$166.64
12/06/24	Posted Notice of Director's Hearing	Inspector	.5	$280.00	$140.00
12/06/24	Processed photos	Inspector	.25	$280.00	$70.00
12/06/24	Certified Mailing	Clerical	.5	$166.64	$83.32
12/11/24	Case review, Scheduling and Data entry	Inspector	.25	$280.00	$70.00
12/17/24	Hearing Appearance and Summary	Inspector	.25	$280.00	$70.00
12/17/24	Issued Order of Abatement	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	Posted Hearing Case Update	Clerical	.25	$166.64	$41.66
12/18/24	Prepared Assessment of Costs	Inspector	.25	$280.00	$70.00
12/18/24	Prepared Order of Abatement	Clerical	.5	$166.64	$83.32
12/18/24	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	4	$199.57	$798.28
12/18/24	Case Update and Maintenance	Clerical	1	$166.64	$166.64
12/23/24	Certified Mailing	Clerical	.5	$166.64	$83.32

***Total to Date** $3,046.50

*** 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.**

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: Maythane Woo
Director's Order No
Date Appeal Filed: 12/27/24

Appeal Number
Complaint Tracking No(s) Filing Fee:$326.45: 202302670A

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 77of 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 December 17th, 2024.

(2) The affected premises are located at 97 Hoff Street, San Francisco. They contain 2 dwelling units and 0 guest rooms.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
Permit submitted on 12/13/24 to DBI and completed on 12/17/24 day of hearing.

(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.).
Attached Job Card 202412136837 issued 12/17/24 This was issued prior to the abatement date 12/18/24 and work is being perform now.

(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: Maythane Woo
Appellant's Mailing Address: 3332 17th Street, SF CA 94110
Phone Number: 415/516-4678 Email Address: maywoosf@gmail.com

boardofappeals@sfgov.org
628/652-1150 Ste 475
Rhonda -

COPY

(7) Please state any work that you are aware of that was performed at the subject property without required ☐ building, ☐ plumbing, ☐ electrical permits:
none

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

(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:
Framing has been completed on the garage where accident occured.

(11) What was the extent of the work performed? How much remains to be completed? 50%

(12) When was the work done? November 2nd 2024

(13) Who did the work? Seagren General Contracting

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

(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. 202412136837
☐ Plumbing Permit Application Nos. _____
☐ Electrical Permit Application Nos. _____

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

(22) What other facts do you want the Board to consider?
Please see attached letter asking for reconsideration of fees totaling $1943.22 due to result of technical issues with computer system fail to register our timely submission of the permit on December 17th 2024.

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

Print Name: Maythane Woo Signature: _____

Date Signed: 12/27/24 Signatory is ☒ property owner ☐ agent ☐ other _____

1/27/24
2/27/24

Abatement Appeals Board (AAB)
49 South Van Ness Avenue, Ste 400
San Francisco, CA 94103

Subject: Question #22 What other facts do you want the board to consider>

Dear Appeals Board,

Request for Fee Reversal - Permit Submission Issue

I am writing to request a reconsideration of the fees totaling $1,943.22, incurred between December 17, 2024, and December 18, 2024. These charges were the result of a technical issue where the computer system failed to register our timely submission of the permit on December 17, 2024.

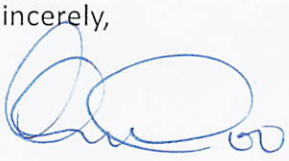
12/17/2024	Hearing Appearance & Summary	$ 70.00
12/17/2024	Issue Order of Abatement	$ 70.00
12/17/2024	Building Official Abatement Order	$ 560.00
12/17/2024	Posted Hearing Case Update	$ 41.66
12/18/2024	Prepare Assessment of Cost	$ 70.00
12/18/2024	Prepare Order of Abatement	$ 83.32
12/18/2024	Monthly Violation Monitor Fee	$ 798.28
12/18/2024	Case Update & Maintenance	$ 166.64
12/18/2024	Certified Mailing	$ 83.32
	Total	$ 1,943.22

This system error also caused an abatement on the Notice of Violation (NOV), further complicating the matter. As the permit was submitted on time and the fees were applied due to circumstances beyond our control, I kindly ask the board to reverse these charges.

