

***Regular Meeting of the  
Building Inspection Commission  
February 18, 2026***

***Agenda Item 9  
Staff Report***



**Emergency Order No. 111234-E – 146 Vernon Street (Block 7086, Lot 033)**

**Owner:** Karen Kwan

Prepared by: Mauricio Hernandez, Chief Building Inspector, Code Enforcement Section

Presented by: Department of Building Inspection (DBI)

Date of BIC Hearing: February 18, 2026

## **I. PURPOSE OF REPORT**

This report is presented to the Building Inspection Commission in response to the property owner's appeal of Emergency Order No. 111234-E issued for 146 Vernon Street.

The Emergency Order was issued pursuant to San Francisco Building Code (SFBC) 102A.16, authorizing DBI to take immediate action when a structure constitutes a serious and immediate hazard to life, health, or safety.

The appellant requests that the Emergency Order and associated Notices of Violation be nullified.

The appellant also submitted a written statement dated February 4, 2026 asserting that the Emergency Order was improperly issued and requesting relief from enforcement actions.

## **II. SUMMARY OF EVENTS AND ENFORCEMENT HISTORY**

DBI conducted multiple inspections between May 2025 and June 2025 in response to complaints and Task Force referrals regarding hazardous and unsanitary conditions at the property.

Inspections conducted under Complaint Nos. 202537632, 202538677, and NOV No. 202532715 documented extensive structural deterioration, unsafe building conditions, and violations of the San Francisco Building Code and Housing Code.

Observed conditions included:

- Structural deterioration and ceiling collapse
- Water intrusion and roof drainage failures
- Unsafe structural framing and building instability
- Blocked and obstructed egress routes
- Excessive combustible storage and debris accumulation
- Unsanitary conditions and rodent harborage
- Lack of required smoke and carbon monoxide detectors
- Lack of functional utilities and unsafe living conditions

Based on these documented hazardous conditions, Emergency Order No. 111234-E was issued on June 24, 2025 and served pursuant to SFBC 102A.3 and 102A.16.



### III. ENFORCEMENT TIMELINE

<b>Date</b>	<b>Action</b>
May 14, 2025	Complaint No. 202537632 opened regarding plumbing and unsafe conditions
June 9, 2025	Complaint No. 202538677, 202532715 opened following Task Force referral
June 10, 2025	Court-authorized inspection conducted; hazardous structural and life safety conditions documented
June 11, 2025	Notice of Violation issued documenting unsafe building conditions
June 24, 2025	Emergency Order No. 111234-E issued pursuant to SFBC 102A.16
June 25–27, 2025	Owner notified of Emergency Order and corrective action requirements
July 2, 2025	Appeal filed with Building Inspection Commission
August 2025 – January 2026	Ongoing compliance monitoring and enforcement
February 4, 2026	Appellant submitted written statement requesting nullification of Emergency Order

### IV. APPLICABLE CODE AUTHORITY

The Department issued the Emergency Order under authority granted by the San Francisco Building Code including:

- SFBC 102A.1 – General enforcement authority
- SFBC 102A.3 – Notice and Service authority
- SFBC 102A.12 – Repair and demolition authority
- SFBC 102A.13 – Abatement of dangerous buildings
- SFBC 102A.14 – Failure to comply enforcement authority
- SFBC 102A.16 – Emergency Orders

Additional authority is provided under the San Francisco Housing Code and California Health and Safety Code.

### V. OWNER'S POSITION

The appellant asserts that:

- The Emergency Order was improperly issued
- The inspection warrant was improperly executed
- DBI prevented corrective action
- Financial hardship prevented compliance
- The structure is safe



The appellant has indicated intent to perform repairs and bring the property into compliance.

## **VI. DEPARTMENT RESPONSE TO APPELLANT CLAIMS**

### **Inspection Authority**

The Emergency Order was issued pursuant to a valid inspection warrant and DBI's authority under SFBC 102A.16.

The Emergency Order was based on documented hazardous conditions directly observed by DBI inspectors.

### **Structural and Life Safety Conditions**

Inspection findings documented serious structural deterioration, unsafe conditions, and life safety hazards requiring immediate corrective action.

These conditions posed risks to occupants, neighboring properties, and emergency responders.

### **Permitting and Compliance**

DBI provided the owner with information regarding required corrective actions and permitting requirements.

Certain structural and building system repairs require licensed contractors and permits in accordance with applicable building codes.

These requirements ensure structural safety and protect public health and safety.

