

***Regular Meeting of the
Abatement Appeals Board
February 18, 2026***

***Agenda Item D2
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.6967

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

Property Address: 242 Moscow St

Block: 6005 Lot: 002D

Page 1

Complaint Number: 202310230

PROPERTY OWNER INFORMATION

Property Owner(s) Name and Appellant:

Pang Zeng Lie

Appellant:

Pang Zeng Lie (Property Owner)

Building/Property Description: The subject property is a one-family dwelling (R-3 occupancy) located at 242 Moscow Street

Legal Use/Occupancy: R-3 Single Family Dwelling

Case Summary:

This case originated from a telephone complaint received on July 3, 2023, reporting unpermitted exterior and garage-level construction activity at the subject property. Subsequent inspections confirmed that multiple alterations had been performed without the benefit of required permits, including infill of the garage door with installation of a new entry door, construction of a trash enclosure exceeding 36 inches in height, replacement of three windows, replacement of a stair handrail, installation of an awning, addition of a window, and installation of a vent, all located at the front of the structure. A First Notice of Violation was issued on July 10, 2023 for work performed without permits.

Permit Application No. 202307172350 was issued on July 18, 2023 to comply with the Notice of Violation; however, the permit reflected no inspection history, and the cited violations remained uncorrected. A Final Warning Letter was issued on November 5, 2024, and the case was subsequently referred to the Code Enforcement Section for further enforcement action.

A Director's Hearing was held on May 6, 2025, resulting in a 60-Day Advisement requiring completion of all required permits and inspections. Continued non-compliance led to issuance of Order of Abatement No. 202310230-A on July 8, 2025.

Appeal No. 6967

Date of Abatement Appeals Board Hearing: /18/2026

Property Address: 242 Moscow St

Block: 6005 Lot: 002D

Page 2

Enforcement Actions:

- 07/03/23 – Case opened following a telephone complaint alleging unpermitted garage-level and exterior construction.
- 07/10/23 – First Notice of Violation issued, posted, and mailed for work without permits.
- 07/18/23 – Permit Application No. 202307172350 issued to comply with the NOV.
- 01/22/24 – Case continued based on permit status; no inspection activity recorded.
- 11/05/24 – Final Warning Letter issued; case referred to the Code Enforcement Section.
- 11/08/24 – 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.
- 07/23/25 – Order of Abatement posted and served by certified mail.
- 08/01/25 – Abatement Appeals Board appeal filed and filing fee paid.
- 01/13/26 – AAB Notice of Hearing mailed, emailed, and posted.

• Order of Abatement & Appeal:

Current Status: Violations remain outstanding.

Outstanding Violations: Yes

Life Safety Hazards: Yes (unpermitted structural and life-safety related work).

Directors Hearing: #202310230 Date: 5/6/2025

Result: 60-Day Advisement to complete all permits and inspections.

Order of Abatement: 202310230-A issued after advisement period expired with condition:
All Permits required for compliance of this violation must be completed and final within 30 Days.

Appellant's Request:

The Appellant states that the assessed costs are excessive and requests relief from the Order of Abatement. The Appellant also indicates difficulty completing the work due to tenant occupancy and property access limitations.

Staff recommendation: Uphold the Order of Abatement No. 202310230-A and uphold the assessment of enforcement costs. Violations remain outstanding, and the Order of Abatement was properly issued following progressive enforcement and due process.

Appeal No. 6967

Date of Abatement Appeals Board Hearing: /18/2026

Property Address: 242 Moscow St

Block: 6005 Lot: 002D

Page 3

Abatement Appeals Board Action:

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**

M. HERNANDEZ

**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: PANG ZENG LIE
 Director's Order No: 202310230 A
 Date Appeal Filed: 7/31/2025

Appeal Number _____

Complaint Tracking
 No(s) Filing Fee: \$326.45

202310230 A

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 7/31/2025.
- (2) The affected premises are located at 242 MOSCOW ST, SF, CA 94112 San Francisco. They contain 1 dwelling units and 1 guest rooms.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
ASSESSMENT COSTS OF \$4921.62
- (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.)
Tenant and his lawyer did not allow us to do the work.
- (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

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: DANG ZENG LIE
Appellant's Mailing Address: C/O 1859 POWELL ST #157, SF, CA 94133
Phone Number: TEL (415) 595 0359
Email Address: LAN DUE@YAHOO.COM
- (7) Please state any work that you are aware of that was performed at the subject property without required ☒ building, ☐ plumbing, ☐ electrical permits:
REPAIR
- (8) Did the current owner(s) of record own the property when this work was performed?
☒ Yes ☐ No
- (9) If no, explain property purchases and approximate time when work was performed:

- (10) Please state any work completed to correct the related code violations:
WINDOWS / GARAGE DOOR
- (11) What was the extent of the work performed? How much remains to be completed?