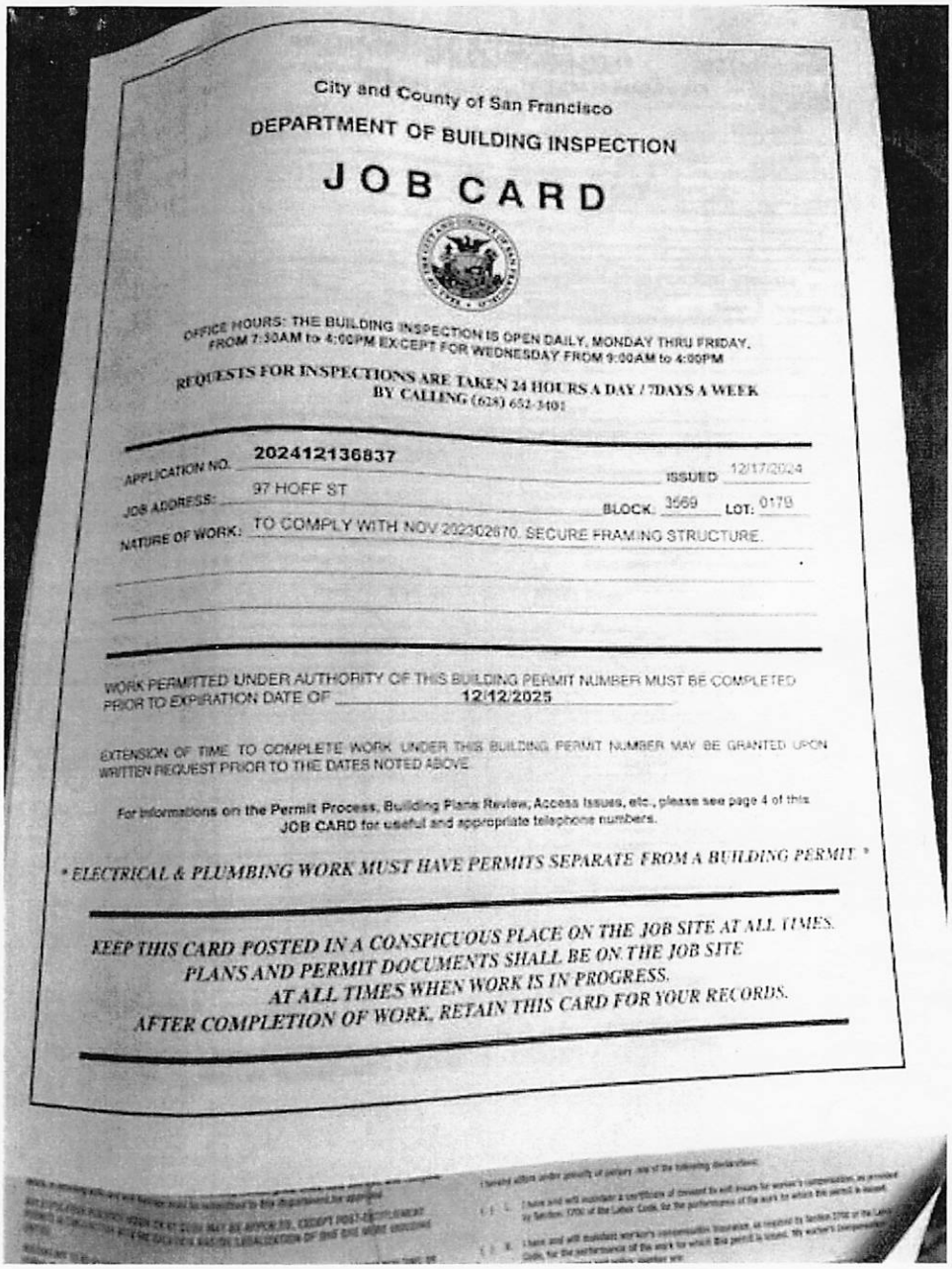
The work associated with this permit 202412136837 has already commenced and is expected to be completed within 60 days. We kindly ask the board to reverse these fees, as the delay was due to a technical issue beyond our control.

Thank you for your understanding and consideration of this matter. Please let me know if you require any additional information or documentation to assist with this request.

Sincerely,



Maythane Woo, Owner
3332 17th Street
San Francisco, CA 94110
415/516-4678
maywoosf@gmail.com



City and County of San Francisco

DEPARTMENT OF BUILDING INSPECTION

JOB CARD

OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY, FROM 7:30AM to 4:00PM EXCEPT FOR WEDNESDAY FROM 9:00AM to 4:00PM

REQUESTS FOR INSPECTIONS ARE TAKEN 24 HOURS A DAY / 7DAYS A WEEK BY CALLING (628) 652-3401

APPLICATION NO. 202412136837 ISSUED 12/17/2024

JOB ADDRESS: 97 HOFF ST BLOCK: 3569 LOT: 0179

NATURE OF WORK: TO COMPLY WITH NOV 202302670. SECURE FRAMING STRUCTURE.

WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED PRIOR TO EXPIRATION DATE OF 12/12/2025

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED UPON WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE

For Informations on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this JOB CARD for useful and appropriate telephone numbers.

** ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT **

KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.
PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE
AT ALL TIMES WHEN WORK IS IN PROGRESS.
AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.

