



ABATEMENT APPEALS BOARD

NOTICE OF MEETING

Wednesday, October 15, 2025 at 9:30 a.m.

Remote Hearing via video and teleconferencing

Watch SF Cable Channel 78/Watch www.sfgovtv.org

Watch: <https://bit.ly/44cdksu>

PUBLIC COMMENT CALL-IN: 1-415-655-0001 / Access Code: 2662 646 2163

ADOPTED DECEMBER 17, 2025

MINUTES

A. CALL TO ORDER and ROLL CALL.

The meeting of the Abatement Appeals Board for Wednesday, October 15, 2025 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, Excused
Commissioner Lindsey Maclige
Commissioner Catherine Meng
Commissioner Kavin Williams

MEMBERS OF THE BOARD

Bianca Neumann, Vice President
Dan Calamuci, Commissioner
Lindsey Maclige, Commissioner
Alysabeth Alexander-Tut, Commissioner
Catherine Meng, Commissioner
Kavin Williams, Commissioner

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

Abatement Appeals Board – Minutes – Meeting of October 15, 2025 – Page 2

Ramaytush Ohlone Land Acknowledgment.

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

Discussion and possible action to adopt the minutes for meeting held on: August 20, 2025.
Public Comment

Vice-President Neumann made a motion, seconded by Commissioner Alexander-Tut, to approve the meeting minutes of August 20, 2025.

There was no public comment.

The motion carried unanimously.

C. NEW APPEALS: Order of Abatement (*Discussion and Action*)

1. CASE NO. 6958: 56 Ulloa Street - Complaint # 202295405

Owners of Record & Appellant: ANEELA AND ED BRISTER

ACTION REQUESTED BY APPELLANT: Appellant appeals the March 18, 2025 Order of Abatement and assessment of costs.

Public Comment

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

- The case originated from a web complaint filed on 9/9/22 citing work without permit. Permit research has revealed multiple permits have been expired.
- PA201104295044 – Replacement of 7 Existing ground floor windows at sides and rear with vinyl windows. Replacement of 1 Existing ground floor window at rear with vinyl sliding glass door. Replacement of 1 Existing ground floor door at side with 36" wide wood, wood clad vinyl or fiber glass door. Max U-value = .4. Last Inspection was OK to Cover on 4/16/2012. No further activity; permit expired.

Abatement Appeals Board – Minutes – Meeting of October 15, 2025 – Page 3

- PA201104295042 – Interior remodel at ground floor to legalize existing 2 rear rooms to create a bedroom and sitting room, replace an existing unwarranted bath, and add a hall, laundry room and storage room. Interior remodel at second floor to remove existing door to stair. New habitable space is 282 square feet. Last Inspection was OK to Cover on 4/16/12. No further activity; permit expired.
- PA200909247596 – Install 1 Skylight and remove existing light and relocate lighting. Last inspection was for rough framing on 10/20/09. No further activity; permit expired.
- PA202503182474 – To obtain final inspection for work approved under PA200909247596. All work is completed. The permit was finalized and completed on 3/20/25.
- PA202509235959 – To obtain final inspection for work approved under 201104295042, 201104295044. Last Inspection for a request for final inspection but a re-inspection was required on 9/30/25. The inspection history notes: outstanding special inspections.
- There was enforcement action on 9/20/22 and the case was open 9/12/22.
- 9/15/22 the Notice of Violation (NOV) was issued and posted.
- 5/16/24 a final warning letter was mailed to the owner.
- The case was referred to Code Enforcement for the follow up and process.
- 2/7/25 the case was scheduled for a hearing on 3/18/25. At the hearing, the owner was issued an Order of Abatement. Work was to be completed within 30 days.
- There is still an active permit that needs to be finalized. The staff recommendation is to uphold the Order of Abatement, and impose the Assessment of Costs.

Appellant Mrs. Aneela Brewster presented and made the following points:

- Ms. Brewster said that she sent an email to the Building Department regarding the steps that were taken.
- The permit was withdrawn in April, and they did not know about the permit that the contractor filed.
- She was told that a final inspection was needed.
- The permit was reissued in November, and on September 30 they were told a Special Inspection was needed.

