# Regular Meeting of the Abatement Appeals Board December 17, 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. 6956

Date of Abatement Appeals Board Hearing: 12/17/25

Property Address: 4757 19<sup>Th</sup> St Block: 2711 Lot: 035

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Complaint Number: 202424763

#### PROPERTY OWNER INFORMATION

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

MARK LAUDEN CROSLEY FMLY TR

**Appellant: Mark Lauden Crosley** 

Building/Property Description: 4757 19TH ST SAN FRANCISCO CA

**Legal Use/Occupancy:** 

#### **Case Summary:**

This case concerns a failing retaining wall located along the shared boundary between 4757 19th Street (downhill) and 46 Eagle Street (uphill). Multiple boundary surveys confirm that the retaining wall is a shared structure crossing the property line. DBI inspections documented visible stress, a significant vertical crack, and displacement of the wall leaning downslope toward 4757 19th Street, creating a hazardous condition. As a result, two Notices of Violation were issued: one under NOV 202172279 (2021) to 46 Eagle Street for its portion of the retaining wall system, and another to 4757 19th Street. This establishes that both properties bear maintenance responsibility for ensuring the wall is repaired and maintained in a safe condition.

#### **Required Corrective Actions:**

Obtain a structural engineering report prepared by a licensed engineer addressing the current condition of the wall; submit to DBI within 5 calendar days.

Apply for and obtain a building permit to carry out all corrective measures identified in the engineering report.

Complete all work necessary to stabilize, repair, or replace the retaining wall; schedule inspections and obtain final DBI sign-off.

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#### **Enforcement Actions:**

- 06/14/2024 Case opened (BID).
- 06/14/2024 First Notice of Violation issued and mailed.
- 08/09/2024 Final Warning Letter sent; case referred to CES.
- 08/12/2024 Case received in CES.
- 10/30/2024 Case reassigned to Declan McConn.
- 10/30/2024 Permit research: PA 202211287199 cancelled on 6/14/2024.
- 10/31/2024 OK to send to Director's Hearing on 12/17/2024.
- 12/04/2024 Director's Hearing notice posted; photos taken; affidavit signed; packet prepared.
- 12/05/2024 Certified mailing of DH packet to owners of record.
- 12/17/2024 Director's Hearing: 30-day continuance granted.
- 01/10/2025 OK to send to DH on 2/18/2025; owner/neighbors communications logged.
- 01/22/2025 CDH letter prepared; 01/28/2025 certified mailing completed.
- 02/04/2025 New survey uploaded; continuance request denied (prior 30-day continuance granted 12/17/2024).
- 02/18/2025 Director's Hearing decision: OK to issue Order of Abatement with 30 days to obtain permit and complete all work including final sign-off; pay all CES fees.
- $\bullet$  02/20/2025 MMF calculated from 08/12/2024 to 02/20/2025 (6 months) and Assessment of Costs prepared.
- 02/27/2025 Order of Abatement and Initial Bill prepared.
- 03/03/2025 00A posted; photos uploaded; affidavit signed.
- 03/04/2025 00A packet certified-mailed to owners of record.
- 03/13/2025 AAB payment processed.
- 04/23/2025 Case log corrected to reflect OOA posting on 03/03/2025.
- 05/13/2025 Email to neighbor noting CES avenues exhausted.
- 08/14/2025 Case reviewed; OK to schedule AAB hearing; notice mailed.
- 08/18/2025 Spoke with owner re: upcoming AAB; requested site inspection.

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• 08/19/2025 - AAB notice posted; site photos taken.

#### • Order of Abatement & Appeal:

#### **Current Status:**

Outstanding Violations: Yes

Life Safety Hazards: Unsafe retaining wall with observed cracking/lean toward 4757 19th Street.

Order of Abatement: Active; monthly monitoring fees assessed per §110A, Table 1A-K.

Assessment of Costs to Date: \$4,245.23 (City enforcement and monitoring costs).

**Outstanding Violations: Yes** 

Life Safety Hazards: Unsafe

**Directors Hearing: 202424763 Date:** 2/18/2025

**Result: Order of Abatement** 

Order of Abatement: 202424763-A issued with condition: All Permits required for compliance of this violation must be completed and final within 30 Days.

#### **Appellant's Request:**

Appellant disputes responsibility, contending the wall exists to retain fill placed on the uphill parcel (46 Eagle Street) and should be maintained solely by the uphill neighbor. Relief sought includes reversal of the Order of Abatement and the rescinding of the \$4,245.23 assessment of costs.

#### **Staff recommendation:**

Uphold the Director's Order of Abatement and affirm the assessment of costs. The January 2025 survey establishes that the retaining wall crosses onto 4757 19th Street and is therefore a shared structure. Under SFBC §102A.3 and related maintenance provisions, owners are responsible for maintaining structures located on or affecting their property, regardless of who altered grade in the past. The observed cracking and lean pose a direct hazard to the appellant's parcel. DBI is authorized to cite any responsible party to ensure timely abatement; private civil disputes over cost allocation do not excuse compliance. The

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requirement to obtain an engineering report, secure permits, and complete corrective work is appropriate, and monthly monitoring fees and cost recovery are proper until full compliance.

#### **Abatement Appeals Board Action:**

#### LIST OF DOCUMENTS

- Appellant's Appeal Statement
- Order of Abatement and Initial Bill
- Declaration of Posting and Mailing of Order of Abatement
- Notice of Violation and Final Warning Letter
- Boundary Survey confirming shared wall
- Complaint Data Sheet and Case Chronology
- Site Photographs (retaining wall condition)
- Reference: NOV 202172279 (46 Eagle Street) And Building Permit

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Block: 2711 Lot: 035

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#### **Exhibit – Retaining Wall Survey Comparison**

Survey Date	Commissioned By	Key Finding	How Used in Arguments		
2021	Owner of 46 Eagle (Scott Guerin)	Wall crosses property line; large vertical crack attributed to 4757 19th side.	46 Eagle argued NOV should not apply to them; claimed crack was on 4757's property.		
2022	Peters & Ross Geotechnical (for 46 Eagle's contractor)	Fill brought into 46 Eagle's yard was not compacted; creep and settlement caused wall stress. Recommended drilled piers into bedrock.	Linked wall failure directly to 46 Eagle's fill; Crosley (4757) used it to argue uphill responsibility.		
Pre-2025 (exact year unclear, before Transit Survey)	Appellant (Mark Crosley, 4757 19th)	Smaller portion of wall encroached onto 4757 than shown in 2021 survey.	Crosley argued encroachment was minimal and irrelevant since uphill fill caused the need for the wall.		
2025	Transit Land Surveying	Confirmed wall straddles boundary, encroaching both parcels; wall leaning toward 4757.	DBI relied on this survey to confirm shared responsibility; basis for current OOA and cost recovery.		

# 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
Direct	ant Name: Mark Lauden Crosley, Trustee Appeal Number  or's Order No 202424763A  oppeal Filed: Complaint Tracking No(s) Filing Fee:\$326.45
and co	ctions: Please (1) answer all the questions on pages 1 and 2 for appeals of Director's Orders, implete pages 1 through 3 for Requests for Jurisdiction, (2) sign the bottom of page 2 (and 3 if able), and (3) include the requisite filing fee of \$326.45 (checks are payable to the San sco Department of Building Inspection). Please attach additional pages as necessary and egibly.
Franci AAB h pursua that th	liction of the Abatement Appeals Board (AAB): Under Section 105A.2 of the San sco Building Code (SFBC), and Chapter 77of the San Francisco Administrative Code, the as the power to hear and decide appeals from Orders of Abatement and hear direct appeals ant to SFBC Section 102A The Board may "uphold, modify, or reverse such orders, provided e public health, safety and public welfare are secured most nearly in accordance with the and purpose of this code and the San Francisco Housing Code." (SFBC 105A.2.3).
	lant Questionnaire & Declaration: The undersigned appellant hereby appeals to the AAB akes 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 2/18/25, order dated 2/26/25
(2)	The affected premises are located at 4757 - 19th Street  San Francisco. They contain dwelling units and guest rooms.
(3)	State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  Order of Abatement - 30 Days to Obtain Permit and complete remedy of cracked retaining wall
(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.).  Dismissal of the Abatement Order and Assessment of costs, as the retaining wall is responsibility of neighboring lot. See Attached
(5)	Please state /check appellant's relationship to the property:   attorney architect engineer contractor other  fithe appellant is an agent of the owner(s) of record, please attach documentation delineating representation.
(6)	Appellant's Information:  Print Appellant's Name: Mark Lauden Crosley, Trustee of the Mark Lauden Crosley Family Trust
	Appellant's Mailing Address: 4757 - 19th Street San Francisco, CA 94114
	Phone Number: 415 318-6460 Email Address: Mark.Croslev@gmail.com

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 $\square$ building, $\square$ plumbing, $\square$ 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:  Retaining wall existing when appellant purchased property in 1989.
(10)	Please state any work completed to correct the related code violations:  Neighbor obtained plans and cost estimate for repair
(11) (12) (13)	What was the extent of the work performed? How much remains to be completed? none/all When was the work done? Who did the work?
(14)	What is your occupation? If you are a co-owner, list all other co-owners and other occupants.  Retired, living on Social Secuirty - roommate Darcie Lamond
(15) (16)	Do you own other properties in San Francisco?  Yes No If yes, do any of these properties have active Department of Building Inspection code enforcement cases or Orders of abatement?  Yes No N/A
(17)	If Yes, please list Complaint Tracking or Order numbers
(18) (19)	Have you owned property in San Francisco before?  Yes No Are you aware that building, plumbing, and/or electrical permits may be required to abate the subject code violations?  Yes No Wall not Appellant's
(20)	Have you applied for the required permits to abate the subject code violations?   Yes No If yes, please list permit applications:  Building Permit Application Nos.  Plumbing Permit Application Nos.  Electrical Permit Application Nos.
(21)	What other permits have you been granted by the City? Construction Permit for Renovation in 1991
(22)	What other facts do you want the Board to consider?  See attached
i decla	are under penalty of perjury and the laws of the State of California that the foregoing is true and correct.
	Jame: MARK L. CROSCEY Signature: MMULG
Date S	Signed: 3/12/2025 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 compete 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?
l decla	are under penalty of perjury and the laws of the State of California that the foregoing is true and correct.
Print I	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

#### PAYMENT RECEIPT

Printed on: 03/13/2025 11:33:11 AM

#### **Code Enforcement Division**

Phone: (628) 652-3430

Payment Date:

03/13/2025

Job Address

4757

19TH ST

Receipt Number: CED09451

Issued By: SBRYANT

Application Number:

Payment received from:

MARK LAUDEN CROSLEY

4757 19TH ST

SAN FRANCISCO CA 94114

AAB PYMT AND APP FILING

#### Payment received for the items indicated:

Fee Description	Payment Amount	Complaint#/ (if applicable)
CED AAB Filing Fee	\$326.45	202424763

**TOTAL** 

\$326.45



City and County of San Francisco DBI DBI

Reference Number:

Reference Number Payment

\$326.45

\*DUPLICATE RECEIPT 3/13/2025 11:32:56 AM\*

Safe Building!

4.

The Order of Abatement and Assessment of Costs should be reversed because the retaining wall at issue does not belong to the Appellant, Mark Lauden Crosley Family Trust ("Appellant"), owner of 4757 19<sup>th</sup> Street, San Francisco, CA 94114. The property was purchased in 1989, and Mark Crosley, Trustee, has lived at 4757 19<sup>th</sup> St. for the last 36 years. The retaining wall at the back of his property, which marks the beginning of his neighbor's yard, was already an old wall then, and Appellant believes that the wall was built at the same time as the home on 46 Eagle Street, in the 1920s, around fill that was brought in at the time of construction to elevate and level 46 Eagle's back yard. Because a Geotechnical Report commission by 46 Eagle proves that bringing in fill to 46 Eagle's yard in the 1920s necessitated the creation of the wall, 46 Eagle remains responsible for maintenance of the wall.

## The Wall Surrounds 46 Eagle's Back Yard to Support Fill Brought in to Elevate 46 Eagle's Back Yard Above Natural Grade

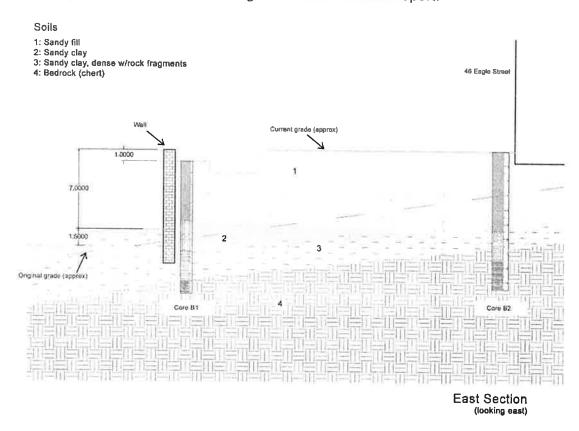
The City originally, and correctly, cited the owner of 46 Eagle Street, Scott Guerin, as the owner of the retaining wall in question in 2021, reference NOV 202172279. The wall, upon visual inspection, is clearly part of a three-sided retaining wall that rings 46 Eagle Street's back yard, which was raised significantly above the natural grade with fill, thus necessitating the construction of the retaining walls on the North, East, and West of 46 Eagle's yard. Mr. Guerin has admitted that when he bought the home in 2021 he believed the wall was his. The North wall is the only wall facing Appellant. However, the previous owners of 46 Eagle did not build the wall with sufficient lateral support, as they are legally obligated to, and the wall began to lean and crack over time.

# Geotechnical Report Commissioned by 46 Eagle Owner in April 2022 called "Guerin Residence Wall" Confirms Fill was Brought in to 46 Eagle's Yard and is Pushing on the Retaining Wall

Mr. Guerin conducted a geotechnical report that confirms that 46 Eagle's back yard is fill, raised above the natural grade. Appellant recently obtained a copy of this report. This geotechnical report admits that the fill brought in to 46 Eagle's yard has settled and creeped, placing pressure on the insufficient retaining wall built to contain the fill: "Based on our observations it is likely that fill materials were not placed and compacted according to accepted modern standards. Improperly placed fill soils will settle and creep especially if loads are applied directly to them from shallow foundations (such as footings or slabs)." See Geotechnical Report, attached as Exhibit A. The Geotechnical Report is for 46 Eagle, and is

called "Guerin Residence Wall," illustrating at the time the Geotechnical Report was commissioned, April of 2022, Mr. Guerin admitted that the wall was his.

