

***Regular Meeting of the  
Abatement Appeals Board  
August 20, 2025***

***Agenda Item C1  
Staff Report***





## **ABATEMENT APPEALS BOARD**

**City & County of San Francisco**

**49 South Van Ness Avenue, San Francisco, California 94103-1226**

### **CODE ENFORCEMENT SECTION ABATEMENT APPEALS BOARD STAFF REPORT**

**Appeal No. 6951**

**Date of Abatement Appeals Board Hearing: 8/20/2025**

**Property Address: 28 06<sup>th</sup> St**

**Block:3703 Lot: 003**

**Page 1**

**Complaint Number: 202426041**

### **PROPERTY OWNER INFORMATION**

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

**LC DEVELOPMENT CORP 38 DELANCEY ST  
NEW YORK NY, 10002**

**Appellant: Joseph Benveniste**

**Building/Property Description: A two Story Commercial Building**

**Legal Use/Occupancy: B**

#### **Case Summary:**

This case was initiated in response to a complaint alleging unpermitted construction activities at 28 6th Street. The complaint indicated that the former café was undergoing renovation work to convert the establishment into a market/snack shop without obtaining the necessary permits or approvals from the Department of Building Inspection (DBI) or the Planning Department.

#### **Inspection Findings:**

Subsequent site inspections confirmed the following violations:

- Construction of a corrugated metal awning structure extending over the rooftop patio, installed without required building permits or approval from the Planning Department.
- Ongoing tenant improvement (TI) work associated with Permit Applications (PA) #202407227020 and #202407035773. These permits were filed but had not yet been issued at the time of inspection.

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

##### **1. Legalization of Rooftop Awning:**

File and obtain a building permit with City Planning Department approval to legalize the expanded rooftop awning. The permit must explicitly reference **Notice of Violation (NOV) #202426041**.



**Appeal No. 6951**

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**Property Address: 28 06<sup>th</sup> St**

**Block:3703 Lot: 003**

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**2. Permit Issuance for TI Work:**

Secure the issuance of **PA #202407227020** and **PA #202407035773** within **15 days and call from inspections.**

**3. Final Inspections and Abatement:**

Complete all permitted work and pass all required **final inspections** to fully abate the cited violations.

**ENFORCEMENT ACTION SUMMARY:**

**07/15/24 – Complaint received by BID staff; assigned to Inspector.**

**07/16/24 – Site visit conducted. Renovations observed. Business card left. Awaiting owner contact.**

**07/24/24 – Permit application PA 202407227020 found in filed status.**

**08/13/24 – First NOV issued and mailed.**

**08/14/24 – NOV posted on-site.**

**08/15/24 – Owner left voicemail. Inspector returned call.**

**08/20/24 – Inspector spoke with owner. Office meeting scheduled to review NOV.**

**08/21/24 – Inspector met with tenant and reviewed NOV in person.**

**08/29/24 – First amendment to NOV issued to include awning.**

**09/11/24 – Second amendment issued and posted.**

**10/01/24 – First amended NOV returned undeliverable.**

**10/23/24 – Final Warning Letter issued and case referred to CES.**

**10/28/24 – CES received the case. New case number assigned.**

**11/18/24 – CES review and case scheduled for Director's Hearing.**

**12/06/24 – Hearing notice posted and certified mail sent.**

**12/17/24 – Director's Hearing held; owner not present. Order of Abatement authorized.**



**Appeal No. 6951**

**Date of Abatement Appeals Board Hearing: 8/20/2025**

**Property Address: 28 06<sup>th</sup> St**

**Block:3703 Lot: 003**

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**12/18/24 – Order of Abatement issued and posted.**

**01/03/25 – Appeal filed with payment received.**

**03/14/25 – Appeal reviewed and scheduled for June AAB hearing.**

**07/09/25 – Appeal rescheduled to August 20, 2025.**

**07/14/25 – AAB Notice posted on property. Site visit conducted.**

**Current Status:**

- **Awning structure remains unpermitted**
- **PA #202407227020 and PA #202407035773 not issued**
- **No inspections recorded**
- **Order of Abatement remains in effect**

**Outstanding Violations: Yes**

**Life Safety Hazards: Unsafe**

**Directors Hearing: #202184157**

**Date: 12/17/2024**

**Result: Order of Abatement**

**Order of Abatement: 202426041-A issued with condition: All permits required for compliance must be completed and final within 30 days**

**Appellant's Request:**

**Staff recommendation:** Uphold the Order of Abatement and impose assessment of costs. The violations remain unresolved despite multiple warnings and opportunities to comply. The existing awning expansion requires proper Planning and building approval, and filed permits remain unissued.

**Abatement Appeals Board Action:**

**LIST OF DOCUMENTS**

- 1) Appellant's Appeal**
- 2) Order of Abatement # and Initial Bill**
- 3) Declaration of service of posting and mailing of Order of Abatement**
- 4) Notice of Violations and Final Warning Notice Letter**



**Appeal No. 6951**

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**Block:3703      Lot: 003**

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**5) Building Permit Applications (PA #202407227020 & PA #202407035773)**

**6) Photos of current conditions**



**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: JOSEPH BENVENISTE Appeal Number 202426041A

Director's Order No                     

Date Appeal Filed:                     

Complaint Tracking 202426041A  
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 DEC 18 2024.
- (2) The affected premises are located at 26 W / 28 6th ST San Francisco. They contain 0 dwelling units and 0 guest rooms.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
Please see attached
- (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.).  
Please see attach
- (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.
- (6) **Appellant's Information:**  
Print Appellant's Name: JOSEPH BENVENISTE  
Appellant's Mailing Address: 242 CABELLO ST  
Phone Number: 415 378 5936 Email Address: Joseph@bgt-design.com

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



Abatement Appeals Board Appeal Application Form  
Page Two

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

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

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

work performed by tenant mid 2024  
roof awning is long pre existing, see attach

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

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

(12) When was the work done? Finishes

(13) Who did the work?

