

***Regular Meeting of the  
Abatement Appeals Board  
November 14, 2025***

***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. 6961**

**Date of Abatement Appeals Board Hearing: 11/14/2025**

**Property Address: 2345–2347 Clement Street**

**Block: 1456 Lot: 042**

**Page 1**

**Complaint Number: 202430152**

### **PROPERTY OWNER INFORMATION**

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

**CP Clement LLC**

**10 Crown TER , San Francisco CA 94114**

**Appellant:**

**David Cole Silverman**

**2347 Clement St San Francisco CA 94121**

**Building/Property Description:**

**Legal Use/Occupancy:**

**R-2/ 4-Unit Building**

#### **Case Summary:**

This case originated from an online web-form complaint received on 10/24/2024 regarding suspected illegal construction at the rear of 2345–2347 Clement Street. Field verification confirmed substantial unpermitted work including demolition and reframing of a three-story rear vestibule, detachment of the connected three-story rear stair, and construction of a detached storage shed on casters. The work exceeded the scope of the active siding permit, and the rear stair structure was minimally braced, resulting in an unsafe condition.

A First Notice of Violation (NOV) was issued by BID on 10/28/2024, directing the owner to cease all work and obtain appropriate permits. The case was later referred to CES following non-compliance. A Director's Hearing was held on 7/15/2025, where the Hearing Officer granted a 60-day advisement to obtain corrective permits and final inspections under PA 202505096207 and PA 202505096216.



**Appeal No. 6961**

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**Property Address: 2345 Clement St**

**Block: 1456 Lot: 042**

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Although multiple permits have been issued and minimal corrective work has occurred, no final inspections have been obtained. Field verification on 10/30/2025 confirmed that critical portions of the NOV remain uncorrected, including incomplete siding, an unanchored three-story stair (approximately two-foot separation), and the detached storage structure remaining onsite.

An Order of Abatement (OOA) was issued on 9/16/2025, posted on 9/22/2025, and an Initial Bill was prepared, including eight (8) months of Monthly Monitoring Fees (MMF) from 1/8/25 to 9/16/25. The appellant requested relief and additional time to complete work.

**Enforcement Actions:**

- 10/25/24 – CASE OPENED; case reviewed and assigned to district inspector
- 10/28/24 – Investigation found work beyond scope; NOV to follow
- 10/28/24 – First NOV issued
- 10/29/24 – NOV mailed and cc'd to EID & PID
- 01/02/25 – Final Warning Letter issued; referred to Code Enforcement
- 01/03/25 – Case transferred to CES; Final Warning Letter mailed
- 01/08/25 – Case received in CES
- 04/10/25 – Permit research found no permit to comply with NOV
- 04/15/25 – Case update; neighbor concerned about electrical work; advised about DH, 311
- 04/16/25 – OK to send case to DH 5/20/25
- 04/25/25 – DH packet prepared
- 04/28/25 – DH notice posted; photos uploaded
- 04/29/25 – DH notice certified mailed
- 05/05/25 – Domestic return receipt signed
- 05/16/25 – 30-day continuance request received; granted
- 06/25/25 – CDHN packet prepared; mailed 6/27
- 07/02/25 – Case prepared for DH



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- 07/15/25 – DH held; 60-day advisement per HO
- 09/16/25 – Returned contractor call; permits found w/ last inspection 9/15/25; MMF applied; OOA issued; assessment prepared
- 09/22/25 – OOA posted; affidavit + photos uploaded; OOA packet mailed
- 10/08/25 – AAB payment processed
- 10/17/25 – Permission to schedule AAB hearing granted; NOH mailed; appellant notified
- 10/22/25 – AAB posting completed; affidavit uploaded
- 10/27–10/29/25 – Site visit; inspection rescheduled
- 10/29/25 – AAB hearing date changed; notices mailed
- 10/30/25 – Site visit: siding incomplete; stairs still detached w/ temporary plank; shed remains

- **Order of Abatement & Appeal:**

**Current Status: Violation remains outstanding**

**Outstanding Violations: Yes**

**Life Safety Hazards: Unsafe**

**Directors Hearing: #202430152 Date: 8/20/2024**

**Result: Order of Abatement**

**Order of Abatement: 202430152-A issued with condition: 30 Days to Complete All Work including final signoff to comply with NOV# 202430152 and Pay All CES Fees.**

**Appellant's Request:**

The appellant seeks additional time to comply, citing expanded scope due to deferred maintenance, including:

- Electrical modernization
- Full plumbing and fixture replacement
- Structural upgrades
- Rebuild of three-story stair and mudroom

**Staff recommendation:**



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Uphold the Order of Abatement and impose assessment of costs.

Violations cited in NOV remain uncorrected, and required permits remain open without final inspections and minimal inspection history. Life-safety conditions persist, including an unanchored three-story stair and incomplete siding. The detached storage shed remains onsite.

**Abatement Appeals Board Action:**

**LIST OF DOCUMENTS**

1. Appellant's Appeal
2. Order of Abatement & Initial Bill
3. Declaration of Service (posting & mailing of OOA)
4. NOV & Final Warning Letter
5. Complaint Data Sheet & Case Chronology
6. Permit History & Inspection Records
7. Photos – BID/CES



*ok to process*  
*G. Linn*  
*10/7/25*

**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: David Silverman

Director's Order No 202430152

Date Appeal Filed: 10/07/2025

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

Complaint Tracking No(s) 202430152

Filing Fee: \$534.00

**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 **\$534.00** (checks are payable to the San Francisco Department of Building Inspection). Please attach additional pages as necessary and print legibly.

**Jurisdiction of the Abatement Appeals Board (AAB):** Under Section 105A.2 of the San Francisco Building Code (SFBC), and Chapter 77 of the San Francisco Administrative Code, the AAB has the power to hear and decide appeals from Orders of Abatement and hear direct appeals pursuant to SFBC Section 102A.. The Board may "uphold, modify, or reverse such orders, provided that the public health, safety and public welfare are secured most nearly in accordance with the intent and purpose of this code and the San Francisco Housing Code." (SFBC 105A.2.3).

**Appellant Questionnaire & Declaration:** The undersigned appellant hereby appeals to the AAB and makes the following allegations in connection therewith:

- (1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on 09/22/2025
- (2) The affected premises are located at 2345/47 Clement Street San Francisco CA 94121 Block/Lot 1456/042 San Francisco. They contain 3 dwelling units and 1 commercial ~~guest rooms~~
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
We were granted a 60 day under advisement from our DH OA and it simply was not enough time to complete all required items. Please see attached letter to the board
- (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.).  
We merely request that the order be over-turned and no abatement filed against the property and the case returned back to DBI for us to finalize the completion of the project in which we are so close to finalizing
- (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  
on file w/DBI Attached to permits

**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

(6) **Appellant's Information:**

Print Appellant's Name: David Silverman

Appellant's Mailing Address: 2347 Clement Street San Francisco 94121

Phone Number: 5614008798

Email Address: David@anythingbutcake.com

(7) Please state any work that you are aware of that was performed at the subject property without required ☒ building, ☒ plumbing, ☒ electrical permits:

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

(9) If no, explain property purchases and approximate time when work was performed:

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

All permits issued, some sign offs complete, almost done with project entirely. Received ok to cover from BID and EID

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

(12) When was the work done? Over the course of the last year

(13) Who did the work? Various, including me

(14) What is your occupation? If you are a co-owner, list all other co-owners and other occupants.  
Agent on behalf of CP Clement LLC

(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 N/A

(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. 202505096216 & 202505096207

☒ Plumbing Permit Application Nos. PP20250502045

☐ Electrical Permit Application Nos. E202505022171, 72, & 73

(21) What other permits have you been granted by the City? Parking for said construction

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

Please see attached letter.