The drawing below illustrates the findings of the Geotechnical Report.



# The Party Whose Actions Required Construction of the Wall is Liable for Maintenance of the Wall – Here, that is the Uphill Neighbor Who Brought in Fill

Appellant is informed and believes that the City contends that, as the downhill neighbor, Appellant is responsible for ensuring that his neighbor's land does not fall onto his own. This is legally false. While it is true that it is most often the case that retaining walls are necessitated by the downhill neighbor's excavation, in which case the downhill neighbor becomes liable for building and maintaining the wall, here the situation is the opposite. Because the uphill property, 46 Eagle St., brought the fill to elevate its yard, the owner of 46 Eagle is responsible for providing his own lateral support. Land that is not in its natural state is not entitled to support from neighboring land. Guerin is responsible for the retaining wall, as his predecessors were the ones whose actions necessitated its creation.

It is **not** the case that 4757 19<sup>th</sup> Street ever excavated below the natural grade, thereby undermining the support of 46 Eagle Street. As the above drawing shows, 4757 19<sup>th</sup> Street's yard is still close to or slightly above the natural grade. Therefore, legally, 46 Eagle Street is responsible for providing support for its own artificially elevated back yard.

# The Owner of 46 Eagle Street Admitted Responsibility for the Wall, But Tried to Shift Responsibility After Obtaining an Estimate for Cost of Repairing the Wall in His Chosen Manner

Initially, the new owner of 46 Eagle, Mr. Guerin, took responsibility for repairing the wall, and only requested that Appellant provide a construction easement, which was duly drafted but never signed, as Mr. Guerin never provided the final construction drawings as Appellant requested. Appellant was informed by the owner of 46 Eagle that he obtained construction cost estimate for fixing the wall, and the cost would be hundreds of thousands of dollars. At that point, Mr. Guerin requested that adjacent neighbors, including Appellant, share the cost of the wall equally. Appellant objected, as he does not own the wall and could not afford to contribute. If Appellant had taken responsibility for the wall, he would have obtained plans to replace it as cheaply as possibly, including by removing the wall and returning the properties to their natural grade. Mr. Guerin obtained an expensive plan to rebuild the wall, in order to continue enjoying his elevated back yard. It was only after this disagreement that Mr. Guerin shared the final construction plans with Appellant.

## Mr. Guerin Misleadingly Applied for a Permit under Appellant's Address, Misleading the City into Believing Appellant Took Responsibility for the Wall

Appellant was informed and believed that Mr. Guerin had obtained a building permit for repairing the wall. Appellant never saw this permit. Apparently this permit lapsed in 2023 and was cancelled in June of 2024.

Appellant is informed that the City somehow believed that Appellant was the one who pulled the building permit that then lapsed. This is not true.

Upon investigation, Appellant has learned that Permit PA 202211287199, was pulled by Guerin's contractor, Farzad Torabian of the SFT Construction Corp (License # 1009086, 322 6<sup>th</sup> St., San Francisco, CA 94103-0000, phone # 415-707-1046), who for some unknown reason stated that Appellant's address was the location of the permit, and described the

<sup>&</sup>lt;sup>1</sup> Mr. Guerin has now taken the position that each individual neighbor built their own section of the three-sided wall, and is therefore responsible for their own section. This implies that each neighbor built a 7 to 10 foot high wall for no apparent reason, and then the previous owner of 46 Eagle St backfilled against the three walls. While obviously absurd (and structurally impossible - these walls couldn't stand without being connected), Guerin continues to assert this as a rationale for his neighbors sharing the costs.

Project as "RETAINING WALL REPLACEMENT OF UPHILL SOUTH NEIGHBOR 46 EAGLE ST. REF 202211156523. SHARED FOUNDATION SYSTEM-CONCRETE RETAINING WALL, GRADE BEAM, DRILLED PIERS." Upon information and belief, Mr. Guerin, owner of 46 Eagle Street, hired Mr. Torabian and commissioned him to pull the permit. Mr. Torabian was also the contractor who commissioned the April 2022 Geotechnical Report, which was entitled "Guerin Residence Wall."

Appellant has never met Mr. Torabian, did not hire him, and did not authorize him to pull a permit.

Appellant is informed and believes that the City believes that he is the one who pulled the permit, and considers this an admission that Appellant owns the wall. This is not so. Appellant did not pull the permit. He has never admitted ownership or responsibility for the wall. His neighbor misled the City by applying for the permit under his address.

# The owner of 46 Eagle Attempts to Shift Responsibility onto Appellant Using a Faulty Survey, Which, Even if Accurate, Would Not Shift Maintenance Responsibility to the Party Who did Not Create the Need for the Wall

In the meantime, Mr. Guerin found a "new survey" which he provided to the City which purported to show that, while most of the North wall was on his property, a portion of the wall crossed onto Appellant's property as it traveled East. See 2021 Survey, attached as Exhibit B. The surveyor never accessed Appellant's property to conduct this survey, and the survey has multiple flaws, including measuring the location of the wall at its top, not its base, and this is significant given the significant lean of the wall. The wall is also clearly the wrong shape on this survey. It was this faulty "new survey" provided by Mr. Guerin that the City used when deciding to issue an NOV to appellant, see NOV 202424763.

Moreover, because 46 Eagle is the property that altered the natural grade, even if there is a slight encroachment onto the neighbor's land of the wall created to support that alteration, the owner of 46 Eagle remains liable for the maintenance of the entirety of the structure created to support his artificially elevated yard. The City should not have changed its position regarding which party was responsible for wall repair based on the neighbors' arguments and the survey.

# The Latest Survey, Commission by Appellant, Accurately shows the Wall between Appellant's Property and 46 Eagle is Almost All on 46 Eagle's Property

Appellant then obtained his own survey in January 2025, which located the wall at its base, which is a better indicator of the wall's location prior to leaning. Appellant's survey shows that only a few inches of the outer side of the wall (and some later-added buttresses that were not part of the original wall) encroaches onto his property at the northeast corner of 46

Eagle's lot. See 2025 Survey, attached as Exhibit C. This is so minor as to be clearly a construction error, a layout error, or a small deviation to avoid bedrock at the time of construction. Appellant cannot and should not be held responsible for maintaining a structure that clearly does not belong to his property, and was created to support his neighbor's alteration of the natural grade, even though a small sliver of part of the wall illegally encroaches onto his property.

#### Appellant Cannot Afford to Fix His Neighbor's Wall

The City is attempting to force Appellant to remedy the problematic wall -- of which >95% is on the properties of 46 Eagle Street and 50 Eagle Street and was constructed because of their raised elevations above natural grade -- without any direction as to how the City expects him to do so, then sort out financial responsibility for such in a civil suit between the parties. This is impossible, as Appellant is retired, living on Social Security, and cannot afford to front the costs to fix the retaining wall, which is not even his responsibility.

# Appellant Should not be Held Responsible for Costs Incurred by the City in this Dispute, as it was his Neighbor Who has Actively Misled the City

The City has sent Appellant an Assessment of Costs for Code Violations Outstanding. They claim he owes the City \$4,245.23. Appellant requests that this be vacated, as the Code Violation at issue is not his. It's his neighbor's, Mr. Guerin, who is the owner of 46 Eagle Street and the recipient of the initial NOV for the retaining wall which is obviously his and built to support his yard.

Only after finding out the cost of repairing the wall in the manner he desired did Mr. Guerin begin a campaign to actively mislead the City into believing the code violation, which is on a wall that is obviously his responsibility as it surrounds his artificially elevated back yard on three sides, was Appellant's responsibility. He did so by providing the City with a faulty and irrelevant survey and misleadingly applying for a building permit under Appellant's address, not his own. Another uphill neighbor, Jim Conte of 50 Eagle, whose house rests on the West side of the 3-sided retaining wall, and who therefore stands to incur the most cost in fixing the faulty wall, has joined this campaign in order to spread the costs that should rightfully be incurred by him to his neighbors. Appellant should not be held responsible for this behavior, or the extra work it has cost the City.

#### Conclusion

In conclusion, the City erroneously issued the Abatement Order to Appellant, when he does not own or have liability for maintaining the structure in question. The Order should be reversed because Appellant does not own the wall and is not responsible for maintenance of the wall, as the wall was created in order to support the artificially elevated yard of 46

Eagle, and therefore maintenance liability belongs to the owner of 46 Eagle, Mr. Guerin. Mr Guerin initially took responsibility for maintaining the wall and only tried to shift responsibility onto Appellant by giving the City a faulty survey after he found out the expense of fixing the wall. Mr. Guerin also misleadingly obtained a building permit using Appellant's address. Appellant cannot afford to front the cost of fixing the wall and then later sue his neighbor who rightfully should be fixing the wall in the first place. The Geotechnical Report conclusively shows that the wall was built around fill brought in for 46 Eagle's elevated back yard. 46 Eagle is responsible for providing its own lateral support for such fill, and to the extent the wall that they built is failing, it is their responsibility to fix the wall that they built and own, not Appellant's.

The City should also vacate the Assessment of Costs for Code Violations Outstanding issued to Appellant, as the code violation is not Appellant's, and the extra work the City has had to perform on this matter has been created by neighbors who are on a campaign to shift costs from themselves onto others, including the Appellant, and have acted dishonestly in order to do so.

#### 22.

Appellant will be out of the country to attend a long-planned family wedding from April 14 to April 27, and requests that a hearing on this matter not be held on these dates.

Also, please send a copy of all correspondence to Appellant's attorney in this matter:

Elizabeth Brekhus, Esq. Brekhus Law Partners 1000 Drakes Landing Road Greenbrae, CA 94904 phone: (415) 461-1001 facsimile: (415) 461-7356

elizabethb@brekhus.com

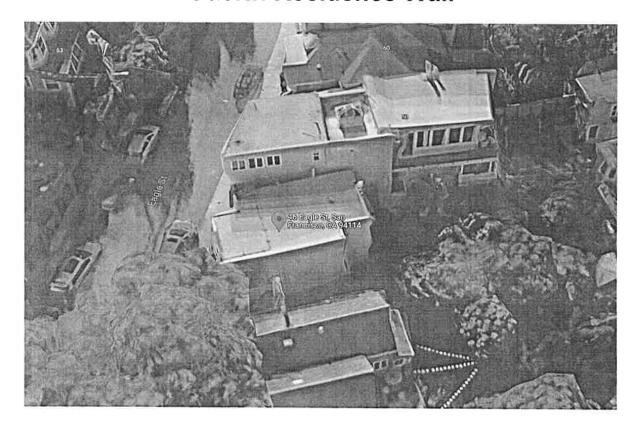
# EXHIBIT A

# EXHIBIT A

## **Peters & Ross**

#### Geotechnical & Geoenvironmental Consultants

# Geotechnical Investigation Guerin Residence Wall



46 Eagle Street, San Francisco, California

#### Peters & Ross

## Geotechnical & Geoenvironmental Consultants

April 6, 2022 Project No. 22111.001

Mr. Farzad Torabian SFT Construction 322 6<sup>th</sup> Street, Suite 4 San Francisco, CA 94103

RE: Geotechnical Investigation – 46 Eagle Street, San Francisco, CA

Dear Mr. Torabian:

In accordance with your authorization, Peters & Ross has completed a geotechnical investigation for the above referenced project. The accompanying report presents the results of our field investigation and engineering analyses. Based on this information, it is Peters & Ross' opinion that the site is suitable for the planned back replacement retaining wall and future house addition.

Peters & Ross should be retained:

- to review geotechnical aspects of project plans and specifications,
- to provide supplemental recommendations should significant changes in the planned replacement retaining wall and addition be made, and
- to provide geotechnical engineering observation and testing services during construction, in order to check that the recommendations presented in this report are properly implemented into the completed project.

We appreciate the opportunity to provide geotechnical engineering services to you. If you have any questions, please call.

Very truly yours, PETERS & ROSS

Peter K. Mundy, P.E., G.E. Geotechnical Engineer 2217

#### INTRODUCTION

This report presents the results of a geotechnical investigation performed by Peters & Ross for the proposed replacement rear retaining wall and future back addition at 46 Eagle Street in San Francisco, California. The location of the site is shown on the Site Vicinity Map (Figure 1). The ground surface topography near the site is shown on Figure 2.

#### **Project Description**

The site consists of a developed downslope 0.043-acre lot, located on the north side of Eagle Street. A two-story wood-frame house built in 1926 occupies the central portion of the lot. Current plans are to replace the back retaining wall. Future plans may include building a back addition.

#### Scope of Services

Peters & Ross scope of services for the project was presented in our proposal dated January 31, 2022. Our services on the project were limited to the following:

- Drilling three exploratory test borings
- Logging and obtaining samples of the materials encountered in the test borings
- Performing laboratory tests on selected samples
- Performing engineering analyses sufficient to develop conclusions and recommendations regarding:
  - 1. Site geology and seismicity
  - 2. Soil and groundwater conditions
  - 3. Site preparation, excavation, and grading
  - 4. The most appropriate foundation type(s) for the replacement retaining wall and possible addition
  - 5. Geotechnical design parameters for the recommended foundation type(s)
  - 6. Lateral earth pressures for retaining wall design
  - 7. Subgrade preparation for concrete slabs-on-grade
  - 8. Geotechnical aspects of site drainage
  - 9. Construction considerations
- Preparing this report.

#### FIELD EXPLORATION AND LABORATORY TESTING

Subsurface conditions were explored by drilling two exploratory test borings and one hand auger to a maximum depth of 11 feet using a portable hydraulic auger operated by DeNovo Drilling of Richmond, California on February 22, 2022. The locations of the test borings and hand auger are shown on the Site Plan (Figure 3). Samples of the materials

encountered in the borings were obtained at frequent depth intervals, for field classification and laboratory testing. A description of the drilling and sampling equipment used and other details of the subsurface exploration, as well as a log of the test borings, are presented in Appendix A. The laboratory tests performed are discussed in Appendix B.

#### SITE CONDITIONS

#### Site Geology and Seismicity

The site is located within the California Coast Ranges geomorphic province, which is dominated by northwest-trending faults and folds. Geologic mapping by the U.S. Geological Survey (Schlocker 1974) shows that the site is underlain by Quaternary age undivided surficial deposits consisting of poorly graded sand, clayey sand, and silty sand. Preliminary photointerpretive landslide maps by Schlocker (1974) and the State of California SHZR 43 (2000) show no landslides on the property.