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

Architect representing tenant

(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. 20240722 7020, 202407038773  
☐ Plumbing Permit Application Nos. \_\_\_\_\_  
☐ Electrical Permit Application Nos. \_\_\_\_\_

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

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

Please see attach

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

Print Name: JOSEPH BENVENISTE Signature: \_\_\_\_\_

Date Signed: 2/3/25

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





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: 01/06/2025 03:58:00 PM

Code Enforcement Division

Phone:(628) 652-3430

Payment Date: 01/06/2025

Job Address

28 06TH ST -

Receipt Number: CED09320

Issued By: RQUEEN

Payment received from:

JOSEPH BENVENISTE

Application Number:

242 CABRILLO ST

SAN FRANCISCO CA 94118

202426041\_28 06th St-AAB FILING FEE

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$326.45	202426041

TOTAL

\$326.45

BY 

City and County of San Francisco DBI

Reference Number: 2025003001-105  
Date/Time: 01/06/2025 3:57:02 PM

Permit or Reference Number Payment  
2025003001-105-1

Line Item

Permit or Reference Number: CED09320

Comment: 28 06TH ST

Fee Desc: CED AAB Filing Fee  
Amount: \$326.45

Total: \$326.45

1 ITEM TOTAL: \$326.45

TOTAL: \$326.45

\*DUPLICATE RECEIPT 1/6/2025 3:57:32 PM\*

ICL Check \$326.45

Total Received: \$326.45



CE2025003001-105

Safe Building!

28 06TH ST -



January 02, 2025

To: Secretary of the Access Appeals Commission

Re: Appeal of Abatement Action on NOV #202426041 and associated fees

Dear Secretary,

I'm writing to appeal the Abatement Action decision on NOV #202426041. This NOV, or NOV 202427083, was originally opened and discussed with tenant as regarding interior work being done without Permits BPA 202407227020 and 202407035773 being issued. Please see the attached screen grab of data sheets. The record is a bit confusing as there were two NOV's opened and then combined, but again the initial issue was a response to complaint about work being done without issued permits. Tenants were told to have permits, which were in review at the time, issued and signed off to close NOV, and tenant was at the time of initial contact working in good faith to correct the issue. The NOV was amended upon the issuance of a series of NOV's and combining of two separate NOV's to include an issue of a long existing roof awning structure. The combining of NOV's, and intermingling of these distinct issues have ended up causing confusion and delay in correction.

The roof top awning structure was first built in 2014 and expanded before June of 2021 by the previous tenant Dottie's Café, long before the current tenant signed their lease in the last calendar year, please see attached street views. As such it's an existing condition for a struggling business that is minority and immigrant owned and located on a block of 6<sup>th</sup> street between Market and Mission that is completely decimated by vacancies and street activity. The current tenant is also trying to correct this long existing roof awning issue in good faith, but the subject property is an 'A' rated historic resource, see attached, and we sincerely hope that the Code Enforcement Division understands the timelines associated with Preservation design review (estimated between 3 and 6 months), and that combining this issue of the existing roof awning with the tenant's own interior work makes it nearly impossible to correct all issues in this combined NOV in the time frame given. Given that the timeline associated with preservation review of 'A' rated historic resource is measured in months, and that the roof awning condition pre-dated the current tenant by a number of years, that combining these separate issues into a single NOV is counterproductive and potentially unfair, and has caused added confusion and delay re the already approved permit interior improvements permit BPA 202407227020.

As we continue to make efforts to expedite correction of all issues, we are asking that this NOV be sent back to INS, and that the 'issuance and inspection final of Permits BPA 202407227020 and 202407035773' be put on a separate NOV from the 'planning approval existing roof awning structure'. We request new 30 / 60 day timelines be attached to each and that CES fees be removed.

Thanks,  
Joseph

415-378-5936  
joseph@baa-design.com

BENVENISTEARCHITECTS





## Welcome to our Permit / Complaint Tracking System!

### COMPLAINT DATA SHEET

Complaint Number: 202426041

Owner/Agent: OWNER DATA SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA SUPPRESSED

Date Filed:

Location:

Block:

Lot:

28 06TH ST

3703

903

Site:

Rating:

Occupancy Code:

Received By:

Jackie Tran

Division:

INS

Complainant's Phone:

Complaint Source: OTHER SOURCE

Assigned to Division:

CES

Description:

Work without permit. This location, originally known as Dolle's Cafe, is currently undergoing renovations to transform it into a market/snack shop without the necessary permits from the city or county.

Instructions:

### INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	CHIU	6287		

### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
10/24/2024	Jordan Malone	CES	Per Carl Malchow

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
07/15/24	CASE OPENED	Francis	CASE RECEIVED		Jackie Tran 15-JUL-24	INS
07/15/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	Case reviewed and assigned to complaint investigation team per CF (J)	Jackie Tran 15-JUL-24	INS
07/16/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	Met with workers. Appears to be a safe site but renovations are not complete. Left card for owner to contact me. Will follow up on any discrepancies from last approved condition. CF	Chris Francis 16-JUL-24	BID
07/24/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	Per 202407227020 in filed status. CF	Chris Francis 24-JUL-24	BID
08/13/24	OTHER BLDG/HOUSING VIOLATION	Francis	FIRST NOV SENT	1st NOV issued by CF/Jt	Jackie Tran 13-AUG-24	INS
08/13/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	1st NOV mailed. J	Jackie Tran 13-AUG-24	INS
08/14/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	Posted NOV. CF	Chris Francis 14-AUG-24	BID
08/15/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	Received voice message from owner last evening, returned call and left message. CF	Chris Francis 15-AUG-24	BID
08/20/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	Spoke with owner on phone. Received and replied to email. Meeting in office Wednesday afternoon to review NOV. CF	Chris Francis 20-AUG-24	BID
08/21/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	Met with tenant in office. Reviewed NOV. CF	Chris Francis 21-AUG-24	BID
08/29/24	OTHER BLDG/HOUSING VIOLATION	Francis	ADDENDUM TO NOV	1st NOV amended by CF. slr	Suzanna Wong 30-AUG-24	BID
08/30/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	Amended NOV mailed. slr	Suzanna Wong 30-AUG-24	BID
08/30/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	Posted NOV. CF	Jackie Tran 11-SEP-24	INS
09/11/24	OTHER BLDG/HOUSING VIOLATION	Francis	ADDENDUM TO NOV	2nd Amendment to NOV issued by CF. J	Jackie Tran 11-SEP-24	INS



