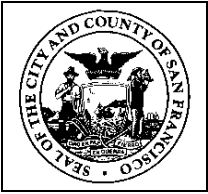


***Regular Meeting of the  
Abatement Appeals Board  
December 17, 2025***

***Agenda Item C2  
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. 6962**

**Date of Abatement Appeals Board Hearing: 12/17/2025**

**Property Address: 1252 Gilman Ave**

**Block: 4939 Lot: 010**

**Page 1**

**Complaint Number: 202422568**

### **PROPERTY OWNER INFORMATION**

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

**Christopher Wiseman**

**1252 Gilman Ave, San Francisco, CA 94124**

**Appellant:**

**Christopher Wiseman**

**Mailing Address: 16636 Upper Pasture Ct, Lathrop, CA 95330**

**Building/Property Description:**

**Legal Use/Occupancy:**

**R-3 / 1-2 Unit Dwelling**

### **Case Summary:**

This case originated from a telephone complaint received on **4/23/2024** reporting active unpermitted construction activity within the ground-floor level of a single-family dwelling at **1252 Gilman Avenue**. The complaint stated that an **illegal dwelling unit** was being built in the garage area, including unpermitted electrical work and framing.

Field verification by BID confirmed substantial **work without permit**, including construction of habitable rooms, ceiling cut-outs for recessed lighting, electrical wiring, and installation/alteration of plumbing fixtures. A **First Notice of Violation (NOV)** was issued on **5/2/2024**, directing the owner to obtain all required building, electrical, and plumbing permits to either legalize or remove the unpermitted unit.

Following non-compliance with the NOV and Final Warning Letter, the case was referred to CES. A **Director's Hearing** was held on **4/1/2025**, where the Hearing Officer determined violations remained outstanding and issued **Order**

**Appeal No. 6962**

**Date of Abatement Appeals Board Hearing: 12/17/2025**

**Property Address: 1252 Gilman Ave**

**Block: 4939      Lot: 010**

**Page 2**

**of Abatement No. 202422568-A.** The Order was posted and mailed on 4/8/2025.

An Initial Bill of **\$3,356.29** was prepared for accrued administrative costs and Monthly Monitoring Fees (MMF). The appellant filed a timely appeal to the Abatement Appeals Board on **5/14/2025**.

**Enforcement Actions:**

- **04/23/24** – CASE OPENED; complaint received; assigned to BID
- **04/24/24** – Initial inspection; no access; card left
- **04/26/24** – Case reviewed; referral to HIS for illegal unit
- **04/30/24** – Inspection Request Letter generated and mailed
- **04/30/24** – 311 SRs added to instructions; updated info provided
- **05/01/24** – Inspector spoke to contractor on site; NOV to follow
- **05/02/24** – **First NOV issued** (work without permit; illegal unit)
- **05/02/24** – NOV mailed
- **05/03/24** – NOV posted on property
- **05/29/24** – Owner requested 30-day extension; granted
- **06/26–06/28/24** – Complainant requested progress; Final Warning Letter issued and mailed
- **06/28/24** – Case referred to CES
- **02/04/25** – CES researched permit history; PA 202408148625 filed but incomplete
- **02/19/25** – Case reviewed; **OK to send to Director's Hearing** on 4/1/25
- **02/20/25** – DH packet prepared; DH notice posted and certified mailed
- **02/28/25** – Affidavit of posting and mailing completed; photos uploaded
- **03/10/25** – Tenant contacted CES regarding furnace odor; informed of DH
- **04/01/25** – **Director's Hearing held; Order of Abatement recommended**
- **04/08/25** – Order of Abatement posted and mailed
- **04/11/25** – Initial Bill prepared; MMF applied
- **05/14/25** – **AAB appeal received and processed**
- **11/07/25** – AAB Notice of Hearing mailed
- **11/12/25** – AAB posting completed; affidavit uploaded

**Appeal No. 6962**

**Date of Abatement Appeals Board Hearing: 12/17/2025**

**Property Address: 1252 Gilman Ave**

**Block: 4939 Lot: 010**

**Page 3**

• **Order of Abatement & Appeal:**

**Current Status:** Violations remain outstanding

**Outstanding Violations:** Yes

**Life Safety Hazards:** Yes (unpermitted electrical, inadequate egress, compromised ceiling conditions)

**Directors Hearing: #202184157 Date:** 4/1/2025

**Result: Order of Abatement**

**Order of Abatement: No. 202422568-A** issued with condition:  
30 Days to obtain permit and complete all work including final sign-off to comply with NOV #202422568 and pay all CES fees.