- (12) When was the work done? 5/20/25
- (13) Who did the work? DANIEL
- (14) What is your occupation? If you are a co-owner, list all other co-owners and other occupants.
OWNER USER
- (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. ON FILE
☐ Plumbing Permit Application Nos. _____
☐ Electrical Permit Application Nos. _____
- (21) What other permits have you been granted by the City? ON FILE
- (22) What other facts do you want the Board to consider?
I WANT TO DO THE WORK TO CORRECT THE VIOLATIONS BUT MY TENANTS AND THEIR LAWYERS DO NOT WANT TO GET ME INVOLVED

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

Print Name: DANG ZENG LIE

Signature: _____

Date Signed: 7/31/25

Signatory is ☒ property owner ☐ agent ☐ other _____

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

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

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

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

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

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

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

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

Print Name: _____ Signature: _____

Date Signed: _____ Signatory is ☐ property owner ☐ agent ☐ other _____

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

Abatement Appeals Board
City and County of San Francisco
49 South Van Ness Avenue,
San Francisco, CA 94103

January 28, 2026

Re: 242 Moscow Street -AAB Appeal No. 6967

Dear Board of Appeal,

We would like to appeal the notice of abatement for the above property due to the lack of access to perform the required work/ denial by the tenant and his counsel to let us enter and do the required work under Permit #202307172350.

On 7/10/2023, the NOV was issued for the above property. On 7/18/2023, we got a permit to cure this NOV. Because there was a pending eviction, the tenant was not cooperating and we could not do any work. On May 6, 2025, a director's hearing was held at DBI in which a 60 day advisement was given to perform the work. On May 18, 2025, we receive a letter and email from the tenant's lawyer stating we cannot come in to do any work.

Due to the pending litigation with the tenant, we cannot have access to do any work at the premises. Therefore, I ask the board for their understanding and wait for the litigation to come to a resolution so we can do the work. We ask that we are not penalized and the fees be waived as the situation is not under our control at this time.

Thank you for your consideration.



Lan Le
As agent for Peng Zeng Lie
1859 Powell Street, # 157
San Francisco, CA 94133
Tel: (415) 595 8359
Email: LanLe@yahoo.com

Exhibit A, B, C Attached



LEGAL ASSISTANCE TO THE ELDERLY

May 18, 2025

Lan Le
1859 Powell Street #157
San Francisco, California 94133
lanple@yahoo.com

**Re: Bai Tian Tan & Miaoqin Xu Family Residence
242 Moscow Street, San Francisco, CA 94112**

Dear Ms. Le:

I am in receipt of your notice of construction. Please be advised that I have instructed my clients not to allow the entry until certain conditions are met as the notice does not comply with the requirements of Civil Code §1954. If you or your agents attempt to enter tomorrow morning, you/they will be treated as trespassers.

In order to resolve this, please provide a description of all of the work to be done including any plans, drawings and contracts for the work to the garage door. Given all of the shoddy, non-code compliant work that has been previously done at the property, please also provide the name, contact information and contractor's license number of the person(s) or company who will be doing the work. We need enough detail to be able to determine that the work can be safely done with the Tan family in residence, especially since the garage door as it is currently configured constitutes the front wall of their living room.

Once it is determined that the proposed work is necessary and can be done safely, you will need to provide more than 24-hours written notice. Such short notice is not reasonable under the circumstances. You are basically asking my clients to empty the living room of all of their furnishings and possessions.

Giving notice of entry on a Sunday morning for entry on Monday morning given the amount of work you are asking the Tan's to do is the type of harassment that Civil Code §1954(c) prohibits. The notice of entry you provided this morning is clearly unreasonable solely on this basis. Your description of the work to be done also needs to clearly justify why the Tan family's belongings need to be moved 10 feet from the front door.