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: 12/27/2024 03:44:06 PM

Code Enforcement Division **Phone:(628) 652-3430**

Payment Date: 12/27/2024

Job Address

97 HOFF ST -

Receipt Number: CED09304

Issued By: SJEW

Application Number: 202302670

Payment received from:

MAYTHANE LEE

3332 17TH ST

SAN FRANCISCO CA 94110

AAB payment_202302670_97 Hoff St

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint#/ (if applicable)
CED AAB Filing Fee	$326.45	202302670

TOTAL **$326.45**

PAID BY _____

City and County of San Francisco DBI
DBI
Reference Number: 2024361001-68
Date/Time: 12/27/2024 3:42:33 PM
Permit or Reference Number Payment
2024361001-68-1
Line Item
Permit or Reference Number: CED09304
Comment: 97 HOFF ST
Fee Desc: CED AAB Filing Fee
Amount: $326.45
Total: $326.45
1 ITEM TOTAL: $326.45
TOTAL: $326.45
DUPLICATE RECEIPT 12/27/2024 3:43:49 PM
ICL Check $326.45
Total Received: $326.45
CE 20243610001-68
Safe Building!

97 HOFF ST -

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: 12/27/2024 03:44:06 PM

Code Enforcement Division **Phone:(628) 652-3430**

Payment Date: 12/27/2024

Job Address

97 HOFF ST -

Receipt Number: CED09304

Issued By: SJEW

Application Number: 202302670

Payment received from:

MAYTHANE LEE

3332 17TH ST

SAN FRANCISCO CA 94110

AAB payment_202302670_97 Hoff St

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint#/ (if applicable)
CED AAB Filing Fee	$326.45	202302670

TOTAL **$326.45**

PAID

BY _____

97 HOFF ST -

City and County of San Francisco DBI
DBI
Reference Number: 2024361001-68
Date/Time: 12/27/2024 3:42:33 PM
Permit or Reference Number Payment
2024361001-68-1
Line Item
Permit or Reference Number: CED09304
Comment: 97 HOFF ST
Fee Desc: CED AAB Filing Fee
Amount: $326.45
Total: $326.45
1 ITEM TOTAL: $326.45
TOTAL: $326.45
DUPLICATE RECEIPT 12/27/2024 3:43:49 PM
ICL Check $326.45
Total Received: $326.45
CE 20243610001-68
Safe Building!

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

NOTICE OF AAB HEARING Cancellation

9/1/2026

MAYTHANE WOO
3332 17TH ST
SAN FRANCISCO, CA, 94110

Re: 97 HOFF ST AAB Appeal No. 6977

Dear Parties:

On 12/27/2024, the Abatement Appeals Board (AAB) received Appellant MAYTHANE WOO's completed appeal form, appealing Director's Order No. 202302670-A.

This is to inform you that the AAB hearing originally scheduled for **9/16/2026 at 9:30 AM** has been cancelled. The case will be scheduled to **October 21, 2026**. A new hearing notification will be sent out.

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

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.

Matthew Greene
Secretary,
Abatement Appeals Board
Hard copy Mail to: 49 South Van Ness Ave 4th Fl.
San Francisco, CA 94103

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

NOTICE OF AAB HEARING Cancellation

9/1/2026

MAYTHANE WOO
3332 17TH ST
SAN FRANCISCO, CA, 94110

Re: 97 HOFF ST AAB Appeal No. 6977

Dear Parties:

On 12/27/2024, the Abatement Appeals Board (AAB) received Appellant MAYTHANE WOO's completed appeal form, appealing Director's Order No. 202302670-A.

This is to inform you that the AAB hearing originally scheduled for **9/16/2026 at 9:30 AM** has been cancelled. The case will be scheduled to **October 21, 2026**. A new hearing notification will be sent out.

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

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.

Matthew Greene
Secretary,
Abatement Appeals Board
Hard copy Mail to: 49 South Van Ness Ave 4th Fl.
San Francisco, CA 94103

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

NOTICE OF AAB HEARING

9/16/2026

WOO FMLY REVOC LVG TR
3332 17TH ST C/O WOO MAYTHANA LEE TTEE
SAN FRANCISCO, CA, 94110

Re: 97 HOFF ST AAB Appeal No. 6977

Dear Parties:

On 12/27/2024, the Abatement Appeals Board (AAB) received Appellant MAYTHANE WOO's completed appeal form, appealing Director's Order No. 202302670-A.

This matter has been scheduled for hearing before the AAB on **10/21/2026 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 **(9/30/2026- 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 **(10/14/2026- 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.

Matthew Greene
Secretary,
Abatement Appeals Board
Hard copy Mail to: 49 South Van Ness Ave 4th Fl.
San Francisco, CA 94103

ABATEMENT APPEALS BOARD

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

NOTICE OF AAB HEARING

8/19/2026

MAYTHANE WOO
3332 17TH ST
SAN FRANCISCO, CA, 94110

Re: 97 HOFF ST AAB Appeal No. 6977

Dear Parties:

On 12/27/2024, the Abatement Appeals Board (AAB) received Appellant MAYTHANE WOO's completed appeal form, appealing Director's Order No. 202302670-A.

This matter has been scheduled for hearing before the AAB on **9/16/2026 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 **(8/26/2026- 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 **(9/9/2026- 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.

Matthew Greene
Secretary,
Abatement Appeals Board
Hard copy Mail to: 49 South Van Ness Ave 4th Fl.
San Francisco, CA 94103