**Appellant's Request:**

The appellant requests relief from the Order and additional time to comply, stating he "recently purchased the property" and was not aware of the history of violations. The appellant did not provide evidence demonstrating abatement, approved permits, or inspections confirming progress.

**Staff recommendation:**

**Uphold the Order of Abatement and impose assessment of costs.**

Violations cited in NOV #202422568 remain outstanding. Permit **PA 202408148625** (filed 8/14/24 to document unpermitted work) remains **in filed status**, with no approvals and no issued trade permits.

Interior photos taken **2/20/25** and included in the DH packet show:

- Open electrical wiring and ceiling penetrations
- Unfinished and uninspected framing
- Converted living spaces within the garage
- Unpermitted bathroom and kitchen alterations

Violations cited in the NOV remain uncorrected. Life-safety hazards persist, including active electrical cut-outs, uninspected wiring, and unpermitted habitation in the garage level. The Order of Abatement was properly issued, and due process was provided through mailed and posted notices.

**Abatement Appeals Board Action:**

**Appeal No. 6962**

**Date of Abatement Appeals Board Hearing: 12/17/2025**

**Property Address: 1252 Gilman Ave**

**Block: 4939      Lot: 010**

**Page 4**

## **LIST OF DOCUMENTS**

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



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

# PAYMENT RECEIPT

Printed on: 05/14/2025 12:23:35 PM

Code Enforcement Division

Phone:(628) 652-3430

Payment Date: 05/14/2025

Job Address

Receipt Number: CED09620

1252 GILMAN AV -

Issued By: HGIBBONS

Payment received from:

Application Number:

CHRISTOPHER WISEMAN

1252 GILMAN AVE

SAN FRANCISCO CA 94124

1252 GILMAN AV -

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint#/(if applicable)
CED AAB Filing Fee	\$326.45	202422568

TOTAL

\$326.45



BY \_\_\_\_\_

City and County of San Francisco DBI

Reference Number: 2025133001-47

Date/Time: 05/14/2025 12:19:38 PM

Permit or Reference Number Payment  
2025133001-47-1

Line Item

Permit or Reference Number: CED09620

Comment: 1252 GILMAN AV

Fee Desc: CED AAB Filing Fee

Amount: \$326.45

Total: \$326.45

1 ITEM TOTAL: \$326.45

TOTAL: \$326.45

Visa \$326.45

Method: Contactless

Card Number: \*\*\*\*\*8390

First Name: VISA

Last Name: CARDHOLDER

Payment Type: credit

Total Received: \$326.45



Safe Building!

**APPEAL TO THE ABATEMENT APPEALS BOARD  
OF THE CITY AND COUNTY OF SAN FRANCISCO  
FROM THE BUILDING INSPECTION DEPARTMENT DIRECTOR'S ORDER**

Check Type of Appeal: ☒ Appeal of Director's Order ☐ Request for Jurisdiction ☐ Re-hearing

Appellant Name: Christopher Wisniet

Appeal Number 1

Director's Order No 202422568-A

Date Appeal Filed: 5-14-25

Complaint Tracking

No(s) Filing Fee: \$326.45

202422568A

**Instructions:** Please (1) answer all the questions on pages 1 and 2 for appeals of Director's Orders, and complete pages 1 through 3 for Requests for Jurisdiction, (2) sign the bottom of page 2 (and 3 if applicable), and (3) include the requisite filing fee of **\$326.45** (checks are payable to the San Francisco Department of Building Inspection). Please attach additional pages as necessary and print legibly.

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

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

- (1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on April 1, 2025.
- (2) The affected premises are located at 1252 Gilman Ave SF CA 94124 San Francisco. They contain 1 dwelling units and 2 guest rooms.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
N/A
- (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.)  
I was out of town and Never got the Notice til late. I have also been working to get things done.
- (5) Please state /check appellant's relationship to the property: ☒ property owner ☐ owner's agent ☐ attorney ☐ architect ☐ engineer ☐ contractor ☐ other \_\_\_\_\_  
If the appellant is an agent of the owner(s) of record, please attach documentation delineating representation

**RECEIVED**

MAY 14 2025

CODE ENFORCEMENT  
CCSF - DBI

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

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

Print Appellant's Name: Christopher Wiseman

Appellant's Mailing Address: 116636 Upper Pasture Ct Lathrop CA 95330

Phone Number: 510-388-9491

Email Address: cwisemanthunder@gmail.com

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

(8) Did the current owner(s) of record own the property when this work was performed?

