

*Regular Meeting of the
Abatement Appeals Board*

February 18, 2026

*Agenda Item D1
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. 6966

Date of Abatement Appeals Board Hearing: 2/18/2026

Property Address: 28 Niagara Ave

Block: 7030 Lot: 011

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Complaint Number: 202286244

PROPERTY OWNER INFORMATION

Property Owner(s) Name and Appellant:

Property Owner(s) of Record:

Manuel Negron & Margarita Santiago Negron

Appellant:

Eric Jackson (Owner Representative)

Building/Property Description: The subject property is a one-family dwelling (R-3 occupancy) located at 28 Niagara Avenue.

Legal Use/Occupancy: R-3 Single Family dwelling

Case Summary:

This case originated from a telephone complaint received on January 12, 2022, reporting active unpermitted construction at the garage level. Inspections confirmed framing, footing work, and interior construction without permits. A First Notice of Violation was issued February 1, 2022.

Permit Application No. 202207208970 was issued in July 2022 to comply with the NOV but expired on January 24, 2024 without final inspection. A Final Warning Letter was issued August 26, 2024, and the case was referred to Code Enforcement.

A Director's Hearing was held May 6, 2025, resulting in a 60-Day Advisement. Continued non-compliance led to issuance of Order of Abatement No. 202286244-A on July 8, 2025

Enforcement Actions:

- 01/12/22 - Case opened following a telephone complaint alleging unpermitted garage-level construction.

Appeal No.6966

Date of Abatement Appeals Board Hearing: 2/18/2026

Property Address: 28 Niagara Ave

Block:7030 Lot: 011

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- 01/14/22 – 01/28/22 – Multiple inspections conducted; unpermitted framing, possible new footings, window openings, and construction activity observed; owner advised to stop all work.
- 02/01/22 – First Notice of Violation issued, posted, and mailed for work without permits.
- 03/08/22 – Short extension granted to allow pursuit of permit compliance.
- 07/29/22 – Permit Application No. 202207208970 issued to comply with the NOV.
- 01/24/24 – Permit expired without final inspection or sign-off; violations remained outstanding.
- 08/26/24 – Final Warning Letter issued; case referred to the Code Enforcement Section.
- 08/27/24 – Case received by CES for enforcement.
- 05/06/25 – Director's Hearing held; 60-Day Advisement issued requiring completion of permits.
- 07/08/25 – Continued non-compliance documented; Order of Abatement issued and assessment of costs initiated.
- 01/12/26 – call owner to do site inspection. go no reply - DMC
- 07/16/25 – Order of Abatement posted and served by certified mail.
- 07/21/25 – Abatement Appeals Board appeal filed and filing fee paid.
- 01/13/26 – AAB Notice of Hearing mailed, emailed, and posted.
- 01/13/26 – Emailed appellant to inform them that Abatement Appeals Board Hearing in which their appeal will be heard is scheduled for 2/18/2026. Attached notice of hearing in email. - CR

- **Director's Hearing:** May 6, 2025
Result: 60-Day Advisement to complete all permits and inspections.

Current Status: Violations remain outstanding.

Outstanding Violations: Yes

Life Safety Hazards: Unsafe

Directors Hearing: #202286244 Date: 5/6/2025

Result: Order of Abatement

Order of Abatement: 202286244-A issued with condition: All Permits required for compliance of this violation must be completed and final within 30 Days.

Appellant's Request: The Appellant requests relief from the Order of Abatement citing hardship and time needed to complete work. No evidence of full abatement has been provided.

Staff Recommendation: Uphold the Order of Abatement No. 202286244-A and uphold the assessment of enforcement costs. Violations remain outstanding and life-safety concerns persist.