Seismologists and geologists recognize the San Francisco Bay Area as an area of high seismic activity. Several major active fault systems are located near the site. These include the San Andreas Fault about 9 km to the southwest and the Hayward Fault about 21 km to the northeast. It is reasonable to assume that the site will be subjected to at least one moderate to severe earthquake that will cause strong groundshaking. Strong ground shaking from a major earthquake is a hazard that cannot be eliminated but the effects can be reduced by the observation of sound construction practices using the current seismic design codes.

#### **Subsurface Conditions**

Generally, 2 to 5.5 feet of clayey sand with concrete and masonry debris fill materials were encountered. In Borings B-1 and HA-1, 2.5 to 4.5 feet of dark brown sandy lean clay were encountered underneath the fill materials. A washed sieve test in Boring B-1 at a depth of 7.5 feet showed that the sandy lean clay had 59 percent passing the number 200 sieve. In Boring B-2 the dark brown sandy lean clay was not encountered. In both borings and the hand auger, 1 to 2.5 feet of reddish brown sandy lean clay (completely weathered bedrock) was encountered. Atterberg limits tests indicate that the reddish brown sandy lean clay in Boring B-2 at a depth of 7.5 feet has a liquid limit of 32 percent and a plasticity index of 15 percent with 67 percent passing the number 200 sieve which indicate a low expansion potential (expansive soils shrink and swell in response to moisture changes). The reddish brown sandy lean clay was underlain by chert bedrock which extended to the depths explored.

#### Groundwater

Groundwater was not encountered in any of the borings. The boreholes were backfilled with cuttings. It should be noted that fluctuations in the groundwater level may occur due

to variations in rainfall, temperature, and other factors not evident at the time the measurements were made.

#### CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the field investigation, laboratory testing, and engineering analyses, it is Peters & Ross' opinion that the site is suitable for the replacement site retaining wall and proposed addition from a geotechnical perspective. The primary geotechnical concern that needs to be addressed is the presence of existing fill. Specific recommendations for foundation design are presented below.

#### 1. Presence of Existing Fill

Peters & Ross found little to no information about the 1920s grading operations associated with the subject property. Based on our observations it is likely that fill materials were not placed and compacted according to accepted modern standards. Improperly placed fill soils will settle and creep especially if loads are applied directly to them from shallow foundations (such as footings or slabs). Therefore, we recommend that the planned replacement wall be supported on drilled pier foundations that extend through the fill and are embedded into the underlying chert bedrock.

#### 2. Seismic Concerns

In accordance with Section 1613 of the 2019 California Building Code, Peters & Ross classifies the site as a C Site Class and a Seismic Design Category of D, with a latitude of 37.758 degrees and a longitude of -122.443 degrees. The CBC parameters presented in the following table should be used for seismic design.

SITE CLASS B - PERIOD (sec)	0.2	1.0
SPECTRAL RESPONSE Ss, S1	1.500	0.605
SITE COEFFICIENT F2, Fv (SITE CLASS C)	1.2	1.4
MAXIMUM SPECTRAL RESPONSE SMS, SMI	1.800	0.847
DESIGN SPECTRAL RESPONSE SDS, SDI	1.200	0.565
RISK COEFFICIENT Crs, Cri	0.912	0.894

The site is not within an Alquist-Priolo Earthquake Fault Zone, and therefore the risk of fault rupture at the site is remote. No loose, clean sands were observed in the exploratory test borings. Therefore, the risk of significant foundation settlement due to liquefaction or densification during a large magnitude earthquake is low.

#### 3. Site Preparation, Excavation, and Grading

#### 3.1 Clearing and Site Preparation

All structures, flatwork, foundations, and any trees or shrubs identified for demolition should be demolished and removed from the site. Holes resulting from the removal of

any obstructions that extend below the proposed finished grade should be cleared and backfilled with suitable material compacted to the requirements given below under Compaction. We recommend that the excavations to remove deleterious material be carried out under the observation of the soil engineer, so that these excavations will be properly backfilled.

#### 3.2 Subgrade Preparation

After the site has been properly cleared and stripped and any necessary excavations made, the exposed soils which will receive structural fill or slabs-on-grade should be scarified to a depth of 6 inches, moisture conditioned to slightly above optimum water content and compacted to the requirements for structural fill.

#### 3.3 Material for Fill

All on-site soils below the stripped layer having an organic content of less than 3 percent by volume are suitable for use as fill. Fill placed at the site, should not contain rocks or lumps larger than 6 inches in greatest dimension with not more than 15% larger than 2.5 inches. Import fill should be predominantly granular with a plasticity index of 12 or less.

#### 3.4 Compaction

All structural fill less than 5 feet thick should be compacted to at least 90% relative compaction as determined by ASTM Test Designation D 1557-latest edition. Structural fill or wall backfill greater than 5 feet high should be compacted to at least 95% relative compaction. Fill material should be first moisture conditioned to 3 percent above optimum moisture, then spread and compacted in lifts not exceeding 8 inches in uncompacted thickness. We should note that if construction proceeds during or immediately after the wet winter months, it may require time to dry the on-site soils to be used as fill, since their moisture content will probably be appreciably above optimum.

#### 3.5 Trench Backfill

Pipeline trenches should be backfilled with fill placed in lifts not exceeding 8 inches in uncompacted thickness. Backfill should be compacted to 90% relative compaction. If imported granular soil is used, sufficient water should be added during the trench backfilling operations to prevent the soil from "bulking" during compaction. All compaction operations should be performed by mechanical means only. We recommend against jetting unless the backfill material is granular (sand or gravel) and the water used in jetting is able to rapidly flow out of the trench.

#### 3.6 <u>Drainage</u>

Positive surface drainage should be provided adjacent to the residence/addition, and site wall so as to direct surface water away from the foundations into closed pipes that discharge to an approved drainage facility. Flexible drainpipe (flexline), 2000-pound

Guerin Residence Wall Project No. 22111.001

crush pipe, leach field, and ASTM F810 pipe are not recommended for use in the surface water drainage system because of the likelihood of damage to the pipe during installation due to the weak strength of these pipes. In addition, these drainpipes are sometimes difficult to clean with mechanical equipment without damaging the pipe. We recommend the use of Schedule 40 PVC, SDR 35 PVC or ABS, Contech A-2000 PVC drainpipe, or equivalent for the drain system. Ponding of surface water should not be allowed in any areas adjacent to the residence/addition or site wall. Concentrated flows of water should not be allowed across any slopes as erosion or weakening of surface soils could occur.

We also recommend that rainwater collected on the roofs of the residence/addition and in landscaped areas be transported through gutters, downspouts, and closed pipes that connect to suitable discharge facilities. We should note that suitable discharge facilities do not include so called "dry wells" and these should be avoided.

Some nominal maintenance of the drainage facilities should be expected after the initial construction has been completed. Should ownership of this property change hands, the new owner should be informed of the existence of this report, not adversely change the grading or drainage facilities, and understand the importance of maintaining proper surface drainage.

#### 4. Foundations

#### 4.1 <u>Drilled Pier and Grade Beam Foundation System</u>

Peters & Ross recommends that the replacement rear wall and proposed addition be supported on drilled, cast-in-place, straight-shaft piers. Drilled piers should be designed to develop their load carrying capacity through friction between the sides of the piers and the surrounding subsurface materials. Friction piers should have a minimum diameter of 16 inches, and there should be a minimum center-to-center spacing of at least 3 pier diameters between adjacent piers.

The piers should generally extend to a minimum depth of 10 feet below the bottom of the grade beam with at least 8 feet of embedment into the chert bedrock. Since chert bedrock was encountered at depths of 7.5 to 10.0 feet, the piers should generally extend to a minimum depth of about 15.5 to 18.0 feet below the bottom of the grade beam. Peters & Ross should observe the drilling of the piers to ensure that minimum embedment is achieved in the field.

To determine whether these depths are adequate to carry the structural loads of the residence, the following allowable skin friction values should be used. Starting at a depth of 3 feet use an allowable friction value of 500 pounds per square foot for dead plus live loads and 650 pounds per square foot for all loads, including wind or seismic. In bedrock use an allowable friction value of 800 pounds per square foot for dead plus live loads and 1100 pounds per square foot for all loads, including wind or seismic. Up to 2/3 of the allowable dead plus live load capacity can be used to resist uplift forces.

Lateral loads on the piers may be resisted by passive pressures acting against the sides of the piers. We recommend an allowable passive pressure equal to an equivalent fluid weighing 400 pounds per square foot per foot of depth to a maximum value of 4000 pounds per square foot. This value can be assumed to be acting against 2.0 times the diameter of the individual pier shafts starting at a depth of 3 feet.

The bottom of pier excavations should be reasonably free of loose cuttings and soil fall-in prior to installing reinforcing steel and placing concrete. It is our recommendation that the contractor be made aware of the subsurface conditions outlined in this report and that he obtain construction equipment appropriately sized to perform the recommended work. In particular, the piers must extend a minimum of 15.5 to 18.0 feet below the existing ground surface into hard chert bedrock. Where hard layers of bedrock are encountered, the contractor should use appropriate drilling techniques such as a core barrel to achieve the required depths. Any accumulated water in pier excavations should be removed prior to placing reinforcing steel and concrete, or the concrete should be tremied from the bottom of the hole.

#### 4.2 Future Performance of Possible Addition

Even well designed and constructed foundations typically experience small post-construction settlements. In a new structure, these small settlements usually do not cause noticeable building distress, such as sheetrock cracks, because adjacent portions of a new structure tend to settle relatively uniformly. When a new foundation is constructed adjacent to an older foundation, small settlements of the new foundation may cause some noticeable distress near the transition between the new and old foundations, since the older foundation does not experience significant new settlement. In some situations where the older foundations are experiencing ongoing movements due to expansive soils, fill settlement, and/or hillside creep and the new foundations are designed to resist these movements, building distress can occur at the transition between the older and newer portions of the structure due to ongoing movements of the older portion. The homeowner should anticipate some post-construction distress, particularly near these transition areas.

#### 5. Replacement Retaining Wall

Retaining wall foundations should be designed in accordance with the recommendations of the previous subsections. Retaining walls should be designed using soil pressures corresponding to an equivalent fluid weight of 35 pcf for level backfill, 45 pcf for backfill sloped at 3:1, and 60 pcf for backfill sloped at 2:1. These fluid weights should be increased by 20 pcf for restrained walls. For surcharge loads increase design pressures behind the wall by an additional uniform pressure equivalent to one-half (for restrained condition) or one-third (for unrestrained condition) of the maximum anticipated surcharge load applied to the surface behind the wall. For walls exceeding 6 feet use a seismic force of  $12H^2$  in pounds applied at 0.5H.

The above pressures assume that sufficient drainage will be provided behind the walls to prevent the build-up of hydrostatic pressures from surface and subsurface water

infiltration. Adequate drainage may be provided by a subdrain system consisting of a 4-inch, rigid, perforated pipe, bedded in ¾ inch, clean, open graded rock. The recommended location of the subdrain pipe is behind the heel of the footing. Although we have observed that the subdrain pipe is often placed on top of the heel of the footing, it has been our experience that this may lead to moisture seeping through the wall resulting in dampness and staining on the opposite wall face despite the application of waterproofing. However, if such seepage or dampness is acceptable (in front of landscape walls, for example), then the subdrain pipe may be placed on top of the heel of the footing. To prevent ponding of water on top of the heel of the footing, we recommend that the top of the heel be sloped to drain away from the wall with a minimum positive gradient of 5 percent. The perforated drainpipe should slope to drain with a minimum positive gradient of 2 percent.

The entire rock/pipe unit should be wrapped in an approved, non-woven, polyester geotextile such as Mirafi 140N or 140NL, or a 4-ounce equivalent. The rock and fabric placed behind the wall should be at least one foot in width and should extend to within one foot of finished grade. The upper one foot of backfill (6 inches for walls less than 5 feet in height) should consist of on site, compacted, relatively impervious soils (an impermeable plug). Alternatively, the wrapped rock could be replaced with a MiraDrain system with appropriately selected waterproofing. The subdrain pipe should be connected to a system of closed pipes that lead to suitable discharge facilities.

We should note that flexible, perforated pipe (flexline), 2000 Pound Crush, Leachfield, and ASTM F810 pipe are not acceptable for use in the subdrain because of the likelihood of damage to the pipe during installation and the difficulty of future cleaning with mechanical equipment without damaging the pipe. We recommend the use of Schedule 40 PVC, SDR 35 PVC or ABS, Contech A-2000 PVC drainpipe, or equivalent for the drain system. The subdrain pipe should be connected to a system of closed pipes (non-perforated) that lead to suitable discharge facilities. At the location where the perforated subdrain pipe connects with the solid discharge drainpipe, drainrock backfill should be discontinued. A "clay plug" should be constructed out of relatively impervious soils to direct collected water into the perforated pipe and minimize the potential for water collecting around the solid drainpipe and saturating the adjacent soils. We recommend that waterproofing be applied to any proposed retaining walls where applicable. The specification of the type of waterproofing and the observation of its installation should be performed by the architect and/or structural engineer.

In addition, the "high" end and all 90 degree bends of the subdrain pipe should be connected to a riser which extends to the surface and acts as a cleanout. The number of cleanouts can be reduced by installing "sweep" 90-degree bends or pairs of 45-degree bends in succession instead of using "tight" 90-degree bends. "Sweep" 90-degree bends are similar to those used in sanitary sewer pipe connections.

#### 6. Exterior Concrete Slabs-on-Grade

We recommend that any slabs-on-grade be supported on a minimum of 9 inches of imported, compacted, non-expansive fill. The subgrade should be recompacted to at least 90 percent relative compaction at a moisture content of 3 percent above optimum. The subgrade should be kept moist until the slab is poured. In any slab area where minor floor wetness would be undesirable, at least 4 inches of ¾ inch gravel should be placed over the prepared subgrade, to provide a capillary moisture break. A 10-mil thick vapor barrier blanketed with 2 inches of clean sand should be placed over the gravel. This can be used in lieu of the upper 6 inches of the non-expansive fill.