☐ Yes ☒ No

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

My dad left me the property. Work was done years ago. I was just updating lights

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

N/A

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

(12) When was the work done?

(13) Who did the work?

N/A

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

(15) Do you own other properties in San Francisco? ☒ Yes ☐ No

(16) If yes, do any of these properties have active Department of Building Inspection code enforcement cases or Orders of abatement? ☐ Yes ☒ No

(17) If Yes, please list Complaint Tracking or Order numbers

(18) Have you owned property in San Francisco before? ☐ Yes ☒ No

(19) Are you aware that building, plumbing, and/or electrical permits may be required to abate the subject code violations? ☐ Yes ☐ No

(20) Have you applied for the required permits to abate the subject code violations? ☐ Yes ☒ No

If yes, please list permit applications:

☐ Building Permit Application Nos. \_\_\_\_\_

☐ Plumbing Permit Application Nos. \_\_\_\_\_

☐ Electrical Permit Application Nos. \_\_\_\_\_

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

N/A

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

My Father Passed away so I don't know the history of all this.

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

Print Name: Christopher Wiseman

Signature: [Signature]

Date Signed: 5/13/25

Signatory is ☒ property owner ☐ agent ☐ other \_\_\_\_\_

cwisemanthunder@gmail.com (510) 388-9491

RECEIVED

MAY 14 2025

CODE ENFORCEMENT  
CCSF - DBI



## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

WISEMAN CHRISTOPHER

1252 GILMAN AVE

SAN FRANCISCO, CA 94124

sj: OOA 1252 GILMAN AV 202422568

RECEIVED

MAY 05 2025

CODE



9590 9402 6815 1074 4676 63

## 2. Article Number (Transfer from carrier label)

9589 0710 5270 1862 8374 04

Mail Restricted Delivery  
(over \$500)

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

(X)

☐ Agent☐ Addressee

## B. Received by (Printed Name)

Chris Wiseman

## C. Date of Delivery

## D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

## 3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Mail☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation☐ Restricted Delivery

9589 0710 5270 1862 8374 04

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- |                                                              |    |  |
|--------------------------------------------------------------|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |  |
| <input type="checkbox"/> Adult Signature Required            | \$ |  |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |  |

Postage

Postmark  
Here

WISEMAN CHRISTOPHER

1252 GILMAN AVE

SAN FRANCISCO, CA 94124

sj: OOA 1252 GILMAN AV 202422568



DATE AFFIDAVIT PREPARED April 8, 2025

Address: 1252 GILMAN AV,  
Inspector: Declan McConn  
Directors' Hearing Date: April 1, 2025  
Owner: WISEMAN CHRISTOPHER  
1252 GILMAN AVE  
SAN FRANCISCO CA

Hearing Number: 202422568  
Block: 4939 Lot No: 010 Seq: 00  
Tract: Case: BW0

94124

**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: 4/17/25, at San Francisco, California. By: \_\_\_\_\_

(Signature)

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

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

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

Date Posted: 4/17/25, at San Francisco, California.

By: Declan McConn  
(Print name)

4/17/25  
(Date)

Signature: \_\_\_\_\_

RECORDING REQUESTED BY:  
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:  
DEPT. OF BUILDING INSPECTION  
CODE ENFORCEMENT  
49 South Van Ness Avenue, 4th Floor  
SAN FRANCISCO, CA 94103

---

**ORDER OF ABATEMENT**  
**1252 GILMAN AV**  
**Block\Lot\Seq. - 4939 \ 010 \ 00**

**NO. 202422568A**  
**BW0 - DH 01-APR-25**





## ORDER OF ABATEMENT

April 8, 2025

Owner:

WISEMAN CHRISTOPHER  
1252 GILMAN AVE  
SAN FRANCISCO CA 94124

Property Address: 1252 GILMAN AV,

Block: 4939

Lot: 010

Seq: 00

Tract:

Case: BW0

Complaint: 202422568A

Inspector/Division: McConn

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202422568A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE  
PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON April 1, 2025 IN ACCORDANCE WITH THE SAN  
FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE  
DIRECTOR. THE OWNER WAS NOT REPRESENTED

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

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

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

days to complete all work including final signoff to comply with NOV #202422568 and pay all CES penalty fees

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION  
SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED  
AND FUTURE NOTICES.