Abatement Appeals Board Action:

Appeal No.6966

Date of Abatement Appeals Board Hearing: 2/18/2026

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Block:7030 Lot: 011

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LIST OF DOCUMENTS

- 1. Appellant's Appeal Application**
- 2. Notice of Violation, complaint data sheet and Final Warning Letter**
- 3. Director's Hearing Notification**
- 4. Order of Abatement and Declarations of Service**
- 5. Permit History and Inspection Records**
- 6. Inspection Photographs**

Abatement Appeals Board Appeal Application Form

RECEIVED

**APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO** JUL 21 2025
FROM THE BUILDING INSPECTION DEPARTMENT DIRECTOR'S ORDER FOR ENFORCEMENT

III 21 2025

302 31 2001

PERFORMANCE
BASED RPL

CCSF - DBI

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

Appellant Name

Margarita S. Negron / Eric Jackson appear

Appeal Number

Director's Order No.

202786941A

Date Appeal Filed:

Complaint Tracking

No(s) Filing Fee:\$326.45

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 May 06, 2025.

(2) The affected premises are located at 28 Niagara Ave, 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.

(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.) *Because I paid for See All this to be done long time ago workers NO access at all*

(5) Please state /check appellant's relationship to the property: property owner owner's agent attorney architect engineer contractor other no plan / correct plan and services
If the appellant is an agent of the owner(s) of record, please attach documentation delineating representation

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: ERIC Jackson / margarita S Nagren

Appellant's Mailing Address: 28 Niagara Ave

Phone Number: 415 852 0291 / 916 613-1105

Email Address: erolloway415@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:

Paint the House

(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:

It took them over 3 years to still and finish

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

The front of the House basically corrected
all violations meet all codes

(11) What was the extent of the work performed? How much remains to be completed? The basement after this week

(12) When was the work done?

electrical

(13) Who did the work? Friends that helped

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

Retired

(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. 202410012080

Plumbing Permit Application Nos. _____

Electrical Permit Application Nos. _____

(21) What other permits have you been granted by the City? NONE

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

the fact I'm over 81 years of age I've returned lost
of my Health and Health Hospitals where trying to complete
work to much stress all together NO Relatively All cleared

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

Print Name: ERIC Jackson

Signature: Eric Jackson

Date Signed: 7-21-25

Signatory is property owner agent other Reply/Author

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

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

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

- (1) Date of Request: _____
- (2) Date AAB Secretary rejected appeal or date appellant made aware of right to appeal

- (3) Please explain why there was a delay in filing the appeal:

- (4) Please describe the alleged misrepresentation, mistake, or other error on the part of the City that caused the delay (attach additional sheet(s) if necessary):

- (5) What other facts do you want the Board to consider regarding the request for jurisdiction?

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

Print Name: _____ Signature: _____

Date Signed: _____ Signatory is property owner agent other _____

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

they just took advantage of my Auntie Margarita. S
Negrón due to the fact she is a senior citizen
81 years of age ~~so~~ Also due to the fact
lost her Husband and ~~her~~ ~~husbands~~ at home
while she work ~~on~~ was trying to get done
so as you can see it been very hard
to stay one the geys hard ~~without~~
working



**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: 07/21/2025 04:59:11 PM

Code Enforcement Division

Phone: (628) 652-3430

Payment Date: 07/21/2025

Job Address

28 NIAGARA AV -

Receipt Number: CED09787

Issued By: AYAVUZ

Payment received from:

ERIC JACKSON

Application Number:

202286244_28 NIAGARA AV_AAB Filing Fee

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint#/ (if applicable)
CED AAB Filing Fee	\$326.45	202286244

TOTAL \$326.45

BY 

DBI COPY

City and County of San Francisco DBI
DBI

Reference Number: 2025199001-114
Date/Time: 07/21/2025 4:41:20 PM

Permit or Reference Number Payment
2025199001-114-1

Line Item

Permit or Reference Number: CED09787

Comment: 28 NIAGARA AV
Fee Desc: CED AAB Filing Fee
Amount: \$326.45
Total: \$326.45

1 ITEM TOTAL: \$326.45

TOTAL: \$326.45

Cash
Total Received: \$326.45



Safe Building!