The slab should have a minimum thickness of 4-inches and should be reinforced with steel reinforcing bars rather than welded wire mesh. At a minimum, slab reinforcement should consist of No. 4 bars on 16-inch centers in both directions, placed at the center of the slab thickness. Spacers should be placed beneath the mesh of reinforcing bars, to maintain their positioning near the center of the slab during the concrete pour. Score joints should be provided at a maximum spacing of 10 feet in both directions. The slabs should be appropriately reinforced according to structural requirements; concentrated loads may require additional reinforcing.

Exterior slabs should be structurally independent from the perimeter grade beams or footings and be free floating. The use of free floating slabs for interior floors may result in damage to the proposed architectural finishes. Peters & Ross should be contacted if interior slabs are proposed.

#### 7. Plan Review and Geotechnical Engineering Services during Construction

Peters & Ross should review project plans, to check that the geotechnical engineering recommendations contained in this report are properly incorporated. Peters & Ross should provide geotechnical observation and testing services during construction, to check that geotechnical aspects of the work are completed in accordance with the plans. These services should include observing site excavations and grading, testing the compaction of fill, observing pier drilling and measuring pier depths, observing drainage, and checking retaining wall back drains. In addition, Peters & Ross should provide consultation regarding geotechnical concerns that arise during construction. Peters & Ross cannot accept responsibility for geotechnical aspects of construction that are not observed by its staff.

We will make every reasonable effort to accommodate the contractor's work schedule during construction, so that necessary observations and tests can be performed in a timely manner to avoid construction delays. However, since our field services are often required on several projects concurrently, we request that 48 hours advance notice be given for site visits, in order to minimize scheduling conflicts.

#### LIMITATIONS

Peters & Ross services consist of professional opinions and recommendations that are made in accordance with generally accepted geotechnical engineering principles and practices. The opinions and recommendations presented in this report are based on a site reconnaissance, review of published and unpublished geologic maps, two exploratory test borings and one hand auger, laboratory testing, engineering analyses, and a preliminary layout of the replacement retaining wall and proposed addition provided by Mr. Scott Guerin, owner. This warranty is in lieu of all other warranties either expressed or implied.

Subsurface conditions commonly vary significantly from those encountered at the test boring locations. Unanticipated, adverse soil conditions encountered during construction often require additional expenditures to achieve a properly constructed project. It is advised that a contingency fund be established to accommodate possible consulting and construction cost increases due to unanticipated conditions.

#### LIST OF FIGURES

Figure 1 Site Vicinity Map Figure 2 Topographic Map

Figure 3 Site Plan

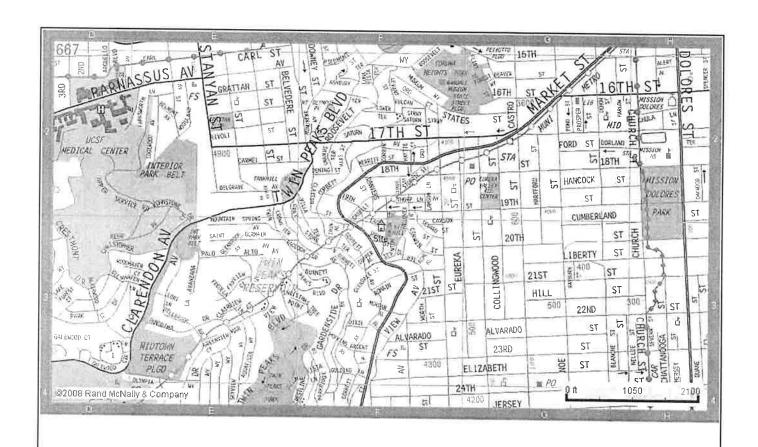
#### **APPENDICES**

Appendix A Field Investigation Appendix B Laboratory Testing

#### **DISTRIBUTION**

5 copies: Mr. Farzad Torabian

SFT Construction 322 6<sup>th</sup> Street, Suite 4 San Francisco, CA 94103



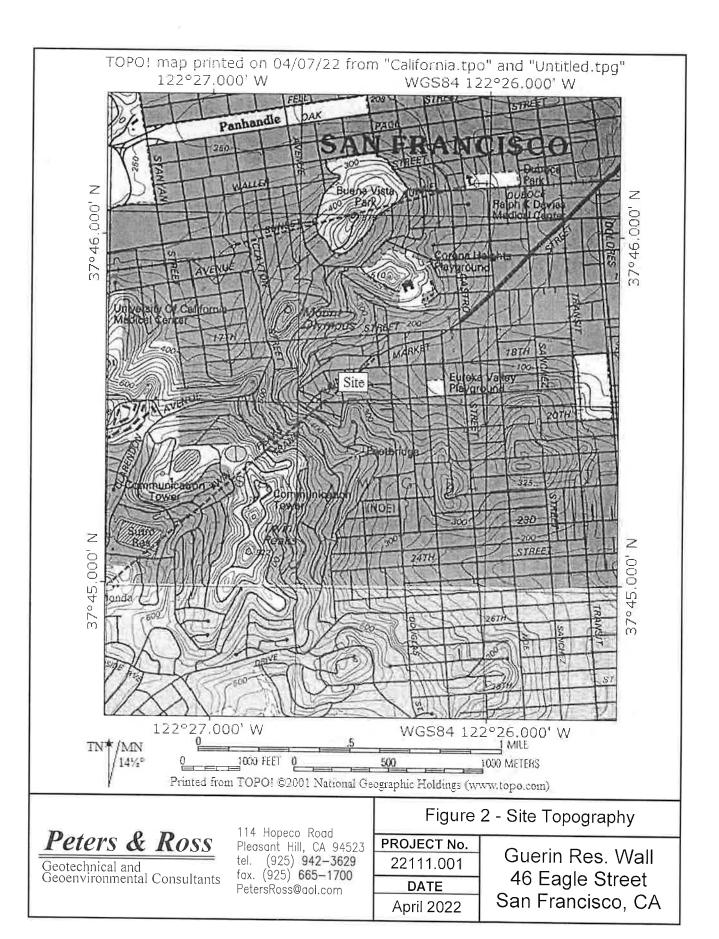
## Peters & Ross

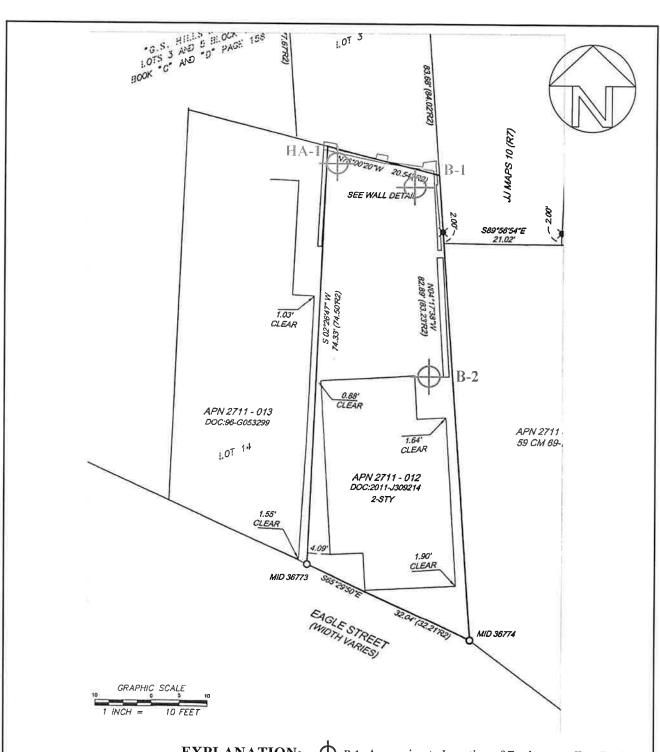
Geotechnical and Geoenvironmental Consultants 114 Hopeco Road Pleasant Hill, CA 94523 tel. (925) **942-3629** fax. (925) **665-1700** PetersRoss@aol.com

## Figure 1 - Site Vicinity Map

PROJECT No.	
22111.001	
DATE	
April 2022	

Guerin Residence Wall 46 Eagle Street San Francisco, California





**EXPLANATION:** B-1 Approximate Location of Exploratory Test Borings

## Peters & Ross

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#### Figure 3 - Site Plan

PROJECT No.					
22111.001					
DATE					
April 2022					

Guerin Res. Wall 46 Eagle Street San Francisco, CA

#### APPENDIX A – FIELD INVESTIGATION

Peters & Ross explored subsurface conditions at the site by drilling two exploratory test borings and one hand auger to a maximum depth of 11 feet. The locations of the exploratory test borings are shown on the Site Plan.

The borings were drilled using a 3.5-inch-diameter portable hydraulic auger operated by DeNovo Drilling of Richmond, California. Our field engineer continuously logged the materials encountered. The boring logs show the materials encountered and are included in this Appendix. Soils are classified in accordance with the Unified Soil Classification System.

The boring logs indicates Peters & Ross interpretation of subsurface conditions encountered at the locations and times the borings were drilled and may not be representative of subsurface conditions at other locations and times. Stratification lines represent the approximate boundaries between soil and rock types. The transitions between soil and rock layers are often gradual.

Samples of the materials encountered were obtained at frequent depth intervals, for visual classification and laboratory testing. Samples were obtained using a Modified California sampler (outer diameter of 3.0 inches, inner diameter of 2.5 inches) with thin-wall brass sampler liners, and a Standard Penetration Test sampler (outer diameter of 2.0 inches, inner diameter of 1.375 inches). The samplers were driven using a 140-pound safety hammer lifted and dropped 30 inches using a rope and cathead system.

#### Peters & Ross Geotechnical Services

114 Hopeco Road, Pleasant Hill, CA 94523 925-942-3629 PetersRoss@aol.com

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Project Name: Guerin Residence Wall Location: 46 Eagle St., San Francisco, CA

Drilling Method: Portable Hydraulic Auger w/ 3.5" SFA

Client: SFT Construction
Date Drilled: 2/22/2022

Project No.: 22111.001

Elevation: 0

Water Level: Not Encountered

Remarks: Samplers driven with 140 lb. safety hammer lifted and dropped 30 inches using a rope and cathead system.

Sandy Lean CLAY (CL) reddish brown, some rock fragments, wet, stiff, (completely weathered chert bedrock)  Chert (Bedrock) reddish brown, fractured, weathered, moderate to hard hardness  End of Log  Notes:  1. Penetration resistance values are not standard N values, they are the raw values measured in the field. 2. Stratification lines represent the approximate boundaries between material types, the transitions may be gradual.	ELEVATION	DESCRIPTION	SYMBOL	DEPTH (ft)	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (pcf)	UNCONFINED STRENGTH (tsf)	REMARKS
brown, moist to wet, soft, some concrete and masonry debris, roots  -1 -2 -3 -3 -4 -5 -5 -4 -5 -5 -7 -7 -8 -8 -8 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9				-0						
Sandy Lean CLAY (CL) dark brown, soft to stiff, roots, wet  -6  SS 3 17  -200 = 59 per  Sandy Lean CLAY (CL) reddish brown, some rock fragments, wet, stiff, (completely weathered chert bedrock)  Chert (Bedrock) reddish brown, fractured, weathered, moderate to hard hardness  End of Log  Notes:  1. Penetration resistance values are not standard N values, they are the raw values measured in the field. 2. Stratification lines represent the approximate between material types, the transitions may be gradual.		brown, moist to wet, soft, some concrete and		- I 2 2						
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Chert (Bedrock) reddish brown, fractured, weathered, moderate to hard hardness  End of Log  Notes:  1. Penetration resistance values are not standard N values, they are the raw values measured in the field. 2. Stratification lines represent the approximate boundaries between material types, the transitions may be gradual. 3. Groundwater was not excountered during drilling and the between material types, the transitions may be gradual.		reddish brown, some rock fragments, wet, stiff,	<b>计时间转换</b>	-8 -						
reddish brown, fractured, weathered, moderate to hard hardness  End of Log  Drilling Refus  -12  Notes:  1. Penetration resistance values are not standard N values, they are the raw values measured in the field. 2. Stratification lines represent the approximate boundaries between material types, the transitions may be gradual. 3. Groundwater was not excountered during drilling and the before was hard types, the transitions may be gradual.		Chert (Bedrock)		-10	SS		15			
End of Log  Drilling Refus  -12  -13  Notes:  1. Penetration resistance values are not standard N values, they are the raw values measured in the field. 2. Stratification lines represent the approximate doubt and the process between material types, the transitions may be gradual. 3. Groundwater was not excountered during drillion and the bodge was helderly the strain the strain to the strain that the strain the strain that the		reddish brown, fractured, weathered, moderate to		=						
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4. Se 2 inch OD Standard Pentraling Test cample without lines.		Penetration resistance values are not standard N values, th     Stratification lines represent the approximate boundaries by	tween me	raw valo	oc the te	anciliane .	e field. nay be gra	adual.		
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#### Peters & Ross Geotechnical Services

114 Hopeco Road, Pleasant Hill, CA 94523 925-942-3629 PetersRoss@aol.com

Page: 1 of 1

Project Name: Guerin Residence Wall

Location: 46 Eagle St., San Francisco, CA

Client: SFT Construction

Drilling Method: Portable Hydraulic Auger w/ 3.5" SFA

Elevation: 0

Date Drilled: 2/22/2022

Water Level: Not Encountered

Remarks: Samplers driven with 140 lb. safety hammer lifted and dropped 30 inches using a rope and cathead system.

ELEVALION	DESCRIPTION	SYMBOL	DEPTH (ft)	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (pcf)	UNCONFINED STRENGTH (tsf)	REMARKS
4	Ground Surface		-0						
	Sandy Lean CLAY (CL-FILL) brown, moist to wet, soft, some concrete and masonry debris, roots		1 1 2 3						
			- -4 -	SS	2	9			
			-5						
	Sandy Lean CLAY (CL) reddish brown, some rock fragments, wet, stiff, (completely weathered chert bedrock)		- -6						
			- -7	SS	16	17			LL=32%, PI=15% -200 = 59 percent
	Chert (Bedrock) reddish brown, fractured, weathered, moderate to hard hardness		- -8 -						
			-9		50				
+	End of Log		-	SS	50 6"	15			
	<u> </u>		-10						
1			=						
			-11						
			=						
			-12						
			-						
	Notes		-13						
	Notes:  1. Penetration resistance values are not standard N values, the 2. Stratification lines represent the approximate boundaries be 3. Groundwater was not encountered during drilling and the bo 4. SS = 2 inch OD Standard Pentration Test sampler without li	lween ma	raw val iterial typ backfille	ues meas bes, the tr d with cut	ured in the ansitions of lings.	e field. may be gra	adual.		
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Page: 1 of 1

Project Name: Guerin Residence Wall

Location: 46 Eagle St., San Francisco, CA

Client: SFT Construction

Drilling Method: Portable Hydraulic Auger w/ 3.5" SFA

Elevation: 0

Date Drilled: 2/22/2022

Water Level: Not Encountered

Remarks: Grab samples classified from the 3.5 inch diameter hand auger.