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

Print Name: David Silverman

Signature: [Signature]

Date Signed: 10/7/2025

Signatory is ☐ property owner ☒ agent ☐ other



Abatement Appeals Board Appeal Application Form  
Addendum for Jurisdiction Requests Only  
Page Three

**Instructions:** If you are requesting that the AAB take jurisdiction of an appeal after the requisite appeal period has expired please complete the following questionnaire:

**Jurisdiction of the Abatement Appeals Board & Filing Time Periods:** Pursuant to Chapter 77.5 of the San Francisco Administrative Code, the AAB has the power to grant jurisdiction after the appeal period has expired only upon a showing by the appellant that the delay in filing the appeal was due to misrepresentation, mistake, or other error on the part of the City. (Admin. Code Chp. 77.5(b)(2)). A Request for Jurisdiction shall be filled within fifteen (15) days from the date the Board Secretary has rejected an appeal, or fifteen (15) days after the appellant has actual or constructive knowledge of the right to appeal.

- (1) Date of Request: \_\_\_\_\_
- (2) Date AAB Secretary rejected appeal or date appellant made aware of right to appeal  
\_\_\_\_\_
- (3) Please explain why there was a delay in filing the appeal:  
\_\_\_\_\_  
\_\_\_\_\_
- (4) Please describe the alleged misrepresentation, mistake, or other error on the part of the City that caused the delay (attach additional sheet(s) if necessary):  
\_\_\_\_\_  
\_\_\_\_\_
- (5) What other facts do you want the Board to consider regarding the request for jurisdiction?  
\_\_\_\_\_  
\_\_\_\_\_

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

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_ Signatory is ☐ property owner ☐ agent ☐ other \_\_\_\_\_

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





CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION  
49 South Van Ness Ave, Suite 400  
San Francisco, CA 94103-1226

# PAYMENT RECEIPT

Printed on: 10/07/2025 04:02:12 PM

Code Enforcement Division

Phone:(628) 652-3430

Payment Date: 10/07/2025

Job Address

2345 2347 CLEMENT ST 0 - 0

Receipt Number: CED09975

Issued By: SJEW

Payment received from:

Application Number:

DAVID COLE SILVERMAN

2347 CLEMENT ST

SAN FRANCISCO CA 94121

processed AAB filing

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$534.00	202430152

**TOTAL**

**\$534.00**

BY

City and County of San Francisco DBI

Reference Number: 2025279001-114  
Date/Time: 10/07/2025 3:59:57 PM

Permit or Reference Number Payment  
2025279001-114-1

Line Item

Permit or Reference Number: CED09975

Comment: 2345 2347 CLEMENT ST 0

Fee Desc: CED AAB Filing Fee

Amount: \$534.00

Total: \$534.00

1 ITEM TOTAL: \$534.00

TOTAL: \$534.00

\*DUPLICATE RECEIPT 10/7/2025 4:01:35 PM\*

Mastercard \$534.00

Method: Chip Read

Card Number: \*\*\*\*\*5087

Last Name: SILVERMAN

Total Received: \$534.00



CE2025279001-114

Safe Building!

2345 2347 CLEMENT ST 0 - 0



Sirs, Madames, and interested parties ~

Regarding the matter at 2345/47 Clement Street 94121:

In the time that has elapsed since the 60-day under advisement was ordered we have gotten 7 permits issued, all safety related issues corrected, some sign offs received including the majors of permission to cover from the building inspector and electrical inspector, with further inspections already scheduled. We have solely acted in good faith since the beginning of this process and are continuing to do everything within our power, from all facets physically mentally and financially, to complete this project as expeditiously as humanly possible. The issue at hand is simply a matter of the clock. What was ordered versus what is possible are not the same. Simply put, there is no reality in which the amount of time ordered was sufficient enough an amount of time to complete everything within the new scope as the scope has grown exponentially multiple times over since the original nov was issued.

We are dealing with a building recently inherited by the new owner that wasn't well maintained for over half a century. We have added 50+years worth of rehab, maintenance, and updating Safety Systems to the already immense scope which includes 3 electrical permits which all of which have full K&T deenergization and rewire. A master plumbing permit for an almost full repipe including three water heaters and fixtures and finishing. Full demo and full rebuild of a three-story, in-kind mudroom rear entrance with fire separation between floors and a three-story 1 hour inside one hour outside rated firewall with fire curtain in a residential 5B Construction. Building permits with plans generated by architect and wet stamped. Structural plans and structural calcs generated by our PE and wet stamped. I have personally spent literal months of time at DBI navigating this project and getting everything issued to the extent that I'm a familiar face at 49 van ness between floors 2 and 5 with half of the OTC city workers knowing me and I them on a first name basis.

I will reiterate that since that nov was issued we have done nothing but act in and behave in good faith to get this project completed. We have both the paper trail and financial drain to back it up as you can see with the attachments to this appeal.

I'll leave you with a final thought and then propose a question of which i request you to ask yourselves...

The city has granted me one year to complete the work on one of the building permits and two years to complete the work on the other building permit. In addition, each of the 4 trade permits is given a year to complete.

If the time frame the city traditionally grants to complete a scope such as this lies between one and two years, then why in any realm of possibility is it even remotely realistic to even conceive the idea and then order under the dark cloud of a pending OA that all of it; from plans to architects, engineers to stamps, revisions and go backs, permits issued to recommencement of



work, then completing ALL of the aforementioned with final sign offs, could be done in 60 days....??

(Please remember we were under a stop work order for the better part of 6 months until permits were issued. That date was 15 days after the DH and only 45 days remained in the 60 under advisement period)

I thank you again for your time in hearing this quite long-winded appeal, but there is no other story to tell than the full and true story, and it has been a very very very long one. I can guarantee you one thing with 100% absolute certainty, there lives not a single soul on this earth that looks forward to this project being completed and cleared more than I.