**APPEAL:** PURSUANT TO SECTION 105A3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO  
DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A2 OF  
THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE  
ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE  
APPEALS BODY AT 49 South Van Ness Ave, Suite 400, San Francisco, CA 94103, tel: (628) 6523517, (628) 6523430, AND  
MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND  
SERVICE OF THIS ORDER.

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

Very truly yours

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

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





## **ORDER OF ABATEMENT**

April 8, 2025

Owner:

WISEMAN CHRISTOPHER

1252 GILMAN AVE

SAN FRANCISCO CA 94124

Property Address: 1252 GILMAN AV,

Block: 4939

Lot: 010

Seq: 00

Tract:

Case: BW0

Complaint: 202422568A

Inspector/Division: McConn

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. **202422568A**

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **April 1, 2025** IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. **THE OWNER WAS NOT REPRESENTED**

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


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

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

**30 days to complete all work including final signoff to comply with NOV #202422568 and pay all CES penalty fees**

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

**APPEAL: PURSUANT TO SECTION 105A3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 49 South Van Ness Ave, Suite 400, San Francisco, CA 94103, tel: (628) 6523517, (628) 6523430, AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.**

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

Very truly yours

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

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



## DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

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

**To:**

WISEMAN CHRISTOPHER  
1252 GILMAN AVE  
SAN FRANCISCO CA  
94124

Date: April 11, 2025  
Property Address: 1252 GILMAN AV

Block: 4939 Lot: 010 Seq.: 00  
Inspector: **Declan McConn**

Director's Order Number: **202422568 - A**

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

Dear Property Owner(s):

Our records show that all required work has not been completed to abate the code enforcement case referenced above. FAILURE TO CORRECT THESE CODE VIOLATIONS PRIOR TO THE DIRECTOR'S HEARING AND RECORDED ORDER OF ABATEMENT HAS RESULTED IN THE ACCRUAL OF "ASSESSMENT OF COSTS" pursuant to 102.2, 102.16, 102A.3, 102A.7, 103A.5, and Section 110, Table 1A-K of the San Francisco Building Code. Said Code requires that this Department's "cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs shall be assessed upon the property owner. Said violations will not be deemed legally abated until the property owner makes full payment of the assessment..."

The Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is : **\$3356.29**.

**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



## 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** WISEMAN CHRISTOPHER  
WISEMAN CHRISTOPHER  
1252 GILMAN AVE  
SAN FRANCISCO CA

94124

**Date** April 10, 2025

**Complaint Number** 202422568

**Block** 4939 **Lot** 010

**Address** 1252 GILMAN AV

**Prepared by** Declan McConn

**Reviewed by** S. Jew

**Amount Now Due and Payable**

\$3,356.29

**Comments** MMF from 6/28/24 to 4/7/25 (9 months)

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
05/02/24	Issued Notice of Violation and Data entry	Inspector	.75	\$280.00	\$210.00
06/28/24	Issued Final Warning Letter	Inspector	.25	\$280.00	\$70.00
06/28/24	Case intake and Data entry	Clerical	.5	\$166.64	\$83.32
02/19/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
02/19/25	Reviewed and approved case for Director's Hearing	Inspector	.75	\$280.00	\$210.00
02/20/25	Research Title and Prepare case for Director's Hearing	Clerical	1	\$166.64	\$166.64
02/28/25	Posted Notice of Director's Hearing	Inspector	.5	\$280.00	\$140.00
02/28/25	Case review, Scheduling and Data entry	Inspector	.25	\$280.00	\$70.00
02/28/25	Processed photos	Inspector	.25	\$280.00	\$70.00
02/28/25	Certified Mailing	Clerical	.5	\$166.64	\$83.32
04/01/25	Hearing Appearance and Summary	Inspector	.25	\$280.00	\$70.00
04/01/25	Issued Order of Abatement	Inspector	.25	\$280.00	\$70.00
04/01/25	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$280.00	\$560.00
04/01/25	Posted Hearing Case Update	Clerical	.25	\$166.64	\$41.66
04/07/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
04/07/25	Case review, Scheduling and Data entry	Inspector	.25	\$280.00	\$70.00
04/07/25	Prepared Assessment of Costs	Inspector	.25	\$280.00	\$70.00
04/07/25	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	4.5	\$199.57	\$898.07
04/10/25	Prepared Order of Abatement	Clerical	.5	\$166.64	\$83.32
04/10/25	Case Update and Maintenance	Clerical	1	\$166.64	\$166.64
04/16/25	Certified Mailing	Clerical	.5	\$166.64	\$83.32