# City and County of San Francisco

[Home](#) [Most Requested](#)



## Welcome to our Permit / Complaint Tracking System!

### COMPLAINT DATA SHEET

Complaint  
Number: **202427083**

Owner/Agent: OWNER DATA SUPPRESSED  
Owner's Phone: --  
Contact Name: --  
Contact Phone: --  
Complainant: COMPLAINT DATA  
SUPPRESSED

Date Filed:  
Location: 26 06TH ST  
Block: 3703  
Lot: 003

Site:  
Rating:  
Occupancy Code:  
Received By: Jackie Tran  
Division: INS

Complainant's  
Phone:  
Complaint Source: OTHER SOURCE  
Assigned to  
Division: BID

Description: work without permit Work proposed under BPA's 202407227020 (tenant improvement) and 202407035773 (new exterior sign) was performed prior to the permits being approved and issued.

Instructions:

#### INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	FRANCIS	6380		

#### REFERRAL INFORMATION

#### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
08/07/24	CASE OPENED	Hartley	CASE RECEIVED		Jackie Tran 07-AUG-24	INS
08/08/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	Case reviewed and assigned to complaint investigation team per CM's -jt	Jackie Tran 08-AUG-24	INS
08/09/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	Worker said hose not there, left card CF	Chris Francis 09-AUG-24	BID
08/13/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE ABATED	NOV 202426041 addresses these issues CF	Chris Francis 13-AUG-24	BID

#### COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

[ Inspector Contact Information ]

[Online Permit and Complaint Tracking home page](#)

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area



22 6th St

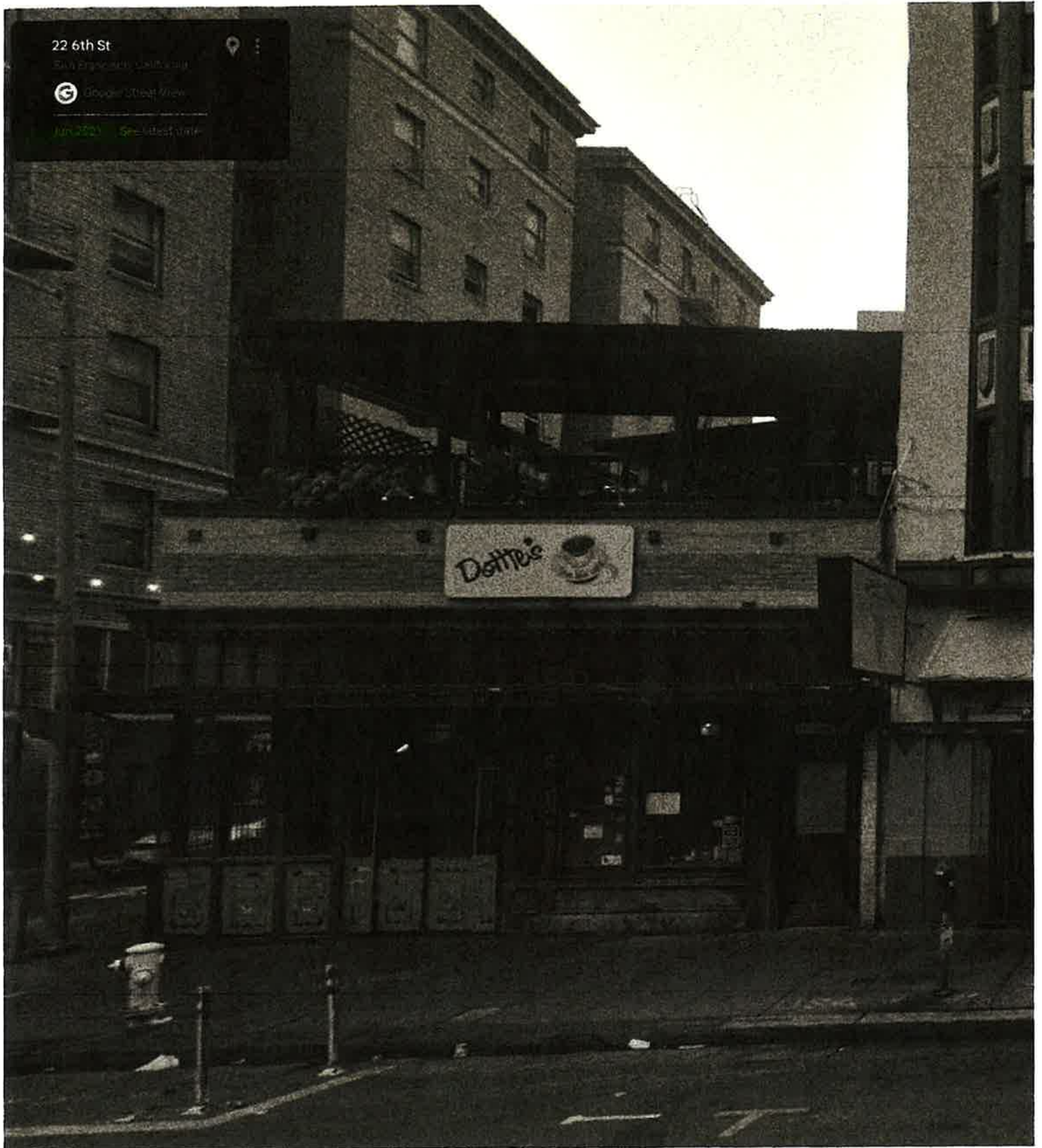
San Francisco, California



Google Street View

Jun 2023

See latest view







22 6th St



© 2015 Google





## San Francisco Property Information Map

Property

Zoning Information

Environmental Information

Historic Preservation

Planning Applications

Building Permits

Other Permits

Complaints

Appeals

BBNs & NSRs

### Historic Preservation

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 628 652 7300, Email: [pic@sfgov.org](mailto:pic@sfgov.org). For a glossary of terms, visit the Help section of this site.