to whom it may concern I
will explain bout the work that is
going on First of all it dont take
3 years to complete the house
or now the worker he was supposed
to be contractor but he lied and used and
abused my husband for money on the
house we have all the receipts and
material that we cant use anymore
we got are blueprints done because
they didn't have blueprints for the
house one sun it was builded in
1907 very strong but back to the
house's contractor worker planned to
paint the house up painting
half of it and also going them
money ahead of time and still
~~contractor~~ took ~~the~~ ~~the~~ ~~say advantage~~
to get over not to mention
My Aunt 82 years of age retired from
Delta Penitentiary worked 48 years plus
had to take care of Mr Negro me
and his wife Margarita because
he was bed bound and was
on hospice at home so it was
really hard for her and it took with
so I ask for ~~some~~ a little extension
to complete the house and volunteer
to be done thank you very much.



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

11/2024

DATE: 08/26/2024

PROPERTY ADDRESS:

28 NIAGARA AV

NEGRON MANUEL & MARGARITA SA
NEGRON MANUEL & MARGARITA S
28 NIAGARA AVE
SAN FRANCISCO CA 94112

BLOCK: 7030 LOT: 011

Building Complaint #: 202286244

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 02/01/2022 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

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

COMPLAINT NUMBER : 202286244

OWNER/AGENT: NEGRON MANUEL & MARGARITA SANT
NEGRON MANUEL & MARGARITA S
28 NIAGARA AVE
SAN FRANCISCO CA

94112

OWNER'S PHONE:

CONTACT NAME:

CONTACT PHONE:

COMPLAINANT: anon

DATE FILED: 12-JAN-22

LOCATION: 28 NIAGARA AV

BLOCK: 7030 LOT: 011

SITE:

RATING: OCCUPANCY CODE :

RECEIVED BY: Bonnie Kim DIVISION: BID

COMPLAINT SOURCE: TELEPHONE

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE

DESCRIPTION: Working on extension in the garage level. Interior remodel at garage level without permits.
INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	MCCONN	6960		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
26-AUG-24	Suzanna Wong	CES	Per Peter Eisenbeiser

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
12-JAN-22	CASE OPENED	M GUNNELL	CASE RECEIVED		Bonnie Kim	12-JAN-22 BID
13-JAN-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Case reviewed and assigned to complaint investigation team per MH; slw	Suzanna Wong	13-JAN-22 BID
14-JAN-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Spoke with Owner briefly thru front door gate, Owner has the flue, will re- schedule as soon she get well. Work is on going at front of house wall at ground level which appear to be new framing, possible new footings, window, and plywood panel. Informed Owner to stop all work. J. Peña		



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202286244

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
27-JAN-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Received Phone call, from owner nephew, provided violation finding, compliance procedure and that a site investigation is required to do a complete work without a permit assessment, appointment schedule on 1/28/22. J. Pena		
28-JAN-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Access provided by owner new Footing and framing work found. Informed NOV will be issued. J Peña		
31-JAN-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Draft and complete NOV for posting. J. Pena		
01-FEB-22	OTHER BLDG/HOUSING VIOLATION	J PENA	FIRST NOV SENT	1st NOV issued per JP ;tt	Thu Ha Thi Truong 02-FEB-22	INS
02-FEB-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	1st NOV mailed per JP. Copies cc'd to DCP and EID;tt	Thu Ha Thi Truong 02-FEB-22	INS
02-FEB-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Posted NOV and photo taken , spoke with owner nephew, regarding electrical work found on garage ceiling explain no permit were found , also since he plan to install in the garage ceiling insulation and drywall, both item needed to be included in the NOV. Inform not to continue work until plans approved and permit been issue. advice that electrical will need to perform a field inspection prior to covering up any work. J. Pena		
08-MAR-22	OTHER BLDG/HOUSING VIOLATION	J PENA	CASE UPDATE	Office visit by Owner Nephew, ask for an extension, granted until 03/18/2022. J. Pena		
14-FEB-23	OTHER BLDG/HOUSING VIOLATION	C MALCHOW	CASE UPDATE	PA#202207208970 issued on 7/29/22 refer to District inspector		
14-FEB-23	OTHER BLDG/HOUSING VIOLATION	Y LEI	CASE UPDATE	case referred to district inspector per CM. PA# 202207208970;jy	Julie Yu 14-FEB-23	INS
26-AUG-24	OTHER BLDG/HOUSING VIOLATION	P EISENBEISER	CASE UPDATE	Final warning letter mailed and referred to CES per PE; slw	Suzanna Wong 26-AUG-24	BIE
26-AUG-24	OTHER BLDG/HOUSING VIOLATION	C MALCHOW	FINAL WARNING LETTER SENT	PA #202207208970 to comply expired. Need to renew permit and complete to abate NOV. pe	Peter Eisenbeiser 26-AUG-24	BIE
26-AUG-24	GENERAL MAINTENANCE	P EISENBEISER	REFERRED TO OTHER DIV	tranfer to div CES	Suzanna Wong 26-AUG-24	BIE