### **Financial Hardship**

DBI acknowledges the appellant's financial hardship; however, enforcement actions are required to protect life safety and ensure compliance with applicable building codes.

Financial hardship does not eliminate hazardous building conditions or DBI's legal obligation to enforce the code.

## **VII. DEPARTMENT POSITION**

DBI maintains that conditions at 146 Vernon Street constituted a serious and immediate hazard.

Emergency Order No. 111234-E was necessary to:

- Protect occupants and neighboring properties
- Protect emergency responders



- Prevent structural failure and potential injury
- Require correction of unsafe building conditions

The Emergency Order remains valid until all violations are corrected and DBI approves re-occupancy.

## **VIII. STAFF CONCLUSION**

Based on inspection findings, Notices of Violation, photographs, and enforcement history, DBI determined that the property constituted a serious and immediate hazard under SFBC 102A.16.

The Emergency Order was:

- Lawfully issued
- Properly authorized
- Supported by substantial evidence
- Necessary to protect life safety

## **IX. STAFF RECOMMENDATION**

Staff recommends that the Building Inspection Commission:

**Affirm DBI's authority under SFBC 102A.16 and uphold Emergency Order No. 111234-E.**

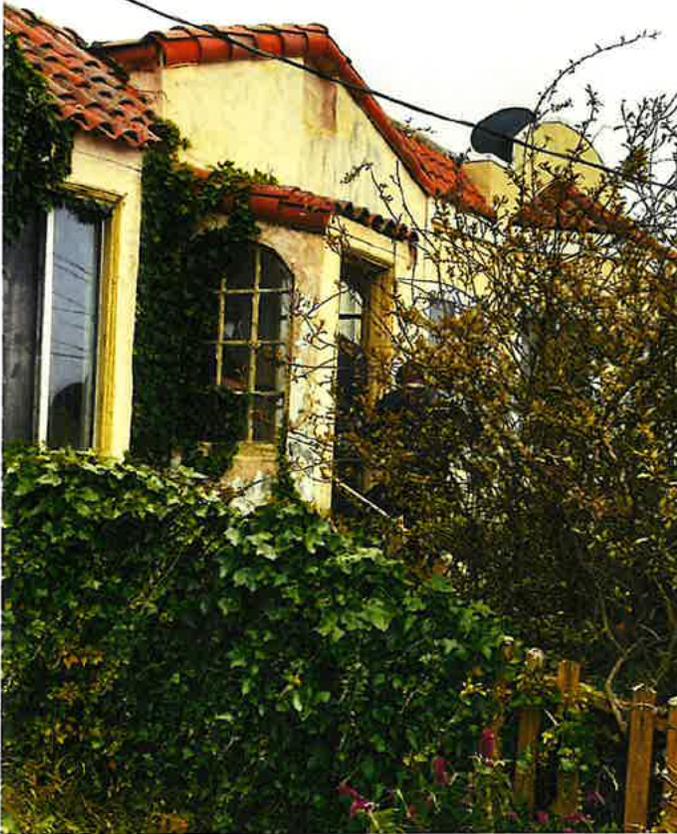
**Deny the appellant's request to nullify the Emergency Order and associated enforcement actions.**

## **X. ATTACHMENTS / EXHIBITS**

- Exhibit A – Emergency Order No. 111234-E
- Exhibit B – NOV's 202537632, 202538677, and 202532715
- Exhibit C – Complaint and Enforcement History
- Exhibit D – Inspection Photographs
- Exhibit E – Appeal Application
- Exhibit F – Appellant Statement dated February 4, 2026