Additionally, the Tan family will not be putting the garbage cans in the backyard. It is unreasonable to ask them to move the garbage cans through their living room and kitchen into the back yard. You will need to come up with a workable solution other than that to cure the Notice of Violation.

Tan Improper Notice Letter
May 18, 2025
Page 2 of 2

Please note this letter in no way waives any rights Mr. Tan and Ms. Xu have to have a safe, habitable home.

The Department of Building Inspection on May 6, 2025, gave you and the owners 60 days to cure the Notice of Violation issued in 2023. The work you described in the permit will not cure the Notice of Violation as it does not cure the illegality of the unit which the owners have been renting to the Tan family. An over-the-counter permit to do work on the garage door will not legalize the rental unit. For that you need plans, architectural drawings and multiple permits. I would suggest that you contact a lawyer before you take any further steps.

Sincerely,



Abel Mouton
Staff Attorney
Legal Assistance to the Elderly



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: 08/01/2025 12:19:22 PM

Code Enforcement Division

Phone: (628) 652-3430

Payment Date: 08/01/2025

Job Address

242 MOSCOW ST -

Receipt Number: CED09818

Issued By: MREYES

Payment received from:

Application Number:

PANG ZENG LIE

94112

242 MOSCOW ST

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$326.45	202310230

TOTAL \$326.45

DBI

DBI Processing

Date/Time: 08/01/2025 12:18:24 PM

Visa: *****3885

Method: Contactless

Sale Amt: \$326.45

Auth Code: 05159G

Receipt Number: 2025212001-63

BY 

DBI COPY

Signature

Safe Building!

*** Merchant Copy ***



NOTICE OF VIOLATION

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

DEPARTMENT OF BUILDING INSPECTION

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

☒ FIRST NOTICE

☐ SECOND NOTICE

☐ OTHER:

COMPLAINT NUMBER

202310230

ADDRESS **242 MOSCOW ST**

DATE **7/10/2023**

OCCUPANCY/USE **R3**

BLOCK **6005** LOT **002D**

CONST. TYPE **5**

STORIES **2** ☐ BASEMENT

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

OWNER / AGENT: **PANG ZENG LIE**

PHONE#:

MAILING ADDRESS: **47 GORHAM ST**

CITY

SAN FRANCISCO

ZIP

94112

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 #

**GARAGE DOOR INFILLED AND ENTRY DOOR ADDED. TRASH ENCLOSURE
OVER 36 INCHS ADDED. 3 WINDOWS REPLACED. HAND RAIL AT STAIRS
REPLACED. AWNING ADDED. WINDOW ADDED. VENT ADDED. ALL AT FRONT
OF STRUCTURE WITHOUT THE BENEFIT OF A PERMIT.**

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.

**OBTAIN PERMIT WITH PLANS AND PLANNING APPROVAL. PROVIDE FULL SCOPE OF ANY WORK AT TIME
OF FILING PERMIT. OBTAIN ALL REQUIRED INSPECTIONS TO ABATE NOV. PERMITS MUST STATE TO
COMPLY WITH NOV.**

INVESTIGATION FEE OR OTHER FEE WILL APPLY

See reverse side for further explanation

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

☐ 2x Fee (Work Exceeding Scope of Permit)

☐ OTHER: _____ ☐ Re-inspection Fee\$ _____ ☐ No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT **N/A** VALUE OF WORK PERFORMED W/O PERMITS \$8000

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**

- ☐ 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)



DEPARTMENT OF BUILDING INSPECTION

GL

Inspection Services

City and County of San Francisco

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

(628) 652-3240 Website: www.sfdbi.org

DATE: 11/05/2024

PROPERTY ADDRESS:

242 MOSCOW ST

BLOCK: 6005 LOT: 002D

Building Complaint #: 202310230

PANG ZENG LIE
PANG ZENG LIE
47 GORHAM ST
SAN FRANCISCO CA 94112

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 07/10/2023 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

ASSESSMENT OF COSTS NOW IMPOSED:

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

AVOID FURTHER ASSESSMENT:

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

IF PERMITS ARE REQUIRED:

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

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

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

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202310230

OWNER/AGENT: PANG ZENG LIE
PANG ZENG LIE
47 GORHAM ST
SAN FRANCISCO CA

94112

OWNER'S PHONE:
CONTACT NAME:
CONTACT PHONE:

COMPLAINANT: Anonymous

DATE FILED: 03-JUL-23

LOCATION: 242 MOSCOW ST

BLOCK: 6005 LOT: 002D

SITE:

RATING: OCCUPANCY CODE :

RECEIVED BY: Eduardo Menendez Herrera DIVISION: BID

COMPLAINT SOURCE: TELEPHONE

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE

DESCRIPTION: They are doing exterior work and as well they are adding a room in the garage. They removed the garage door and added a door. They have done stucco work and as well replaced windows. They have done a full remodeling inside. A lot of debris was left outside. They have no permits to do any of the work.

INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	HELMINIAK	6354		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
05-NOV-24	Suzanna Wong	CES	Per Michael Chan

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
03-JUL-23	CASE OPENED	M CHAN	CASE RECEIVED		Eduardo Menendez Herrera 03-JUL-23	BID
05-JUL-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	case reviewed, to be assigned to complaint investigation team. CM/tt	Thu Ha Thi Truong 05-JUL-23	INS
06-JUL-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	left message with contact . CF		
07-JUL-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Left WYWO hanger. CF		
10-JUL-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	generated NOV CF		



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202310230

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
10-JUL-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FIRST NOV SENT	1st NOV by CF;jy	Julie Yu 11-JUL-23	INS
11-JUL-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	1st NOV mailed;jy	Julie Yu 11-JUL-23	INS
12-JUL-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Posted NOV. CF		
06-SEP-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	assign to district inspector. Pa 20230717235 CF		
06-SEP-23	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	assign to district inspector. Pa 20230717235 CF		
22-JAN-24	OTHER BLDG/HOUSING VIOLATION	M CHAN	CASE CONTINUED	permit active for the NOV.	Michael (Yuet) Char 22-JAN-24	BID
05-NOV-24	OTHER BLDG/HOUSING VIOLATION	P MATTHEWS	CASE UPDATE	Final warning letter mailed and referred to CES per MC; slw	Suzanna Wong 05- NOV-24	BID
05-NOV-24	OTHER BLDG/HOUSING VIOLATION	M CHAN	FINAL WARNING LETTER ISSUED	PA 202307172350 was issued on 07/18/2023 no inspection history	Paul Matthews 05- NOV-24	BID
05-NOV-24	GENERAL MAINTENANCE	P MATTHEWS	REFERRED TO OTHER DIV	transfer to div CES	Suzanna Wong 05- NOV-24	BID
08-NOV-24	OTHER BLDG/HOUSING VIOLATION	J NG	CASE UPDATE	Case received in CES - sj	Susan Jew 08-NOV- 24	CES
09-APR-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	PERMIT RESEARCH	PA 202307172350 to comply with NOV was issued on 07/18/2023 with no inspection history and expires on 07/07/2025. drh	Daniel Helminiak 09 APR-25	CES
09-APR-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	REFER TO DIRECTOR'S HEARING	Refer to DH on 05/06/2025. drh	Daniel Helminiak 09 APR-25	CES
17-APR-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	DH package prepared-tm	Thomas Moyer 17- APR-25	CES
18-APR-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	DIRECTOR HEARING NOTICE POSTED	Posted DH notice photos taken. drh	Daniel Helminiak 18 APR-25	CES
18-APR-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Cert Mailed DHN to owners on file-tm	Thomas Moyer 18- APR-25	CES