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202286244

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
27-AUG-24	OTHER BLDG/HOUSING VIOLATION	J NG	CASE RECEIVED	Case received in CES-tm	Thomas Moyer 27-AUG-24	CE
20-MAR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	research permit history / found permit PA 202207208970 to comply with NOV expired on 1/24/2024 - DMC	Declan McConn 20-MAR-25	CE
20-MAR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / ok to send to DH on 5/6/2025 - DMC	Declan McConn 20-MAR-25	CE
25-MAR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Prep. DH for 5-6-25 -mr	Melissa Reyes 25-MAR-25	CE
02-APR-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 02-APR-25	CE
02-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / signed affidavit and uploaded photos to file - DMC	Declan McConn 02-APR-25	CE
03-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Cert. Mail DH notice. -mr	Melissa Reyes 04-APR-25	CE
28-APR-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared case for Director Hearing - DMC	Declan McConn 28-APR-25	CE
06-MAY-25	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR'S HEARING DECISION	60-Day Advisement per HO (K.G.). owner/rep present. Owner/rep to complete permits. -GL	Gilbert Lam 07-MAY-25	CE
08-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	found permit PA 202207208970 to comply with this NOV Expired on 1/24/24 with a renewal Permit PA 202410012080 issued on 4/4/25 with no inspection to date - DMC	Declan McConn 08-JUL-25	CE
08-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	MMF from 8/27/24 to 7/8/25 (10 Months) - DMC	Declan McConn 08-JUL-25	CE
08-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT ISSUED	prepared assessment of cost - DMC	Declan McConn 08-JUL-25	CE
09-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared OOA packet - sj	Susan Jew 09-JUL-25	CE
16-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT POSTED	Went out to site to post OOA and take pictures - DMC	Declan McConn 16-JUL-25	CE
16-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	ORDER OF ABATEMENT POSTED	Signed affidavit and uploaded photos to file - DMC	Declan McConn 16-JUL-25	CE



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202286244

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
16-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	cert. mailed order of abatement & initial bill to owners on file - sj	Susan Jew 16-JUL-25	CEC
22-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	AAB application submitted and payment received on 07/21/2025. Copy of Receipt provided to Costumer -ay.	Aylin Yavuz 22-JUL-25	CEC
09-JAN-26	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Case OK to schedule for AAB. -GL	Gilbert Lam 09-JAN-26	CEC
12-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	call owner to do site inspection. go no reply - DMC	Declan McConn 12-JAN-26	CEC
13-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Cert mail/mail AAB NOH to owner on file-h	Heather Brooks 13-JAN-26	CEC
13-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to post AAB notice and take pictures - DMC	Declan McConn 13-JAN-26	CEC
13-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	signed affidavit and uploaded photos to case file - DMC	Declan McConn 13-JAN-26	CEC
13-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Emailed appellant to inform them that Abatement Appeals Board Hearing in which their appeal will be heard is scheduled for 2/18/2026. Attached notice of hearing in email. - CR	Charles Robinson 13-JAN-26	CEC