**\*Total to Date** \$3,356.29

**\* 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.**





# NOTICE OF VIOLATION

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

## DEPARTMENT OF BUILDING INSPECTION

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

**ADDRESS** 1252 GILMAN AVE

**OCCUPANCY/USE** R3

**CONST. TYPE** 5

☒ FIRST NOTICE

☐ SECOND NOTICE

☐ OTHER:

**COMPLAINT NUMBER**

202422568

**DATE** 5/2/2024

**BLOCK** 4939 **LOT** 010

**STORIES** 1 ☐ BASEMENT

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

**OWNER / AGENT:** WISEMAN CHRISTOPHER

**PHONE#:**

**MAILING ADDRESS:** 1252 GILMAN AVE

**CITY**

**SAN FRANCISCO**

**ZIP** 94124

**PERSON CONTACTED @ SITE**

**PHONE#:**

## VIOLATION DESCRIPTION:

☒ WORK WITHOUT PERMIT (SFBC 103A); ☐ ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);

☐ EXPIRED PERMIT (SFBC 106A.4.4) ☐ CANCELLED PERMIT (SFBC 106.3.7) **PA#:** ;

☐ UNSAFE BUILDING (SFBC 102A); ☐ SEE ATTACHMENTS

**CODE / SECTION #**

OBSERVED ILLEGAL UNIT ON GROUND LEVEL. CUT-OUTS FOR DOWN  
LIGHTS IN PROGRESS.

103A

**MONTHLY MONITORING FEE Section 110A TABLE 1A-k**

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

## CORRECTIVE ACTION:

☒ **STOP ALL WORK SFBC 104.2.4**

☒ FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS ☒ WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.

☒ OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

☐ CORRECTION VIOLATIONS WITHIN DAYS. ☐ NO PERMIT REQUIRED.

☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

☒ FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDING TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

SUBMIT A COPY OF THIS NOTICE AND TWO SETS OF PLANS WITH A BUILDING PERMIT APPLICATION TO LEGALIZE THE CONVERSION OF THE AREA IN QUESTION INTO A LEGAL DWELLING UNIT. SEPARATE ELECTRICAL AND PLUMBING PERMITS WILL BE REQUIRED AND CITY PLANNING APPROVAL PURSUANT TO ORDINANCE 33-16: SFBC SECTION 102A.3.1, 106A.3.1.3 AND PLANNING CODE SECTION 207.3. OR REVERT TO LAST LEGAL CONDITIONS BY THE FOLLOWING EXEMPTIONS: \*REMOVAL OF THE UNIT HAS BEEN APPROVED BY THE PLANNING COMMISSION PURSUANT TO PLANNING CODE SECTION 317; OR \*AFTER PERFORMING A SCREENING UNDER SECTION 106A.3.1.3(A) OF THIS CODE, THE DEPARTMENT HAS DETERMINED THAT THE UNAUTHORIZED DWELLING UNIT IS NOT ABLE TO BE LEGALIZED UNDER SECTION 106A.3.1.3 OF THIS CODE; OR\*THE BUILDING OFFICIAL HAS DETERMINED THAT A SERIOUS AND IMMINENT HAZARD UNDER SECTION 102A.16 OF THIS CODE EXISTS ON THE SUBJECT PROPERTY. IF ANY OF THE ABOVE 3 EXCEPTIONS ARE MET, THE OWNER SHALL SUBMIT A COPY OF THIS NOTICE AND TWO SETS OF PLANS WITH A BUILDING PERMIT APPLICATION TO REVERT THE AREAS OF VIOLATION BACK TO THEIR LAST LEGAL USE BY REMOVING THE UNPERMITTED DWELLING UNIT. SEPARATE PLUMBING AND ELECTRICAL PERMITS MUST BE OBTAINED

**INVESTIGATION FEE OR OTHER FEE WILL APPLY**

See reverse side for further explanation

☒ 9x Fee (Work w/o Permit after 9/1/60)

☐ 2x Fee (Work Exceeding Scope of Permit)

☐ OTHER: Re-inspection Fee\$

☐ No penalty (Work w/o permit prior to 9/1/60)

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR Chris Francis  
(Inspector – Print Name)

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

PHONE # (628)652-3612 [Chris.Francis@sfgov.org](mailto:Chris.Francis@sfgov.org)

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

By:  (Inspector's Signature)