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202310230

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
01-MAY-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Updated case file. drh	Daniel Helminiak 01 MAY-25	CE9
06-MAY-25	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR'S HEARING DECISION	60-Day Advisement per HO (K.G.), owner/rep was present.	Gilbert Lam 07- MAY-25	CE9
08-JUL-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	PERMIT RESEARCH	No final inspection. drh	Daniel Helminiak 08 JUL-25	CE9
08-JUL-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	ORDER OF ABATEMENT ISSUED	Issued OOA per hearing officer decision 05/06/2025. Inspector assessment costs including 23 months of monitoring fees have been completed. drh	Daniel Helminiak 08 JUL-25	CE9
17-JUL-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Created Order of Abatement (OOA) package-tm	Thomas Moyer 17- JUL-25	CE9
23-JUL-25	OTHER BLDG/HOUSING VIOLATION	J PENA	ORDER OF ABATEMENT POSTED	OOA notice posted and photos taken. J. Peña	Joe Pena 23-JUL-25	CE9
25-JUL-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Mailed OOA notice to owners on file- Certified and regular mail-tm	Thomas Moyer 25- JUL-25	CE9
31-JUL-25	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	Spoke to owner/ property representative regarding violation and abatement appeals process. Advised that last day of appeal would be August 8th. MH	Mauricio Hernandez 31-JUL-25	CE9
01-AUG-25	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	AAB application reviewed and approved to process/ MH	Mauricio Hernandez 01-AUG-25	CE9
01-AUG-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Processed AAB application & payment. -mr	Melissa Reyes 01- AUG-25	CE9
29-AUG-25	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Reviewed for lien cycle. drh	Daniel Helminiak 29 AUG-25	CE9
09-JAN-26	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Case OK to schedule for AAB. -GL	Gilbert Lam 09-JAN 26	CE9
12-JAN-26	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	AAB notice posted photos taken. drh	Daniel Helminiak 12 JAN-26	CE9
13-JAN-26	OTHER BLDG/HOUSING VIOLATION	D HELMINIAK	CASE UPDATE	Cert mail/mail AAB NOH to owner on file-h	Heather Brooks 13- JAN-26	CE9



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202310230

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
13-JAN-26	OTHER BLDG/HOUSING VIOLATION	D HELMINIAI	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	CE

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
----------	------	-------------	----------------

<u>NOV (HIS)</u>	<u>NOV (BID)</u>
	10-JUL-23



April 17, 2025

Owner: PANG ZENG LIE
47 GORHAM ST
SAN FRANCISCO CA

Address: 242 MOSCOW ST,
Block: 6005 Lot: 002D Seq: 00
Tract: Case: BW0
Hearing Number : 202310230
Inspector: Daniel Helminiak
Phone: (628) 652-3443

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.

WARNING

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

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

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

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

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

For delivery information, visit our website at www.usps.com®.

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

Total Postage

Sent To

Street and

City, State, ZIP+4®

EAST WEST BANK
9300 FLAIR DRIVE, 5TH FLR
EL MONTE, CA 91731

tm-DH: Reg 242 MOSCOW ST 202310230

Postmark
Here

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

For delivery information, visit our website at www.usps.com®.

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

Total Postage

Sent To

Street and

City, State, ZIP+4®

ZHANG JIEMIN

47 GORHAM ST

SAN FRANCISCO, CA 94112

tm-DH: Reg 242 MOSCOW ST 202310230

Postmark
Here

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

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

For delivery information, visit our website at www.usps.com®.

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	\$

Postmark
Here

Postage

Total Postage

Sent To

Street and

City, State, ZIP+4®

GENERAL MORTGAGE CAPITAL CORPORATION

1350 BAYSHORE HIGHWAY, STE 740

BURLINGAME, CA 94010

tm-DH: Reg 242 MOSCOW ST 202310230

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

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

For delivery information, visit our website at www.usps.com®.

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	\$

Postmark
Here

Postage

Total Postage

Sent To

Street and

City, State, ZIP+4®

FIRST AMERICAN TITLE INSURANCE COMPANY

4795 REGENT BLVD MAIL STOP 1021-N

IRVING, TX 75063

tm-DH: Reg 242 MOSCOW ST 202310230

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

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

For delivery information, visit our website at www.usps.com®.

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	\$

Postmark
Here

Postage

Total Postage

Sent To

Street and

City, State, ZIP+4®

PANG ZENG LIE

47 GORHAM ST

SAN FRANCISCO, CA 94112

tm-DH: Reg 242 MOSCOW ST 202310230

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

City and County of San Francisco
Department of Building Inspection



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

DATE AFFIDAVIT PREPARED April 17, 2025

ADDRESS: 242 MOSCOW ST,
INSPECTOR: Daniel Helminiak
OWNER: PANG ZENG LIE
47 GORHAM ST
SAN FRANCISCO CA
94112

Directors' Hearing Date: May 6, 2025
Hearing Number: 202310230
Block: 6005 Lot: 002D 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: APR 18 2025, San Francisco, California. By: [Signature]

(signature)

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

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

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

Date Posted: 4/18/25, at San Francisco, California.

