



**ABATEMENT APPEALS BOARD**

**NOTICE OF MEETING**

**Wednesday, March 18, 2026 at 9:30 a.m.**

**Remote Hearing via video and teleconferencing**

Watch SF Cable Channel 78/Watch [www.sfgovtv.org](http://www.sfgovtv.org)

Watch: <https://bit.ly/4rxB2rL>

**PUBLIC COMMENT CALL-IN: 1-415-655-0001 / Access Code: 2663 328 9673**

**ADOPTED JULY 15, 2026**

**MINUTES**

**A. CALL TO ORDER and ROLL CALL.**

The meeting of the Abatement Appeals Board for Wednesday, March 18, 2026 was called to order at 9:40 a.m. and roll was taken by Commission Secretary Harris, and a quorum was certified.

**BOARD MEMBERS PRESENT:**

**Vice President Bianca Neumann**  
**Commissioner Alysabeth Alexander-Tut**  
**Commissioner Dan Calamuci**  
**Commissioner Judy Lee**  
**Commissioner Lindsey Maclise**  
**Commissioner Catherine Meng**  
**Commissioner Kevin Williams**

**Ramaytush Ohlone Land Acknowledgment.**

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**MEMBERS OF THE BOARD**

Bianca Neumann, President  
Kevin Williams, Vice-President  
Alysabeth Alexander-Tut, Commissioner  
Dan Calamuci, Commissioner  
Judy Lee, Commissioner  
Lindsey Maclise, Commissioner  
Catherine Meng, Commissioner

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**DEPARTMENT REPRESENTATIVES**

Matthew Greene, Secretary to the Board (628) 652-3510  
Sonya Harris, BIC Secretary (628) 652-3510

Code Enforcement Section (628) 652-3430  
Housing Inspection Services (628) 652-3700

**CITY ATTORNEY'S OFFICE REPRESENTATIVE**

Jesse Mainardi, Deputy City Attorney (415) 554-4724

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## **Abatement Appeals Board – Minutes – Meeting of March 18, 2026 – Page 2**

The Abatement Appeals Board acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

### **B. ELECTION OF OFFICERS: (*Action*) The Board will accept nominations for the positions of President and Vice President and vote to elect members to those positions. Public Comment**

Deputy City Attorney Jesse Mainardi read and clarified the voting process for the Election of Officers item.

Secretary Harris called for public comment and there was none.

Vice-President Neumann opened the floor to nominations for the office of Abatement Appeals Board (AAB) President.

*President Alexander-Tut made a motion to nominate Commissioner Neumann for the seat of Abatement Appeals Board (AAB) President.*

#### **Secretary Harris Called for a Roll Call Vote:**

|                            |     |
|----------------------------|-----|
| President Neumann          | Yes |
| Vice-President Williams    | Yes |
| Commissioner Alexander-Tut | Yes |
| Commissioner Calamuci      | Yes |
| Commissioner Lee           | Yes |
| Commissioner Maclise       | Yes |
| Commissioner Meng          | Yes |

*The motion carried unanimously.*

President Neumann opened the floor to nominations for the office of Abatement Appeals Board (AAB) Vice-President.

*Commissioner Meng made a motion to nominate Commissioner Williams for the seat of Abatement Appeals Board (AAB) Vice-President.*

**Secretary Harris Called for a Roll Call Vote:**

|                            |     |
|----------------------------|-----|
| President Neumann          | Yes |
| Vice-President Williams    | Yes |
| Commissioner Alexander-Tut | Yes |
| Commissioner Calamuci      | Yes |
| Commissioner Lee           | Yes |
| Commissioner Maclise       | Yes |
| Commissioner Meng          | Yes |

*The motion carried unanimously.*

**C. APPROVAL OF MINUTES: (Discussion and Possible Action)**

Discussion and possible action to adopt the minutes for a Regular meeting held on: January 21, 2026 and February 18, 2026.

**Public Comment**

*President Neumann made a motion to approve the minutes for Regular meetings held on: January 21, 2026 and February 18, 2026, which was seconded by Commissioner Lee.*

Public Comment: None

*The motion carried unanimously.*

Secretary Harris stated the order of presentations and time limits, and administered the Oath.

**D. CONTINUED APPEALS: Orders of Abatement (Discussion and Action)**

**1. CASE NO. 6956: 4757 19<sup>th</sup> Street - Complaint # 20244763**

**Owners of Record & Appellant:** MARK LAUDEN CROSLY FAMILY TRUST

**ACTION REQUESTED BY APPELLANT:** Appellant appeals the February 27, 2025 Order of Abatement and assessment of costs.

- a. Presentations by parties.
- b. Public comment.
- c. Party rebuttals.
- d. Commissioner questions.
- e. Deliberation and possible action by the Abatement Appeals Board.

