Regular Meeting of the Abatement Appeals Board

October 21, 2026

Agenda Item C1

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. 6977
Date of Abatement Appeals Board Hearing: 10/21/2026
Property Address: 97 Hoff St
Block: 3569 Lot: 017B
Page 1
Complaint Number: 202302670

PROPERTY OWNER INFORMATION

Property Owner(s) Name: Woo Family Revocable Living Trust
c/o Woo Maythana Lee, Trustee (2026 hearing notice)
Appellant: Maythane Woo (named owner in 2024 OOA)

Building/Property Description: Residential property with a garage structure at the rear. Vehicle impact damaged the garage door and corner structural posts.

Legal Use/Occupancy: R-3 per the Notice of Violation; legal unit count to be confirmed.

Case Summary:

This case originated January 28, 2023, after a vehicle struck the rear garage at 97 Hoff Street. The Notice of Violation documented severe damage to the roll-up garage door and corner structural posts. SFFD installed temporary shoring. The main building was safe to occupy. The NOV required securing the garage, a structural engineer's evaluation, permits and plans for repairs, and final inspection and sign-off. The second means of egress was to remain clear.

The owner received a 60-day extension on February 13, 2023. On April 17, 2023, the inspector reported that no permit had been filed to comply, issued a Final Warning Letter, and referred the case to CES. CES received the case April 18, 2023. The job card documents issuance of Permit No. 202412136837 on December 17, 2024, to comply with the NOV and secure the framing structure.

A Director's Hearing was held December 17, 2024, without the owner or representative present. Order of Abatement No. 202302670-A was issued December 18, 2024, with an initial assessment of $3,046.50. The owner appealed December 27, 2024, disputing $1,943.22 in fees. The appeal is scheduled for October 21, 2026. PTS as of October 6, 2026, records no inspections or final sign-off under the corrective permit.

Enforcement Actions:

• 01/28/23–01/30/23 – First NOV issued; case opened and copy sent to SFFD.
• 02/13/23 – Owner granted a 60-day extension to obtain drawings.
• 04/17/23–04/18/23 – Final Warning Letter mailed; case received by CES.
• 12/06/24 – Director's Hearing notice posted and sent by certified mail.
• 12/17/24 – Permit issued; Director's Hearing held; owner not represented.
• 12/18/24 – OOA issued; initial assessment of $3,046.50 prepared.
• 12/20/24–12/23/24 – OOA posted December 20 and mailed December 23.
• 12/27/24 – Appeal filed and appeal payment processed.
• 12/01/25 – CTS records November 21 courtesy lien notice mailed in error; fees on hold awaiting AAB.
• 09/02/26 – September 16 hearing canceled; reset to October 21, 2026.
• 09/16/26–09/17/26 – New AAB notice emailed/mailed, then posted.

Order of Abatement & Appeal:

Current Status: PTS dated October 6, 2026, shows Permit No. 202412136837 filed December 13, 2024, and issued December 17, 2024. No appointments, inspections, special inspections, or final sign-off are recorded.

Outstanding Violations: Completion of the NOV repair scope and final sign-off remain unverified. Life Safety Hazards: The NOV cited structural garage damage; current structural conditions require inspector confirmation.

Directors Hearing: #202302670 Date: 12/17/2024
Result: Hearing Officer David Goron authorized OOA; owner not represented.
Order of Abatement: Issued December 18, 2024; 30 days to obtain a permit and complete work, including final sign-off to comply with NOV 202302670, and pay all CES fees.

Appellant's Request:

Appellant requests reversal or reduction of $1,943.22 in fees, alleging a permit-processing error. Her supplemental statement cites her contractor's missed hearing, permit issuance on the hearing date, ongoing repairs, and the delay in scheduling the appeal.

Assessment of Costs: Permit issuance alone does not suspend assessments or establish abatement. Required work must be completed and verified by inspection and final sign-off. The initial assessment documents enforcement costs; obtaining a permit does not reverse those charges. The CTS hold pending AAB is separate from permit issuance.
Staff recommendation: Uphold Order of Abatement No. 202302670-A and the $3,046.50 initial assessment; deny the requested $1,943.22 reversal. Require completion of the NOV repair scope and final inspection sign-off.

Abatement Appeals Board Action:

LIST OF DOCUMENTS

1. Appellant's Appeal Application and Statements

2. NOV Complaint Data Sheet and Final Warning

3. Director's Hearing Notification and Service

4. Order of Abatement Posting Service and Costs

5. Permit Information and Inspection Status —

6. Condition Photographs and AAB Notice Records

EXHIBIT 1 | Appellant's Appeal Application and Statements

97 Hoff case file,

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: [redacted]
Phone Number: [redacted] Email Address: [redacted]

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

Abatement Appeals Board Appeal Application Form
Page Two

(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

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.

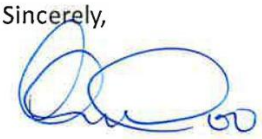
12/17/2024	Hearing Appearance & Summary	$ 70.00
12/17/2024	Issue Order of Abatement	$ 70.00
12/17/2024	Building Official Abatement Order	$ 560.00
12/17/2024	Posted Hearing Case Update	$ 41.66
12/18/2024	Prepare Assessment of Cost	$ 70.00
12/18/2024	Prepare Order of Abatement	$ 83.32
12/18/2024	Monthly 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

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

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 03:44:00 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

97 HOFF ST -

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**

BY _____

City and County of San Francisco
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

ICL Check $326.45
Total Received: $326.45

CE20243610001-68

Safe Building!

EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

97 Hoff case file,

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 106A.1
☐ **ADDITIONAL WORK-PERMIT REQUIRED**	106.4.7
☐ **EXPIRED OR** ☐ **CANCELLED PERMIT PA#:**	106A.4.4
☑ **UNSAFE BUILDING** ☑ **SEE ATTACHMENTS**	102A

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 104A.2.4** 628-652-3636

☑ **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 AND SIGN OFF.**
☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**
☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

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

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 INSPECT

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

EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

97 Hoff case file,

NOTICE OF VIOLATION

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

Pursuant to SFBC 107.5 and 106.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (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 102.2 & 110.

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 103 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 107.5 y 106.4.7 de el C6digo 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 Peimisos (Board of Permit Appeals) dentro de los primeros quince dias 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 immediatas 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 102.2 y 110 de el Código de Construcci6n 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, depreciaci6n 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 Concesi6n 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 103 de el Código de Edicios de San Francisco impone multas civiles hasta de $500 porcada dia a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecuci6n de las provisiones de este c6digo. 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 Jas ofensas y por cada dfa que dicha ofensa occura.