By: Daniel Helminiak 4/18/25 Signature: [Signature]
(Print name) (Date)

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



ORDER OF ABATEMENT

July 17, 2025

Owner:

PANG ZENG LIE
47 GORHAM ST
SAN FRANCISCO CA 94112

Property Address: 242 MOSCOW ST,

Block: 6005 Lot: 002D Seq: 00
Tract: Case: BW0
Complaint: 202310230A

Inspector/Division: Helminiak

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. **202310230A**

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 Complete All Work including final signoff to comply with NOV# 202310230 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.

TM

 *for MH*
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:

PANG ZENG LIE
47 GORHAM ST
SAN FRANCISCO CA
94112

Date: July 17, 2025
Property Address: 242 MOSCOW ST

Block: 6005 Lot: 002D Seq.: 00
Inspector: **Daniel Helminiak**

Director's Order Number: **202310230 - 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 : **\$4921.62.**

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 PANG ZENG LIE
PANG ZENG LIE
47 GORHAM ST
SAN FRANCISCO CA

94112

Date July 17, 2025

Complaint Number 202310230

Block 6005 **Lot** 002D

Address 242 MOSCOW ST

Prepared by D. Helminiak

Reviewed by Thomas Moyer

Amount Now Due and Payable

\$4,921.62

Comments MMF X 23 months from 07/2023-07/2025. drh

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
07/03/23	Case intake and Data entry	Clerical	.5	\$166.64	\$83.32
07/10/23	Issued Notice of Violation and Data entry	Inspector	.75	\$280.00	\$210.00
07/12/23	Posted Notice of Violation and Travel time	Inspector	.5	\$280.00	\$140.00
09/06/23	Case review, Scheduling and Data entry	Inspector	.25	\$280.00	\$70.00
01/22/24	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
11/05/24	Issued Final Warning Letter	Inspector	.25	\$280.00	\$70.00
11/08/24	Case intake and Data entry	Clerical	.5	\$166.64	\$83.32
04/09/25	Reviewed and approved case for Director's Hearing	Inspector	.75	\$280.00	\$210.00
04/09/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
04/17/25	Research Title and Prepare case for Director's Hearing	Clerical	1	\$166.64	\$166.64
04/18/25	Posted Notice of Director's Hearing	Inspector	.5	\$280.00	\$140.00
04/18/25	Processed photos	Inspector	.25	\$280.00	\$70.00
04/18/25	Certified Mailing	Clerical	.5	\$166.64	\$83.32
05/01/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
05/06/25	Hearing Appearance and Summary	Inspector	.25	\$280.00	\$70.00
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	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	11.5	\$199.57	\$2,295.06
07/08/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
07/08/25	Prepared Assessment of Costs	Inspector	.25	\$280.00	\$70.00
07/17/25	Prepared Order of Abatement	Clerical	.5	\$166.64	\$83.32
07/17/25	Case Update and Maintenance	Clerical	1	\$166.64	\$166.64

***Total to Date** \$4,921.62

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



DATE AFFIDAVIT PREPARED July 17, 2025

Address: 242 MOSCOW ST,
Inspector: Daniel Helminlak
Directors' Hearing Date: May 6, 2025
Owner: PANG ZENG LIE
47 GORHAM ST
SAN FRANCISCO CA

Hearing Number: 202310230
Block: 6005 Lot No: 002D Seq: 00
Tract: Case: BW0

94112

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: JUL 25 2025, at San Francisco, California. By: Thomas E. Moyer
(Signature)