Abatement Appeals Board – Minutes – Meeting of October 15, 2025 – Page 4

- She spoke to Inspector Gilbert Lam and he said they needed an Administrative permit.
- The contractor did not follow up.
- Ms. Brewster asked for more time, since she found out at the end of September that they needed a Special Inspection.
- The contractor they have now is good, but in poor health.

Staff Rebuttal:

Chief Inspector Hernandez stated that the department is content with the owner's progress.

There was no Appellant rebuttal.

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

Secretary Harris Called for a Roll Call Vote:

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

Commissioner Maclise made a motion, seconded by Vice-President Neumann, to hold the Order of Abatement and Assessment of Costs in abeyance for 60 days.

2. CASE NO. 6959: 970 Key Avenue - Complaint # 202420002

Owners of Record & Appellant: LORRAINE SMITH LIVING TRUST, UTD

ACTION REQUESTED BY APPELLANT: Appellant appeals the March 28, 2025 Order of Abatement and assessment of costs.

Public Comment

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

- The case originated from a telephone complaint filed on 2/26/24 citing a leak from 970 Key Avenue property causing down hill runoff to adjacent properties.
- A complaint investigation was performed and an NOV was issued on 3/14/24.

Abatement Appeals Board – Minutes – Meeting of October 15, 2025 – Page 5

- As observed during a complaint inspection, flooding down to lower street properties from an unknown water leak at home. SF Water and San Francisco Fire Department (SFFD) checked for and identified and shut off the domestic water meter at 970 Key Avenue. Check and repair water meter to restore.
- Recommendation was to hire a licensed contractor to obtain all permits, make necessary repairs, and call for inspection.
- A Notice of Violation was issued on 8/20/24.
- A final warning was issued since no plumbing permits were obtained or building permits to correct the violation.
- On 8/16/24 the case was referred to Code Enforcement and the case was referred to be assigned to a Director's Hearing on 10/1/24.
- On 10/1/24 the case was scheduled for a hearing and was returned to staff for 60 days.
- Case was reviewed in December 2024 to review the progress. Since there was no progress, the case was actually rescheduled again for a hearing.
- At the Director's Hearing on 2/4/25 a 30 day continuance was granted, and scheduled for 3/18/25.
- On 3/18/25, at the hearing there was no progress from the owner to repair the violation, so the Hearing Officer issued an Order of Abatement with conditions to obtain a permit and correct all work within 30 days.
- Staff recommendation is to uphold the Order of Abatement and impose all Assessment of Costs.

Appellant's Attorney, Ms. Emily Brough, represented the owner Lorraine Smith. Mr. Owen Smith also attended to respond to any questions the Board had regarding the condition of the property or the status of the project. Mrs. Brough made the following points:

- The water pipe burst and water leaked in the tenant's unit.
- A Notice of Violation was issued.
- All of the owner's access was blocked, so they could not enter the building.
- In September 2024, an unlawful detainer was filed and the tenant only vacated the property two months ago.
- The property was in shambles and there was a hoarding situation. Pictures of the condition of the property were included in the Board's packet. The floors were sunken, and there was pet feces everywhere.
- The clean up is progressing and repairs have commenced.
- This was an extreme condition, so Ms. Brough requested that the Board vacate the Order of Abatement and send the case back to staff.
- There was an error by the owner's former representative, which is why the Order of Abatement was issued.

Mr. Smith made the following comments:

Abatement Appeals Board – Minutes – Meeting of October 15, 2025 – Page 6

- This was a multi-level, 3 level home and he cleaned up the trash, braced the floor up, etc.
- There was a tremendous amount of animal feces, which costed thousands to clean up.
- Terminix cleaned the property due to fleas.
- He mentioned the water department and said that since water came in, he had to change the pipes.
- Cameras were used to see what the issues were and the first level costed \$28K.
- Walls needed to be opened to get to all of the pipes at one time.
- He wanted to get the work done and then leave the walls open for the plumbing and electrical work.

There was no public comment.

There was no Staff or Appellant rebuttal.

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

Secretary Harris Called for a Roll Call Vote:

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

Commissioner Maclise made a motion, seconded by Commissioner Meng, to hold the Order of Abatement and Assessment of Costs in abeyance for 30 days.