根據《三藩市建築法規》（簡稱 SFBC）第 107.5 項和第106.4.7項條款的規定，對沒有許可証便已開始的工程和或正在進行的工程、或者超路許可範圍的工程，將收取調查費。當事人可以在許可證發出日起 15 天之內，調查費可以向許可上訴委員會提出上訴。該委員會 地址在 South Van Ness 街 49 號 14 樓，電話：(628) 652-1150。

警告：如不按照要求立即采取行動、以糾正上述違章行爲，將可致使强制查封物業的强制糾正程序的執行。倘對此房地產强發的強制糾正程序令一經在市府備案，則自通意通知張貼日起的各項費此糾正程序令有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 102.2 項和第 110 項條款。

警告：《三藩市房屋法規》（即 SFHC）第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次犯者罰款 200 元，每個標宇的最高罰款可證 7,500 元。此項法規還規定對每一違章罹罪者可提出刑事控告，每日最高罰款可證 1,000 元，或／和監禁六個月。

警告：任何人通過出租房屋獲得收入、而該房屋已被證實審查局定爲低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折舊或稅款中扣除該款。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極、迅速有效地進行，我們將根據《國家稅收法規》（即 Revenue & Taxation Code）第 1264 (c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 103 項條款規定：對於任何違反、不服從、蔑視、忽視、或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被定罪，對每天所發生的、每一單獨的犯法行爲，將付下高證 500 元的罰款，和／或者監禁六個月。

EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

97 Hoff case file,

NOTICE OF VIOLATION

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

MG

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
49 South Van Ness Avenue, Suite#400 • San Francisco, CA 94103

☐ FIRST NOTICE
☐ SECOND NOTICE
☐ OTHER: _____

COMPLAINT NUMBER: 202302670

ADDRESS: 97 HOFF ST,
DATE: 1/28/2023
OCCUPANCY / USE: R3, B 2 FAMILY DWELLING
BLOCK: 3569 LOT: 017B
CONST. TYPE: V
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: MAY WOO
PHONE #: 415 516-4678
MAILING ADDRESS: 3332 17TH ST
CITY: S.F.
ZIP: _____
PERSON 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# _____ ;
☒ UNSAFE BUILDING (SFBC 102); ☒ SEE ATTACHMENTS

	CODE / SECTION #
AN EMERGENCY RESPONSE INSPECTION HAS REVEALED A CAR	SFBC 102A
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.	
MONTHLY NONITORING 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 PERMIT 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)
☐ 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 WITHOUT PERMITS _____

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: TREVOR BYRNE
(Inspector — Print Name)
OFFICE HOURS: 730 TO 830 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

M 9003 05 (Rev. 11/20)

☒ Building Inspection Division
49 South Van Ness Ave, Suite #400 628-652-3450
☐ Housing Inspection Division
49 South Van Ness Ave, Suite #400 628-652-3700
☐ Electrical Inspection Division
49 South Van Ness Ave, Suite #400 628-652-3450
☐ Plumbing Inspection Division
49 South Van Ness Ave, Suite #400 628-652-3450
☐ Code Inspection Division
49 South Van Ness Ave, Suite #400 628-652-3430

EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

97 Hoff case file,

DEPARTMENT OF BUILDING INSPECTION

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

DATE: 04/17/2023

PROPERTY ADDRESS:
97 HOFF ST

BLOCK: 3569 LOT: 017B

Building Complaint #: 202302670

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

--

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 01/28/2023 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

ASSESSMENT OF COSTS NOW IMPOSED:

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

AVOID FURTHER ASSESSMENT:

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

EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

97 Hoff case file,

City and County of San Francisc
Department of Building Inspection
49 South Van Ness Ave, Suite 400

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202302670

OWNER/AGENT: WOO MAYTHANE L
WOO MAYTHANE L
3332 17TH ST
SAN FRANCISCO CA
94110
OWNER'S PHONE
CONTACT NAME: ********
CONTACT PHONE ********

COMPLAINANT: ********
******** ********
****
COMPLAINANT'S PHONE ********

DATE FILED: 30-JAN-23
LOCATION: 97 HOFF ST
BLOCK: 3569 **LOT:** 017B
SITE:
RATING: **OCCUPANCY CODE**
RECEIVED BY: Thu Ha Thi Truong **DIVISION:** INS
COMPLAINT SOURCE: TELEPHONE

ASSIGNED TO DIVISION: CES

DESCRIPTION: 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.
INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	CHIU	6287		

REFFERAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
17-APR-23	Thu Ha Thi Truong	CES	per JG

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
28-JAN-23	OTHER BLDG/HOUSING VIOLATION	J GUAIUMI	FIRST NOV SENT	1st NOV issued per TB/tt	Thu Ha Thi Truong 30-JAN-23	INS
30-JAN-23	CASE OPENED	J GUAIUMI	CASE RECEIVED		Thu Ha Thi Truong 30-JAN-23	INS
30-JAN-23	OTHER BLDG/HOUSING VIOLATION	J GUAIUMI	CASE UPDATE	1st NOV issued per TB. Copy cc'd to SFFD /tt	Thu Ha Thi Truong 30-JAN-23	INS
13-FEB-23	OTHER BLDG/HOUSING VIOLATION	J GUAIUMI	CASE UPDATE	Owner asked for more time to obtain drawings. 60 day extension granted. JG		

EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

97 Hoff case file,

City and County of San Francisc
Department of Building Inspection
49 South Van Ness Ave, Suite 400

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202302670

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
17-APR-23	OTHER BLDG/HOUSING VIOLATION	J GUAIUMI	FINAL WARNING LETTER ISSUED	no permit filed to comply with NOV. JG		
17-APR-23	OTHER BLDG/HOUSING VIOLATION	J GUAIUMI	CASE UPDATE	FWL mailed, refer to CES. JG/tt	Thu Ha Thi Truong 17-APR-23	INS
17-APR-23	OTHER BLDG/HOUSING VIOLATION	J GUAIUMI	FINAL WARNING LETTER SENT	refer to CES. JG	Jimmy Guaiumi 17-APR-23	BID
17-APR-23	GENERAL MAINTENANCE	J GUAIUMI	REFERRED TO OTHER DIV	tranfer to div CES	Thu Ha Thi Truong 17-APR-23	INS
18-APR-23	GENERAL MAINTENANCE	J HINCHION	CASE RECEIVED	CES received complaint transfer - CR	Charles Robinson 18-APR-23	CES
28-OCT-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Case reviewed. Scheduled for 12/17/24 DH -CC	Chester Chiu 28-OCT-24	CES
02-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Prepared DH packet. SB	Sonya Bryant 02-DEC-24	CES
06-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	DIRECTOR HEARING NOTICE POSTED	DH posted. Photos taken. -CC	Chester Chiu 06-DEC-24	CES
06-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Cert mailed DH to owners on file. SB	Sonya Bryant 06-DEC-24	CES
11-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Case and permit reviewed. Updated Hearing Form for DH -CC	Chester Chiu 11-DEC-24	CES
17-DEC-24	OTHER BLDG/HOUSING VIOLATION	J NG	DIRECTOR'S HEARING DECISION	Ok to issue OOA per H.O. (David Goron) with staff recommendation - owner/rep. not present at DH. -jn	Joe Ng 17-DEC-24	CES
18-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	ASSESSMENTS DUE	IB MMF (4/18/23-12/17/24) 8 months -CC	Chester Chiu 18-DEC-24	CES
18-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	ORDER OF ABATEMENT ISSUED	OOA issued -CC	Chester Chiu 18-DEC-24	CES
18-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Processed OOA for signatures-hb	Heather Brooks 18-DEC-24	CES
20-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	ORDER OF ABATEMENT POSTED	OOA posted; photos processed. -CC	Chester Chiu 20-DEC-24	CES

EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

97 Hoff case file,

City and County of San Francisc
Department of Building Inspection
49 South Van Ness Ave, Suite 400

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202302670

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
23-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	CM OOA to owner on file-hb	Heather Brooks 23-DEC-24	CES
27-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	processed AAB payment, gave receipt to customer at counter - sj	Susan Jew 27-DEC-24	CES
01-DEC-25	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Courtesy lien notice generated, & Mailed on 11/21/2025 by error. Fees on hold awaiting AAB	Melissa Reyes 01-DEC-25	CES
19-AUG-26	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Abatement Appeals Board hearing notice created. AAB hearing scheduled for 9/16/2026. - CR	Charles Robinson 19-AUG-26	CES
20-AUG-26	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Posted AAB; photos taken from street side. -CC	Chester Chiu 20-AUG-26	CES
20-AUG-26	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Abatement Appeals Board hearing scheduled for 9/16/2026. Called left voice message for and eventually spoke with appellant in addition to emailing and mailing her the Notice of Hearing. - CR	Charles Robinson 20-AUG-26	CES
02-SEP-26	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	9/16/2026 AAB hearing is cancelled. This case will be rescheduled to 10/21/2026 hearing. Mailed cancellation notice via regular mail and emailed appellant. New hearing notification for the new date will be sent out - ML	Michael Luk 02-SEP-26	CES
16-SEP-26	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Abatement Appeals Board hearing scheduled for 10/21/2026. Emailed and mailed a copy of the Notice of Hearing via regualr mail and certified mail - ML	Michael Luk 16-SEP-26	CES
17-SEP-26	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	AAB posted; photos taken from street side. -CC	Chester Chiu 17-SEP-26	CES

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT

NOV (HIS)	NOV (BID)
	28-JAN-23

EXHIBIT 3 | Director's Hearing Notification and Service

97 Hoff case file,

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.

W A R N I N G

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

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

EXHIBIT 3 | Director's Hearing Notification and Service

97 Hoff case file,

City and County of San Francisco
Department of Building Inspection

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

DATE AFFIDAVIT PREPARED December 5, 2024

ADDRESS: 97 HOFF ST,
INSPECTOR: Chester Chiu
OWNER: WOO MAYTHANE L
3332 17TH ST
SAN FRANCISCO CA
94110

Directors' Hearing Date: December 17, 2024
Hearing Number: **202302670**
Block: 3569 Lot: 017B Seq: 0
Tract: Case: BW3

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

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

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

Date Mailed: 12/6/24, San Francisco, California. By: _____
(signature)

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

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

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

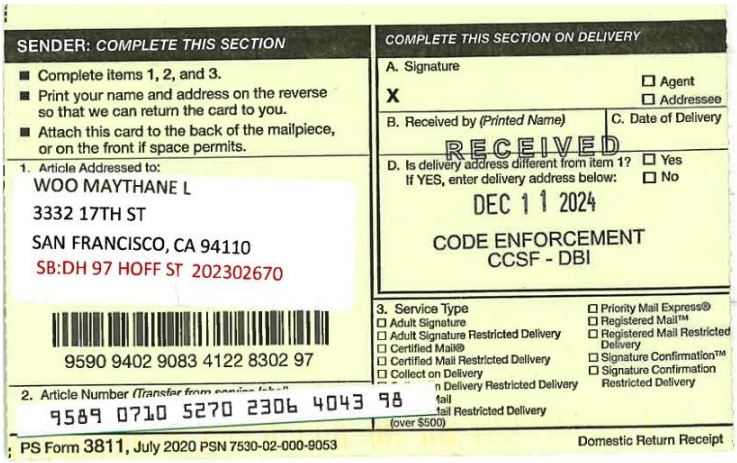
Date Posted: 12/6/24, at San Francisco, California.

By: Chester Chiu 12/6/24 Signature: _____
(Print name) (Date)

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

EXHIBIT 3 | Director's Hearing Notification and Service

97 Hoff case file,



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

WOO MAYTHANE L
3332 17TH ST
SAN FRANCISCO, CA 94110
SB:DH 97 HOFF ST 202302670

9590 9402 9083 4122 8302 97

2. Article Number (Transfer from service label)
9589 0710 5270 2306 4043 98

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
RECEIVED
C. Date of Delivery
DEC 11 2024