Report for: 26 06TH ST

#### Historic Evaluation

Planning Dept. Historic Resource Status:

A - Historic Resource Present ☒

Parcel: 3703/003

Building Name:

Address: 26 - 28 06TH ST

Status Reason: National Register Historic District, California

Register Historic District

#### Article 10 Designated Historic Districts and Landmarks

None

#### Article 11 Preservation Designation

Article 11 Category: V - Unrated Building ☒

#### Mills Act

Properties with Mills Act ☒ approval

None

#### Legacy Business Registry

None

#### National Register of Historic Places

Eligible Sixth Street Lodging House Historic District ☒

[More Details](#)

#### California Register of Historical Resources

Eligible Sixth Street Lodging House Historic District ☒

[More Details](#)

#### Historic Resource Evaluation Responses

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the project area.

None

#### Historic Resource Assessments

None

#### Historic Resource Reviews

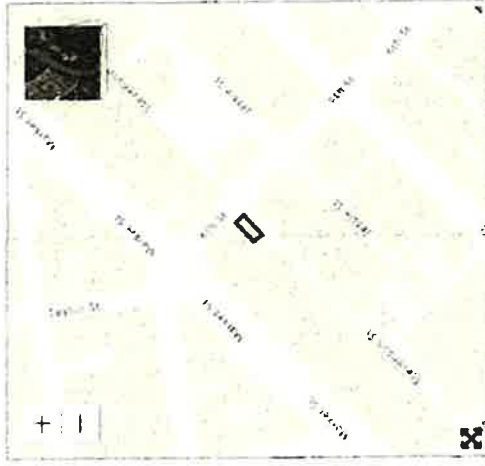
None

#### Historic and Cultural Resource Surveys

SF Survey

The San Francisco Citywide Cultural Resources Survey (SF Survey) is underway. SF Survey is a multi-year effort to identify and document places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities. As a part of this effort, staff have been auditing past survey findings to ensure accuracy. To learn more, please visit <https://sfplanning.org/sfsurvey>.

This property is not in an Active SF Survey Area.



#### Map Layers

- ☐ Historic Evaluations
- ☐ Article 10 Designated Landmarks, Historic Districts, and Work Program Properties
- ☐ Article 11 Preservation Designation
- ☐ National Register Historic Districts
- ☐ National Register and California Register Individuals
- ☐ California Register Historic Districts
- ☐ Historic Resource Evaluation Responses
- ☐ Historic Resource Assessments
- ☐ Historic Resource Reviews
- ☐ Active SF Survey Areas
- ☐ Past Surveys
- ☐ Historic Context Statements
- ☐ Mills Act
- ☐ Legacy Business Registry
- ☐ Property Photos



RECORDING REQUESTED BY:  
DEPT. OF BUILDING INSPECTION

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

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**ORDER OF ABATEMENT**

**28 06TH ST**

**Block\Lot\Seq. - 3703 \ 003 \ 00**

**NO. 202426041A**

**BW1 - DH 17-DEC-24**





## **ORDER OF ABATEMENT**

December 18, 2024

Owner:

LC DEVELOPMENT CORP  
MASTER KITCHEN SUPPLIES  
38 DELANCEY ST NEW YORK NY 10002

Property Address: 28 06TH ST,

Block: 3703      Lot: 003      Seq: 00  
Tract:      Case: BW1  
Complaint: 202426041A

Inspector/Division: Chiu

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. **202426041A**

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **December 17, 2024** IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. **THE OWNER WAS NOT REPRESENTED**

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

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

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

**30 Days to Obtain Permit and Complete including Final  
Signoff to Comply with NOV#202426041 and Pay All CES  
Fees**

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

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

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

Very truly yours

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

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





## DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

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

**To:**

LC DEVELOPMENT CORP  
MASTER KITCHEN SUPPLIES  
38 DELANCEY ST  
NEW YORK NY 10002

Date: December 18, 2024  
Property Address: 28 06TH ST

Block: 3703 Lot: 003 Seq.: 00  
Inspector: **Chester Chiu**

Director's Order Number: **202426041 - 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 : **\$2587.79**.

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

**Please tender payment by mail or in person during regular business hours (8am-4pm) to the address indicated below:**

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

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

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


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

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

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

Your prompt cooperation on this matter is appreciated,

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

  
By: Mauricio Hernandez  
Chief Building Inspector, Code Enforcement

cc: CED File





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

London N. Breed, 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** LC DEVELOPMENT CORP  
LC DEVELOPMENT CORP  
MASTER KITCHEN SUPPLIES  
38 DELANCEY ST  
NEW YORK NY 10002