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS) NOV (BID)

01-FEB-22



March 25, 2025

Owner: NEGRON MANUEL & MARGARITA S
28 NIAGARA AVE
SAN FRANCISCO CA 94112

Address: 28 NIAGARA AV,
Block: 7030 Lot: 011 Seq: 00
Tract: Case: BW0
Hearing Number : 202286244
Inspector: Declan McConn
Phone: (628) 652-3415

NOTICE OF DIRECTOR'S HEARING

**Date and Time of Hearing: May 6, 2025, 9:30:AM
49 South Van Ness Av., San Francisco, CA 94103-1226, Room 0194**

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The list of Violation(s) have been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

W A R N I N G

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 110A, Table 1A-G & 110A Table 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

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



DATE AFFIDAVIT PREPARED March 25, 2025

ADDRESS: 28 NIAGARA AV,

Directors' Hearing Date: May 6, 2025

INSPECTOR: Declan McConn

Hearing Number: 202286244

**OWNER: NEGRON MANUEL & MARGARITA S
28 NIAGARA AVE
SAN FRANCISCO CA 94112**

Block: 7030 Lot: 011 Seq: 00

Tract: Case: BW0

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

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

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

Date Mailed: 4/3/25, San Francisco, California. By: Declan McConn
(signature)

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

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 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing. to wit:

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

Date Posted: 4/2/25, at San Francisco, California.

By: Declan McConn 4/2/25 Signature: [Signature]
(Print name) (Date)

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SURETY LENDER SERVICES LLC

16000 HORIZON WAY, SUITE 200

MOUNT LAUREL, NJ 8054

MR DH 5-6-25 28 NIAGARA Av 202286244

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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NEGRON MANUEL & MARGARITA
SANTIAGO