\* Presentation order may be modified by presiding officer for good cause

## **Abatement Appeals Board – Minutes – Meeting of March 18, 2026 – Page 4**

Chief Building Inspector of Code Enforcement Mauricio Hernandez presented and discussed the following points:

- The legal use of the building is a single family home.
- Case summary is as follows – Case concerns a failing retaining wall located between the shared boundary of the downhill property 4757 19<sup>th</sup> Street and the uphill property 46 Eagle Street.
- Multiple boundary surveys confirm that the retaining wall is a shared structure crossing the property line.
- DBI inspections documented visible stress and a significant vertical crack in the wall, leaning down towards 4757 19<sup>th</sup> Street creating a hazardous condition.
- As a result, Notices of Violation (NOVs) were issued for 46 Eagle Street and 4757 19<sup>th</sup> Street – This establishes that both properties share maintenance responsibility for ensuring the wall is repaired and maintained in a safe condition.
- Required corrective action was to obtain a Structural Engineer report prepared by a Licensed Engineer addressing the current condition of the wall, and submit to DBI within 5 calendar days. Apply and obtain a building permit to carry out the corrective measures. Identify in the engineering report, complete all work necessary to repair and replace the retaining wall, schedule inspections and final DBI sign off.
- There was a recent site visit in regard to the continuance request, and there is a vertical separation crack near the wall corner, and pilasters extending from the near grade upwards, with a visible gap. There is a horizontal crack throughout motor joints and masonry courses indicating ongoing movement and loss of continuity.
- Staff recommendation:  
Uphold the Director's Order of Abatement and affirm the assessment of costs. The January 2025 survey establishes that the retaining wall crosses onto 4757 19<sup>th</sup> Street and is therefore a shared structure. Under SFBC §102A.3 and related maintenance provisions, owners are responsible for maintaining structures located on or affecting their property, regardless of who altered grade in the past. The observed cracking and lean pose a direct hazard to the appellant's parcel. DBI is authorized to cite any responsible party to ensure timely abatement; private civil disputes over cost allocation do not excuse compliance. The requirement to obtain an engineering report, secure permits, and complete corrective work is appropriate, and monthly monitoring fees and cost recovery are proper until full compliance.

The Appellant Mr. Mark Lauden Crosley presented and made the following comments:

- The reports confirm the wall needs repaired, but the question is if 4757 19<sup>th</sup> Street is the right party to perform the abatement.
- A small portion of the wall is on his property at 46 Eagle Street, and the engineering evidence shows it cannot be repaired from his property.
- 3 sides of the retaining wall support 46 Eagle Street. There are serious cracks on all sides.

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- Mr. Crosley showed several photos:
  - 1<sup>st</sup> photo was from 1938 and showed the wall was already in place around the uphill yard.
  - 2<sup>nd</sup> photo was from a 3D perspective and he highlighted certain areas in red.
  - 3<sup>rd</sup> photo was an image of a section of a drawing that shows the relationship of the wall per a Geotechnical study. (A key engineering point in the case is that the wall exists due to the upper yard that is raised. The wall should be replaced and the Engineer said there are no current life safety conditions.)
  - 4<sup>th</sup> photo was of the retaining wall in his yard.
- He has allowed access to his wall and signed a paper allowing an easement.
- Issue 1 is the allocation of construction costs.
- Issue 2 is how the wall is structured.
- Issue 3 is this is a civil matter outside of the Board's control.
- Mr. Crosley stated that his goal is to support a solution to replacing the wall properly.

### **Public Comment:**

Mr. Scott Guerin said that he is the owner of 46 Eagle Street and discussed the following:

- This long-term dispute pre-dates him living there, and the crack is located at 4757 19<sup>th</sup> Street at the wall's buttress.
- The crack cannot be fixed from 46 Eagle Street property.
- The dispute exists and he referenced exhibits 4 and 5.
- The yard at 4757 19<sup>th</sup> street is not flat, but it is a sloping hillside per exhibits 6 and 7.
- Referenced the soil report and hillside and said the owner leveled the yard and added a raised yard.
- He alleged that access was not granted for construction.

### **Staff Rebuttal:**

Chief Hernandez said that DBI issued 2 Notices of Violation (NOVs) for both properties, and wherever the wall is built there is still an unsafe condition for the retaining wall. An NOV was issued for 46 Eagle Street, but there has not been any compliance yet. For the Code Enforcement case there is an unsafe condition, and the wall needs to get a permit to be repaired. This is a civil dispute and DBI is not involved.

### **Appellant Rebuttal:**

Mr. Gowan stated that he did not want to dispute what the neighbor said, but he points to 1 crack out of 6. The wall needs to be replaced, but he cannot do a a3-wall system and there are only fracture on his property. His Engineer said the repair has to be done as a holistic 3-wall solution. Addressing 1 side causes a catastrophic failure of the other side. If the NOV is removed, it would not stop his neighbor from repairing the property and it does not add anything in terms of getting the wall fixed. Mr. Gowan said he would cooperate with the neighbor to fix the wall.