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

CODE ENFORCEMENT
CCSF - DBI

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

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

EXHIBIT 3 | Director's Hearing Notification and Service

97 Hoff case file,

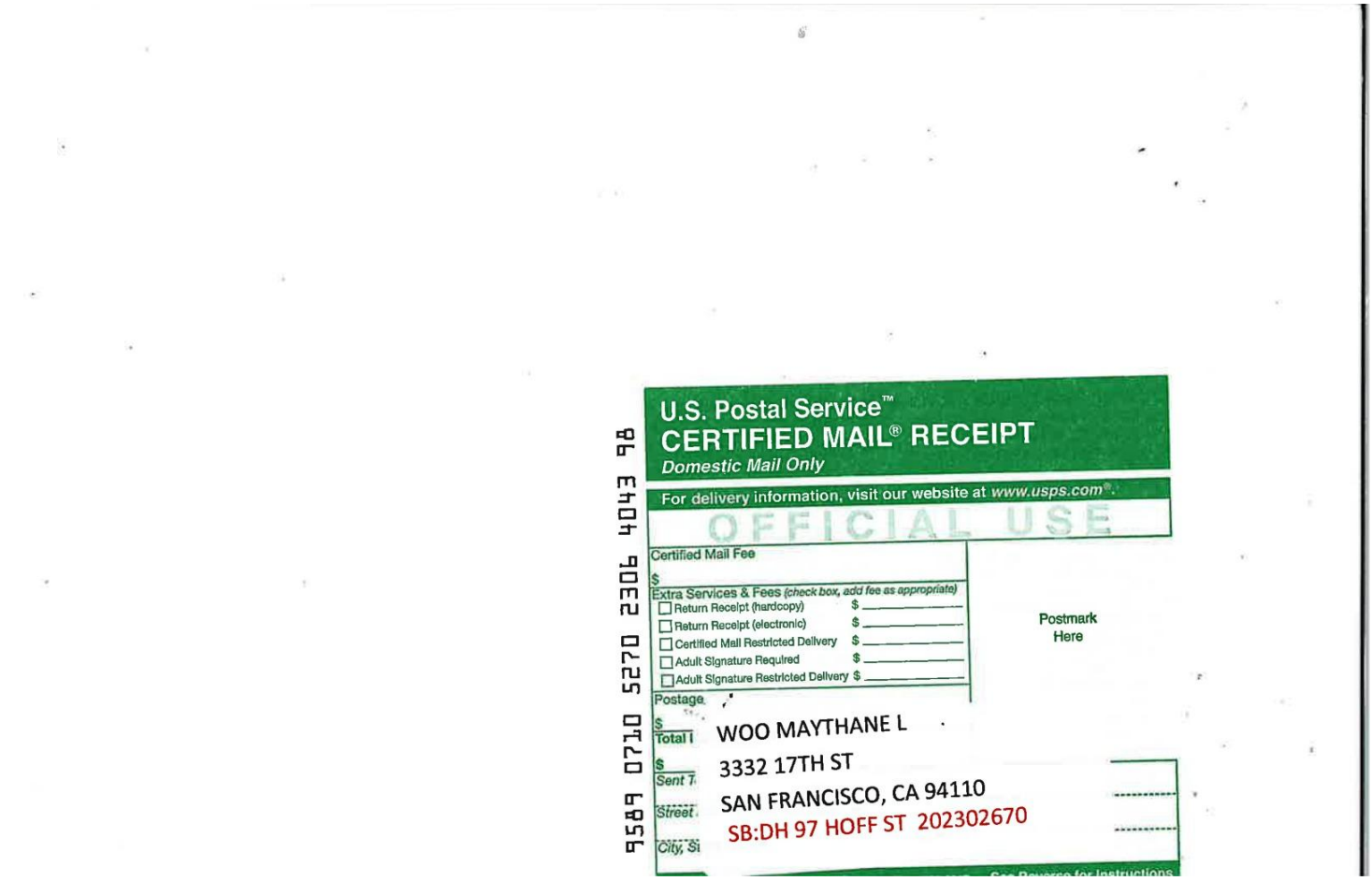
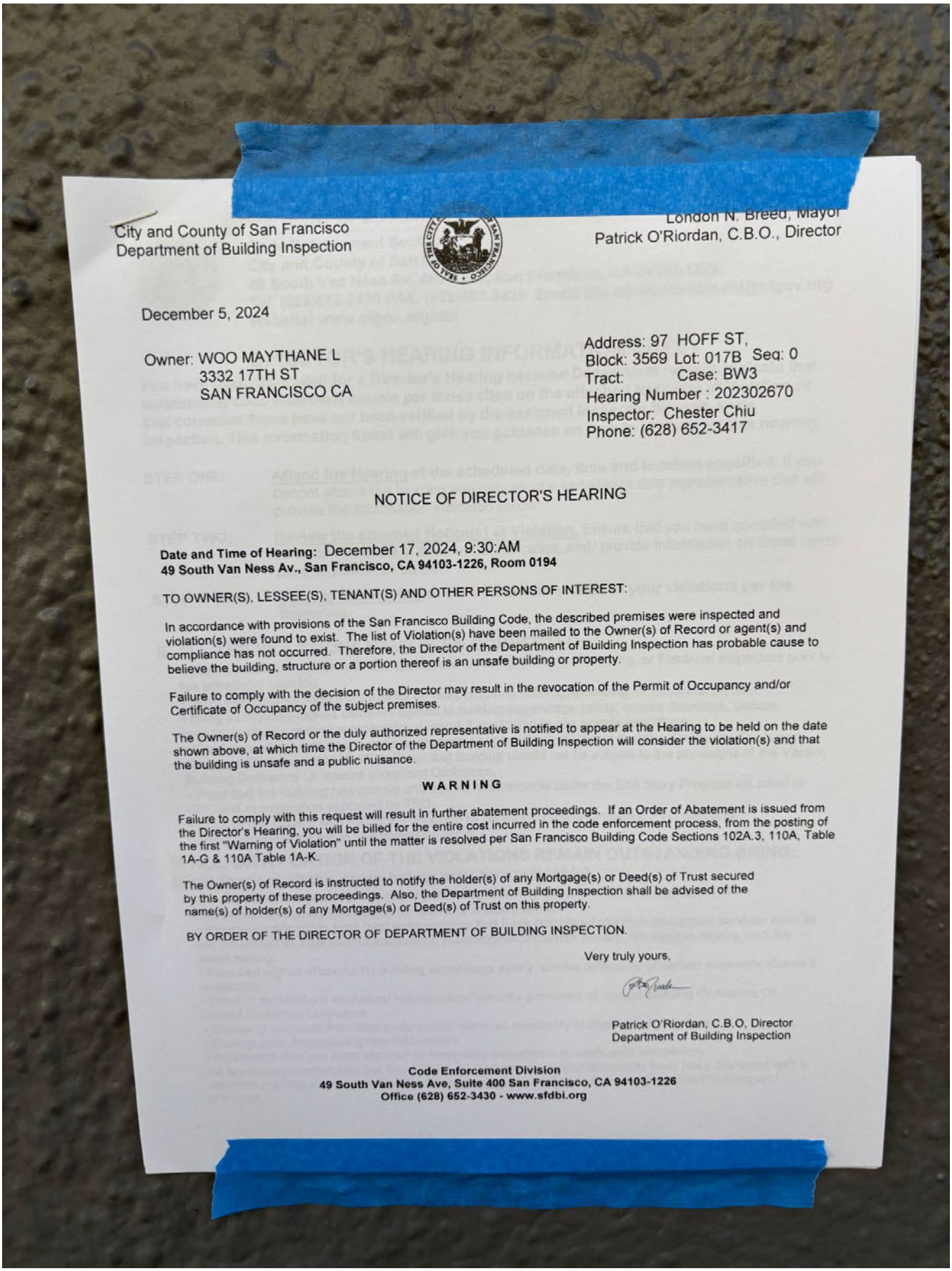


EXHIBIT 3 | Director's Hearing Notification and Service

97 Hoff case file,



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

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

EXHIBIT 3 | Director's Hearing Notification and Service

97 Hoff case file,



EXHIBIT 4 | Order of Abatement Posting Service and Costs

97 Hoff case file,

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.