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

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

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

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

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

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

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

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

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

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

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

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

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



## DEPARTMENT OF BUILDING INSPECTION

### Inspection Services

City and County of San Francisco

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

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

DATE: 06/28/2024

PROPERTY ADDRESS:

1252 GILMAN AV

BLOCK: 4939 LOT: 010

Building Complaint #: 202422568

WISEMAN CHRISTOPHER  
WISEMAN CHRISTOPHER  
1252 GILMAN AVE  
SAN FRANCISCO CA 94124

# NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

### NOTICE OF VIOLATION OUTSTANDING:

On 05/02/2024 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

### ASSESSMENT OF COSTS NOW IMPOSED:

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

### AVOID FURTHER ASSESSMENT:

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

### IF PERMITS ARE REQUIRED:

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

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

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

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



## COMPLAINT DATA SHEET

**COMPLAINT NUMBER :** 202422568

**OWNER/AGENT:** WISEMAN CHRISTOPHER  
WISEMAN CHRISTOPHER  
1252 GILMAN AVE  
SAN FRANCISCO CA

**DATE FILED:** 23-APR-24

**LOCATION:** 1252 GILMAN AV

**BLOCK:** 4939 **LOT:** 010

**SITE:**

**RATING:**

**OCCUPANCY CODE :**

94124

**OWNER'S PHONE:**

**RECEIVED BY:** Adrianna Garcia **DIVISION:** INS

**CONTACT NAME:**

**COMPLAINT SOURCE:** TELEPHONE

**CONTACT PHONE:**

**COMPLAINANT:**

**ASSIGNED TO DIVISION:** CES

### COMPLAINANT'S PHONE

**DESCRIPTION:** caller states that there is a whole illegal unit in progress downstairs at this single family home

**INSTRUCTIONS:** Additional 311 SR 18170507 received 4/30 - "caller reports unpermitted construction"

Additional 311 SR 18172602 received 5/1 : In the garage of building. Caller is reporting there is unpermitted construction going on the building both construction and electric work they are building an unpermitted unit.

In the garage of building. Caller is reporting there is unpermitted construction going on the building both construction and electric work they are building an unpermitted unit.

### INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	MCCONN	6960		

### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
28-JUN-24	Suzanna Wong	CES	Per Chris Francis

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
23-APR-24	CASE OPENED	J KELLY	CASE RECEIVED		Adrianna Garcia 23-APR-24	INS
23-APR-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Case reviewed and assigned to complaint investigation team per CM; slw	Suzanna Wong 23-APR-24	BIE
24-APR-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	No answer, no access. Left card. CF	Chris Francis 24-APR-24	BIE



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202422568

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
26-APR-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Case cc'd to HIS per CF. See CTS #202422841; slw	Suzanna Wong 29-APR-24	BIE
26-APR-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Referred to HIS for illegal unit. CF	Chris Francis 26-APR-24	BIE
30-APR-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Generated inspection request letter. CF	Chris Francis 30-APR-24	BIE
30-APR-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	1st inspection request letter mailed per CF-jt	Jackie Tran 30-APR-24	INS
30-APR-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	311 SR 18170507 added to instructions box and info provided to assigned inspector	Eduardo Menendez Herrera 01-MAY-24	BIE
01-MAY-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	311 SR 18172602 added to instructions box and info provided to assigned inspector (em)	Eduardo Menendez Herrera 01-MAY-24	BIE
01-MAY-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Stopped by and talked to contractor. Will generate NOV. CF	Chris Francis 01-MAY-24	BIE
02-MAY-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FIRST NOV SENT	1st NOV issued by CF-jt	Jackie Tran 02-MAY-24	INS
02-MAY-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	1st NOV mailed-jt	Jackie Tran 02-MAY-24	INS
03-MAY-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Posted NOV. CF	Chris Francis 03-MAY-24	BIE
29-MAY-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Received call from owner asking for extension. Added 30 days, he will let me know progress then. CF	Chris Francis 29-MAY-24	BIE
26-JUN-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Received email requesting 30-day extension. Will require documentation of progress at that time. CF	Chris Francis 26-JUN-24	BIE
28-JUN-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FINAL WARNING LETTER ISSUED	Complainant asked for progress, will move forward with final warning letter. CF	Chris Francis 28-JUN-24	BIE
28-JUN-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Final warning letter mailed and referred case to CES per CF; slw	Suzanna Wong 28-JUN-24	BIE
28-JUN-24	OTHER BLDG/HOUSING VIOLATION	J NG	CASE RECEIVED	Case received in CES - sj	Susan Jew 28-JUN-24	CES