Kind regards,  
David Silverman  
Agent on behalf of CP Clement LLC





## **ORDER OF ABATEMENT**

September 17, 2025

Owner:

CP CLEMENT LLC

10 CROWN TER

SAN FRANCISCO CA 94114

Property Address: 2345 2347 CLEMENT ST, 0000

Block: 1456

Lot: 042

Seq: 1

Tract: 427

Case: BW0

Complaint: 202430152A

Inspector/Division: McConn

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202430152A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON July 15, 2025 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED

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

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

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

30 Days to Complete All Work including final signoff to comply with NOV# 202430152 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](http://www.sfdbi.org)





## DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

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

**To:**

CP CLEMENT LLC  
10 CROWN TER  
SAN FRANCISCO CA  
94114

Date: September 17, 2025  
Property Address: 2345 2347 CLEMENT ST

Block: 1456 Lot: 042 Seq.: 1  
Inspector: Declan McConn

Director's Order Number: **202430152 - A**

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

Dear Property Owner(s):

Our records show that all required work has not been completed to abate the code enforcement case referenced above. FAILURE TO CORRECT THESE CODE VIOLATIONS PRIOR TO THE DIRECTOR'S HEARING AND RECORDED ORDER OF ABATEMENT HAS RESULTED IN THE ACCRUAL OF "ASSESSMENT OF COSTS" pursuant to 102.2, 102.16, 102A.3, 102A.7, 103A.5, 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 : **\$5598.00**.

**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 submit your payment by mail or in person during our regular business hours at the address listed below. Our office is open from 9:00 AM to 5:00 PM on Mondays, and from 8:00 AM to 5:00 PM Tuesday through Friday, excluding holidays.

Assessment of Costs Payment  
Department of Building Inspection  
Code Enforcement Section  
49 South Van Ness Avenue, Suite 400  
San Francisco, CA 94103

TO AVOID HAVING A LIEN RECORDED UPON YOUR PROPERTY AND LEVIED ON YOUR NEXT PROPERTY TAX BILL, it is necessary for you to tender payment immediately.

Note: The Order of Abatement of the Department of Building Inspection cannot be lifted, and the structure cited above cannot be brought into compliance with the applicable sections of the San Francisco Building and Housing Codes until all required work is completed and further accrued Assessments of Costs are paid.


You must notify your assigned CES Inspector when all violations have been completed AS SOON AS POSSIBLE TO AVOID OR MINIMIZE ADDITIONAL COSTS & PENALTIES.

You will be sent a Final bill assessment of costs for additional time accrued until the case is abated..

Code Enforcement Section can be reached at (628) 652-3430 should you have any questions.

Your prompt cooperation on this matter is appreciated,

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

  
By: Mauricio Hernandez  
Chief Building Inspector, Code Enforcement

cc: CED File





**CITY AND COUNTY OF SAN FRANCISCO**  
**DEPARTMENT OF BUILDING INSPECTION**  
49 South Van Ness Ave, Suite 400  
San Francisco, CA 94103-1226

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

## Assessment of Costs - Initial

(Pursuant to Sections 102A3 et al, and 110A Tables 1A-D, 1 A-G, 1A-K of the San Francisco Building Code and Ordinance 180-11)

**Owner** CP CLEMENT LLC  
CP CLEMENT LLC  
10 CROWN TER  
SAN FRANCISCO CA

**Date** September 17, 2025

**Complaint Number** 202430152

94114

**Block** 1456 **Lot** 042

**Address** 2345 CLEMENT ST

**Prepared by** Declan McConn

**Reviewed by** S. Jew

**Amount Now Due and Payable**

\$5,598.00

**Comments** MMF from 1/8/25 to 9/16/25 (8 Months)

### Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
10/28/24	Initial Site Inspection, Travel time and Data entry	Inspector	1	\$405.00	\$405.00
10/28/24	Issued Notice of Violation and Data entry	Inspector	.75	\$405.00	\$303.75
01/02/25	Issued Final Warning Letter	Inspector	.25	\$405.00	\$101.25
01/08/25	Case intake and Data entry	Clerical	.5	\$226.00	\$113.00
04/10/25	Researched permit history/status	Inspector	.25	\$405.00	\$101.25
04/15/25	Telephone calls/Office visits (Occupant/Other)	Inspector	.25	\$405.00	\$101.25
04/16/25	Reviewed and approved case for Director's Hearing	Inspector	.75	\$405.00	\$303.75
04/25/25	Research Title and Prepare case for Director's Hearing	Clerical	1	\$226.00	\$226.00
04/28/25	Posted Notice of Director's Hearing	Inspector	.5	\$405.00	\$202.50
04/28/25	Processed photos	Inspector	.25	\$405.00	\$101.25
04/29/25	Certified Mailing	Clerical	.5	\$226.00	\$113.00
05/16/25	Telephone calls/Office visits (Owner/Agent)	Inspector	.25	\$405.00	\$101.25
05/16/25	Hearing Appearance and Summary	Inspector	.25	\$405.00	\$101.25
05/16/25	Reviewed and approved case for Director's Hearing	Inspector	.75	\$405.00	\$303.75
06/25/25	Prepare Case for Continued Director's Hearing	Clerical	.5	\$226.00	\$113.00
06/27/25	Certified Mailing	Clerical	.5	\$226.00	\$113.00
07/02/25	Case review, Scheduling and Data entry	Inspector	.25	\$405.00	\$101.25
07/15/25	Hearing Appearance and Summary	Inspector	.25	\$280.00	\$70.00
07/15/25	Telephone calls/Office visits (Owner/Agent)	Inspector	.25	\$405.00	\$101.25
07/15/25	Posted Hearing Case Update	Clerical	.25	\$226.00	\$56.50
07/16/25	Issued Order of Abatement	Inspector	.25	\$280.00	\$70.00
07/16/25	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$280.00	\$560.00
09/16/25	Telephone calls/Office visits (Owner/Agent)	Inspector	.25	\$405.00	\$101.25

\* 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.





**CITY AND COUNTY OF SAN FRANCISCO**  
**DEPARTMENT OF BUILDING INSPECTION**  
49 South Van Ness Ave, Suite 400  
San Francisco, CA 94103-1226

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

### **Assessment of Costs - Initial**

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

09/16/25	Researched permit history/status	Inspector	.25	\$405.00	\$101.25
09/16/25	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	8	\$149.00	\$1,192.00
09/16/25	Prepared Assessment of Costs	Inspector	.25	\$405.00	\$101.25
09/17/25	Prepared Order of Abatement	Clerical	.5	\$226.00	\$113.00
09/17/25	Case Update and Maintenance	Clerical	1	\$226.00	\$226.00
				<b>*Total to Date</b>	<b>\$5,598.00</b>

**\* Please note that this is only an initial bill. The property owner will accrue additional assessment of costs until all required code abatement is complete and verified by inspector site inspection. The case will not be closed until all code abatement and assessment of costs are paid.**





DATE AFFIDAVIT PREPARED September 17, 2025

Address: 2345 2347 CLEMENT ST, 0000

Hearing Number: 202430152

Inspector: Declan McConn

Block: 1456 Lot No: 042 Seq: 1

Directors' Hearing Date: May 20, 2025

Tract: 427 Case: BW0

Owner: CP CLEMENT LLC  
10 CROWN TER  
SAN FRANCISCO CA

94114

**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: 9/22/25, at San Francisco, California. By: \_\_\_\_\_

(Signature)

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

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

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

Date Posted: 9/22/25 at San Francisco, California.