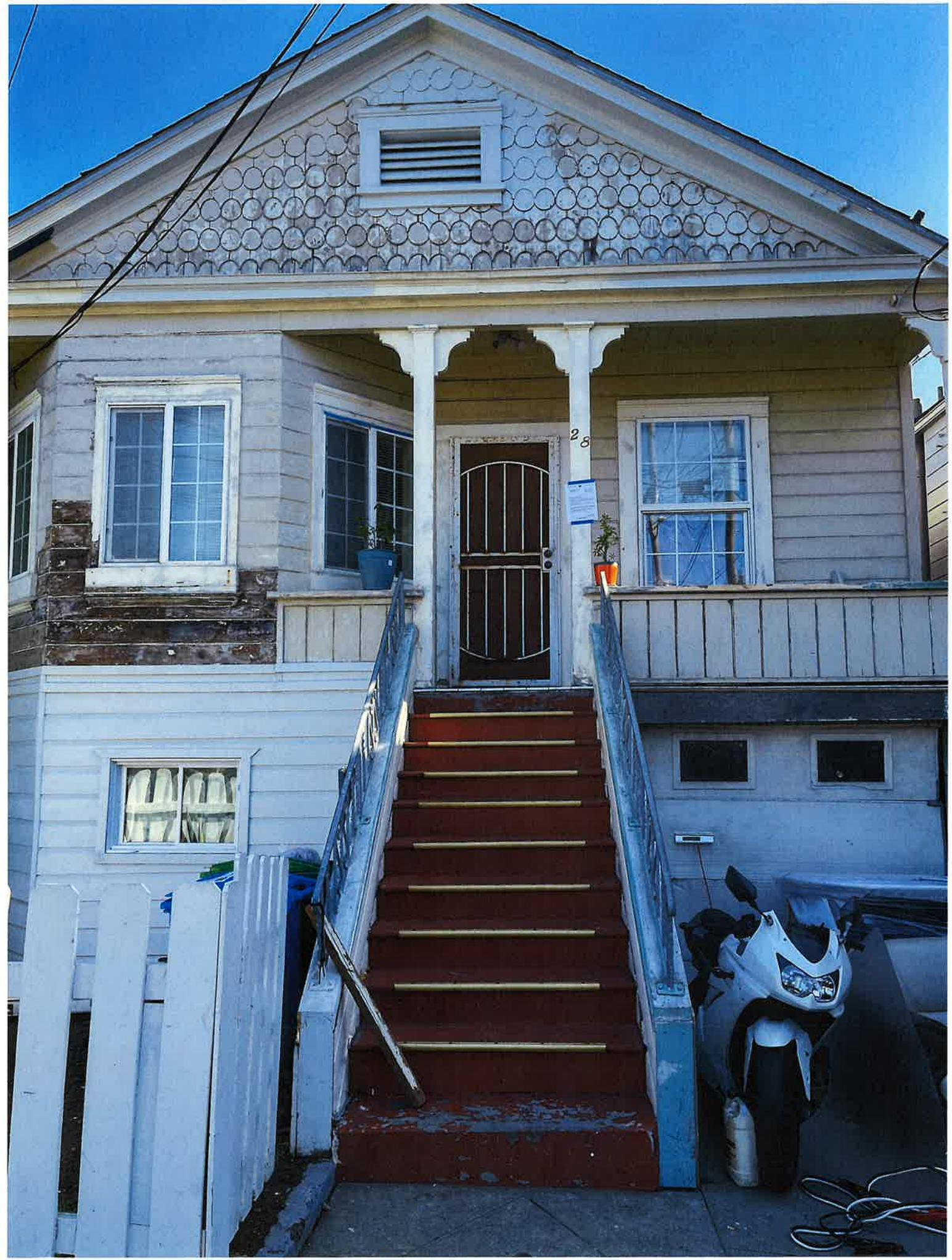
28 NIAGARA AVE

SAN FRANCISCO, CA 94112

MR DH 5-6-25 28 NIAGARA Av 202286244

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions





ORDER OF ABATEMENT

July 9, 2025

Owner:

**NEGRON MANUEL & MARGARITA S
28 NIAGARA AVE
SAN FRANCISCO CA 94112**

Property Address: 28 NIAGARA AV,

**Block: 7030 Lot: 011 Seq: 00
Tract: Case: BW0
Complaint: 202286244A**

Inspector/Division: McConn

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202286244A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **May 6, 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:

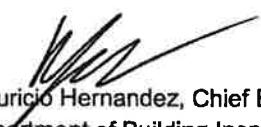
- 1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.**
- 2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.**
- 3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES 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# 202286244 and Pay All CES Fees.

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

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


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

Very truly yours

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

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



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

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

To:

NEGRON MANUEL & MARGARITA S
28 NIAGARA AVE
SAN FRANCISCO CA
94112

Date: July 09, 2025
Property Address: 28 NIAGARA AV

Block: 7030 Lot: 011 Seq.: 00
Inspector: Declan McConn

Director's Order Number: **202286244 - 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, 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 : **\$3582.75**.

Payment must be payable to CITY and COUNTY of SAN FRANCISCO OR CCSF-DBI in the form of cashier's check, money order or cash and must be accompanied by this original letter.