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202422568

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
28-JUN-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FINAL WARNING LETTER SENT		Chris Francis 28- JUN-24	BID
28-JUN-24	GENERAL MAINTENANCE	C FRANCIS	REFERRED TO OTHER DIV	tranfer to div CES	Suzanna Wong 28- JUN-24	BID
04-FEB-25	OTHER BLDG/HOUSING VIOLATION	J NG	CASE UPDATE	Case Reassigned to Inspector McConn. -jn	Joe Ng 04-FEB-25	CES
19-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	research permit history / found permit PA 202408148625 to comply with NOV is in fil status - DMC	Declan McConn 19- FEB-25	CES
19-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / ok to send to DH on 4/1/25 - DMC	Declan McConn 19- FEB-25	CES
20-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared DH packet - sj	Susan Jew 20-FEB- 25	CES
28-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update/ went out to site to post DH notice and take pictures - DMC	Declan McConn 28- FEB-25	CES
28-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / signed affidavit - DMC	Declan McConn 28- FEB-25	CES
28-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Case update / uploaded photos to file - DMC	Declan McConn 28- FEB-25	CES
28-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Cert. Mailed DH packet to owners on file - sj	Susan Jew 09-APR- 25	CES
10-MAR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / spoke with tenant told her to contact House Inspections if she is concern with a smell coming from her furnace and sh can come to the hearing on 4/1/25 - DMC	Declan McConn 10- MAR-25	CES
24-MAR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / prep file for Director Hearing - DMC	Declan McConn 24- MAR-25	CES
01-APR-25	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	DIRECTOR'S HEARING DECISION	Ok to issue OOA per H.O. (B.H.) with staff recommendations of: 30 days to complete all work, including final sign-off, to comply wit this NOV and payment of all CES administrative penalty fees. Owner/Representative failed to appear at the Director's Hearing.	Mauricio Hernandez 01-APR-25	CES
07-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / found permit PA 20240814862 to comply with NOV is in filed status - DMC	Declan McConn 07- APR-25	CES

# HEARING INFORMATION FORM

<input type="checkbox"/> OOA: _ <input type="checkbox"/> OOA W/ADVISEMENT: __DAYS <input type="checkbox"/> CONTINUED DH: _ <input type="checkbox"/> RETURN TO SOURCE: _	<input type="checkbox"/> AAB-Hearing Date:_ <input type="checkbox"/> AAB- Decision: _ <input type="checkbox"/> Litigation Ref: _ <input type="checkbox"/> City Att. Ref: _ <input type="checkbox"/> LIEN Process: Y <input type="checkbox"/> / N <input type="checkbox"/>	Return to Source <input type="checkbox"/>
		Approved By: Mauricio Hernandez Date: _ <input type="checkbox"/> BID <input type="checkbox"/> EID <input type="checkbox"/> PID <input type="checkbox"/> CES

CASE ABATED ☐

PERMIT TRACKING SYSTEM

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

Permit Tracking System

Projects
Location
Stage
Characteristics
Routing/Addenda
Fees
Payments
Owner/Contractor/Agents
Planning
Dev Impact Fee

LOCATION

4939 / 010 / 0 1252 GILMAN AV

ALTERATIONS PERMIT

Stage
Created By

List based on the address query

Application no.	Form No.	Floor Number	Description	Site Prmt ?	Line	Sfx	Unit	Sfx	Current Stage	Stage Date
202408148625	8		COMPLY WITH NOV 2024225			AV			FILED	08/14/2024

☐ PRIORITY PLAN CHECK   
 ☐ FIRST YEAR FREE

MRRP Compliance (Green Halo)  
 BAN (Business Account No.)

Not Required

Bluebeam Project ID

LIN (Location Identification No.)