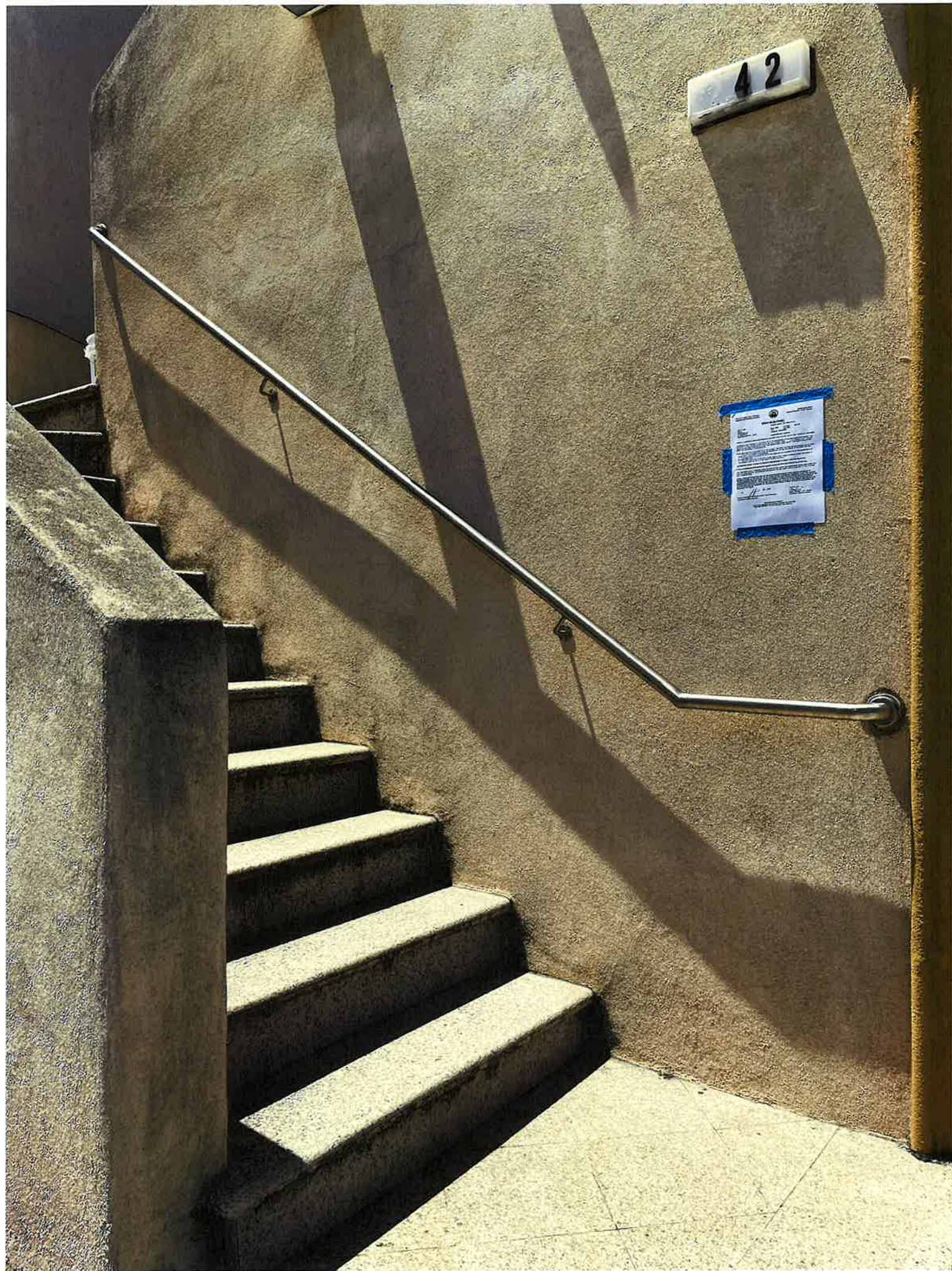
Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102A.7

I, the undersigned, declare that I am employeeed 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: 07/23/2025, at San Francisco, California.

By: JOE PEÑA 07/23/2025 Signature: Joe Peña
(Print name) (Date)



9589 0710 5270 2582 4204 98

U.S. Postal Service[™]

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

PANG ZENG LIE

47 GORHAM ST

SAN FRANCISCO, CA 94112

tm-OOA: Reg 242 MOSCOW ST 202310230

City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9007 See Reverse for Instructions

Postmark Here

9589 0710 5270 2582 4204 81

U.S. Postal Service[™]

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

ZHANG JIEMIN

47 GORHAM ST

SAN FRANCISCO, CA 94112

tm-OOA: Reg 242 MOSCOW ST 202310230

City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9007 See Reverse for Instructions

Postmark Here



DEPARTMENT OF BUILDING INSPECTION

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

Date: 04/09/25 08:52:35

Permit details report

Application Number: 202307172350

Bluebeam ID:

Form Number: 8 **Application** TO COMPLY W/BID NOV#202310230 DATED 7/10/2023, REPLACE FRONT FACADE
Description: (3)WINDOWS IN-KIND, REMOVE AS-BUILT AWNING, WINDOW, VENT & TRASH
ENCLOSURE, REPLACE HANDRAIL @ STAIRS, RESTORE GARAGE DOOR TO
Address: ORIGINAL CONFIGURATION. NO STRUCTURAL ALTERATIONS

6005/002D/0 242 MOSCOW ST

Cost:

\$8,000

**Occupancy
code:**

R-3

**Building
Use:**

27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
17-JUL-2023	TRIAGE	
17-JUL-2023	FILING	
17-JUL-2023	FILED	
18-JUL-2023	APPROVED	
18-JUL-2023	ISSUED	

Contact Details:

Contractor Details

License No. : OWNER

Name: OWNER

Company name: OWNER

Address: OWNER OWNER CA 00000-0000

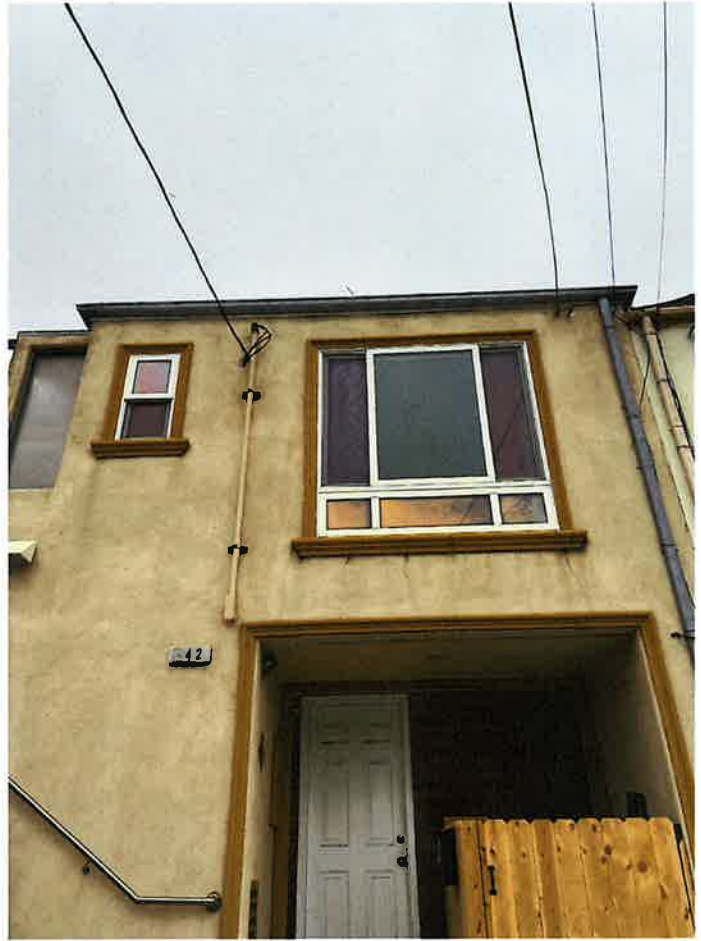
Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	17-JUL-2023	17-JUL-2023			17-JUL-2023	PASION MAY	
2	CP-ZOC	17-JUL-2023	17-JUL-2023			17-JUL-2023	ENCHILL CHARLES	7/17/2023: Comply w/ Notice of Violation#202310230 to replace 3 vinyl sliders with aluminum clad wood sliders with simulated divided lite w/ dark spacer, remove entry awning, remove frosted glass near entry, restore garage door and legalize railing. Charles.Enchill@sfgov.org
3	BLDG	17-JUL-2023	17-JUL-2023			17-JUL-2023	MCELROY CAREY	APPROVED OTC
4	BID-INSP	17-JUL-2023	17-JUL-2023			17-JUL-2023	MARTIN DAMIEN	OK TO PROCESS, PENALTY APPLIED
5	CPB	18-JUL-2023	18-JUL-2023			18-JUL-2023	JINGJING LU	

Pictures Taken at time of 7/10/2023.



Pictures Taken at time of 7/10/2023.



Current Picture 2026