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

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

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

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

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

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

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

Your prompt cooperation on this matter is appreciated,

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

By: Mauricio Hernandez
Chief Building Inspector, Code Enforcement

cc: CED File



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

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

Assessment of Costs - Initial

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

Owner NEGRON MANUEL & MARGAR
NEGRON MANUEL & MARGAR
28 NIAGARA AVE
SAN FRANCISCO CA

94112

Date July 9, 2025

Complaint Number 202286244

Block 7030 **Lot** 011

Address 28 NIAGARA AV

Prepared by Declan McConn

Reviewed by S. Jew

Amount Now Due and Payable \$3,582.75

Comments MMF from 8/27/24 to 7/8/25 (10 Months) - DMC

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
01/28/22	Initial Site Inspection, Travel time and Data entry	Inspector	1	\$280.00	\$280.00
02/01/22	Issued Notice of Violation and Data entry	Inspector	.75	\$280.00	\$210.00
08/26/24	Issued Final Warning Letter	Inspector	.25	\$280.00	\$70.00
08/27/24	Case intake and Data entry	Clerical	.5	\$166.64	\$83.32
03/20/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
03/20/25	Reviewed and approved case for Director's Hearing	Inspector	.75	\$280.00	\$210.00
03/25/25	Research Title and Prepare case for Director's Hearing	Clerical	1	\$166.64	\$166.64
04/02/25	Posted Notice of Director's Hearing	Inspector	.5	\$280.00	\$140.00
04/02/25	Processed photos	Inspector	.25	\$280.00	\$70.00
04/03/25	Certified Mailing	Clerical	.5	\$166.64	\$83.32
04/28/25	Case review, Scheduling and Data entry	Inspector	.25	\$280.00	\$70.00
05/06/25	Hearing Appearance and Summary	Inspector	.25	\$280.00	\$70.00
05/06/25	Posted Hearing Case Update	Clerical	.25	\$166.64	\$41.66
05/07/25	Issued Order of Abatement	Inspector	.25	\$280.00	\$70.00
05/07/25	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$280.00	\$560.00
07/08/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
07/08/25	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	5	\$199.57	\$997.85
07/08/25	Prepared Assessment of Costs	Inspector	.25	\$280.00	\$70.00
07/09/25	Prepared Order of Abatement	Clerical	.5	\$166.64	\$83.32
07/09/25	Case Update and Maintenance	Clerical	1	\$166.64	\$166.64

***Total to Date** \$3,582.75

* 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.

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NEGRON MANUEL & MARGARITA

SANTIAGO

28 NIAGARA AVE

SAN FRANCISCO, CA 94112

sj: ooa 28 NIAGARA AV 202286744

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SURETY LENDER SERVICES LLC

16000 HORIZON WAY, SUITE 200

MOUNT LAUREL, NJ 8054

sj: ooa 28 NIAGARA AV 202286744

PS Form 3800, January 2023 www.usps.com See Reverse for Instructions



DEPARTMENT OF BUILDING INSPECTION

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

Date: 04/28/25 07:44:49

Permit details report

Application Number: 202207208970

Bluebeam ID:

Form Number: 8 **Application** COMPLY WITH NOV 202286244. INSTALLING NEW SHEARWALL, INSTALLING (N)
Description: GYPSUM BOARD IN BSM CEILING. REPAIRING (N) CEMEBET SLAB IN BSM/GARAGE.
Address: FRAMING OUT FOR (N) WINDOW. REPAIRING LOAD BEARING PARTITION WALL
7030/011/0 28 NIAGARA AV

Cost: \$10,000

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
20-JUL-2022	TRIAGE	
20-JUL-2022	FILING	
20-JUL-2022	FILED	
29-JUL-2022	APPROVED	
29-JUL-2022	ISSUED	
24-JAN-2024	EXPIRED	6108712 Stage updated from inspection

Contact Details:

Contractor Details

License No.: OWN

Name: OWNER OWNER

Company name: OWNER

Phone:

Address: OWNER OWNER CA 00000-0000

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	20-JUL-2022	20-JUL-2022			20-JUL-2022		OK TO PROCESS. P. EISENBEISER
2	EID-INSP	20-JUL-2022	20-JUL-2022			20-JUL-2022	CLIFTON GARY	
3	INTAKE	20-JUL-2022	20-JUL-2022			20-JUL-2022	BROWN SHARAE	
4	CP-ZOC	22-JUL-2022	22-JUL-2022			22-JUL-2022	KLINE HEIDI	water leak from adjacent property damaged this property - approved replacement of gf window w/ aluminum-clad wood DH, repair siding, and repair foundation
5	BLDG	28-JUL-2022	28-JUL-2022			28-JUL-2022	GE MING	OTC approved
6	MECH	22-JUL-2022	22-JUL-2022			22-JUL-2022	TAN (PETER) JIA JI	Approved OTC
7	CPB	29-JUL-2022	29-JUL-2022			29-JUL-2022	BROWN SHARAE	PENALTY FEE NEEDS TO BE CLARIFIED.