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226  
Date: 03/24/25 14:41:44

Permit details report

Application Number: 202408148625 Bluebeam ID:  
Form Number: 8 Application COMPLY WITH NOV 20242256 TO DOCUMENT UNPERMITTED WORK FOR GROUND  
Description: FLOOR UNIT. 2 BEDROOMS, OFFICE, LIVING RM, DINING RM, KITCHEN, FULL BATH.  
Address: 4939/010/0 1252 GILMAN AV

Cost: \$1 Occupancy code: R-3 Building Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
14-AUG-2024	TRIAGE	
14-AUG-2024	FILING	
14-AUG-2024	FILED	

Contact Details:

Contractor Details

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	23-JUL-2024	23-JUL-2024			23-JUL-2024	JOE PENA	
2	INTAKE	14-AUG-2024	14-AUG-2024			14-AUG-2024	BUFKA SUSAN	advised likely not otc,needs title 24. NOT OTC PER PLANNING. WILL SUBMIT ONLINE. GAVE APPLICANT DETAILS TO SUBMIT APP ONLINE. 8/14 SMB
3	CP-ZOC							
4	BLDG							
5	MECH							
6	SFPUC							
7	SFFD							
8	CPB							





Assessor

1252 GILMAN AV

## Address

Street #	Streetname	Sfx	Unit	Block	Lot	#	Address Id
1252	GILMAN	AV		4939	010	0	176337

## Values &amp; Prices

	Land	Structure	Fixtures	Prior Price	Prior Sale	Other	Home Exempt	Other Exempt	Current Price	Curr Sale	Exempt Type	Wk Status/Yr	Prior/Curr Source	Base Co/Yr
	\$91,445	\$49,007	\$0	\$0		\$0	\$7,000	\$0	\$0		11	2025		2023

Construction	Appliances	Base Lot	Assr Zone	Appraiser	Lot Chq	Date/Shape	Use Type
D	0000	000	RH1	711	08/20/1999		D

Lot Frontage/Area/Depth	Units	Stories	Sublevels	Volume	Roll Yr/Status
0 499,600 0	1	1		30	2024

Rooms	Bedrooms	Baths	Bldg Sq Ft	Bsmt Sq Ft	Year Built	DBI	Form Yr	Tax Area
6	0	20	1,210	0	1975	D		1018

## Owner Information

Name	Address	City	State	Zip	Owner Date
WISFMAN CHRISTOPHER	1252 GILMAN AVE	SAN FRANCISCO	CA	94124	06/28/2022



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202422568

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
07-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / MMF from 6/28/24 to 4/7/25 (9 months) - DMC	Declan McConn 07-APR-25	CES
07-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / prepared assessment of cost - DMC	Declan McConn 07-APR-25	CES
10-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared OOA packet & initial bill - sj	Susan Jew 10-APR-25	CES
11-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT POSTED	CASE UPDATE / went out to site to post OOA and take pictures - DMC	Declan McConn 11-APR-25	CES
11-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT POSTED	Case update / signed affidavit - DMC	Declan McConn 11-APR-25	CES
17-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT POSTED	CASE UPDATE / went out to site to post OOA and take pictures - DMC	Declan McConn 17-APR-25	CES
17-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT POSTED	Case update / signed affidavit - DMC	Declan McConn 17-APR-25	CES
17-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT POSTED	case update / uploaded photos to file - DMC	Declan McConn 17-APR-25	CES
17-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Cert. Mailed OOA packet & Initial Bill to owners on file - sj	Susan Jew 17-APR-25	CES
02-MAY-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	received call from owner and he let he know that he just got the notice letter about the OOA. he asked if he could come in on Monday 5/5/25 appeal the OOA. told him that today 5/2/25 was day 15 but he can ask chief MH. DMC	Declan McConn 02-MAY-25	CES
05-MAY-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	received email from tenant and uploaded it to case file - DMC	Declan McConn 05-MAY-25	CES
05-MAY-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	CM domestic return receipt signed - sj	Susan Jew 05-MAY-25	CES
12-MAY-25	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	Counter visit by owner on 5/9/25. MH extended the AAB appeal deadline to 5/16/2025.	Mauricio Hernandez 12-MAY-25	CES
14-MAY-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	AAB Application submitted and payment recieved -hg	Haruyo Gibbons 14-MAY-25	CES



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202422568

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
06-NOV-25	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Case Reviewed and ready to schedule for AAB. -GL	Gilbert Lam 06-NOV-25	CES
07-NOV-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Abatement appeal scheduled to be heard before the Abatement Appeals Board on 12/17/2025. Emailed appellant notice of hearing in addition to speaking with him on the phone - CR	Charles Robinson 07-NOV-25	CES
07-NOV-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	cert. & regular mailed AAB NOH - sj	Susan Jew 07-NOV-25	CES
07-NOV-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to post AAB notice and take pictures - DMC	Declan McConn 07-NOV-25	CES
13-NOV-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to take up to dates pictures for AAB hearing and up load to case file - DMC	Declan McConn 13-NOV-25	CES

### COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS)      NOV (BID)  
02-MAY-24