MAIN AND	DESCRIPTION	SYMBOL	DEPTH (ft)	SAMPLE TYPE	BLOWS/FT.	MOISTURE (%)	DRY DENSITY (pcf)	UNCONFINED STRENGTH (tsf)	REMARKS
$\dashv$	Ground Surface Sandy Lean CLAY (CL-FILL)		-0						
	brown, moist to wet, soft, some concrete and masonry debris, roots		-1						
	Sandy Lean CLAY (CL) dark brown, soft to stiff, roots, wet	;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;	-2 - -3						
			-4 - -5						
	Sandy Lean CLAY (CL) reddish brown, some rock fragments, wet, stiff, (completely weathered chert bedrock)		-6 - -7						
	Chert (Bedrock) reddish brown, fractured, weathered, moderate to hard hardness End of Log		- -8 -						Drilling Refusal
			-9						
		-	-10						
			=11						
			-12						
	Notes:		-13						
- 11	Stratification lines represent the approximate boundaries between 2. Groundwater was not encountered during drilling and the border.	een mate ing was b	erial type ackfilled	s, the tran	nsitions ma	ay be grad	lual.		
			-15						

#### APPENDIX B - LABORATORY TESTING

Laboratory tests were performed on representative samples of the materials encountered in the test borings, to achieve a quantitative and qualitative evaluation of the physical and mechanical properties of the materials that underlie the site. The tests were performed in B. Hillebrandt Soils Testing, Inc. lab located in Alamo, California. The tests included moisture content determinations and #200 washed sieve tests. The test results are presented on the boring logs in Appendix A. Test reports provided by the testing laboratory are included in this Appendix. Brief descriptions of the tests performed follow.

Moisture Content/Dry Density (ASTM 2937): Performed on undisturbed samples to determine the moisture content (the ratio of the weight of water to the weight of solids in the field sample, expressed as a percentage) and dry density (the ratio of the weight of solids in the field sample to its volume, expressed in pounds per cubic foot).

#200 Washed Sieve Test (ASTM D-1140): Performed on undisturbed or disturbed samples to determine the fine-grained (silt and clay) fraction of the materials. The fine-grained fraction is used to classify the soils according to the Unified Soils Classification System.

Atterberg Limits Test (ASTM D-4318): Performed on undisturbed or disturbed samples to determine the liquid limit (LL) and plastic limit (PL) of the samples. These limits are used to classify fine-grained soils and to evaluate the plasticity index (PI), the moisture content range over which the material exhibits plasticity. Atterberg limits correlations also provide an indication of the compressibility and expansion potential of the sample.

# B. HILLEBRANDT SOILS TESTING, INC. 29 Sugarloaf Terrace, Alamo, CA 94507 - Tel: (510) 409-2816 - Fax: (925) 891-9267 - Email: soiltesting@aol.com

#### LAB RESULTS SUMMARY FORM

Project Number: 22111.001+ Project Name: 46 Eagle Street, San Francisco Request Date: 2/25/22 Results Due By: Requested By: ΡМ Throw Samples Out On:

Atterberg Compaction Maximum Dry Density (pcf) TxUU Shear Strength (psf) Pocket Penetrometer (tsf) assing #200 sieve (%) Optimum Moisture (%) Moisture Content (%) assing #40 sieve (%) Passing #4 Sieve (%) Sample Depth (feet) Dry Density (pcf) Plasicity Index Plastic Limit Liquid Limit Torvane (tsf) Remarks B-1 4.5 8.9 B-1 7.5 17.0 89 80 59 B-1 10.5 14.8 B-2 4.5 20.3 B-2 7.5 17.4 32 17 15 93 82 67 B-2 9.5 3.7 B-3 2.0 7.1 B-3 3.0 7.2 B-3 4.0 12.8 B-3 5.0 12.5 B-3 6.0 14.6

# B. HILLEBRANDT SOILS TESTING, INC. 29 Sugarloaf Terrace, Alamo, CA 94507 - Tel: (510) 409-2916 - Fax: (925) 891-9267 - Email: soiltesting@aol.com

#### MOISTURE CONTENT WORKSHEET

Job #: 22111.001+ Job Name: 46 Eagle Street, San Francisco Date: 2/25/22 Tested by: B. Hillebrandt

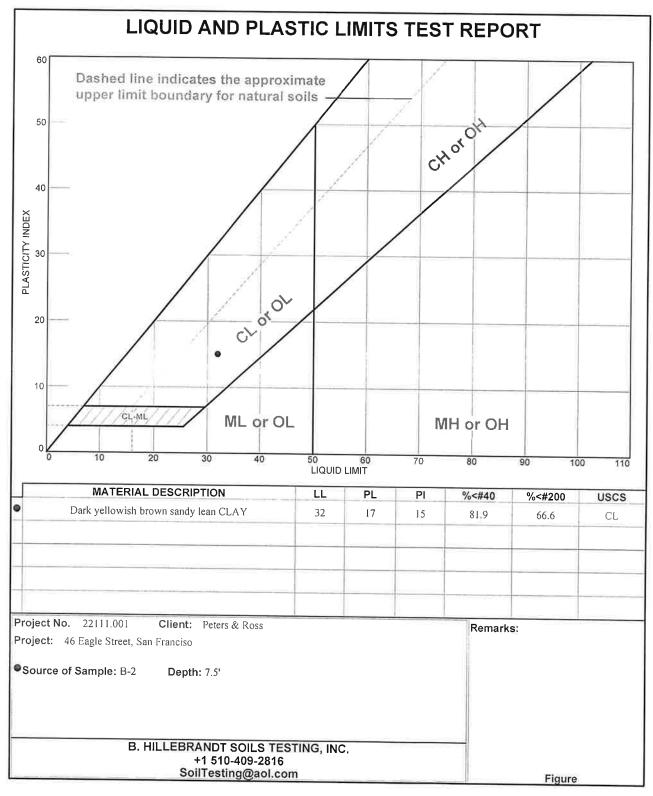
Additional Tests:		-200			Pl, -200				
Boring #:	B-1	B-1	B-1	B-2	B-2	B-2	HA-1	HA-1	HA-1
Depth:	4.5	7,5	10.5	4.5	7.5	9.5	2.0		
Sample Description:	Dark brown clayey SAND	Dark brown sandy CLAY	Dark yellowish brown sandy CLAY	Dark brown sandy CLAY	Dark yellowish brown sandy lean CLAY		Dark brown silly SAND	3.0 Dark brown silly SAND with gravel	4,0 Dark brown sandy CLA\ with gravel
Can#;	360	311	422	418	423	406	116	400	385
Wet Sample + can	182.5	232.2	209.6	193,3	180.8	245.0	328.9	270.4	232.4
Dry Sample + can	170.3	204.2	186,8	166.3	158.9	237.5	309.3	254.4	209.7
Weight can	32.7	39.5	32.6	33.0	32.7	33.0	34.6	32.8	32.8
Weight water	12.2	28	22.8	27	21.9	7.5	19.6	16	22.7
Weight Dry Sample	137.6	164.7	154.2	133.3	126.2	204.5	274.7	221.6	176.9
WATER CONTENT (%)	8.9%	17.0%	14.8%	20.3%	17.4%	3.7%	7.1%	7.2%	12.8%

## B. HILLEBRANDT SOILS TESTING, INC. 29 Sugarloaf Terrace, Alamo, CA 94507 - Tel; (510) 409-2916 - Fax: (925) 891-9267 - Email: soillesting@aol.com

#### MOISTURE CONTENT WORKSHEET

Job #: 22111.001+
Job Name: 46 Eagle Street, San Francisco
Date: 2/25/22
Tested by: B. Hillebrandt

Additional Tests:						
Boring #:	HA-1	HA-1				
Depth:	5,0	6.0				
Sample Description:	Reddish brown sandy CLAY	Dark brown sandy CLAY				
Can #:	357	394				
Wet Sample + can	223,8	202.0				
Dry Sample + can	202.5	180.4				
Weight can	32.5	32.7				
Weight water	21.3	21,6				
Weight Dry Sample	170	147.7				
WATER CONTENT (%)	12.5%	14.6%				



Tested By: BH

#### LIQUID AND PLASTIC LIMIT TEST DATA

4/1/2022

Client: Peters & Ross

Project: 46 Eagle Street, San Franciso

Project Number: 22111.001

Location: B-2 **Depth:** 7.5'

Material Description: Dark yellowish brown sandy lean CLAY

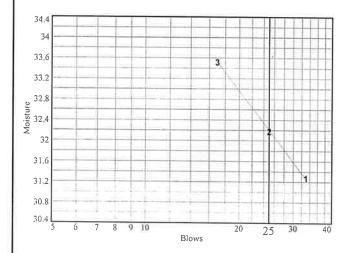
**%<#40:** 81.9 Tested by: BH

**%<#200:** 66.6

USCS: CL

**AASHTO:** A-6(8)

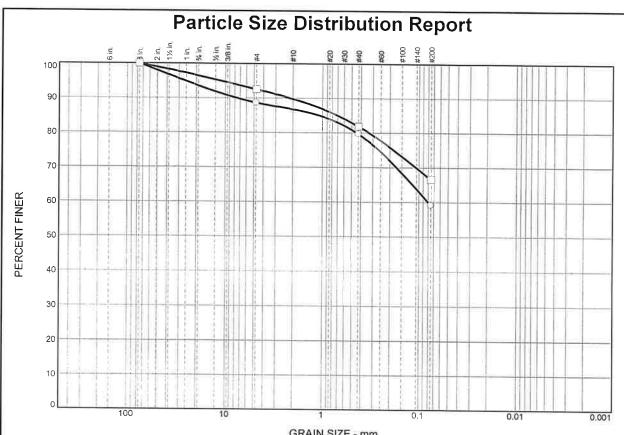
Liquid Limit Data										
Run No.	1	2	3	4	5	6				
Wet+Tare	28.07	30.07	27.41							
Dry+Tare	24.01	25.51	23.33							
Tare	11.03	11.34	11.16							
# Blows	33	25	17							
Moisture	31.3	32.2	33.5							



Liquid Limit=	32
Plastic Limit=	17
Plasticity Index=	15
Natural Moisture=	17.4
Liquidity Index=	0.0

Will A Company	Plastic Limit Data											
Run No.	1	2	3	4								
Wet+Tare	19.75	18.56										
Dry+Tare	18.53	17.51										
Tare	11.23	11.30										
Moisture	16.7	16.9										

\_\_ B. Hillebrandt Soils Testing, Inc. \_\_\_\_



% +3"	% Gr	% Gravel		% Sand	1	% Fines		
78 . 0	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay	
0.0	6.5	4.8	1.9	7.1	20.6	59.1	-	
0.0	3,6	3.9	2.8	7.8	15.3	66.6		

				SOIL DATA	
SYMBOL SOURCE SAMPLE DEPTH NO. (ft.)			Material Description	USC	
0	B-I		7.5'	Dark brown sandy CLAY	CL
	B-2		7.5'	Dark yellowish brown sandy lean CLAY	CL

B. HILLEBRANDT SOILS TESTING, INC. +1 510-409-2816 SoilTesting@aol.com

Client: Peters & Ross

Project: 46 Eagle Street, San Franciso

Project No.: 22111.001

Figure

#### **GRAIN SIZE DISTRIBUTION TEST DATA**

4/1/2022

Client: Peters & Ross

Project: 46 Eagle Street, San Franciso

Project Number: 22111.001

Location: B-1 Depth: 7.5'

Material Description: Dark brown sandy CLAY

USCS: CL Tested by: BH

			Sieve	e Test Data	
Dry Sample and Tare (grams)	Tare (grams)	Cumulative Pan Tare Weight (grams)	Sieve Opening Size	Cumulative Weight Retained (grams)	Percent Finer
204.20	39.50	0.00	3"	0.00	100.0
			#4	18.65	88.7
			#40	33.51	79.7
			#200	67.28	59.1

#### Fractional Components

Cobbles	Gravel			Sai	Fines					
CODDICS	Coarse	Fine	Total	Coarse	Medium	Fine	Total	Silt	Clay	Total
0.0	6.5	4.8	11.3	1.9	7.1	20.6	29.6			59.1

D <sub>5</sub>	D <sub>10</sub>	D <sub>15</sub>	D <sub>20</sub>	D <sub>30</sub>	D <sub>40</sub>	D <sub>50</sub>	D <sub>60</sub>	D <sub>80</sub>	D <sub>85</sub>	D <sub>90</sub>	D <sub>95</sub>
							0.0798	0.4437	1.0922	7.5025	26.5443

Fineness Modulus

\_\_ B. Hillebrandt Soils Testing, Inc. \_\_\_\_\_

#### **GRAIN SIZE DISTRIBUTION TEST DATA**

4/1/2022

Client: Peters & Ross

Project: 46 Eagle Street, San Franciso

Project Number: 22111.001

Location: B-2 Depth: 7.5'

Material Description: Dark yellowish brown sandy lean CLAY

USCS: CL Tested by: BH

120.35 ES		THE STATE OF STREET	Sieve	Test Data	8000	ij
Dry Sample and Tare (grams)	Tare (grams)	Cumulative Pan Tare Weight (grams)	Sieve Opening Size	Cumulative Weight Retained (grams)	Percent Finer	
158.90	32.70	0.00	3"	0.00	100.0	
			#4	9.42	92.5	
			#40	22.90	81.9	
			#200	42.16	66.6	

#### Fractional Components

Cobbles		Gravel Sand				Sand				
0000100	Coarse	Fine	Total	Coarse	Medium	Fine	Total	Silt	Fines	Total
0.0	3.6	3.9	7.5	2.8	7.8	15.3	25.9			66.6