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

Very truly yours

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

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

EXHIBIT 4 | Order of Abatement Posting Service and Costs

97 Hoff case file,

City and County of San Francisco
Department of Building Inspection

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

DATE AFFIDAVIT PREPARED December 18, 2024

Address: 97 HOFF ST,
Inspector: Chester Chiu
Directors' Hearing Date: December 17, 2024
Owner: WOO MAYTHANE L
3332 17TH ST
SAN FRANCISCO CA

94110

Hearing Number: 202302670
Block: 3569 **Lot No:** 017B **Seq:** 0
Tract: **Case:** BW3

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: 12/23/2024 at San Francisco, California. By: _____
(Signature)

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

I, the undersigned, declare that I am employeed 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.

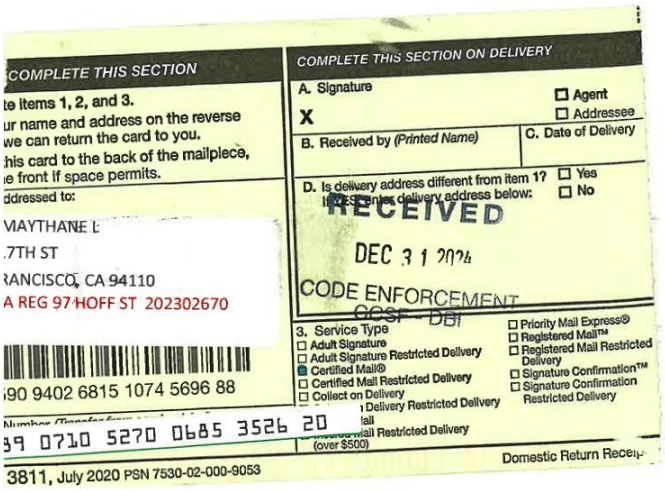
Date Posted: 12/20/24, at San Francisco, California.

By: Chester Chiu 12/20/24 Signature: _____
(Print name) (Date)

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

EXHIBIT 4 | Order of Abatement Posting Service and Costs

97 Hoff case file,



COMPLETE THIS SECTION

te items 1, 2, and 3.
ur name and address on the reverse
we can return the card to you.
his card to the back of the mailpiece,
e front if space permits.

ddressed to:

MAYTHANE L
.7TH ST
RANCISCO, CA 94110
A REG 97 HOFF ST 202302670

90 9402 6815 1074 5696 88

39 0710 5270 0685 3526 20

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

RECEIVED
DEC 31 2024
CODE ENFORCEMENT
CCSF - DBI

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

Domestic Return Recei

EXHIBIT 4 | Order of Abatement Posting Service and Costs

97 Hoff case file, o



9589 0710 5270 0685 3526 20

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ /
Pos
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Str
City, State, ZIP+4®

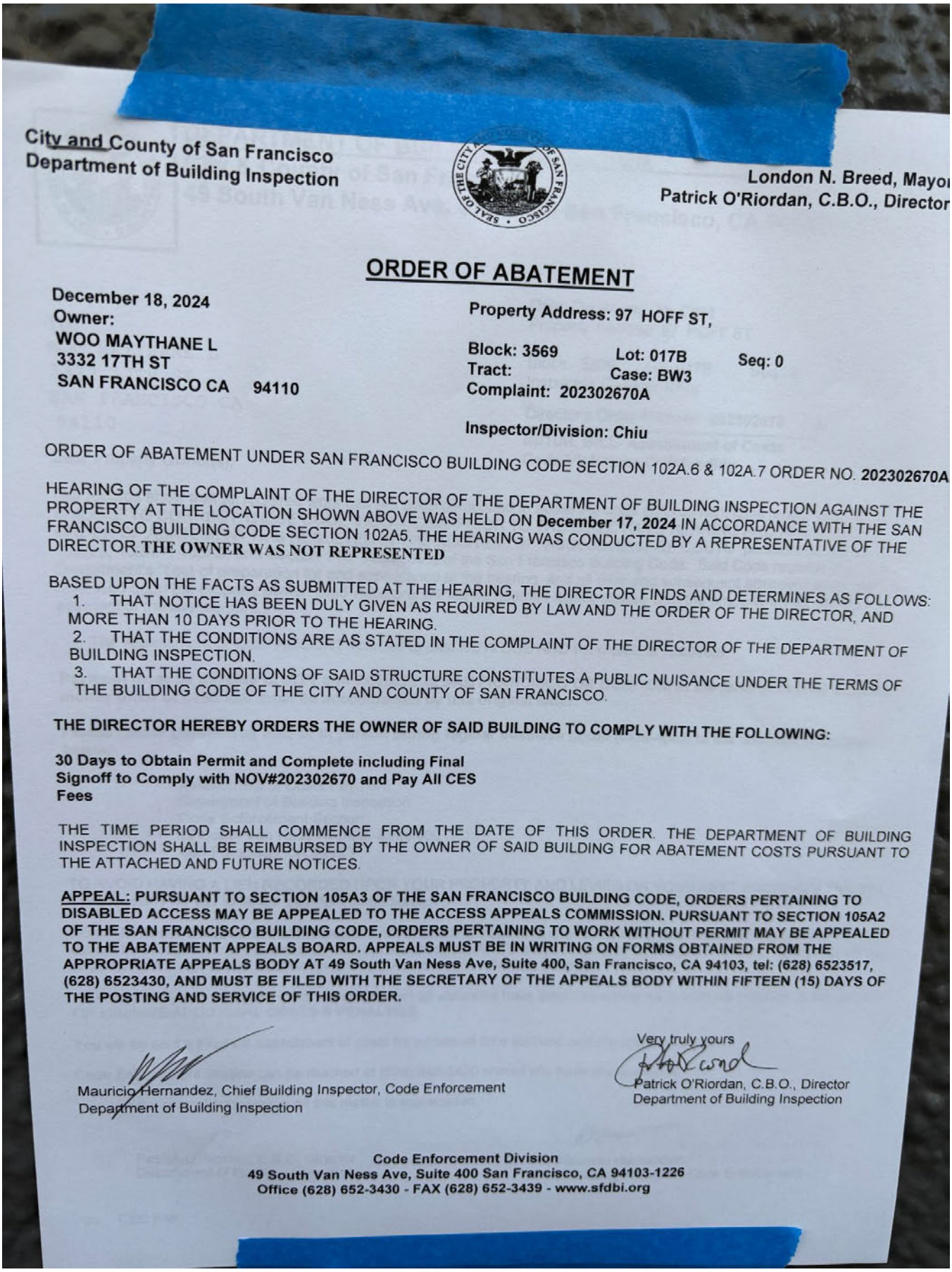
Postmark Here

WOO MAYTHANE L
3332 17TH ST
SAN FRANCISCO, CA 94110
hb:OOA REG 97 HOFF ST 202302670

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

EXHIBIT 4 | Order of Abatement Posting Service and Costs

97 Hoff case file,



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

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

EXHIBIT 4 | Order of Abatement Posting Service and Costs

97 Hoff case file,



EXHIBIT 4 | Order of Abatement Posting Service and Costs

97 Hoff case file,

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

EXHIBIT 4 | Order of Abatement Posting Service and Costs

97 Hoff case 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.**

DEPARTMENT OF BUILDING INSPECTION

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

Date: 10/08/26 12:14:24

Permit details report

Application Number: 202412136837 **Bluebeam ID:**

Form Number: 8 **Application Description:** TO COMPLY WITH NOV 202302670. SECURE FRAMING STRUCTURE.