**Date** December 18, 2024

**Complaint Number** 202426041

**Block** 3703 **Lot** 003

**Address** 28 06TH ST

**Prepared by** Chester Chiu

**Reviewed by** Heather Brooks

**Amount Now Due and Payable** \$2,587.79

**Comments** IB MMF (10/28/24 - 12/17/24) 2 months -CC

### Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
08/13/24	Issued Notice of Violation and Data entry	Inspector	.75	\$280.00	\$210.00
08/14/24	Posted Notice of Violation and Travel time	Inspector	.5	\$280.00	\$140.00
10/23/24	Issued Final Warning Letter	Inspector	.25	\$280.00	\$70.00
10/28/24	Case intake and Data entry	Clerical	.5	\$166.64	\$83.32
11/18/24	Reviewed and approved case for Director's Hearing	Inspector	.75	\$280.00	\$210.00
12/04/24	Research Title and Prepare case for Director's Hearing	Clerical	1	\$166.64	\$166.64
12/06/24	Posted Notice of Director's Hearing	Inspector	.5	\$280.00	\$140.00
12/06/24	Processed photos	Inspector	.25	\$280.00	\$70.00
12/06/24	Certified Mailing	Clerical	.5	\$166.64	\$83.32
12/11/24	Case review, Scheduling and Data entry	Inspector	.25	\$280.00	\$70.00
12/17/24	Hearing Appearance and Summary	Inspector	.25	\$280.00	\$70.00
12/17/24	Issued Order of Abatement	Inspector	.25	\$280.00	\$70.00
12/17/24	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$280.00	\$560.00
12/17/24	Posted Hearing Case Update	Clerical	.25	\$166.64	\$41.66
12/18/24	Prepared Assessment of Costs	Inspector	.25	\$280.00	\$70.00
12/18/24	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	1	\$199.57	\$199.57
12/18/24	Prepared Order of Abatement	Clerical	.5	\$166.64	\$83.32
12/18/24	Case Update and Maintenance	Clerical	1	\$166.64	\$166.64
12/23/24	Certified Mailing	Clerical	.5	\$166.64	\$83.32

**\*Total to Date** \$2,587.79

**\* 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 December 18, 2024

Address: 28 06TH ST,  
Inspector: Chester Chiu  
Directors' Hearing Date: December 17, 2024  
Owner: LC DEVELOPMENT CORP  
MASTER KITCHEN SUPPLIES  
38 DELANCEY ST  
NEW YORK NY  
10002

Hearing Number: 202426041  
Block: 3703 Lot No: 003 Seq: 00  
Tract: Case: BW1

**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: 12/23/2024, at San Francisco, California. By: [Signature]

(Signature)

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

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

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

Date Posted: 12/20/24, at San Francisco, California.

By: Chester Chiu  
(Print name)

12/20/24  
(Date)

Signature: [Signature]



9589 0710 5270 0685 3526 37

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

LC DEVELOPMENT CORP  
38 DELANCEY ST  
NEW YORK, NY 10002  
hb:OOA REG 28 08TH ST 202426041

Postmark  
Here

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





**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 Ave, Suite 400 San Francisco, CA

NOTICE: 1

NUMBER: 202426041  
DATE: 13-AUG-24

ADDRESS: 28 06TH ST

OCCUPANCY/USE: B (BUSINESS-OFFICE; FOOD AND DRINKING ESTABLISHMENT) BLOCK: 3703 LOT: 003

☐ 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: LC DEVELOPMENT CORP  
MAILING: LC DEVELOPMENT CORP  
ADDRESS: MASTER KITCHEN SUPPLIES  
38 DELANCEY ST  
NEW YORK NY 10002

PHONE #: --

PERSON CONTACTED @ SITE: LC DEVELOPMENT CORP

PHONE #: --

**VIOLATION DESCRIPTION:**

<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	CODE/SECTION# 103A 106A.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

OBSERVED AWNING STRUCTURE ON ROOFDECK EXPANDED, NO APPROVAL ON FILE FOR ORIGINAL AWNING STRUCTURE. WORK ON PA 202407227020 AND PA 202407035773 DONE WITHOUT BENEFIT OF APPROVED PERMIT.

Code/Section: SFBC 103A

Monthly monitoring fee applies. Code/Section: SFBC 110A, Table 1A-K

**CORRECTIVE ACTION:**

☒ STOP ALL WORK SFBC 104A.2.4

628-652-3612

- ☒ FILE BUILDING PERMIT 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 SIGN OFF.
- ☐ CORRECT 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 PROCEEDINGS TO BEGIN.  
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

IF UNABLE TO PROVIDE DOCUMENTATION OF LEGALITY OF PRESENT CONDITION, OBTAIN PERMIT WITH PLANS AND PLANNING APPROVAL TO ADDRESS THE VIOLATION DESCRIPTION ABOVE. OBTAIN ALL REQUIRED INSPECTIONS TO ABATE NOV. PERMITS MUST STATE TO COMPLY WITH NOV.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- ☒ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- ☐ OTHER: ☐ REINSPECTION FEE \$ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Chris Francis

PHONE # 628-652-3612

DIVISION: BID

DISTRICT :

By:(Inspector's Signature) \_\_\_\_\_





**NOTICE OF VIOLATION**  
of the San Francisco Municipal Codes Regarding Unsafe,  
Substandard or Noncomplying Structure or Land or Occupancy

**DEPARTMENT OF BUILDING INSPECTION**

NOTICE: 2

NUMBER: 202426041

City and County of San Francisco

DATE: 29-AUG-24

49 South Van Ness Ave, Suite 400 San Francisco, CA

ADDRESS: 28 06TH ST

OCCUPANCY/USE: B (BUSINESS-OFFICE; FOOD AND DRINKING ESTABLISHMENT) BLOCK: 3703 LOT: 003

☐ 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: LC DEVELOPMENT CORP

PHONE #: --

MAILING LC DEVELOPMENT CORP

ADDRESS MASTER KITCHEN SUPPLIES

38 DELANCEY ST

NEW YORK NY

10002

PERSON CONTACTED @ SITE: LC DEVELOPMENT CORP

PHONE #: --

**VIOLATION DESCRIPTION:**

CODE/SECTION#

☒ WORK WITHOUT PERMIT

103A 106A.1

☐ ADDITIONAL WORK-PERMIT REQUIRED

106.4.7

☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:

106A.4.4

☐ UNSAFE BUILDING ☐ SEE ATTACHMENTS

102A

AMENDMENT TO NOV 202426041 DATED 8/13/2024 OBSERVED AWNING STRUCTURE ON ROOFDECK EXPANDED, NO APPROVAL ON FILE FOR ORIGINAL AWNING STRUCTURE. WORK ON PA 202407227020 AND PA 202407035773 DONE WITHOUT BENEFIT OF APPROVED PERMIT.