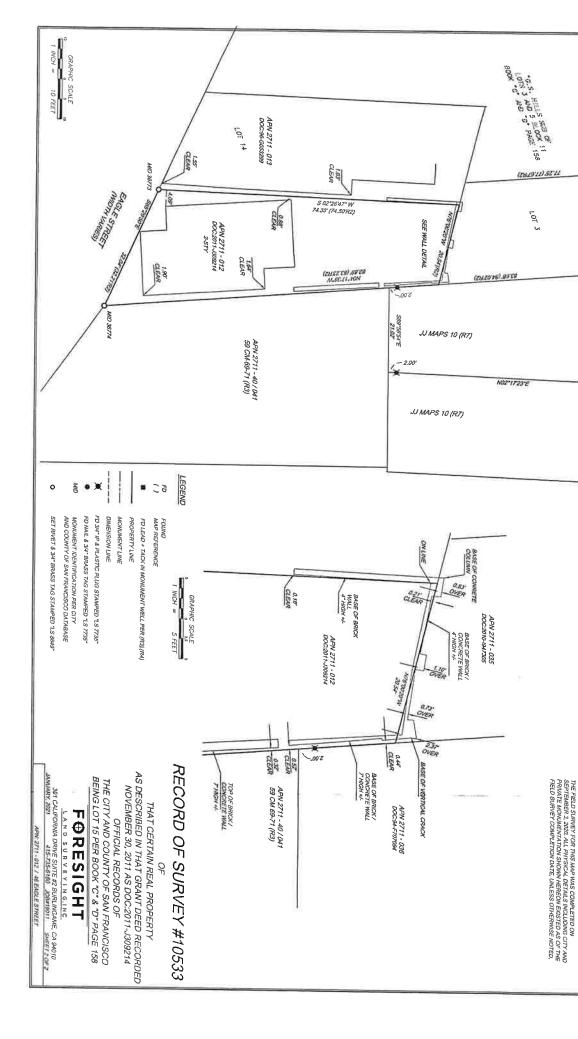
D <sub>5</sub>	D <sub>10</sub>	D <sub>15</sub>	D <sub>20</sub>	D <sub>30</sub>	D <sub>40</sub>	D <sub>50</sub>	D <sub>60</sub>	D <sub>80</sub>	D <sub>85</sub>	D <sub>90</sub>	D <sub>95</sub>
								0.3306	0.7004	2.1459	11.2988

Fineness Modulus

B. Hillebrandt Soils Testing, Inc.

# EXHIBIT B

# EXHIBIT B

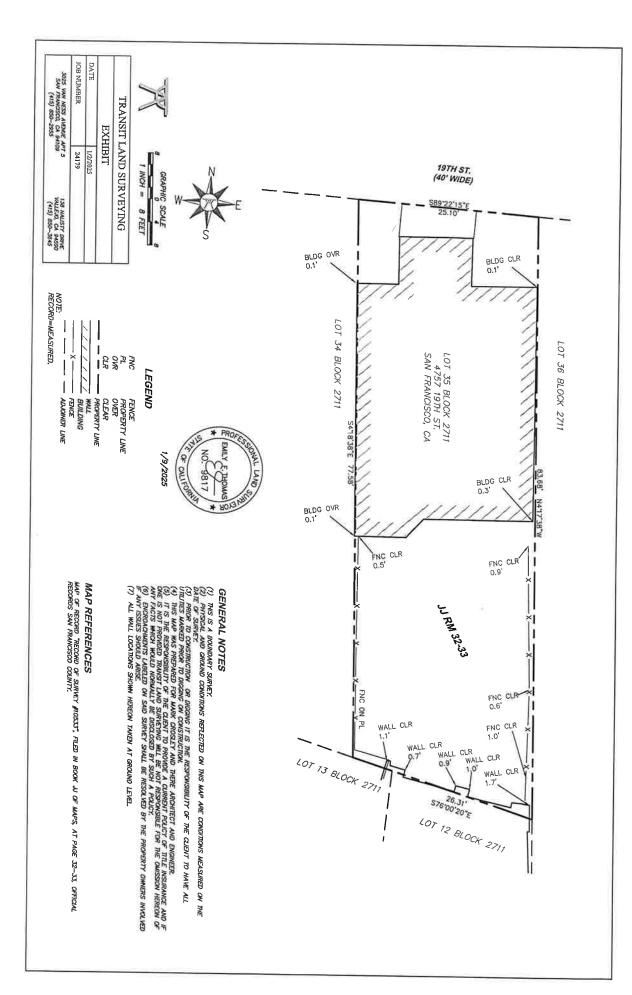




FIELD SURVEY COMPLETION

# EXHIBIT C

# EXHIBIT C



#### City and County of San Francisco Department of Building Inspection



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

#### ORDER OF ABATEMENT

February 26, 2025

Owner:

MARK LAUDEN CROSLEY FMLY TR CROSLEY MARK LAUDEN TTEE 4757 19TH ST SAN FRANCISCO CA

94114

Property Address: 4757 19TH ST,

Block: 2711

Lot: 035

Seq: 00

Tract:

Case: BW0

Complaint: 202424763A

Inspector/Division: McConn

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202424763A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON February 18, 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 Obtain Permit and Complete including Final Signoff to Comply with NOV# 202424763 and Pay All CES Fees.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTIC 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 T 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

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



#### DEPARTMENT OF BUILDING INSPECTION

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

To:

MARK LAUDEN CROSLEY FMLY TR CROSLEY MARK LAUDEN TTEE 4757 19TH ST SAN FRANCISCO CA 94114

Dear Property Owner(s):

Date: February 27, 2025

Property Address: 4757 19TH ST

Block: 2711 Lot: 035 Seq.: 00

Inspector: **Declan McConn** 

Director's Order Number:

INITIAL BILL- Assessment of Costs Code Violations Outstanding

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: \$4245.23.

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

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

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

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

Owner MARK LAUDEN CROSLEY FML

MARK LAUDEN CROSLEY FML

CROSLEY MARK LAUDEN TTE

4757 19TH ST

SAN FRANCISCO CA 94114 Date February 27, 2025

**Complaint Number** 202424763

2711

Lot 035

Prepared by Declan McConn

Reviewed by S. Jew

**Amount Now Due and Payable** 

Address 4757 19TH ST

**Block** 

\$4,245.23

**Comments** MMF from 8/12/24 to 2/20/25 (6 months)

#### Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
06/14/24	Issued Notice of Violation and Data entry	Inspector	.75	\$280.00	\$210.00
08/09/24	Issued Final Warning Letter	Inspector	.25	\$280.00	\$70.00
08/12/24	Case intake and Data entry	Clerical	.5	\$166.64	\$83.32
10/30/24	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
10/31/24	Reviewed and approved case for Director's Hearing	Inspector	.75	\$280.00	\$210.00
12/04/24	Posted Notice of Director's Hearing	Inspector	.5	\$280.00	\$140.00
12/04/24	Case review, Scheduling and Data entry	Inspector	.25	\$280.00	\$70.00
12/04/24	Telephone calls/Office visits (Owner/Agent)	Inspector	.25	\$280.00	\$70.00
12/04/24	Research Title and Prepare case for Director's Hearing	Clerical	1	\$166.64	\$166.64
12/05/24	Processed photos	Inspector	.25	\$280.00	\$70.00
12/05/24	Telephone calls/Office visits (Owner/Agent)	Inspector	.25	\$280.00	\$70.00
12/05/24	Certified Mailing	Clerical	.5	\$166.64	\$83.32
12/06/24	Telephone calls/Office visits (Owner/Agent)	Inspector	.25	\$280.00	\$70.00
12/10/24	Telephone calls/Office visits (Occupant/Other)	Inspector	.25	\$280.00	\$70.00
12/12/24	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	Posted Hearing Case Update	Clerical	.25	\$166.64	\$41.66
01/10/25	Reviewed and approved case for Director's Hearing	Inspector	.75	\$280.00	\$210.00
01/10/25	Telephone calls/Office visits (Occupant/Other)	Inspector	.25	\$280.00	\$70.00
01/21/25	Telephone calls/Office visits (Owner/Agent)	Inspector	.25	\$280.00	\$70.00
01/22/25	Prepare Case for Continued Director's Hearing	Clerical	.5	\$166.64	\$83.32
01/28/25	Certified Mailing	Clerical	.5	\$166.64	\$83.32
02/03/25	Telephone calls/Office visits (Occupant/Other)	Inspector	.25	\$280.00	\$70.00

<sup>\*</sup> 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.

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

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

#### **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

02/04/25	Telephone calls/Office visits (Owner/Agent)	Inspector	.25	\$280.00	\$70.00
02/04/25	Telephone calls/Office visits (Owner/Agent)	Inspector	.25	\$280.00	\$70.00
02/13/25	Case review, Scheduling and Data entry	Inspector	.25	\$280.00	\$70.00
02/18/25	Hearing Appearance and Summary	Inspector	.25	\$280.00	\$70.00
02/18/25	Issued Order of Abatement	Inspector	.25	\$280.00	\$70.00
02/18/25	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$280.00	\$560.00
02/18/25	Posted Hearing Case Update	Clerical	.25	\$166.64	\$41.66
02/20/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
02/20/25	Prepared Assessment of Costs	Inspector	.25	\$280.00	\$70.00
02/20/25	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	3	\$199.57	\$598.71
02/27/25	Prepared Order of Abatement	Clerical	.5	\$166.64	\$83.32
02/27/25	Case Update and Maintenance	Clerical	1	\$166.64	\$166.64
03/03/25	Certified Mailing	Clerical	.5	\$166.64	\$83.32

\*Total to Date \$4,245.23

<sup>\*</sup> 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.

U.S. Postal Service <sup>™</sup> CERTIFIED MAIL <sup>®</sup> RECE Domestic Mail Only	EIPT
For delivery information, visit our website a	t www.usps.com®
PERCIAL	USE
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) Return Receipt (hardcopy) Return Receipt (electronic) Certified Mail Restricted Delivery Adult Signature Required Adult Signature Restricted Delivery Postage	Postmark Here
MARK LAUDEN CROSLEY FAMLY TR 4757 19TH ST.	
SAN FRANCISCO, CA 94114 sj: OOA 4757 19TH ST 202424763	See Reverse for Instructions

#E

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

#### DATE AFFIDAVIT PREPARED February 26, 2025

Address: 4757 19TH ST.

Hearing Number: 202424763

Inspector: Declan McConn

Block: 2711 Lot No: 035 Seq: 00

Directors' Hearing Date: December 17, 2024

Tract: Case: BW0

Owner:

MARK LAUDEN CROSLEY FMLY TR

**CROSLEY MARK LAUDEN TTEE** 

4757 19TH ST

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: 3/4/25, at San Francisco, California. By:

#### 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: 3/3/25, at San Francisco, California.

By: Declan McConn 3/3/25 Signature: Signature:

**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





## NOTICE OF VIOLATION

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

City and County of San Francisco			<b>DATE:</b> 14-JUN-24
49 South Van Ness Ave, Suite 400 San Franci	isco, CA		
ADDRESS: 4757 19TH ST			
OCCUPANCY/USE: ()		BLOC	<b>K:</b> 2711 <b>LOT:</b> 035
If checked, this information is based upons site-obser will be issued.	vation only. Further research	may indicate that legal use is	different. If so, a revised Notice of Violation
OWNER/AGENT: MARK LAUDEN CROSLEY MAILING MARK LAUDEN CROSLEY ADDRESS CROSLEY MARK LAUDEN 4757 19TH ST SAN FRANCISCO CA	FMLY T	PHC	ONE #:
PERSON CONTACTED @ SITE:			<b>PHONE #:</b>
VI	OLATION DI	<b>ESCRIPTIO</b>	N: CODE/SECTION#
☐ WORK WITHOUT PERMIT			103A 106A.1
☐ ADDITIONAL WORK-PERMIT REQUI	RED		106.4.7
☐ EXPIRED OR ☐ CANCELLED PERMIT	PA#:		106A.4.4
✓ UNSAFE BUILDING SEE ATTACI	HMENTS		102A
A monthly monitoring fee will be assessed. Sec 1 Code/Section:103A, 106A.4.7, 106A.4.4, 106A.3	3.7, 102A.1	E ACTION.	
	CORRECTIV	E ACTION:	
□STOP ALL WORK SFBC 104A			628-652-3636
FILE BUILDING PERMIT WITHIN DAY  OBTAIN PERMIT WITHIN DAYS AND O  SIGN OFF.  CORRECT VIOLATIONS WITHIN DAY  YOU FAILED TO COMPLY WITH THE NOTICE(S)	COMPLETE ALL WORS.	K WITHIN DAYS, IN	
• FAILURE TO COMPLY WITH THIS NO SEE ATTACHMENT FOR ADDITIONAL		BATEMENT PROCE	EDINGS TO BEGIN.
Obtain a report from a licensed engineer to accept the permit & complete work necessary to correct site.  INVESTIGATION FEE OR OTHER FEE WILL.  9x FEE (WORK W/O PERMIT AFTER 9/1/60)	tuation. APPLY		
OTHER:	REINSPECTION FE	CEEDING SCOPE OF PER	▼ NO PENALTY
APPROX. DATE OF WORK W/O PERMIT		DRK PERFORMED W/O	(WORK W/O PERMIT PRIOR TO 9/1/60)
BY ORDER OF THE DIRECTO			
CONTACT INSPECTOR: Damien J Martin PHONE # 628-652-3636 By:(Inspectors's Signature)	DIVISION: BID	DISTRICT: 17	

#### 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



DATE: 08/09/2024

PROPERTY ADDRESS:

4757 19TH ST

MARK LAUDEN CROSLEY FMLY TR MARK LAUDEN CROSLEY FMLY TR CROSLEY MARK LAUDEN TTEE 4757 19TH ST SAN FRANCISCO CA 94114

BLOCK: 2711 LOT: 035

Building Complaint #: 202424763

## NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

#### NOTICE OF VIOLATION OUTSTANDING:

On 06/14/2024 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.