Address: 3569/017B/0 97 HOFF ST

Cost: $20,000 **Occupancy code:** R-3,U **Building Use:** 86 – PRKNG GARAGE/PRIVATE

Disposition/Stage:

Action Date	Stage	Comments	
13-DEC-2024	TRIAGE		
13-DEC-2024	FILING		
13-DEC-2024	FILED		
17-DEC-2024	APPROVED		
17-DEC-2024	ISSUED		

Contact Details:

Contractor Details

License No. : 949990
Name: KARL SEAGREN
Company name: SEAGREN GENERAL CONTRACTING INC **Phone:**
Address: 4104 24TH ST#757 SAN FRANCISCO CA 94114-0000

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CES	13-DEC-2024	13-DEC-2024			13-DEC-2024	MCCONN DECLAN	OK TO PROCESS.
2	INTAKE	13-DEC-2024	13-DEC-2024			13-DEC-2024	MASOUD HAMIDI	
3	CP-ZOC	13-DEC-2024	13-DEC-2024			13-DEC-2024	SPYCHER DAKOTA	To comply with NOV 202302670. All work along Hoff Street only to 1) change swing of door to no encroach into PROW, 2) replace existing garage door to rear of structure in-kind, 3) replace double-swing garage door with, approximately 8'-6" new roll-up door to match existing. Both automotive entries are existing conditions of the subject property.
4	BLDG	13-DEC-2024	13-DEC-2024			13-DEC-2024	CHAN PHILIP	Approved OTC.
5	CPB	17-DEC-2024	17-DEC-2024			17-DEC-2024	LEE ERIC	12/17/24: SF-BAN 1164692 ACTIVE PER TTX. OTC PERMIT ISSUED. -EL

EXHIBIT 5 | Permit Information and Inspection Status

97 Hoff case file,

HEARING INFORMATION FORM

PROPERTY ADDRESS: 97 Hoff St			☐ FIRST NOTICE: 1/28/2023		COMPLAINT NO. 202302670
DIRECTOR'S HEARING DATE: 12/17/2024			☐ FWL: 4/17/2023		
CONTINUED DIRECTOR'S HEARING DATE: _			☐ VCS/VB WN: _		
SOURCE BY: BID ☒ EID ☐ PID ☐ CES ☐ INS ☐			BLOCK: _3569	LOT: _017B	
CES REFERRAL DATE: 4/18/2023			INSPECTOR: Chester Chiu		
OCCUPANCY/USE	_		BASEMENT ☐	_	
CONST. TYPE	_	STORIES	_	NO OF UNITS	_

PRIORITY CATEGORY:

☐ WORK W/O PERMIT	☐ SOFT STORY PROGRAM	☐ ILLEGAL OCCUPANCY	☐ CANCEL PERMIT
☐ EXPIRED PERMIT	☒ STRUCTURALLY UNSAFE	☐ ILLEGAL UNIT	☐ OTHER
☐ FIRE DAMAGE	☐ LIFE HAZARD	☐ BOILER PROGRAM	☐ BUILDING ENARGEMENT
☐ EXCEEDING SCOPE OF PERMIT	☐ VACANT BUILDING / COMMERCIAL STOREFRONT PROGRAM	☐ INADEQUATE MAINTENANCE (BLIGHT CONDITIONS)	

VIOLATION DESCRIPTION:

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-KCode/Section: SFBC 102A

INSPECTOR'S COMMENTS/STATUS:

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.

PERMIT STATUS: FILED☐ / APPROVED☐ / ISSUED☐ / STATUS: WORK IN PROGRESS☐ / EXPIRED☐ / CANCELLED☐

BUILDING #	No Building Permit to Comply with NOV
ELECTRICAL #	
PLUMBING #	

INSPECTOR'S RECOMMENDATIONS:	CONDITIONS:
☐ RETURN TO SOURCE ☐ CONTINUED FOR 30 DAYS ☒ ISSUE ORDER OF ABATEMENT ☐ OTHER	30 Days to Obtain Permit and Complete including Final Signoff to Comply with NOV#202302670 and Pay All CES Fees.

HEARING OFFICIAL:

DECISION: Owner Represented: Y☐ / N☐ Building Unsafe (SFBC102): Y☐ / N☐ Hearing Continued Y☐ / N☐

1.
2.
3.
4.

DIRECTOR'S HEARING RESULT:

Director's Hearing Result ☐	AAB ☐ / City Attorney Ref. ☐	
☐ OOA: _ ☐ OOA W/ADVISEMENT: __DAYS ☐ CONTINUED DH: _ ☐ RETURN TO SOURCE: _	☐ AAB-Hearing Date:_ ☐ AAB- Decision: _ ☐ Litigation Ref: _ ☐ City Att. Ref: _ ☐LIEN Process: Y ☐ / N ☐	Return to Source ☐ Approved By: Mauricio Hernandez Date: _ ☐ BID ☐ EID ☐ PID ☐ CES

CASE ABATED ☐

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

EXHIBIT 5 | Permit Information and Inspection Status

PTS Permit Details Report — October 6, 2026, 3:16:38 PM

Transcribed from the PTS report supplied for this staff report.

Application Number: 202412136837
Property: 97 Hoff Street
Block / Lot: 3569 / 017B
Form Number: 8
Description: TO COMPLY WITH NOV 202302670. SECURE FRAMING STRUCTURE.
Estimated Cost: $20,000.00
Occupancy: R-3, U
Building Use: 86 — Parking Garage / Private

Disposition and Stage

December 13, 2024 — Triage, Filing, Filed
December 17, 2024 — Approved, Issued

Permit Routing

CES — December 13, 2024: Declan McConn; approved, OK to process.
Intake — December 13, 2024: Masoud Hamidi; administrative.
Planning CP-ZOC — December 13, 2024: Dakota Spycher; approved. Work along Hoff Street: change door swing to avoid encroachment into the public right-of-way, replace the rear garage door in kind, and replace the double-swing garage door with an approximately 8-foot-6-inch roll-up door. Both automotive entries are existing.
Building — December 13, 2024: Philip Chan; approved OTC.
CPB — December 17, 2024: Eric Lee; administrative, OTC permit issued.

Inspection Record as of October 6, 2026

Appointments: No entries shown.
Inspections: No entries shown.
Special Inspections: No entries shown.
Final inspection or sign-off: Not recorded in the supplied PTS report.