By: Declan McConn 9/22/25 Signature: \_\_\_\_\_  
(Print name) (Date)



U.S. Postal Service<sup>™</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

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Certified Mail Fee	\$
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<input type="checkbox"/> Adult Signature Required	\$
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Postage	\$

Postmark  
Here

**CP CLEMENT LLC**  
**10 CROWN TER**  
**SAN FRANCISCO, CA 94114**  
**sj: ooa 2345 CLEMENT ST 202430152**

PS Form 3800, January 2023 PSN 7550-02-000-9037 See Reverse for Instructions

9589 0710 0225 9962 5429 70





# NOTICE OF VIOLATION

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

## DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
49 South Van Ness Av Suite#400  
San Francisco, CA 94103

- ☒ FIRST NOTICE  
☐ SECOND NOTICE  
☐ OTHER:

COMPLAINT NUMBER

202430152

ADDRESS 2345 clement street

DATE 10-28-2024

OCCUPANCY/USE

BLOCK 1456 LOT 042

CONST. TYPE 5

STORIES ☐ 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:

PHONE#:

MAILING ADDRESS:

CITY

San francisco

ZIP

PERSON CONTACTED @ SITE David Silverman

PHONE#:

561 400 8798

## VIOLATION DESCRIPTION:

- ☐ WORK WITHOUT PERMIT (SFBC 103.A); ☒ ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);  
☐ EXPIRED PERMIT (SFBC 106A.4.4) ☐ CANCELLED PERMIT (SFBC 106.3.7) PA#: 202408078154  
☒ UNSAFE BUILDING (SFBC 102.A); ☒ SEE ATTACHMENTS SFBC 103.A

A complaint investigation has revealed That a three story rear vestibule has been demolished and reframed and that the adjoining 3 story stair has been detached from main structure with minimal bracing making it an unsafe structure. Additionally a detached storage shed on casters is being constructed . All work described is beyond scope of issued permit

SFBC 102A

MONTHLY MONITORING FEE Section 110A TABLE 1A-k

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

## CORRECTIVE ACTION:

### ☒ STOP ALL WORK SFBC 104.2.4

- ☒ FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS ☒ WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.  
☒ OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.  
☒ CORRECTION VIOLATIONS WITHIN 90 DAYS. ☐ NO PERMIT REQUIRED.  
☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.  
☒ FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDING TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

Obtain an evaluation report from a licensed professional regarding the safety of the now detached stairs and submit to DBI. File for and obtain permit with plans showing prior existing, as built and proposed architectural plans and structural drawings for all work. Obtain all required inspections including for corresponding plumbing and electrical permits.

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

- ☐ 9x Fee (Work w/o Permit after 9/1/60) ☒ 2x Fee (Work Exceeding Scope of Permit)  
☐ OTHER: ☐ Re-inspection Fee\$ ☐ No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT N/A VALUE OF WORK PERFORMED W/O PERMITS \$25,000.

## BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR Philip Saunders ( philip.saunders@sfgov.org )

(Inspector - Print Name)

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

PHONE # (628)-652-3608

- ☐ Building Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3450  
☐ Housing Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3700  
☐ Electrical Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3450  
☐ Plumbing Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3450  
☐ Code Enforcement Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3430

By: (Inspector's Signature)

*Philip Saunders*

DISTRICT #

18

CC: ☐ DCP ☒ EID ☒ PID ☐ BID ☐ HIS ☐ CED ☐ CPC ☐ DAD ☐ SFFD ☐ DPH ☐ RPC  
M 9003 05 (Rev 5/96)





## DEPARTMENT OF BUILDING INSPECTION

### Inspection Services

City and County of San Francisco

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

(628) 652-3240 Website: [www.sfdbi.org](http://www.sfdbi.org)

DATE: 01/02/2025

PROPERTY ADDRESS:

2345 CLEMENT ST

CP CLEMENT LLC

CP CLEMENT LLC

10 CROWN TER

SAN FRANCISCO CA 94114

BLOCK: 1456 LOT: 042

Building Complaint #: 202430152

## NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

### NOTICE OF VIOLATION OUTSTANDING:

On 10/28/2024 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

### ASSESSMENT OF COSTS NOW IMPOSED:

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

### AVOID FURTHER ASSESSMENT:

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

### IF PERMITS ARE REQUIRED:

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits. Obtain final sign-off from the Building Inspector on the building job card and sign-offs from the Plumbing or Electrical Inspectors for the plumbing permit or for the electrical permit. Otherwise, the work will be deemed incomplete.

### CASE WILL BE CLOSED WHEN ALL WORK & ASSESSMENT OF COSTS PAID:

This case will not be closed and assessment of costs will continue to accrue until (1) all required work is completed as verified by site inspections, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid.

**YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!**





## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202430152

OWNER/AGENT: CP CLEMENT LLC  
CP CLEMENT LLC  
10 CROWN TER  
SAN FRANCISCO CA

DATE FILED: 25-OCT-24

LOCATION: 2345 CLEMENT ST

BLOCK: 1456 LOT: 042

SITE:

RATING: OCCUPANCY CODE :

RECEIVED BY: JTRAN DIVISION: BID

COMPLAINT SOURCE: WEB FORM

94114

OWNER'S PHONE:

CONTACT NAME:

CONTACT PHONE:

COMPLAINANT:

ASSIGNED TO DIVISION: CES

### COMPLAINANT'S PHONE

**DESCRIPTION:** date last observed: 24-OCT-24; time last observed: 18:00; floor: 1st; unit: unknown; exact location: Rear Bldg  
building type: Residence/Dwelling ILLEGAL UNIT; WORK BEYOND SCOPE OF PERMIT; WORK BEING DONE IN DANGEROUS  
MANNER; ; additional information: Permit for siding only, but an entire new structure is being constructed;  
**INSTRUCTIONS:**

### INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
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CES	MCCONN	6960		
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### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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03-JAN-25	Brenda McBride	CES	per Philip Saunders
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### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
25-OCT-24	CASE OPENED	P SAUNDERS	CASE RECEIVED		Jackie Tran 25-OCT-24	INS
25-OCT-24	OTHER BLDG/HOUSING VIOLATION	P SAUNDERS	CASE UPDATE	Case reviewed and assigned to district inspector per CM-jt	Jackie Tran 25-OCT-24	INS
28-OCT-24	OTHER BLDG/HOUSING VIOLATION	P SAUNDERS	CASE UPDATE	Complaint investigation found work beyond scope of permit NOV to follow	Philip Saunders 28-OCT-24	BID
28-OCT-24	OTHER BLDG/HOUSING VIOLATION	P SAUNDERS	FIRST NOV SENT	1st NOV issued by PS	Suzanna Wong 29-OCT-24	BID
29-OCT-24	OTHER BLDG/HOUSING VIOLATION	P SAUNDERS	CASE UPDATE	1st NOV mailed and cc'd to EID and PID per PS; slw	Suzanna Wong 29-OCT-24	BID





## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202430152

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
25-JUN-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared CDHN packet - sj	Susan Jew 26-JUN-25	CE9
27-JUN-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	cert. mailed & regular mailed CDHN to owners on file - sj	Susan Jew 30-JUN-25	CE9
02-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared case for Director Hearing - DMC	Declan McConn 02-JUL-25	CE9
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	spoke with contractor at counter let him know that they have to get PA 20250509620' And PA 20250509216 Final to abate this cas - DMC	Declan McConn 15-JUL-25	CE9
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR'S HEARING DECISION	60-Day Advisement per HO (P.Z.). Owner/Rep Present. -GL	Gilbert Lam 16-JUL-25	CE9
16-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	returned phone call to contractor. got no answer not able to level message - DMC	Declan McConn 16-SEP-25	CE9
16-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	found permit PA 202505096216 and PA 2025096207 to comply with the NOV with le inspection on 9/15/25 - DMC	Declan McConn 16-SEP-25	CE9
16-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	MMF from 1/8/25 to 9/16/25 (8 Months) - DMC	Declan McConn 16-SEP-25	CE9
16-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT ISSUED	Prepared assessment of cost - DMC	Declan McConn 16-SEP-25	CE9
19-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepaerd OOA, initial assessment & initial bill - sj	Susan Jew 19-SEP-25	CE9
22-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT POSTED	went out site to post OOA and take pictures - DMC	Declan McConn 22-SEP-25	CE9
22-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT ISSUED	Signed affidavit and uploaded photos to the files - DMC	Declan McConn 22-SEP-25	CE9
22-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	cert. mailed OOA, initial assessment & initial bill packet to owner - sj	Susan Jew 22-SEP-25	CE9
08-OCT-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	processed AAB payment, approved by GL, gave receipt to customer at counter - sj	Charles Robinson 17-OCT-25	CE9
17-OCT-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Permission to schedule for 11/19/25 AAB Hearing given by Senior Inspector GL - CR	Charles Robinson 17-OCT-25	CE9





## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202430152

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
30-OCT-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	report from site visit. Siding is still incomplete (top floor left hand side as you look at the building). Three story stairs still not secured to building (it is about 2' from the building. there is a plank from the doorway to the stairs) the detached storage shed is still there. - DMC	Declan McConn 30-OCT-25	CES

### COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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<u>NOV (HIS)</u>	<u>NOV (BID)</u>
	28-OCT-24





# DEPARTMENT OF BUILDING INSPECTION

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

Date: 11/06/25 16:20:26

## Permit details report

Application Number: 202408078154

Bluebeam ID:

Form Number: 8 Application REPAIRING SOME AND REPLACING WHEN NECESSARY VINYL SIDING W/ VINYL  
Description: PATCH OR NEW SIDING. ALSO REPLACEING DOORS OF WINDOWS. EVERYTHING TO  
BE REPAIRED OR REPLACED "IN-KIND". SAME LOCATION + STYLE. REAR OF BLDG  
Address: NON STREET FACING

1456/042/0 2345 CLEMENT ST 0

### Cost:

\$1,600

### Occupancy

code: R-2,M

### Building

Use: 24 -APARTMENTS

### Disposition/Stage:

Action Date	Stage	Comments
07-AUG-2024	TRIAGE	
07-AUG-2024	FILING	
07-AUG-2024	FILED	
07-AUG-2024	APPROVED	
07-AUG-2024	ISSUED	

### Contact Details:

### Contractor Details

License No. : OWNER

Name: OWNER

Company name: OWNER

Address: OWNER OWNER CA 00000-0000

Phone:

### Addenda Details:

### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	HIS	07-AUG-2024	07-AUG-2024			07-AUG-2024	DAVISON ALAN	FOR WORK STATED ONLY
2	BID-INSP	07-AUG-2024	07-AUG-2024			07-AUG-2024	KELLY JAMES	OK TO PROCESS
3	INTAKE	07-AUG-2024	07-AUG-2024			07-AUG-2024	TRUONG ALEX	
4	BLDG	07-AUG-2024	07-AUG-2024			07-AUG-2024	JONES DAVID	Approved OTC a no-plans, non-structural, removal and replacement of siding and (4) windows on the back (rear-yard facing) wall, no other work proposed or authorized, DMJ 08/07/2024;
5	CPB	07-AUG-2024	07-AUG-2024			07-AUG-2024	SAPHONIA COLLIN	





# Department of Building Inspection

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



## Building Inspection History

Printed On: 11/06/2025 04:18:14 PM

Application Number **202408078154** Block/Lot **1456 / 042** Address **2345 CLEMENT ST 0**  
Description **REPAIRING SOME AND REPLACING WHEN NECESSARY VINYL SIDING W/ VINYL PATCH OR NEW SIDING. ALSO  
REPLACEING DOORS OF WINDOWS. EVERYTHING TO BE REPAIRED OR REPLACED "IN-KIND". SAME LOCATION +  
STYLE. REAR OF BLDG NON STREET FACING**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
CP CLEMENT LLC	8	\$1,600.00	ISSUED	08/07/2024

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
	0	3	3	R-2,M	24	12/07/2024	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Saunders, Philip	05/19/2025	700	CANCELLATION FOR INSPECTION SCHEDULE	cancelled
Saunders, Philip	11/05/2024	103	REINSPECT REQUIRED	Reference NOV 202430152. Reviewed proposed plans with architect who provided evaluation report. Ok to secure site per evaluation report only, no other work authorized.





# DEPARTMENT OF BUILDING INSPECTION

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

Date: 11/06/25 16:21:12

## Permit details report

Application Number: 202505096207

Bluebeam ID:

Form Number: 8 Application REMOVE AND REPLACE IN ENTIRETY AND IN KIND, EXISTING, REAR WOOD-  
Description: FRAMED STAIR TOWER, NEW FRAMING AND FOUNDATION ELEMENTS.

Address: 1456/042/0 2345 CLEMENT ST 0  
1456/042/1 2347 CLEMENT ST

Cost: \$100,000

Occupancy  
code: R-2,M

Building  
Use: 24 -APARTMENTS

### Disposition/Stage:

Action Date	Stage	Comments
09-MAY-2025	TRIAGE	
09-MAY-2025	FILING	
09-MAY-2025	FILED	
29-JUL-2025	APPROVED	
29-JUL-2025	ISSUED	

### Contact Details:

#### Contractor Details

License No. : OWN  
Name: OWNER OWNER  
Company name: OWNER  
Address: OWNER OWNER CA 00000-0000

Phone:

### Addenda Details:

#### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	09-MAY-2025	09-MAY-2025			09-MAY-2025	MOK CALVIN	
2	INTAKE	15-MAY-2025	15-MAY-2025			15-MAY-2025	MASOUD HAMIDI	5/15/25: REINTAKE OF 11 NEW SHEETS. MH
3	INTAKE	18-JUL-2025	18-JUL-2025			18-JUL-2025	MASOUD HAMIDI	7/18/25: REINTAKE OF NEW PL SET AND DUPLICATE APPLICATION. mH
4	CES	09-MAY-2025	09-MAY-2025			09-MAY-2025	HERNANDEZ MAUF	
5	HIS	09-MAY-2025	09-MAY-2025			09-MAY-2025	CHAN MARISA	
6	CP-ZOC	09-MAY-2025	09-MAY-2025			09-MAY-2025	LAUSH MAGGIE	5/9/25: Approved - remove & replace rear pop-outs at 1st-3rd flrs, within buildable area, no expansion to building or change of use; stair rebuild under separate permit - Maggie.Laush@sfgov.org
7	CP-ZOC	15-MAY-2025	15-MAY-2025			15-MAY-2025	SPYCHER DAKOTA	Restmap entire set to include structural sheets.
8	CP-ZOC	18-JUL-2025	18-JUL-2025			18-JUL-2025	SPYCHER DAKOTA	Restamp entire set to include





Department of Building Inspection  
City & County of San Francisco  
49 South Van Ness Ave, San Francisco, CA 94103-3786

ADDENDA-INSPECTIONS

1456 / 042 / 0 2345 CLEMENT ST

ALTERATIONS PERMIT

Application No 202505096207 Form 8 Processing Stage ISSUED

REMOVE AND REPLACE IN ENTIRETY AND  
KIND, EXISTING, REAR WOOD-FRAMED ST/  
TOWER, NEW FRAMING AND FOUNDATION  
ELEMENTS.

Addendum 0 Title

Code	Description	Remarks	Completed	Approved by
2	BOLTS INSTALLED IN CONCRETE	for stairs		
20	HOLDOWNS	for stairs		
24E	WOOD FRAMING	for stairs		





# Department of Building Inspection

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



## Building Inspection History

Printed On: 11/06/2025 04:19:06 PM

Application Number **202505096207** Block/Lot **1456 / 042** Address **2345 CLEMENT ST 0**

Description **REMOVE AND REPLACE IN ENTIRETY AND IN KIND, EXISTING, REAR WOOD-FRAMED STAIR TOWER, NEW FRAMING AND FOUNDATION ELEMENTS.**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
CP CLEMENT LLC	8	\$15,000.00	ISSUED	07/29/2025

Owner Name	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
CP CLEMENT LLC	2	3	3	R-2,M	24	01/29/2026	2

Inspector Name	Activity Date	Status Code	Status Description	Comments
Saunders, Philip	08/18/2025	700	CANCELLATION FOR INSPECTION SCHEDULE	cancelled





# DEPARTMENT OF BUILDING INSPECTION

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

Date: 11/06/25 16:21:35

## Permit details report

Application Number: 202505096216

Bluebeam ID:

Form Number: 8 Application REVISION TO P/A 202408078154 TO REBUILD IN KIND 3 STORY REAR  
Description: VESTIBULE/PORCH AT REAR OF BLDG.

### Address:

1456/042/1 2345 CLEMENT ST  
1456/042/0 2347 CLEMENT ST 0

### Cost:

\$100,000

Occupancy  
code: R-2

Building  
Use: 24 -APARTMENTS

### Disposition/Stage:

Action Date	Stage	Comments
09-MAY-2025	TRIAGE	
09-MAY-2025	FILING	
09-MAY-2025	FILED	
29-JUL-2025	APPROVED	
29-JUL-2025	ISSUED	

### Contact Details:

#### Contractor Details

License No. : OWN  
Name: OWNER OWNER  
Company name: OWNER  
Address: OWNER OWNER CA 00000-0000

Phone:

### Addenda Details:

#### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	HIS	09-MAY-2025	09-MAY-2025			09-MAY-2025	LEI MANDY	
2	INTAKE	09-MAY-2025	09-MAY-2025			09-MAY-2025	MOK CALVIN	
3	INTAKE	15-MAY-2025	15-MAY-2025			15-MAY-2025	MASOUD HAMIDI	5/15/25: REINTAKE OF 11 (N) SHEETS. MH
4	INTAKE	18-JUL-2025	18-JUL-2025			18-JUL-2025	MASOUD HAMIDI	7/18/25: REINTAKE FOR NEW PLAN SET AND DUPLICATE APPLICATION . mh
5	CES	09-MAY-2025	09-MAY-2025			09-MAY-2025	GREENE MATT	
6	CP-ZOC	09-MAY-2025	09-MAY-2025			09-MAY-2025	LAUSH MAGGIE	5/9/25: Approved - remove and replace rear egress stair, within buildable area - Maggie.Laush@sfgov.org
7	CP-ZOC	15-MAY-2025	15-MAY-2025			15-MAY-2025	SPYCHER DAKOTA	Retamp entire plan set to include structural sheets.
8	CP-ZOC	18-JUL-2025	18-JUL-2025			18-JUL-2025	SPYCHER DAKOTA	Retamp entire plan set to include





Department of Building Inspection  
City & County of San Francisco  
49 South Van Ness Ave, San Francisco, CA 94103-3786

ADDENDA-INSPECTIONS

1456 / 042 / 1 2345 CLEMENT ST

ALTERATIONS PERMIT

Application No 202505096216    Form 8    Processing Stage ISSUED    REVISION TO P/A 202408078154 TO  
REBUILD IN KIND 3 STORY REAR  
VESTIBULE/PORCH AT REAR OF BLDG.

Addendum 0    Title

Code	Description	Remarks	Completed	Approved by
2	BOLTS INSTALLED IN CONCRETE			
20	HOLDOWNS			
24E	WOOD FRAMING			





# Department of Building Inspection

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



## Building Inspection History

Printed On: 11/06/2025 04:19:34 PM

Application Number **202505096216** Block/Lot **1456 / 042** Address **2345 CLEMENT ST**  
Description **REVISION TO P/A 202408078154 TO REBUILD IN KIND 3 STORY REAR VESTIBULE/PORCH AT REAR OF BLDG.**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
CP CLEMENT LLC	8	\$100,000.00	ISSUED	07/29/2025

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
	2	3	3	R-2	24	07/29/2026	2

Inspector Name	Activity Date	Status Code	Status Description	Comments
Saunders, Philip	09/15/2025	103	REINSPECT REQUIRED	Rough framing verified per plans except plywood nailing and first level floor framing covered without inspection. Site unsafe, remove dog feces and existing shed not on plans, and secure site for next inspection.