CODE/SECTION: SFBC 103A

MONTHLY MONITORING FEE APPLIES.

CODE/SECTION: SFBC 110A TABLE 1A-K

**CORRECTIVE ACTION:**

☒ STOP ALL WORK SFBC 104A.2.4

628-652-3612

☒ FILE BUILDING PERMIT 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 SIGN OFF.

☐ CORRECT 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 PROCEEDINGS TO BEGIN.  
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

IF UNABLE TO PROVIDE DOCUMENTATION OF LEGALITY OF PRESENT CONDITION, OBTAIN PERMIT WITH PLANS AND PLANNING APPROVAL TO ADDRESS THE VIOLATION DESCRIPTION ABOVE. OBTAIN ALL REQUIRED INSPECTIONS TO ABATE NOV. PERMITS MUST STATE TO COMPLY WITH NOV.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☒ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

☐ OTHER:

☐ REINSPECTION FEE \$

☐ NO PENALTY  
(WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$15000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Chris Francis

PHONE # 628-652-3612

DIVISION: BID

DISTRICT :

By:(Inspector's Signature) \_\_\_\_\_





**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 Ave, Suite 400 San Francisco, CA

NOTICE: 3

NUMBER: 202426041

DATE: 11-SEP-24

ADDRESS: 28 06TH ST

OCCUPANCY/USE: ()

BLOCK: 3703 LOT: 003

☐ 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: LC DEVELOPMENT CORP  
MAILING LC DEVELOPMENT CORP  
ADDRESS MASTER KITCHEN SUPPLIES  
38 DELANCEY ST  
NEW YORK NY 10002

PHONE #: --

PERSON CONTACTED @ SITE: LC DEVELOPMENT CORP

PHONE #: --

**VIOLATION DESCRIPTION:**

<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	CODE/SECTION# 103A 106A.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

1) This is to amend NOV 202426041 issued on 8-29-2024

2) Observed that the corrugated metal awning structure over the roof patio has been expanded without a building permit and City Planning approval.

3) The TI work in the interior was done under filed permits. PA 202407227020 & PA 202407035773 have not been issued.

Code/Section: SFBC 103A

Monthly monitoring fee applies. Code/Section: SFBC 110A, Table 1A-K

**CORRECTIVE ACTION:**

☒ STOP ALL WORK SFBC 104A.2.4

628-652-3612

- ☒ FILE BUILDING PERMIT 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 SIGN OFF.
- ☐ CORRECT 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 PROCEEDINGS TO BEGIN.  
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

1. File for and obtain a building permit with plans and City planning approval to legalize awning structure above roof patio. PA must state to comply with NOV.
2. Obtain issuance of PA 202407227020 & PA 202407035773 within 15 days and call for inspection.
3. Obtain all required inspections to abate this NOV.

**INVESTIGATION FEE OR OTHER FEE WILL APPLY**

- ☒ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT) ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
- ☐ OTHER: ☐ REINSPECTION FEE \$

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$15000

**BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT**

CONTACT INSPECTOR: Chris Francis

PHONE # 628-652-3612

DIVISION: BID

DISTRICT :

By: (Inspectors's Signature) \_\_\_\_\_





## DEPARTMENT OF BUILDING INSPECTION

### Inspection Services

City and County of San Francisco

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

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

DATE: 10/23/2024

PROPERTY ADDRESS:  
28 06TH ST

BLOCK: 3703 LOT: 003

Building Complaint #: 202426041

LC DEVELOPMENT CORP  
LC DEVELOPMENT CORP  
MASTER KITCHEN SUPPLIES  
38 DELANCEY ST  
NEW YORK NY 10002

## NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

### NOTICE OF VIOLATION OUTSTANDING:

On 09/11/2024 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

### ASSESSMENT OF COSTS NOW IMPOSED:

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

### AVOID FURTHER ASSESSMENT:

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

### IF PERMITS ARE REQUIRED:

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

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

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

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





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 : 202426041

OWNER/AGENT: LC DEVELOPMENT CORP  
LC DEVELOPMENT CORP  
MASTER KITCHEN SUPPLIES  
38 DELANCEY ST  
NEW YORK NY  
10002

DATE FILED: 15-JUL-24

LOCATION: 28 06TH ST

BLOCK: 3703 LOT: 003

SITE:

RATING: OCCUPANCY CODE :

OWNER'S PHONE: --

CONTACT NAME: \*\*\*\*\*

CONTACT PHONE: \*\*\*\*\*

RECEIVED BY: Jackie Tran DIVISION: INS

COMPLAINT SOURCE: OTHER SOURCE

COMPLAINANT: \*\*\*\*\*

ASSIGNED TO DIVISION: CES

\*\*\*\*\*

\*\*\*\*\*

COMPLAINANT'S PHONE \*\*\*\*\*

**DESCRIPTION:** Work without permit. This location, originally known as Dottie'sCafe, is currently undergoing renovations to transfer it into a market/snack shop without the necessary permits from the city or county  
**INSTRUCTIONS:**

### INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	CHIU	6287		

### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
24-OCT-24	Jordan Malone	CES	Per Carl Malchow