## June 2025 Task Force Inspection



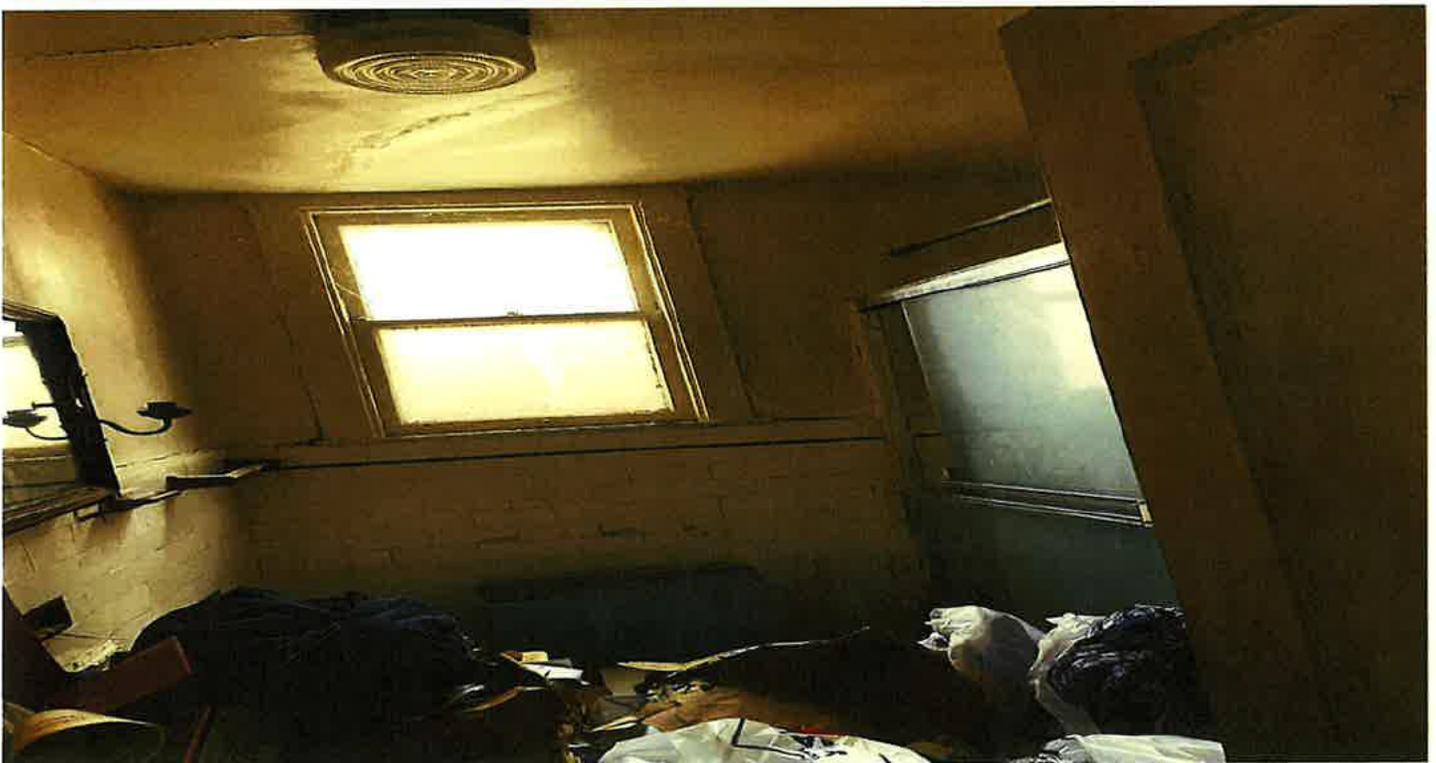


## June 2025 Task Force Inspection





## June 2025 Task Force Inspection



49 South Van Ness Avenue, Suite 400 – San Francisco  
CA 94103



## Current Pictures as of 1/5/2026





**APPEAL TO THE SAN FRANCISCO BUILDING INSPECTION COMMISSION OF A  
DETERMINATION BY THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION**

Check Type of Appeal:  Director's Determination     Request for Jurisdiction  
 Re-hearing     Suspension of Action

Appellant Name: KAREN KWAN    Hearing fee: \_\_\_\_\_  
Phone / Email: \_\_\_\_\_    Date: 07/02/25

Filing instructions: \_\_\_\_\_ form, the hearing fee of \$800, or re-hearing \$400 (checks are payable to the San Francisco Department of Building Inspection), and any additional documents by mail or drop-off to: **Building Inspection Commission, 49 South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103.**

**Filing Deadline:** Appeals to the Building Inspection Commission must be filed within 15 calendar days of the issuance of the written decision or determination by the Department of Building Inspection. If the Department of Building Inspection fails to render a written decision upon request, appeals must be filed within 15 working days from the request date. For deadlines of all other appeals, such as request for jurisdiction, request for suspension, or request for rehearing, please review San Francisco Administrative Code Chapter 77.

**Jurisdiction of the Building Inspection Commission:** The Building Inspection Commission may hear and decide appeals of matters set forth in San Francisco Administrative Code Section 77.3. Please refer to Administrative Code Section 77.3 for a list of all of the matters that the BIC may hear and decide.