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

**PERMIT # PP20250502045** **ISSUED**

DATE AND TIME: 11/06/2025 04:27:50 PM

Call between 8:00 am and 3:00 pm to schedule an inspection - (628) 652-3400  
24-hour Web inspection scheduling at: [https://dbiweb02.sfgov.org/dbi\\_plumbing/](https://dbiweb02.sfgov.org/dbi_plumbing/)  
24-hour voice inspection scheduling - (628) 652-3401

2345 2347 CLEMENT ST

Job Location	RENEWAL	AMENDMENT	PID PERMIT #
2345 CLEMENT ST Unit 0 Unit sfx	ST	Unit 0 Unit sfx	BLK/LOT 1456 / 042
2347 CLEMENT ST Unit Unit sfx	ST	Unit Unit sfx	BLK/LOT 1456 042

OWNER: BLDG APPL# 202408078154 EID PMT# E202505022172 District 7

Owner Name CP CLEMENT LLC Owner/Contact  
Owner Address 2345 2347 CLEMENT ST SAN FRANCISCO CA Owner Phone

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

CONTRACTOR: HOMEOWNER PERMIT: Approving Inspector:

Company Name	License #	Class	Expiration	BTRC #
LARRY LEE WINSTEN	581398	B1	04/30/2027	1169506
Address	City	State	Zip	Phone
P.O. BOX 1189	PITTSBURG	CA	94569	4155544000

DESCRIPTION OF WORK COVERED BY THIS PERMIT:  
2347 UNIT A AND B AND UNITS 2345 A AND B- REPLACE WATER HEATERS, SANITARY STACK , TANKLESS WATER SYSTEM, AND FIXTURES AND FINISHES.

FEES:	MAX INSPECTIONS AVAILABLE	3	VALUATION	0.00	BLDG STDS ADMIN FUND	0.00
NUMBER OF ADDITIONAL INSPECTIONS	0 @	0.00 / 1 EA.	0.00	SURVEY:		0.00
NUMBER OF PLAN REVIEW HOURS:	0 @	0.00 / 1 EA.	0.00	MISCELLANEOUS:		0.00
NUMBER OF ADMIN HOURS:	0 @	0.00 / 1 EA.	0.00	FIRE SPRINKLER:		0.00
SINGLE RESIDENTIAL UNIT:			0.00	FIRE SPRINKLER (NEW/REMODEL):	0 @	0.00/ 1 EA.
PLUMBING INSTALLATION (WITHOUT)	1	UNITS	352.24	RESTAURANT (NEW/REMODEL):	0	OUTLETS
PLUMBING INSTALLATION (WITH):	0	UNITS	0.00	Web fee: 0.00	Penalty	0.00
NEW BOILER INSTALLATION:	0 @	0.00 / 1 EA.	0.00	Tech surcharge (2%)		0.00
OFFICE, MERC AND RETAIL BUILDING:	0 @	0.00 / 1 EA.	0.00	TOTAL PERMIT FEE:		352.24

**\* NOT VALID FOR PERMIT IF ANY EMPLOYEE DESCENDS INTO EXCAVATION DEEPER THAN 5'**  
**Effective 8/7/2009 - Permit shall expire 1 year from date of issuance.**

DO NOT WRITE BELOW THIS LINE - FOR OFFICIAL USE ONLY

Date	Initials	Remarks

NOTICE TO APPLICANT HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.  
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

- I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.
- II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: Policy Number:
- III. The cost of the work to be done is \$100 or less.
- X IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

PLEASE MAKE CHECK PAYABLE TO: DEPARTMENT OF BUILDING INSPECTION 49 SOUTH VAN NESS AVE, SAN FRANCISCO, CA 94103

Plumbing Inspector's signatures:

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

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

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

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

Valid For Issuance: Approved Date: 05/02/2025 04:13:14 PM

Chief Plumbing Inspector:

INSPECTOR'S RECORD  
Issued by: MHAMIDI





# Department of Building Inspection

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



## Plumbing / Mechanical Inspection History

Application Number **PP20250502045**

Job Location **2345 -2347 CLEMENT ST Unit: 0**

Block/Lot **1456/042**

Inspector Name	Activity Date	Status Code	Status Description	Comments
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Permit Issued By: MHAMIDI

INSPECTOR COPY

PERMIT# **E202505022171**  
Permit Issued date: **05/02/2025 04:22:32 PM**

Printed on: 11/06/2025 04:32:53 PM

Job Address  
2347 CLEMENT ST

Block/Lot/Structure Number  
1456/042/0

Unit  
0

District  
1

Occupancy Commercial

Floor/Suite

Valuation \$0.00

Owner Name  
CP CLEMENT LLC

Phone

Phone2

Homeowner permit approved by

Contractor Company Name  
LARRY LEE WINSTEN

License  
581398

Class  
B1

License Exp Date  
30-APR-27

Business Lic#  
1169506

Address  
P.O. BOX 1189

City  
PITTSBURG

State  
CA

Zip Code  
94569

Office Phone#  
(415)554-4000

Mobile Phone#  
(415)554-4000

Applicant/Occupant Name

Phone

( ) -

EID Use Only:

Building Appln. No: 202408078154

Plumbing permit No: PP20250502045

**APPLICANT'S DESCRIPTION OF WORK:**

2347 CLMENT FRONT UNIT A-1ST AND 2ND FULL K&T DE ENERGIZATION AND REWIRE. 3 SUBPANEL UPGRADE IN KIND. MODIFICATIONS TO SERVICIE FEEDERS TROUGH, OOR TAPS, SUBPANEL MB(S) TO REMAIN SAME LOAD PER UPDATED LOAD CALCS. INSTALL GROUNDING NETWORK (2 RODS), BOND TO WATER MAIN AND GAS SERVICE AFTER METER. UPDATE PANEL, OUTLETS, RECEPTACLES PER TITLE 24 COMPLIANCE

**INSPECTOR'S COMMENT:**

**Fees**

Fee Type	Date Paid	Receipt	Amount	Fee Type	Date Paid	Receipt	Amount
NON_RES_OUTL	02-MAY-25	400382	\$460.94				

Surcharge **\$0.00** Total Fees **\$460.94** Total Paid **\$460.94** Balance due **\$0.00**

**Inspection Activity Description**

Activity Date	Inspector	Code	Activity Code Description	Inspection Record
07/22/2025	Michael Bain	113	PARTIAL ROUGH / PROGRESS	Rough cover ok for new panel inside ground level retail salon. Derate over 9ccc, phase branch circuits and group together, simultaneous disconnect for multi wire branch circuits, support cables at ceiling lighting, correct exposed wiring at one ceiling light, k/o seal opening in exposed device box near customer service chair and provide proper trim cover at this device.
06/04/2025	Michael Bain	107	NO ACCESS TO JOB	No access to inside of units to perform inspection. Main panels to have breaker no higher than 6ft 7inches to highest point of breaker. Scope of work not complete several conductors hanging loose around panels. Recommend to have C10 contractor perform scope of work.