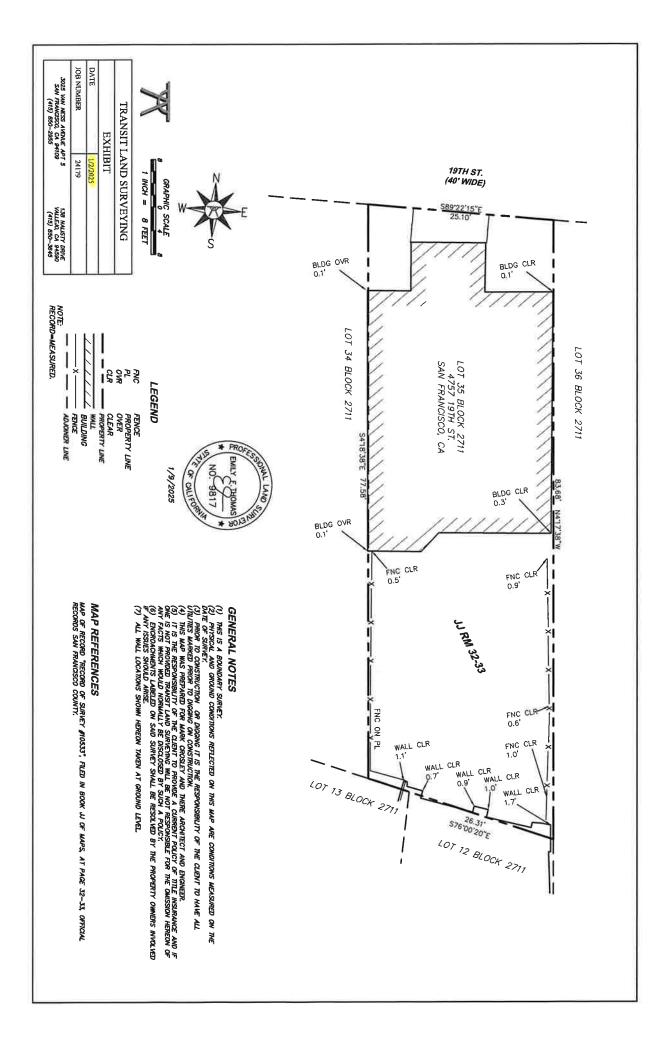
#### IF PERMITS ARE REQUIRED:

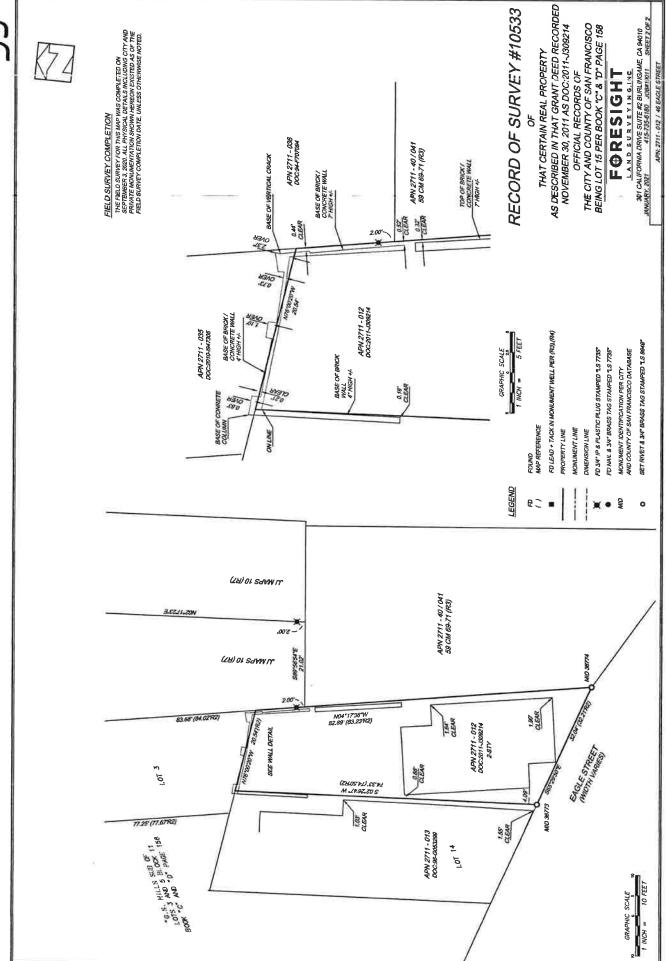
Please note that you must also obtain all necessary building, plumbing, and/or electrical permits. Obtain final sign-off from the Building Inspector on the building job card and sign-offs from the Plumbing or Electrical Inspectors for the plumbing permit or for the electrical permit. Otherwise, the work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

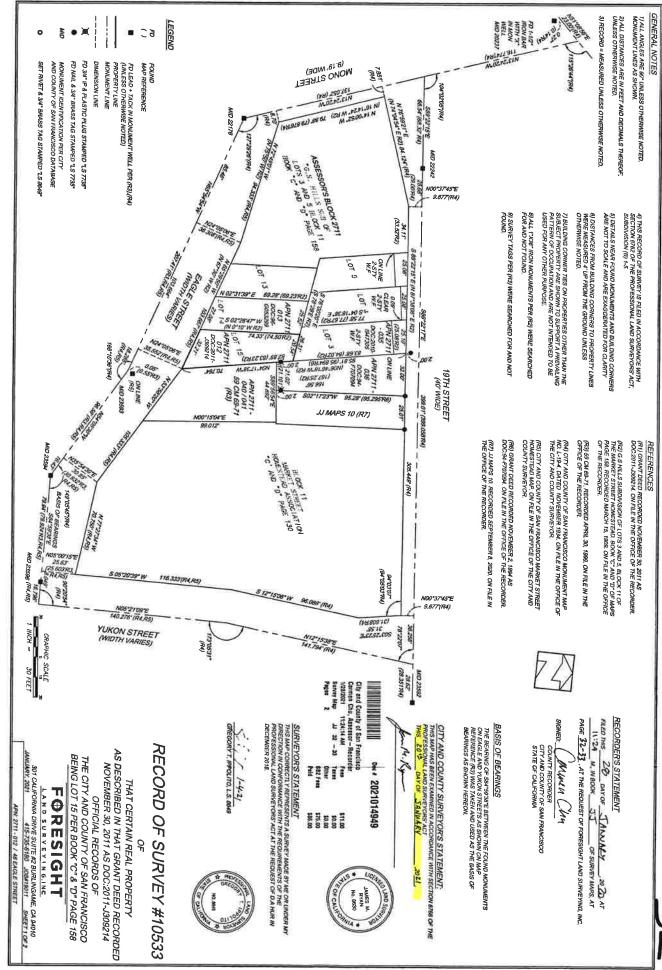
YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!



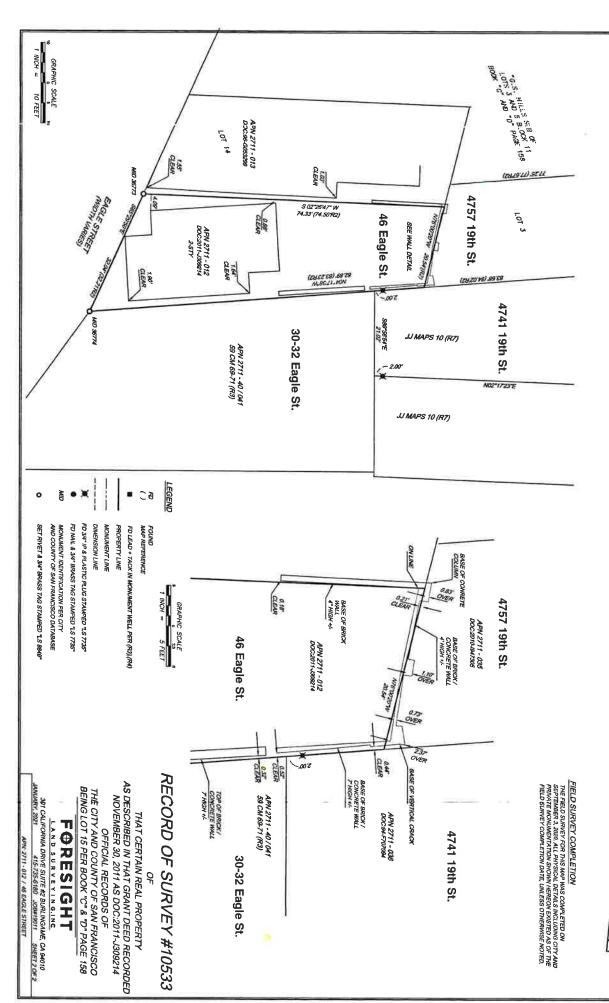


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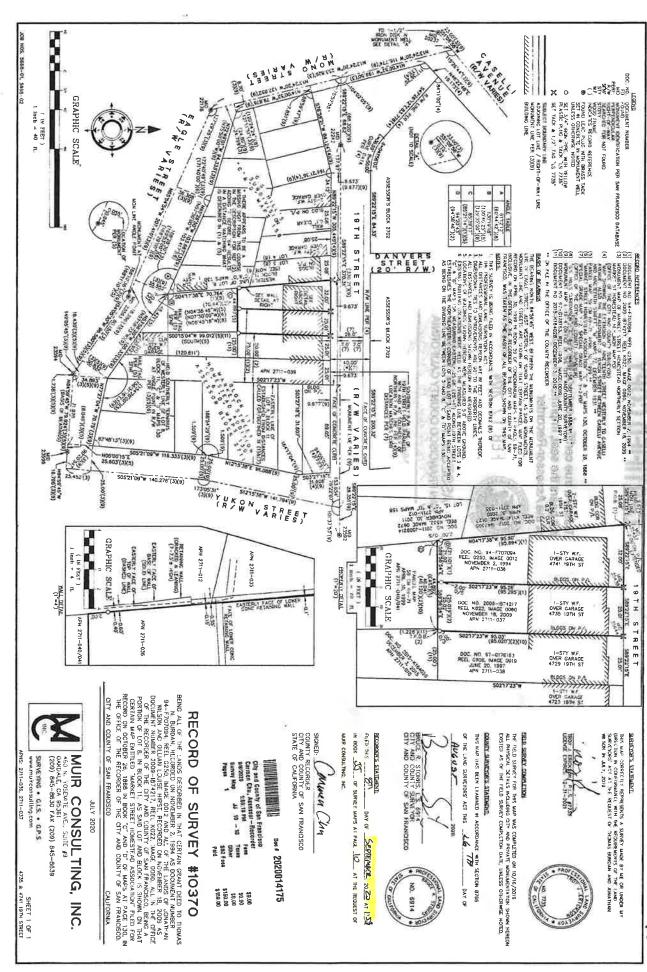
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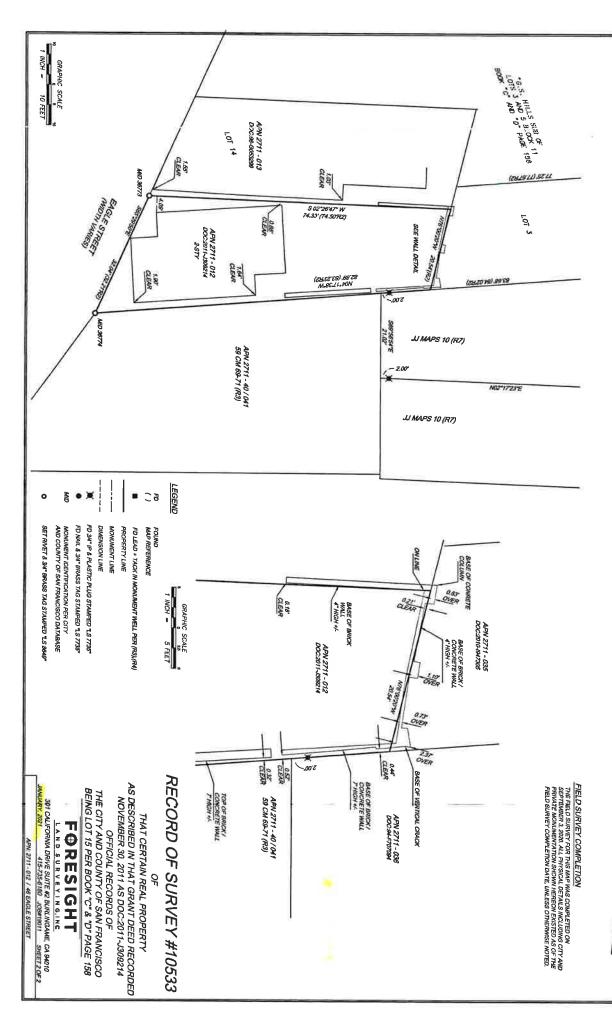


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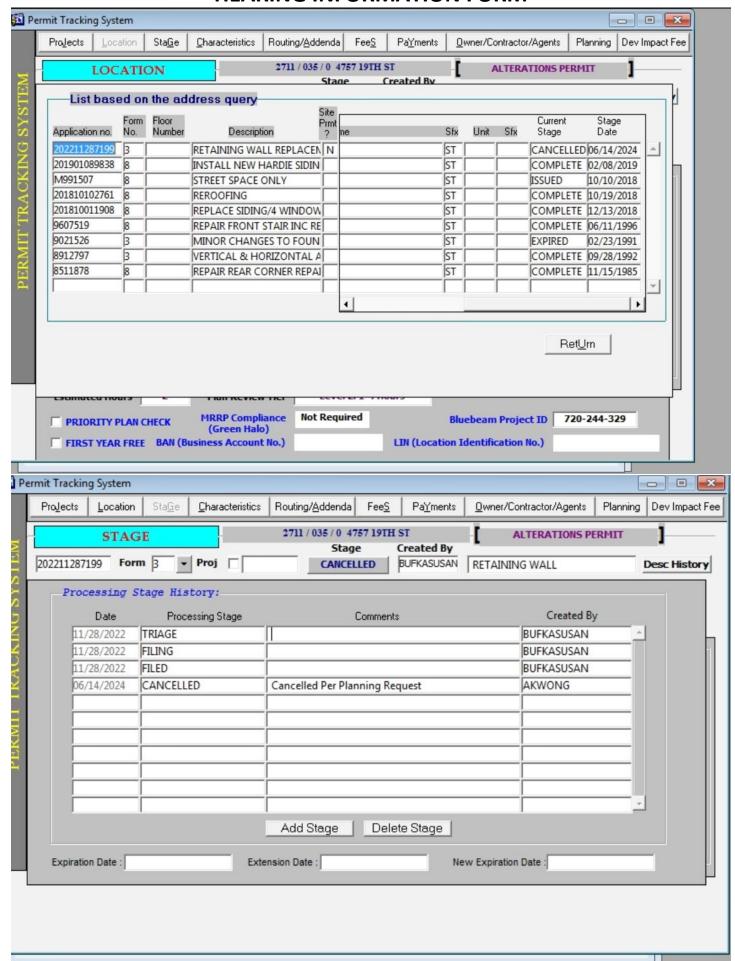






