



ABATEMENT APPEALS BOARD

NOTICE OF MEETING

Wednesday, August 20, 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/4exQgru>

PUBLIC COMMENT CALL-IN: 1-415-655-0001 / Access Code: 2664 502 5321

ADOPTED October 15, 2025

MINUTES

A. CALL TO ORDER and ROLL CALL.

The meeting of the Abatement Appeals Board for Wednesday, August 20, 2025 was called to order at 9:34 a.m. and roll was taken by Commission Secretary Harris, and a quorum was certified.

BOARD MEMBERS PRESENT:

President Evita Chavez
Vice President Bianca Neumann
Commissioner Alysabeth Alexander-Tut
Commissioner Dan Calamuci
Commissioner Lindsey Maclise
Commissioner Catherine Meng
Commissioner Kevin Williams

Ramaytush Ohlone Land Acknowledgment.

MEMBERS OF THE BOARD

Evita Chavez, President
Bianca Neumann, Vice-President
Dan Calamuci, Commissioner
Lindsey Maclise, Commissioner
Alysabeth Alexander-Tut, Commissioner
Catherine Meng, Commissioner
Kevin 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

Sarah Fabian, Deputy City Attorney (415) 554-4679

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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: July 16, 2025.

Public Comment

President Chavez made a motion, seconded by Vice President Neumann, to approve the meeting minutes of July 16, 2025.

The motion carried unanimously.

There was no public comment.

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

1. CASE NO. 6951: 28 6th Street - Complaint # 202426041

Owners of Record & Appellant: JOSEPH BENVENISTE

ACTION REQUESTED BY APPELLANT: Appellant appeals the December 18, 2024 Order of Abatement and assessment of costs, requesting, among other things, another opportunity for their case to be heard.

Public Comment

This item was called after case #6955 to give the Appellant time to appear.

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

- Case initiated in response to a complaint alleging unpermitted construction activity.
- The complaint indicated the former café was undergoing renovation work to convert the establishment into a market and/or snack shop without approval or permits by Planning or Building Inspection Departments.
- There were permit applications filed but not issued.
- Corrective action was to secure permits within fifteen days and schedule inspection.
- Last comments were made by the Planning Department in 2023 to add more information in regards to the structure on the rooftop.

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- Order of Abatement issued with conditions that all permits required to comply must be completed within thirty days.
- Appellant requested Notice of Violation to be referred back to Inspection Services.
- Staff recommended upholding the Order of Abatement and Assessment of Costs as the violation remained unresolved.

Commission Secretary Harris called for the Appellant and no one was present.

Commission Secretary Harris read the following statement for the record:

- On July 14, 2025 Notice of Hearing was posted to the subject property and mailed to the property owner and appellant on July 10, 2025. A courtesy email was sent to the appellant with copies of the Notice of Hearing on July 29, 2025 thus notice was duly given under section 3c of the AAB Rules and Procedures. Under San Francisco Building Code section 105A.2.a.1, if the appellant does not appear for a noticed hearing the Order of Abatement shall be immediately effective from the date the order was issued.

There was no public comment.

2. CASE NO. 6955: 2543 16th Avenue - Complaint # 202182719

Owners of Record & Appellant: TINA REZVANIAN

ACTION REQUESTED BY APPELLANT: Appellant appeals the February 5, 2025 Order of Abatement and assessment of costs, requesting, among other things, that the Order of Abatement and assessment of costs be reversed and withdrawn with prejudice for a number of reasons.

Public Comment

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

- Violation was scope of work beyond the issued permit.
- Violation subject to enforcement under San Francisco Building Code section 106A.47, penalty assessment of monthly monitoring fees.
- Corrective action to file permit with plans within thirty days, and obtain permit within sixty days. Plans must include framing details, and either demonstrate rear room was previously legalized or proposed legalization return to prior condition.
- Order of Abatement was issued with requirements that all permits for compliance must be completed and final within thirty days.
- Appellant requested additional time to complete work and complete final inspection.
- Staff recommended upholding the Order of Abatement and all Assessment of Costs, as the violation remained unresolved and no permit had been completed.
- Update as of day of hearing was a final inspection had been scheduled for that day and Code Enforcement recommended the case be returned to staff.

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Appellant Ms. Tina Rezvanian presented and made the following points:

- The violation was first for the kitchen and bathroom renovations permit and at the same time they were applying for a gut renovation permit and during that time it was not known they were not supposed to do some of the demolition.
- There was a sunroom without walls and they received a violation for removing the sunroom along with a fine of \$2,000.
- The Appellant said she visited DBI to give copies, but did not know there were other items to complete. However, the permits were approved and the work continued.
- The reason it took until now was the first permit took one and a half years to be accepted and was at the same time as the pandemic.
- The permit inspection was not scheduled until now because of the number of special inspections that were needed, and required third parties and were new to the Code which caused more delays.
- Working with DBI, they figured out what all needed to be done and the first available appointment for the inspection was the same date as the hearing.
- This was the first final inspection and they hoped the house would pass.
- She requested extra time in case inspection required more work.

There was no public comment.

There was no staff or appellant rebuttal.

Members of the Abatement Appeals Board (Alysabeth Alexander-Tut, Dan Calamuci, Evita Chavez, 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 Williams made a motion, seconded by Commissioner Alexander-Tut, 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:

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

The motion carried unanimously.

D. GENERAL PUBLIC COMMENT.

There was no general public comment.

E. ADJOURNMENT

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

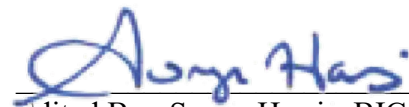
The motion carried unanimously.

The meeting was adjourned at 10:14 a.m.

Respectfully submitted,



Monique Mustapha, Assistant BIC Secretary



Edited By: Sonya Harris, BIC Secretary