DEPARTMENT OF BUILDING INSPECTION

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

Date: 04/28/25 07:45:53

Permit details report

Application Number: 202410012080

Bluebeam ID:

Form Number: 8 **Application:** COMMENCEMENT OF WORK NOT STATED UNDER PREVIOUSLY APPROVED PERMIT.
Description: APPLICATION PA# 202207208970. NO FOUNDATION WORK, JUST REFACING, AND

Address: INSTALLING NEW 3X2 WINDOW FRAME CADE STYLE DOUBLE HUNG CADE WOOD
INTERIOR.

7030/011/0 28 NIAGARA AV

Cost:

\$10,000

**Occupancy
code:** R-3

**Building
Use:** 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
01-OCT-2024	TRIAGE	
01-OCT-2024	FILING	
01-OCT-2024	FILED	
04-APR-2025	APPROVED	
04-APR-2025	ISSUED	

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	CES	23-SEP-2024	23-SEP-2024			23-SEP-2024	Daniel Helminiak	OK TO PROCESS
2	BID-INSP	13-SEP-2024	13-SEP-2024			13-SEP-2024	HERNANDEZ MAU	OK TO PROCESS
3	INTAKE	01-OCT-2024	01-OCT-2024			01-OCT-2024	CHENG ANITA	OTC REQUIRED PLANS, NO PLANS PROVIDED, APPLICANT NEEDS TO SUBMIT PLANS TO MOVE FORWARD TO REVIEW.-AWC
4	CP-ZOC	18-OCT-2024	18-OCT-2024			18-OCT-2024	LAUSH MAGGIE	10/18/24: Approved - reduce window opening at 1/F front facade; install window per plans, DH, clad wood - Maggie.Laush@sfgov.org
5	BLDG	22-OCT-2024	22-OCT-2024			22-OCT-2024	JONES DAVID	Approved OTC a p/a per intake description, DMJ 10/22/2024; approved otc
6	MECH	22-OCT-2024	22-OCT-2024			22-OCT-2024	CRUEL PAUL	
7	CPB	04-APR-2025	04-APR-2025			04-APR-2025	YU ZHANG REN	10/01/24: AGENT NEEDS LOA OR HAVE PROPERTY OWNER COMPLETE OWNER BUILDER PKG AND PROVIDE AUTH TO AGENT. -AWC



Department of Building Inspection

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



Building Inspection History

Printed On: 04/28/2025 07:39:56 AM

Application Number **202207208970** Block/Lot **7030 / 011** Address **28 NIAGARA AV**

Description **COMPLY WITH NOV 202286244. INSTALLING NEW SHEARWALL, INSTALLING (N) GYPSUM BOARD IN BSM CEILING. REPAIRING (N) CEMEBET SLAB IN BSM/GARAGE. FRAMING OUT FOR (N) WINDOW. REPAIRING LOAD BEARING PARTITION WALL**

Owner Name	Form #	Job Cost	Disposition	Disposition Date			
NEGRON MANUEL & MARGARITA SANT	8	\$10,000.00	EXPIRED	01/24/2024			
Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(415) 726-0875	2	1	2	R-3	27	01/29/2023	2

Inspector Name	Activity Date	Status Code	Status Description	Comments
Calderon, Juan	01/24/2024	105	EXPIRE	Expired in system.
Lei, Yin Sheng	05/30/2023	102	NO ENTRY/NO PROGRESS	N/E
Lei, Yin Sheng	05/26/2023	700	CANCELLATION FOR INSPECTION SCHEDULE	GC canceled appointment

HEARING INFORMATION FORM

LIEN Process: Y / N

PID CES

CASE ABATED

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