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
15-JUL-24	CASE OPENED	C FRANCIS	CASE RECEIVED		Jackie Tran 15-JUL-24	INS
15-JUL-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Case reviewed and assigned to complaint investigation team per CM. -jt	Jackie Tran 15-JUL-24	INS
16-JUL-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Met with workers. Appears to be a cafe still, but renovations are not complete. Left card for owner to contact me. Will follow up on any discrepancies from last approved condition. CF	Chris Francis 16-JUL-24	BID
24-JUL-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Pa 202407227020 in filed status. CF	Chris Francis 24-JUL-24	BID





## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202426041

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
13-AUG-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FIRST NOV SENT	1st NOV issued by CF-jt	Jackie Tran 13- AUG-24	INS
13-AUG-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	1st NOV mailed-jt	Jackie Tran 13- AUG-24	INS
14-AUG-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Posted NOV. CF	Chris Francis 14- AUG-24	BID
15-AUG-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Received voice message from owner last evening, returned call and left message. CF	Chris Francis 15- AUG-24	BID
20-AUG-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Spoke with owner on phone. Received and replied to email. Meeting in office Wednesday afternoon to review NOV. CF	Chris Francis 20- AUG-24	BID
21-AUG-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Met with tenant in office. Reviewed NOV. CF	Chris Francis 21- AUG-24	BID
29-AUG-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	ADDENDUM TC NOV	1st NOV amended by CF; slw	Suzanna Wong 30- AUG-24	BID
30-AUG-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Amended NOV mailed; slw	Suzanna Wong 30- AUG-24	BID
30-AUG-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Posted NOV. CF	Jackie Tran 11-SEP- 24	INS
11-SEP-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	ADDENDUM TC NOV	2nd Amendement to NOV issued by CF-j	Jackie Tran 11-SEP- 24	INS
11-SEP-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	2nd Amendment mailed per CF-jt	Jackie Tran 11-SEP- 24	INS
11-SEP-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Posted NOV. CF	Chris Francis 11- SEP-24	BID
01-OCT-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	1st amended NOV returned undeliverable; slw	Suzanna Wong 01- OCT-24	BID
23-OCT-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Issued final warning letter. CF	Chris Francis 23- OCT-24	BID
23-OCT-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FINAL WARNING LETTER ISSUED	Issued final warning letter. CF	Chris Francis 23- OCT-24	BID





## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202426041

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
23-OCT-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FINAL WARNING LETTER SENT		Chris Francis 23- OCT-24	BID
24-OCT-24	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Final Warning Letter mailed and referred case to CES per CM; JM	Jordan Malone 24- OCT-24	INS
24-OCT-24	GENERAL MAINTENANCE	C FRANCIS	REFERRED TO OTHER DIV	transfer to div CES	Jordan Malone 24- OCT-24	INS
28-OCT-24	OTHER BLDG/HOUSING VIOLATION	J NG	CASE UPDATE	Case received in CES - sj	Susan Jew 25-OCT- 24	CES
18-NOV-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	case reviewed and scheduled for 12/17/24 DH -cc	Chester Chiu 18- NOV-24	CES
04-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Prepared DH packet. SB	Sonya Bryant 04- DEC-24	CES
06-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	DIRECTOR HEARING NOTICE POSTED	DH posted. Photos taken. -CC	Chester Chiu 06- DEC-24	CES
06-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Cert mailed DH packet to owners on file. SB	Sonya Bryant 06- DEC-24	CES
11-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Case and permit reviewed. Updated Hearing Form for DH -CC	Chester Chiu 11- DEC-24	CES
17-DEC-24	OTHER BLDG/HOUSING VIOLATION	J NG	DIRECTOR'S HEARING DECISION	Ok to issue OOA per H.O. (David Goron) with staff recommendation - owner/rep. not present at DH. -jn	Joe Ng 17-DEC-24	CES
18-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	ASSESSMENTS DUE	IB MMF (10/28/24 - 12/17/24) 2 months -CC	Chester Chiu 18- DEC-24	CES
18-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	ORDER OF ABATEMENT ISSUED	OOA issued -CC	Chester Chiu 18- DEC-24	CES

### COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
NOV (HIS)	NOV (BID)		
	29-AUG-24		
	11-SEP-24		
	13-AUG-24		





# DEPARTMENT OF BUILDING INSPECTION

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

Date: 08/07/25 14:08:38

## Permit details report

Application Number: 202407227020

Bluebeam ID:

Form Number: 8 **Application** restaurant ti to include replace cabinets, repaint, and like for like repairs/changes. No wall removal  
**Description:** or structural work . no soft demo or exterior work.

Address: 3703/003/0 26 06TH ST

Cost: \$70,000

Occupancy  
code: B

Building  
Use: 05 -FOOD/BEVERAGE  
HNDLNG

### Disposition/Stage:

Action Date	Stage	Comments
22-JUL-2024	TRIAGE	
22-JUL-2024	FILING	
22-JUL-2024	FILED	

### Contact Details:

### Contractor Details

### Addenda Details:

### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	22-JUL-2024	22-JUL-2024			22-JUL-2024	MASOUD HAMIDI	
2	CP-ZOC	22-JUL-2024	22-JUL-2024			22-JUL-2024	ENCHILL CHARLES	07/26/2024: Restamp of plans responding to DBI/occupancy codes. This approval shall not legalize any portions of roof deck not previously permitted. Any roof deck area expansions not previously approved i subject to it's own building permit and administrative certificate of appropriateness (ACOA) or Certificate of Appropriateness (CO/ as determined by the preservation manager. Charles.Enchill@sfgov.org
3	CP-ZOC	01-NOV-2024	01-NOV-2024			01-NOV-2024	CORRETTE MOSES	07/22/24. Interior TI permit on the ground floor. no changes in front facade. no other work. wesley.a.wong@sfgov.org.
4	CP-ZOC	13-MAR-2025	13-MAR-2025			13-MAR-2025	CORRETTE MOSES	restamped. no change of scope. Applicant to: (1) produce roof plan showing difference from 200810023242 and as-built, namely removal of skylights and expansion of roof deck. (2) add nighttime entertainment use to application for interior only.