3. CASE NO. 6960: 2374 Fulton Street - Complaint #202304702

Owners of Record & Appellant: GEE CALVIN YONG & GEE STANLEY YONG

ACTION REQUESTED BY APPELLANT: Appellant appeals the March 21, 2025 Order of Abatement and assessment of costs.

Public Comment

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

Abatement Appeals Board – Minutes – Meeting of October 15, 2025 – Page 7

- This case originated as a field observation resulting in an NOV issued on 2/28/23 for over excavation at neighbor's property to the west and has undermined the property line foundation at the west side.
- He pointed out that this case involves two properties, but the actual property that caused the damage was 2384 Fulton St., which was already issued an Order of Abatement.
- In cases like this, DBI issues two notices: One for the party responsible for the affected area and one for the area that has been damaged. Multiple properties are involved.
- 2/28/23 NOV issued.
- 4/6/23 No action was taken so the case was referred to Code Enforcement Services (CES).
- 9/24/24 case assigned to a CES Inspector to be scheduled for a Director's Hearing.
- 10/15/24 Director's Hearing scheduled, and at the hearing a 30-day continuance was granted to the owner.
- In November 2024 the case was rescheduled for a Director's Hearing, which resulted in a 60-day advisement period.
- There was no progress although a single permit was pulled, there has only been one inspection.
- After the 60-day advisement period expired, the Order of Abatement was issued.
- There is a permit, but it has expired with only a single inspection back in 2023.
- Staff recommendation is to uphold the Order of Abatement and impose all Assessment of Costs.

Appellants Mr. Calvin and Stanley Gee presented and made the following points:

- This is a 4-story building that has been under a Notice of Violation (NOV) for 2 years.
- They acknowledged the seriousness of the NOV.
- The neighboring project undermined the soil on their property.
- Referenced Geotechnical Engineer and cribbing.
- Opposing neighbor caused damages, and they are currently undergoing litigation.
- Their lawyer advised that moving forward with repairs could cause harm to their case if the problem was mitigated.
- They have engineering plans in place, and there is a Structural Engineer on standby.
- Mr. Calvin and Stanley Gee asked that the penalties be waived or deferred, and that the Order of Abatement be delayed until after the trial.
- They showed pictures of a hole and damage done, along with a picture of the NOV.
- Mr. Gee explained the photos he showed, and the Notices of Violation.
- Pictures of dirt that was put back and cribbing was displayed.

There was no public comment.

Staff Rebuttal:

- Chief Hernandez stated that he understood the owners are currently in litigation, and that their foundation was undermined.

Abatement Appeals Board – Minutes – Meeting of October 15, 2025 – Page 8

- A permit was issued and there was 1 inspection in 2023.
- The Order of Abatement was issued against the other property, and there has not been any movement on their side.
- DBI needs the permit to be resolved.

Appellant Rebuttal:

- Mr. Calvin and Stanley Gee said that they are trying to resolve the situation as soon as possible.
- The BID team gave them 60 to 90 days, and said they faced resistance from the contractor that they are suing.
- The work associated with the NOVs has been done.
- If the work is not completed, how could the other building be up and occupied.
- Inspector Powell said to do the work and the issue is getting the contractor to close out the permit with the City.
- The Engineer said that the area was shored up.

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

Commissioner Alexander-Tut made a motion, seconded by Commissioner Meng, to hold the Order of Abatement and Assessment of Costs in Abeyance for thirty days from the date of the hearing.

Secretary Harris Called for a Roll Call Vote:

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

The motion carried unanimously.

D. GENERAL PUBLIC COMMENT.

Mr. Jerry Dratler said that in August he presented the Clay Street project where the adjoining home's foundation had been undermined for 5 years. This most recent discussion is an interesting counterpoint in terms of what he would call unequal enforcement. Has anyone heard or will they hear today at the Building Inspection Commission (BIC) meeting about the Clay Street project.

Abatement Appeals Board – Minutes – Meeting of October 15, 2025 – Page 9

E. ADJOURNMENT

Vice President Neumann made a motion, seconded by Commissioner Maclise, to adjourn the meeting.

The motion carried unanimously.

The meeting was adjourned at 11:02 a.m.

Respectfully submitted,



Sonya Harris

Sonya Harris, BIC Secretary