**Appellant Questionnaire & Declaration:** The undersigned appellant hereby appeals to the Building Inspection Commission and makes the following allegations in connection therewith:

- (1) The determination being appealed was made by the Director of the San Francisco Department of Building Inspection on 06/24/25.
- (2) The affected property are located at 146 Vernon St. San Francisco. They contain 1 dwelling units and 0 guest rooms.
- (3) The building permit number, application number, complaint number, notice-of-violation number is \_\_\_\_\_.
- (4) Briefly describe state in plain and concise language the specific nature of the determination being appealed and code section under which the determination was made. Attach additional pages if necessary.

I request <sup>removed</sup> All liens charges to the home ~~be~~  
be reversed and any city attorney  
actions to be suspended. Thank-you  
(see attachment)

- (5) Briefly describe the basis for this appeal, including how the Director erred in the determination. Once your appeal is received, you will be asked to provide more detailed information and documentation.

*inspection*  
I am appealing the 72 hrs (3 days) Emergency Order 111234-E and related NOV's because the house never presented an immediate nor imminent hazard. The determination was based on findings of <sup>earlier</sup> an illegal inspection. The warrant required 24-hr notice and being served the warrant once inside the premise - both of which did not occur. The home was vacant without any occupant, securely sandwich between homes on both side. The EO 111234-E was issued about 14 days <sup>LATER</sup> after initial inspection.

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

Print Name: KAREN KWAN Signature: Karen Kwan

Date: 06/02/25 Signatory is:  Property Owner  Agent  Other \_\_\_\_\_

[ EO 111234-E issued on 06/24/25  
Inspection warrant took place 06/10/25 ]



**DECLARATION OF FINANCIAL HARDSHIP**

The Commission Secretary may grant an exemption from paying the required appeal fee where the filing party meets the indigency standards set out in California Government Code Section 68632 or its successor, and submits a Declaration of Financial Hardship under penalty of perjury. (Administrative Code section 77.10 (b))

Name(s) of Requesting Party: Karen P Kwan

Subject Property: 146 Vernon St. San Francisco, CA 94132

Phone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

am requesting a fee waiver on the following basis (please check all that \_\_\_ apply):

(a) As a person who is receiving public benefits under one or more of the following programs:

- (1) Supplemental Security Income (SSI) and State Supplementary Payment (SSP)
- (2) California Work Opportunity and Responsibility to Kids Act (CalWORKs) or a federal Tribal Temporary Assistance for Needy Families (TANF) grant program
- (3) Food Stamps or the California Food Assistance Program
- (4) County Relief, General Relief (GR), or General Assistance (GA)
- (5) Cash Assistance Program for Aged, Blind, and Disabled Legal Immigrants (CAPI)
- (6) In-Home Supportive Services (IHSS)
- (7) Medi-Cal

(b) As a person whose monthly income is 125 percent or less of the current federal poverty guidelines (42 U.S.C. §9902(2)).

(c) As a person who, as individually determined by the Commission, cannot pay the filing fee without using moneys that normally would pay for the common necessities of life for the applicant and the applicant's family.

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

Entered on 08/04/25, at San Francisco, California.  
(Date)

Karen Kwan 08/04/25  
Signature of Requestor Date

THIS AREA IS FOR COMMISSION USE ONLY

Disapproved

Approved

By: Alysa Has Date: 8/5/2025



**EMERGENCY ORDER 111234-E**

**EMERGENCY ORDER DUE TO SERIOUS AND IMMEDIATE HAZARD  
AS PER SECTION 102A OF THE SAN FRANCISCO BUILDING CODE**

I have verified that pursuant to Section 102A.16 of the Building Code, that serious and immediate hazard exists at:

**Address: 146 VERNON ST**

**Block: 7086 Lot: 033**

The building constitutes an imminent and substantial hazard to the life, health and/or safety of the public due to substantial structural damage as a result of negligence to maintain property per the following conditions:

1. - Interior ceiling plaster has collapsed in multiple rooms per NOV 202538677.
2. - Sheetrock is failing and exposing framing per NOV 202538677.
3. - Areas of the floor display visible decay and instability per NOV 202538677.
4. - Building is unsecured and accessible to unauthorized entry per NOV 202538677.
5. - Lack of maintenance of sanitation and cooking facilities per NOV 202538677.
6. - Hazardous access conditions for residents and emergency personnel per NOV 202538677.
7. - Damaged roof drainage system causing property damage. (SFPC Ch. 1, 3, 4, 11) per NOV 202537632
8. - Excessive combustible storage creating life safety hazard. (1001(d)(i)(k) HC) per NOV 202532715
9. - Obstructed egress paths. (801, 1001(l) HC) per NOV 202532715
10. - Unsanitary accumulation of trash, rodent harborages. (1306 & 1307 SFHC) per NOV 202532715
11. - No smoke detectors or CO alarms. (908, 911 HC; 420.4.2 CBC) per NOV 202532715
12. - No water or heat service. (1001(b)(5), 701(a) HC) per NOV 202532715