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#### **HEARING INFORMATION FORM**



#### DEPARTMENT OF BUILDING INSPECTION



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

#### Permit details report

**Application Number:** 202211287199 Bluebeam ID: 720244329

Form Number: 3 Application RETAINING WALL REPLACEMENT OF UPHILL SOUTH NEIGHBOR 46 EAGLE ST. I

Description: 202211156523. SHARED FOUNDATION SYSTEM-CONCRETE RETAINING WALL, GI

BEAM, DRILLED PIERS

Address:

2711/035/0 4757 19TH ST

Cost: \$1 **Occupancy** 

**Building** 27 <sup>-</sup>1 FAMILY DWELLING R-3 code:

Date: 12/12/24 10:33:25

#### Disposition/Stage:

Action Date	Stage	Comments
28-NOV-2022	TRIAGE	
28-NOV-2022	FILING	
28-NOV-2022	FILED	
14-JUN-2024	CANCELLED	Cancelled Per Planning Request

#### **Contact Details:**

#### **Contractor Details**

License No.: 1009086

FARZAD TORABIAN Name:

Company name: SFT CONSTRUCTION CORP Phone: Address: 322 06TH ST SAN FRANCISCO CA 94103-0000 4157071046

#### Addenda Details:

#### **Description:**

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Descriptio
1	INTAKE	28-NOV-2022	28-NOV-2022			28-NOV-2022	BUFKA SUSAN	
2	СРВ	26-MAY-2023	26-MAY-2023			31-MAY-2023	CHEUNG DEREK	ELECTRONICALLY SUBI CONVERT FROM FORM
								SHARING PLANS W/ 202211156523, 202211287 202305308843DC
3	CP-ZOC	28-NOV-2022	28-NOV-2022			28-NOV-2022	OROPEZA EDGAR	
								Description (If 'Other' select Approved per planning code 136 (13) Retaining walls the necessary to maintain approthe grade existing at the time construction of a building following scope of work -Ct W/ NOV 202172279. REPL SUBSTANDARD RETAIN WALLS AT REARYARD ADJACENT TO DOWNHIL PROPERTIES (NORTH 475)

### **DEPARTMENT OF BUILDING INSPECTION**



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

### Permit details report

Date: 12/12/24 10:33:25

**Application Number:** 202211287199 **Bluebeam ID:** 720244329

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								STREET, WEAST - 30 EAGNEW REINFORCED CON- RETAINING WALL WITH DRILLED PIERS . STRUC' FOUNDATION SYSTEM TO SHARED WITH NEIGHBO
4 I	PAD-STR	26-JAN-2023	26-JAN-2023	26-JAN-2023			CHAN PHILIP	Comments in BB. Email ser
5 (	CP-ZOC	31-MAY-2023					OROPEZA EDGAR	4/12/24 - Permit cancelled a routed to DBI due to inactive
6 I	PPC	31-MAY-2023	31-MAY-2023			14-JUN-2024	LEI MANDY	no response from applicant. 6/14/24: no response from applicant/owner after 60 day
7 k	CPB	14-JUN-2024	14-JUN-2024			14-JUN-2024	WONG ALBERT	4/15/24: 60-day cancellation sent out via certified mail per Planning Department; ml 4/12/2024: Received form Per cancellation memo for non in from applicant. Email sent the (MML) to send out cancellation of (4 permits) - 202211156 (202211287195, 202211287 (202305308843;nl 5/31/2023: Permit application to session for sharing plans permits) - 202211156523, 202211287195, 202211287 (202305308843;nl 5/31/2023: Invite sent to application of the properties of the
/	√Γ <b>D</b>	14-JUN-2024	14-JUN-2024			14-JUN-2024	WONG ALBERT	Request (No response from



#### COMPLAINT DATA SHEET

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

**COMPLAINT NUMBER: 202172279** 

OWNER/AGENT: GUERIN SCOTT ALAN **DATE FILED: 19-JAN-21** 

> GUERIN SCOTT ALAN LOCATION: 46 EAGLE ST

46 EAGLE ST **BLOCK:** 2711

**LOT:** 012 SAN FRANCISCO CA

SITE:

94114 **RATING:** OCCUPANCY CODE:

OWNER'S PHONE: --RECEIVED BY: TTRUONG DIVISION: BID **CONTACT NAME:** 

**COMPLAINT SOURCE: WEB FORM** CONTACT PHONE: --

**COMPLAINANT:** THOMAS BURDAN ASSIGNED TO DIVISION: CES

ALPHANUMERIX@SBCGLOBAL.N.

#### COMPLAINANT'S PHONE 415-596-3722

**DESCRIPTION:** date last observed: 17-JAN-21; time last observed: 2 pm; identity of person performing the work: No work has be performed; floor: Ground lev; exact location: None of the Above; building type: Residence/Dwelling RETAINING WALL COLLAPSE;; additional information: This issue is ongoing for 3+ years. I had land survey completed and filed with the city of San Francisco indicating retaining wall is severly cracked AND leaning towards my property. Survey clearly indicates retaining wall is on neighbor; s property.;

**INSTRUCTIONS:** 

INSPECTOR CURRENTLY ASSIGNED

DIVISION INSPECTOR DISTRICT PRIORITY ID

**GREENE** CES 1127

REFFERAL INFORMATION

DATE REFERRED BY **COMMENT** TO

12-MAY-21 William Strom CES Donal Duffy

COMPLAINT STATUS AND COMMENTS

COMI LIN	iii binii comid	COMME	,			
DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
19-JAN-21	CASE OPENED	B HOWARD	CASE RECEIVE		Thu Ha Thi Truong 19-JAN-21	INS
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17-MAR-21	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	Spoke to complainant regarding complaint process. Complainant stated that the surevey is recorded under the recoderd office. Whe asked if he had a copy he stated inspector "should look it up in the recorders office". Advise that inspector assign to the case will reach out to set an appoinment. Mh	Mauricio Hernandez 17-MAR-21	z BIC



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

COMPLAINT NUMBER: 202172279

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29-MAR-21	OTHER BLDG/HOUSING VIOLATION	D DUFFY	CASE UPDATE	1st NOV mailed; slw	Suzanna Wong 27- MAR-21	BIE
11-MAY-21	OTHER BLDG/HOUSING VIOLATION	D DUFFY	FINAL WARNING LETTER ISSUEL	Retaining wall		
11-MAY-21	OTHER BLDG/HOUSING VIOLATION	D DUFFY	FINAL WARNING LETTER SENT		Donal Duffy 11- MAY-21	BIC
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12-MAY-21	OTHER BLDG/HOUSING VIOLATION	D DUFFY	REFERRED TO OTHER DIV		William Strom 12- MAY-21	IPR
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18-JUL-22	ABANDONED BUILDING	M CHUNG	TELEPHONE CALLS	Phone call received from the Lawyer regarding the OOA-mc		

NOV (HIS) NOV (BID)

DIVISION DATE

25-MAR-21

DESCRIPTION

**ACTION COMMENT** 









































# 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	ON NOTICE: 1	· -	IBER: 202172279 DATE: 25-MAR-21
49 South Van Ness Ave, Suite 400 San Francis	sco, CA		
ADDRESS: 46 EAGLE ST			
OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 &	2 UNIT DWELLINGS,TOWNH	OUSESBLOCK: 2711	<b>LOT:</b> 012
If checked, this information is based upons site-observed will be issued.	ation only. Further research may indica	ate that legal use is different. If	so, a revised Notice of Violation
OWNER/AGENT: GUERIN SCOTT ALAN MAILING ADDRESS 46 EAGLE ST SAN FRANCISCO CA	94114	PHONE #:	
PERSON CONTACTED @ SITE: GUERIN S		PHO	NE #:
	DLATION DESCI		CODE/SECTION#
☐ WORK WITHOUT PERMIT		MI IIOIV.	103A 106A.1
ADDITIONAL WORK-PERMIT REQUIR	PED		106.4.7
EXPIRED OR CANCELLED PERMIT			106A.4.4
✓ UNSAFE BUILDING SEE ATTACH	IMENTS		102A
Code/Section: SFBC 102A, 102A.3 Monthly monitoring fee applies. Code/Section: SFBC 110A, Table 1A-K			
	CORRECTIVE AC	CTION:	
□STOP ALL WORK SFBC 104A	2.4	<del></del>	
FILE BUILDING PERMIT WITHIN DAYS  OBTAIN PERMIT WITHIN DAYS AND C  SIGN OFF.  CORRECT VIOLATIONS WITHIN DAYS  V YOU FAILED TO COMPLY WITH THE NOTICE(S)	OMPLETE ALL WORK WITI	EQUIRED	G FINAL INSPECTION AND
• FAILURE TO COMPLY WITH THIS NO SEE ATTACHMENT FOR ADDITIONAL		IENT PROCEEDINGS T	TO BEGIN.
All permits required for compliance of this viola <b>INVESTIGATION FEE OR OTHER FEE WILL</b> A 9x FEE (WORK W/O PERMIT AFTER 9/1/60)	<u>*</u>	•	
OTHER:	REINSPECTION FEE \$	NO PEN	
APPROX. DATE OF WORK W/O PERMIT		WORK) R <b>FORMED W/O PERMIT</b> S	W/O PERMIT PRIOR TO 9/1/60)
BY ORDER OF THE DIRECTO			, ψ
CONTACT INSPECTOR: Donal J Duffy PHONE #		STRICT:	



## COMPLAINT DATA SHEET

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

**COMPLAINT NUMBER: 202172279** 

OWNER/AGENT: GUERIN SCOTT ALAN **DATE FILED: 19-JAN-21** 

> GUERIN SCOTT ALAN LOCATION: 46 EAGLE ST

46 EAGLE ST **BLOCK:** 2711

**LOT:** 012 SAN FRANCISCO CA

SITE:

94114 **RATING:** OCCUPANCY CODE:

OWNER'S PHONE: --RECEIVED BY: TTRUONG DIVISION: BID **CONTACT NAME:** 

**COMPLAINT SOURCE: WEB FORM** CONTACT PHONE: --

**COMPLAINANT:** THOMAS BURDAN ASSIGNED TO DIVISION: CES

ALPHANUMERIX@SBCGLOBAL.N.

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**INSTRUCTIONS:** 

INSPECTOR CURRENTLY ASSIGNED

DIVISION INSPECTOR DISTRICT PRIORITY ID

**GREENE** CES 1127

REFFERAL INFORMATION

DATE REFERRED BY **COMMENT** TO

12-MAY-21 William Strom CES Donal Duffy

COMPLAINT STATUS AND COMMENTS

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NOV (HIS) NOV (BID)

DIVISION DATE

25-MAR-21

DESCRIPTION

**ACTION COMMENT** 

## DEPARTMENT OF BUILDING INSPECTION



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

Permit details report

**Application Number:** 202211156523 Bluebeam ID: 720244329

Form Number: 3 Application COMPLY W/ NOV 202172279. REPLACE (E) SUBSTANDARD RETAINING WALLS AT

Description: REARYARD ADJACENT TO DOWNHILL PROPERTIES(NORTH 4757 19TH STREET,

WEAST - 30 EAGLE ST. NEW REINFORCED CONCRETE RETAINING WALL WITH Address:

DRILLED PIERS . STRUCTURAL FOUNDATION SYSTEM TO BE SHARED WITH

Date: 09/04/25 13:58:41

NEIGHBORS.

2711/012/0 46 EAGLE ST

Cost:

Occupancy

**Building** 27 <sup>-</sup>1 FAMILY DWELLING R-3 \$78,000 code:

#### Disposition/Stage:

Action Date	Stage	Comments
15-NOV-2022	TRIAGE	
15-NOV-2022	FILING	
15-NOV-2022	FILED	
14-JUN-2024	CANCELLED	Cancelled Per Planning Request
09-SEP-2024	PLANCHECK	Reinstate review per Board of Appeals of CCSF
	-	Notice of Decisions & Order for Appeal No 24-033

#### **Contact Details:**

**Contractor Details** 

License No.: 1009086

Name: FARZAD TORABIAN

Company name: SFT CONSTRUCTION CORP Phone:

Address: 322 06TH ST SAN FRANCISCO CA 94103-0000 4157071046

#### **Addenda Details:**

### **Description:**

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CES	15-NOV-2022	15-NOV-2022			15-NOV-2022		M.CHUNG OK TO PROCESS
2	INTAKE	15-NOV-2022	15-NOV-2022			15-NOV-2022	BROWN SHARAE	
3	СРВ	30-NOV-2022	30-NOV-2022			05-DEC-2022	CHEUNG DEREK	12/5: PAYMENT RECEIVED, ROUTE TO PPC DC
								11/30: CONVERT FROM FORM 8 TO FORM 3 EPR. FILING FEE SENT - DC
4	CP-ZOC	28-NOV-2022	28-NOV-2022			28-NOV-2022	OROPEZA EDGAR	Approved per planning code section 136 (13) Retaining walls that are
								necessary to maintain approximately the grade existing at the time of construction of a building - for the following scope of work -COMPLY

### DEPARTMENT OF BUILDING INSPECTION



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

Date: 09/04/25 15:58:41

# Permit details report

 Application number:
 202211130323
 Bluepeam ID: /20244329

Step#	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
							1	WATYS AT REARY AND ADUACE NEW REINFORCED ALL FOUNDA WITH NEIGHBORS.
3	CP-ZOC	05-DEC-2022	06-DEC-2022			00-DEC-2022	OKOPEZA EDGAK	Recording washed and provide cappy of existing at the hame of construction of the cappy of the c
0	BLDG	03-DEC-2022	20-JAN-2023	20-JAIN-2023			CHAN PHILIP	E.O 12/6/2022 Comments in BB. Email sent. 1/20/2
/	CP-ZUC	31-WIA Y-2023					UKUPEZA EDGAK	4/12/24 - Permit cancelled and route response from applicant.
8	PPC	03-DEC-2022	03-DEC-2022				LUA NATALIE	9/9/2024: Received from CPB_Non to re-instate permit # 202211156523 plan reviewer to review permit (Not
								79/2024: Received from CPB, 1001 to re-instate permit # 202211156523 plan reviewer to review permit (Not 6/14/24: no response from applicant cancellation; nfl 4/15/24: 60-day cancellation letter signature of the signature of th
9	СРВ	14-JUN-2024	14-JUN-2024			14-JUN-2024	WONG ALBERT	.)