Contractor

Karl Seagren — Seagren General Contracting Inc.
License No. 949990

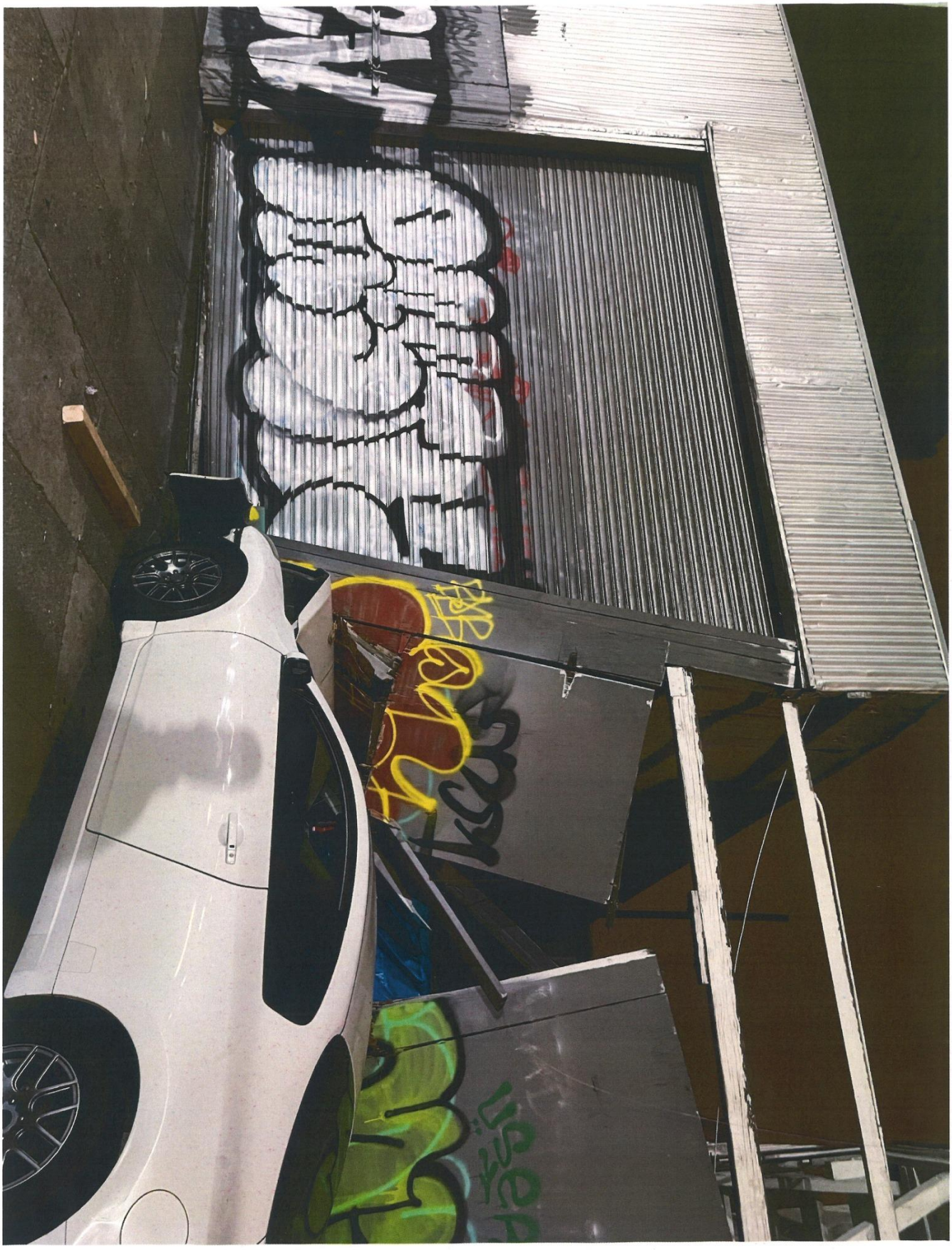


EXHIBIT 6 | Condition Photographs and AAB Notice Records

97 Hoff case file,



EXHIBIT 6 | Condition Photographs and AAB Notice Records

97 Hoff case file,

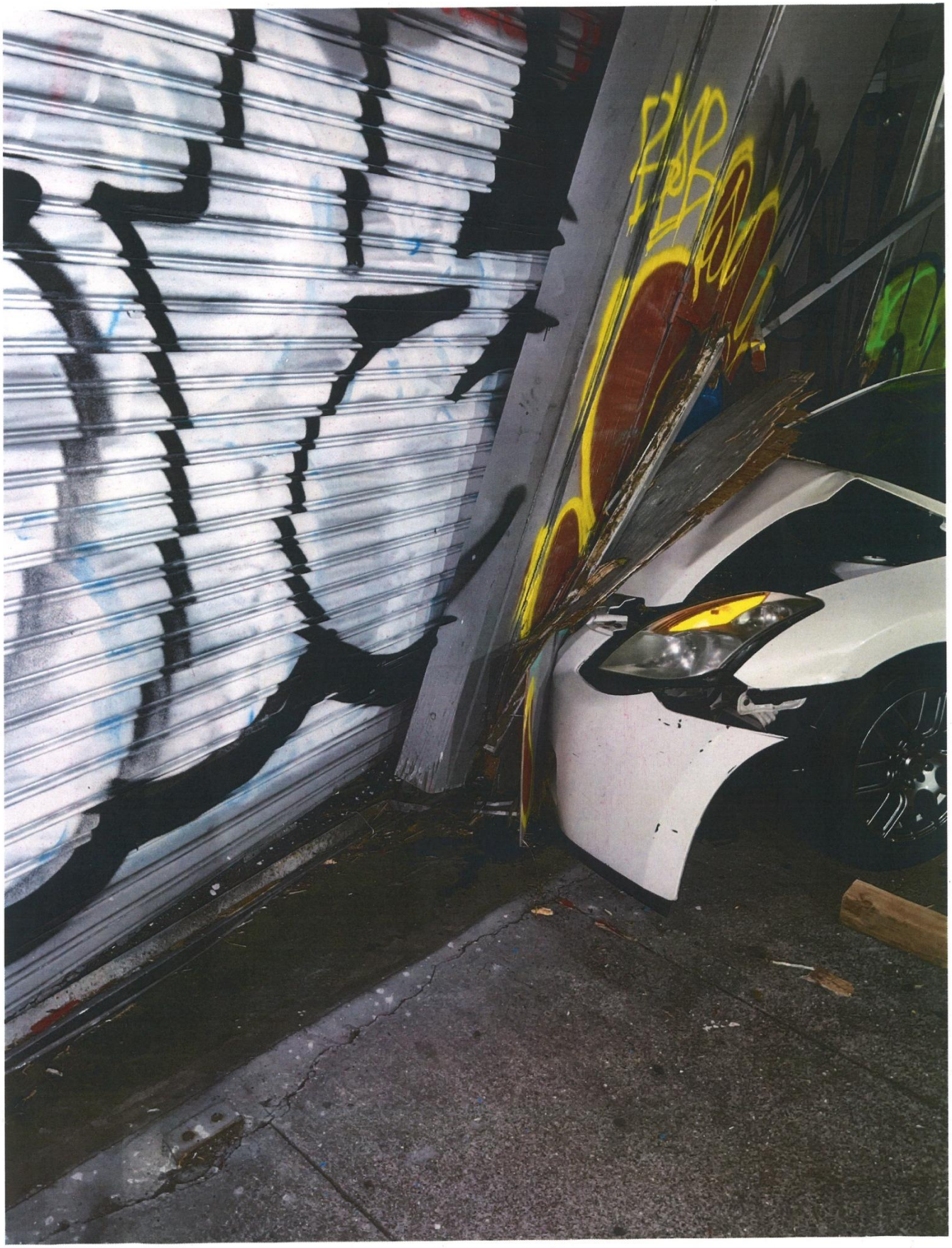


EXHIBIT 6 | Condition Photographs and AAB Notice Records

97 Hoff case file,



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

DATE AFFIDAVIT PREPARED
9/16/2026

Address: 97 HOFF ST **Block: 3569** **Lot: 017B**

Complaint No: 202302670 **Case: 6977**

Appeals Board Hearing Date: 10/21/2026

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

Declaration Of Service Of Notice of HEARING By Mail Per San Francisco Building Code Section 105A.2.6

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 105A.2.6, I did on this date place a true copy of the Notice of Hearing by the Abatement Appeals Board 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: 9/16/2026, at San Francisco, California. By: _____
(Signature)

Declaration Of Posting Of The Notice of HEARING Per San Francisco Building Code Section 105A.2.6

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 105A.2.6, I did on this date post a true copy of the Notice of Hearing by the Abatement Appeals Board of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing, to wit:

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

Date Posted: 9/17/26, at San Francisco, California.

By: Chester Chiu 9/17/26 Signature: _____
(Print name) (Date)

EXHIBIT 6 | Condition Photographs and AAB Notice Records

97 Hoff case file,



9589 0710 5270 3375 4405 15

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☐ Return Receipt
☐ Certified Mail F
☐ Adult Signatur
☐ Adult Signatur
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No., or PO Box No.
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CES-AAB-NOH: Reg 97 HOFF ST 202302670
ML

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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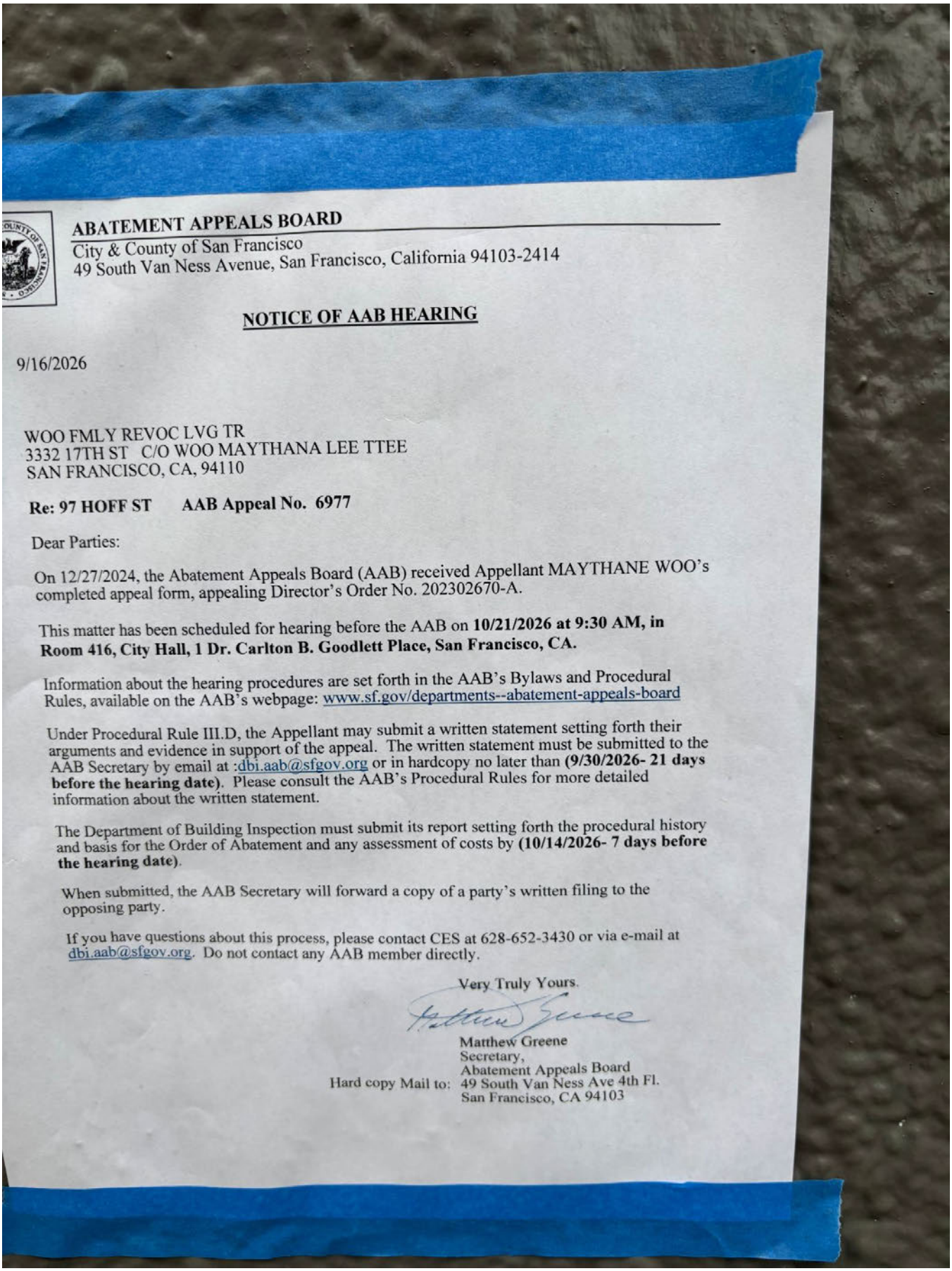
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EXHIBIT 6 | Condition Photographs and AAB Notice Records

97 Hoff case file,



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

EXHIBIT 6 | Condition Photographs and AAB Notice Records

97 Hoff case file,



EXHIBIT 6 | Condition Photographs and AAB Notice Records

Supplied exterior photograph —



EXHIBIT 6 | Condition Photographs and AAB Notice Records

Supplied exterior photograph —



EXHIBIT 6 | Condition Photographs and AAB Notice Records

Supplied exterior photograph —