I, therefore, order that the owner(s) of this property shall within 72 hours (3 days) of posting and service of this order, abate the public nuisance by performing the following:

1. If Items above are not completed with proper permits within 72 hours, **VACATE THE ENTIRE BUILDING & SECURE.**
2. Hire a licensed contractor to obtain permits and complete repairs.
3. Building permit must include reference to NOV #202537632 and HIS NOV #202532715.
4. Separate permits are required for **PLUMBING** and **ELECTRICAL** work.
5. Structural evaluation is required to verify integrity from licensed engineer.
6. If the building is vacated, properly secure the building to prevent unauthorized entry.
7. No portion of this building is to be reoccupied until all unsafe conditions are properly corrected.
8. Property shall be decluttered and remove all material that poses a hazardous condition.
9. Electrical and plumbing surveys are required to be obtained prior to restoring utilities.
10. The subject building is not to be reoccupied without the approval of the Building Official.

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



EMERGENCY ORDER 111234-E  
146 VERNON ST  
Page 2

OWNER(S): KWAN KAREN PO  
146 VERNON ST  
SAN FRANCISCO CA 94132

OCCUPANT(S): KAREN KWAN  
146 VERNON ST

Further, if the owner(s) fail to comply with this Order, owner(s) shall have forfeited his/her right to do the work as set forth in Section 102A.14 of the Building Code, the work will be conducted under the provisions of Section 102A.13 as the abatement of serious and immediate danger.

At such time as the owner(s) shall have forfeited his/her right to do the required work to abate the imminent hazard, the Department is hereby ordered to immediately proceed by use of the funds provided for under Section 102A.12 and 102A.13 to have the repairs effected and to abate the public nuisance.

Notice: ANY EXPENDITURE OF REPAIR AND DEMOLITION FUNDS AS A RESULT OF THIS ORDER IS SUBJECT TO BECOMING A TAX LIEN AGAINST SUBJECT PROPERTY.

A copy of this notice shall be posted immediately on the front of subject building, and a copy shall be sent by certified mail to all persons having an interest in the properties in accordance with Section 102A.3 of the Building Code.

For information, you may contact Chief Building Inspector Mauricio Hernandez at (628) 652-3440 between the hours of 7:30AM to 4:00 PM or come in person to 49 South Van Ness Ave, Suite 400, and San Francisco, CA 94103-2414.

RECOMMENDED:

  
Mauricio Hernandez  
Chief Building Inspector, CES

  
Mathew Greene  
Deputy Director, DBI

APPROVED:



Patrick O'Riordan  
Director, DBI

DATE APPROVED: 6/24/2025

Distribution:  
Deputy Director, DBI

Recorder's Office  
City Attorney

Controller  
Owner(s)

SF Environment  
Post on Property

P:\Emergency Order 146 Vernon ST

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



DATE AFFIDAVIT PREPARED: 6/24/2025

ADDRESS: 146 VERNON ST

Block: 7086 Lot: 33 Seq: 00

INSPECTOR: 111234

Emergency Order: 111234-E

OWNER: KWAN KAREN PO  
146 VERNON ST  
SAN FRANCISCO, CA, 94132

**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: 6/25/2025 at San Francisco, California. By:   
(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: 6/25/25, at San Francisco, California.

By: Laura Torres Signature:   
(Print name) (Date)



# NOTICE OF VIOLATION

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

## DEPARTMENT OF BUILDING INSPECTION

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

- FIRST NOTICE
- SECOND NOTICE
- OTHER: \_\_\_\_\_

COMPLAINT NUMBER

**202538677**

ADDRESS 146 Vernon St

DATE 6/11/2025

OCCUPANCY/USE R3

BLOCK 7086 LOT 033

CONST. TYPE 5

STORIES 1  BASEMENT

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

OWNER / AGENT: Kwan Karen Po

PHONE#: \_\_\_\_\_

MAILING ADDRESS: 146 Vernon St CITY \_\_\_\_\_

San Francisco ZIP 94132

PERSON CONTACTED @ SITE \_\_\_\_\_

PHONE#: \_\_\_\_\_

## VIOLATION DESCRIPTION:

WORK WITHOUT PERMIT (SFBC 103.A);  ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);