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Members of the Abatement Appeals Board (Bianca Neumann, Alysabeth Alexander-Tut, Dan Calamuci, Judy Lee, Lindsey Maclise, Catherine Meng, and Kavin Williams,) made comments and asked various questions of DBI staff and the Appellant pertaining to the Appeal.

***Commissioner Maclise made a motion, seconded by Commissioner Alexander-Tut, to uphold the Order of Abatement including the Assessment of Costs.***

**Secretary Harris Called for a Roll Call Vote:**

|                                   |            |
|-----------------------------------|------------|
| <b>President Neumann</b>          | <b>Yes</b> |
| <b>Vice-President Williams</b>    | <b>No</b>  |
| <b>Commissioner Alexander-Tut</b> | <b>Yes</b> |
| <b>Commissioner Calamuci</b>      | <b>Yes</b> |
| <b>Commissioner Lee</b>           | <b>Yes</b> |
| <b>Commissioner Maclise</b>       | <b>Yes</b> |
| <b>Commissioner Meng</b>          | <b>Yes</b> |

***The motion carried 6 to 1, with Vice-President Williams dissenting.***

**E. NEW APPEALS: Orders of Abatement (*Discussion and Action*)**

**1. CASE NO. 6968: 429 Laidley Street - Complaint # 202427214**

**Owners of Record & Appellant:** MICHAEL KWONG

**ACTION REQUESTED BY APPELLANT:** Appellant appeals the November 10, 2025 Order of Abatement and assessment of costs.

- f.** Presentations by parties.
- g.** Public comment.
- h.** Party rebuttals.
- i.** Commissioner questions.
- j.** Deliberation and possible action by the Abatement Appeals Board.

\* Presentation order may be modified by presiding officer for good cause

Chief Building Inspector of Code Enforcement Mauricio Hernandez presented and discussed the following points:

- A Notice of Violation was issued for failure to comply with the Vacant or
- Abandoned Building Ordinance, including failure to submit a completed vacant
- Building registration application and required fee.

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- The case was referred to a Director’s Hearing, originally set for October 2, 2025, continued, and heard on
- November 6, 2025.
- Following the hearing, Order of Abatement No. 202427214-A was issued on November 10, 2025, requiring compliance within 30 days.
- An initial Assessment of Costs of \$5,956.75 was issued.

The Appellant did not appear at the hearing.

### **Public Comment:**

Ms. Patty Kong said that she was a neighbor who lives at 424 Laidley Street and the property at 429 Laidley Street has been vacant since 2013. It is an eyesore and weeds are overgrown and property has been abandoned. Her kitchen window overlooks the property.

Mr. Justin Gorrell said that he was a neighbor who lives at 435 Laidley Street and he noticed for years that the property at 429 Laidley Street has been overgrown for years and caused blight in the neighborhood. DBI identified this property as a vacant building in 2019 and the property has 3 Orders of Abatement.

Deputy City Attorney Mainardi said since the Appellant did not appear at the hearing, the Order of Abatement becomes effective the date it was issued.

Chief Hernandez said that the Order of Abatement was posted on the building and mailed via certified mail, and a receipt was in the Board’s packet.

***Commissioner Maclise made a motion, seconded by Commissioner Lee, to confirm that the Notice of Hearing was properly given.***

### **Secretary Harris Called for a Roll Call Vote:**

|                                   |            |
|-----------------------------------|------------|
| <b>President Neumann</b>          | <b>Yes</b> |
| <b>Vice-President Williams</b>    | <b>Yes</b> |
| <b>Commissioner Alexander-Tut</b> | <b>Yes</b> |
| <b>Commissioner Calamuci</b>      | <b>Yes</b> |
| <b>Commissioner Lee</b>           | <b>Yes</b> |
| <b>Commissioner Maclise</b>       | <b>Yes</b> |
| <b>Commissioner Meng</b>          | <b>Yes</b> |

***The motion carried unanimously.***

**Secretary Harris Called for a Roll Call Vote:**

|                                   |            |
|-----------------------------------|------------|
| <b>President Neumann</b>          | <b>Yes</b> |
| <b>Vice-President Williams</b>    | <b>Yes</b> |
| <b>Commissioner Alexander-Tut</b> | <b>Yes</b> |
| <b>Commissioner Calamuci</b>      | <b>Yes</b> |
| <b>Commissioner Lee</b>           | <b>Yes</b> |
| <b>Commissioner Maclise</b>       | <b>Yes</b> |
| <b>Commissioner Meng</b>          | <b>Yes</b> |

***The motion carried unanimously.***

#### **F. GENERAL PUBLIC COMMENT**

Members of the public may address the Board on matters that are within the Board's jurisdiction and are not on today's agenda. Speakers shall address their remarks to the Board as a whole and not to individual Board members or Department personnel.

There was no general public comment.

#### **G. ADJOURNMENT**

***Commissioner Alexander-Tut made a motion, seconded by Commissioner Neumann, to adjourn the meeting.***

***The motion carried unanimously.***

**The meeting was adjourned at 10:32 a.m.**

Respectfully submitted,

  
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Sonya Harris, BIC Secretary