# DEPARTMENT OF BUILDING INSPECTION

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

Date: 08/07/25 14:08:38

## Permit details report

Application Number: 202407227020

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
5	CP-ZOC							
6	BLDG	22-JUL-2024	22-JUL-2024			22-JUL-2024	OSPITAL JOSEPH	comments issued OTC
7	BLDG	01-NOV-2024	01-NOV-2024			01-NOV-2024	OSPITAL JOSEPH	
8	MECH	01-NOV-2024	01-NOV-2024			01-NOV-2024	LAI JEFF	OTC-11/01/2024-N/A & plans back to the applicant
9	HEALTH	26-JUL-2024	26-JUL-2024			26-JUL-2024	OBANA DOUG	DPH NA - Just repainting and bringing in new fire standing tables/chairs. DPH inspector may require structural changes and pulling a separate permit if items are discovered upon inspection to be outdated or in poor repair. Plans routed back to DBI. <a href="mailto:douglas.obana@sfdph.org">douglas.obana@sfdph.org</a> 7/26/2024
10	HEALTH	14-NOV-2024	14-NOV-2024			14-NOV-2024	OBANA DOUG	DPH Restamp - Work proposed is not within DPH scope. Plans routed OTC to fire. <a href="mailto:Douglas.obana@sfdph.org">Douglas.obana@sfdph.org</a> 11/14/2024
11	SFFD	23-SEP-2024	23-SEP-2024			23-SEP-2024	DAIJO PAUL	09-23-24 N/A No inspection required. Pd
12	SFFD	14-NOV-2024	14-NOV-2024			14-NOV-2024	LY ROGER	N/A LOW RISE B PLANS WITH APPLICANT NO INSPECTION REQUIRED
13	CPB							





# DEPARTMENT OF BUILDING INSPECTION

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

Date: 08/07/25 14:09:46

## Permit details report

Application Number: 202407035773

Bluebeam ID:

Form Number: 4 Application WALL SIGN ILLUMINATED BLACK METAL 1/2IN ACRYLIC LETTERS FACING STREET  
Description: FOR "HABIBI LOUNGE"

Address: 3703/003/0 26 06TH ST

Cost: \$6,300

Occupancy  
code: B

Building  
Use: 05 FOOD/BEVERAGE  
HNDLNG

Disposition/Stage:

Action Date	Stage	Comments
03-JUL-2024	TRIAGE	
03-JUL-2024	FILING	
03-JUL-2024	FILED	

Contact Details:

### Contractor Details

License No. : 1057893  
Name: NAZRAT RAHIMI  
Company name: NAZGRAPHICS  
Address: 31154 MISSION BL HAYWARD CA 94544-0000

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	03-JUL-2024	03-JUL-2024			03-JUL-2024	MASOUD HAMIDI	
2	CP-ZOC	03-JUL-2024	03-JUL-2024			03-JUL-2024	OROEZA EDGAR	Approved for the following scope of work - WALL SIGN ILLUMINATED BLACK METAL 1/2IN ACRYLIC LETTERS FACING STREET FOR "HABIBI LOUNGE"
3	BLDG	03-JUL-2024	03-JUL-2024			03-JUL-2024	SOENKSEN RICHARD	Approved OTC Install new illuminated sign. 7/3/2024
4	MECH-E	03-JUL-2024	03-JUL-2024			03-JUL-2024	VAN KOLL ROBERT	CORRECTIONS NEEDED. PROVIDE TITLE 24, SHOW DED SIGN CT, PANEL SCHEDULE, SHOW CONTROLS, WIRING AND DISCONNECTS.
5	MECH-E	12-JUL-2024	12-JUL-2024			12-JUL-2024	VAN KOLL ROBERT	CORRECTIONS NEEDED. PROVIDE TITLE 24, SHOW DED SIGN CT, PANEL SCHEDULE, SHOW CONTROLS, WIRING AND DISCONNECTS.
6	MECH-E							





# DEPARTMENT OF BUILDING INSPECTION

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

Date: 08/07/25 14:09:46

## Permit details report

Application Number: 202407035773

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
7	SFFD	03-JUL-2024	03-JUL-2024			03-JUL-2024	LY ROGER	APPROVED OTC PLANS WITH APPLICANT NO INSPECTION REQUIRED
8	DPW-BSM	03-JUL-2024	03-JUL-2024			03-JUL-2024	DEVINE THEO	No alteration or reconstruction of City Right-of-Way under this permit
9	CPB						PEI CARRIE YING	!!Attention Issuance staff: Please inform Matt Greene when the permit is issued: <a href="mailto:matthew.greene@sfgov.org">matthew.greene@sfgov.org</a> !!









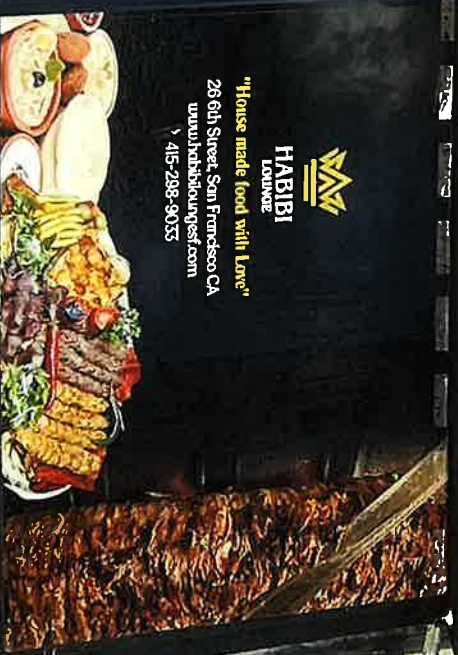








Habibi  
LOUNGE



COFFEE