Permit Issued By: MHAMIDI

INSPECTOR COPY

PERMIT# E202505022172

Permit Issued date: 05/02/2025 04:22:03 PM

Printed on: 11/06/2025 04:32:07 PM

Job Address  
2347 CLEMENT ST

Block/Lot/Structure Number  
1456/042/1

Unit  
District  
1

Occupancy Residential

Floor/Suite

Valuation \$0.00

Owner Name  
CP CLEMENT LLC

Phone

Phone2

Homeowner permit approved by

Contractor Company Name  
LARRY LEE WINSTEN

License  
581398

Class  
B1

License Exp Date  
30-APR-27

Business Lic#  
1169506

Address  
P.O. BOX 1189

City  
PITTSBURG

State  
CA

Zip Code  
94569

Office Phone#  
(415)554-4000

Mobile Phone#  
(415)554-4000

Applicant/Occupant Name

Phone

( ) -

EID Use Only:

Building Appln. No: 202408078154

Plumbing permit No: PP20250502045

**APPLICANT'S DESCRIPTION OF WORK:**

2347 CLEMENMT REAR UNIT B-1ST AND 2ND FULL K&T DE ENERGIZATION AND REWIRE. 3 SUBPANEL UPGRADE IN KIND. MODIFICATIONS TO SERVCIE FEEDERS TROUGH, OOR TAPS, SUBPANEL MB(S) TO REMAIN SAME LOAD PER UPDATED LOAD CALCS. INSTALL GROUNDING NETWORK (2 RODS), BOND TO WATER MAIN AND GAS SERVICE AFTER METER. UPDATE PANEL, OUTLETS, RECEPTACLES PER TITLE 24 COMPLIANCE

**INSPECTOR'S COMMENT:**

**Fees**

Fee Type	Date Paid	Receipt	Amount	Fee Type	Date Paid	Receipt	Amount
RES_OUTL	02-MAY-25	400383	\$386.37				

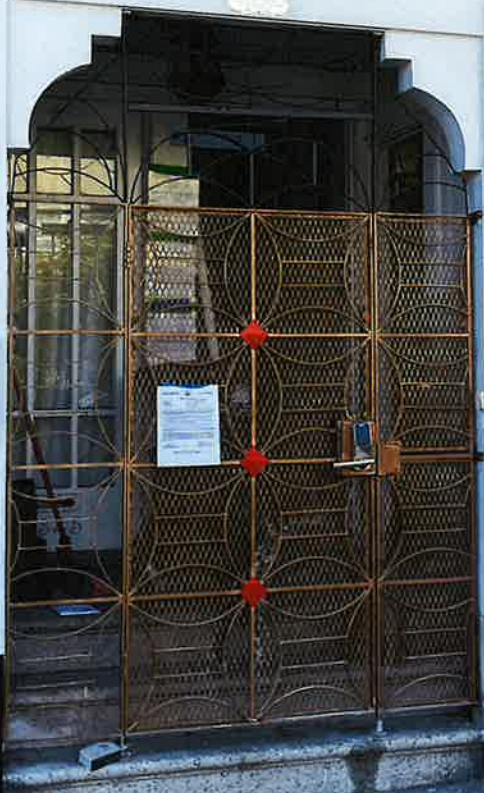
Surcharge \$0.00 Total Fees \$386.37 Total Paid \$386.37 Balance due \$0.00

**Inspection Activity Description**

Activity Date	Inspector	Code	Activity Code Description	Inspection Record
06/04/2025	Michael Bain	107	NO ACCESS TO JOB	No access to inside of units to perform inspection. Main panels to have breaker no higher than 6ft 7inches to highest point of breaker. Scope of work not complete several conductors hanging loose around panels. Recommend to have C10 contractor perform scope of work.



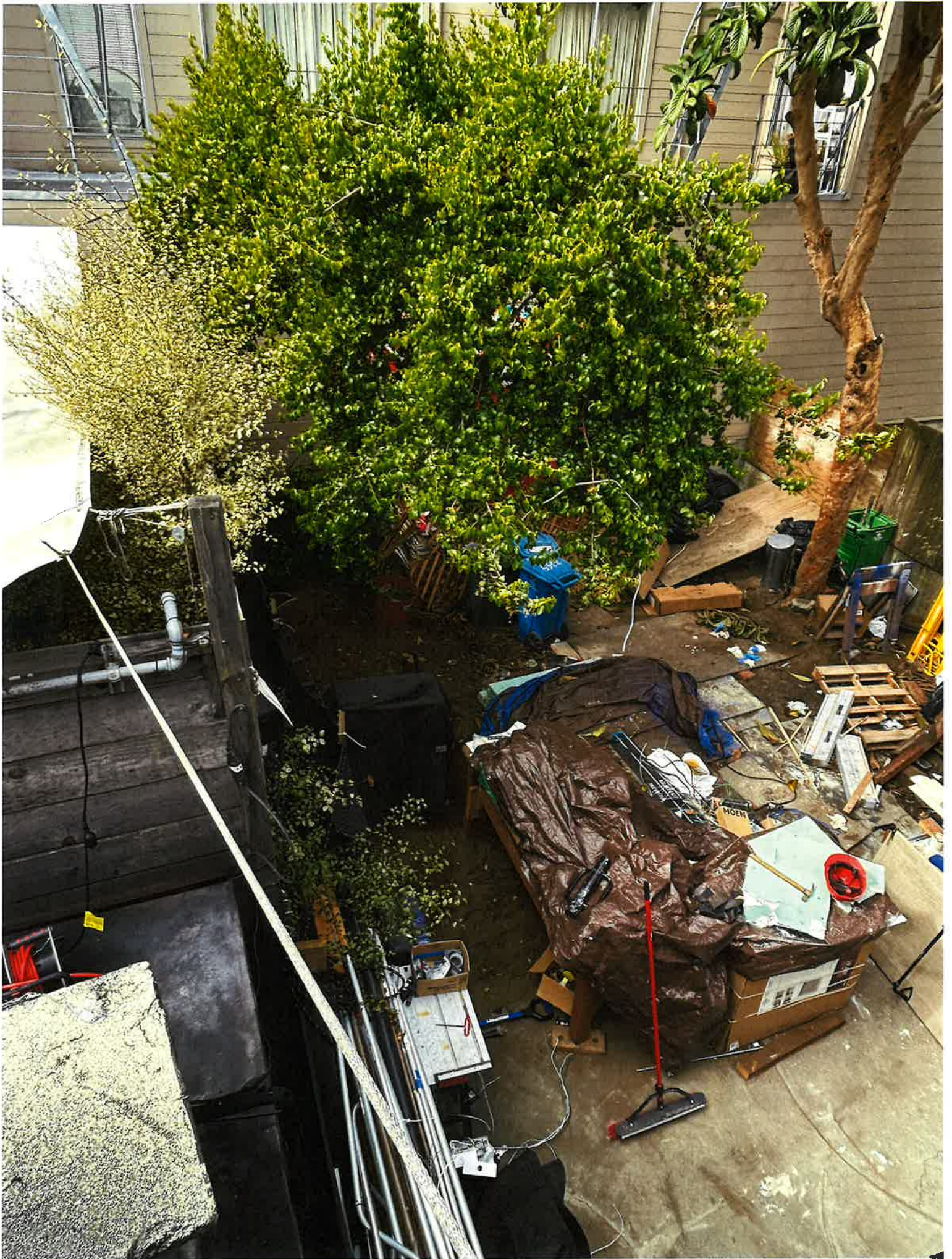
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2341

CRYSTAL  
2347 CLEMENT



Detached steel



Shed catter



2345 cleantest key 2024/30152





2345 client NOV 2024 30/52