EXPIRED PERMIT (SFBC 106A.4.4)  CANCELLED PERMIT (SFBC 106.3.7) PA#: \_\_\_\_\_

UNSAFE BUILDING (SFBC 102.A);  SEE ATTACHMENTS

SFBC 102..A

**A task force investigation revealed multiple unsafe conditions rendering the property unsafe and uninhabitable. Interior plaster at ceilings has collapsed in portions of the front, rooms, and majority of back area. Sheet rock is failing and exposing framing in front room adjacent to living room. Areas of the floor display decay and instability.**

MONTHLY MONITORING FEE Section 110A TABLE 1A-k

BC – Building Code HC – Housing Code PC – Plumbing Code [EC – Electrical Code] MC – Mechanical Code

## CORRECTIVE ACTION:

### STOP ALL WORK SFBC 104.2.4

FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS  WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.

OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

CORRECTION VIOLATIONS WITHIN \_\_\_\_\_ DAYS.  NO PERMIT REQUIRED.

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED \_\_\_\_\_, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDING TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

**Secure building from unauthorized entry. Shut off all utilities due to lack of maintenance of sanitation and cooking facilities. Inability to access building poses a hazard to residents and member of the public including emergency personnel. At this time property is considered UNINHABITABLE and should not be occupied until a building permit with plans is issued and completed to correct all violations that render the property unsafe. A structural evaluation is required to verify the structural integrity of the building. Permit must state to comply with NOV. Separate PID and EID permits are required.**

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

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

2x Fee (Work Exceeding Scope of Permit)

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

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

## BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR Laura Torres (Laura.Torres@sfgov.org)  
(Inspector – Print Name)

- Building Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Housing Inspection Division  
49 S Van Ness Av, Suite# 400 (628) 652-3700
- Electrical Inspection Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Plumbing Inspection Division  
49 S Van Ness Av, Suite# 400 (628) 652-3450
- Code Enforcement Division  
49 S. Van Ness Av, Suite# 400 (628) 652-3430

OFFICE HOURS 8:00 AM TO 9:00 AM AND 3:00 PM TO 4:00 PM

PHONE # (628)-652-3426

BY: (Inspector's Signature) Laura Torres DISTRICT # \_\_\_\_\_

CC:  DCP  EID  PID  BID  HIS  CED  CPC  DAD  SFFD  DPH  RPC



# COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202538677

OWNER/AGENT: KWAN KAREN PO  
 KWAN KAREN PO  
 146 VERNON ST  
 SAN FRANCISCO CA

DATE FILED: 09-JUN-25  
 LOCATION: 146 VERNON ST  
 BLOCK: 7086 LOT: 033  
 SITE:

94132  
 OWNER'S PHONE:  
 CONTACT NAME:  
 CONTACT PHONE:  
 COMPLAINANT: Anon

RATING: OCCUPANCY CODE :  
 RECEIVED BY: Suzanna Wong DIVISION: BID  
 COMPLAINT SOURCE: TELEPHONE  
 ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE

DESCRIPTION: Task Force  
 INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	MCCONN	6960		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
25-JUN-25	Brenda McBride	CES	per Laura Torres

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
09-JUN-25	CASE OPENED	L TORRES	CASE RECEIVED		Suzanna Wong 09-JUN-25	BII
09-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	CASE UPDATE	Case assigned to complaint investigation team per JG; slw	Suzanna Wong 09-JUN-25	BII
10-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	CASE UPDATE	2 pm Site visit, plan of action to be discussed next day. LT	Laura Torres 10-JUN-25	BII
11-JUN-25	OTHER BLDG/HOUSING VIOLATION	P EISENBEISER	FIRST NOV SENT	1st NOV issued by LT; slw	Suzanna Wong 18-JUN-25	BII
13-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	CASE UPDATE	NOV posted. LT	Laura Torres 13-JUN-25	BII



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 202538677**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
18-JUN-25	OTHER BLDG/HOUSING VIOLATION	P EISENBEISER	CASE UPDATE	1st NOV mailed; slw	Suzanna Wong 18- JUN-25	BID
25-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	CASE UPDATE	Per MH. Posted Emergency order. LT	Laura Torres 25- JUN-25	BID
25-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	FINAL WARNING LETTER ISSUED	Final warning letter generated. LT	Laura Torres 25- JUN-25	BID
25-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	CASE UPDATE	final warning letter mailed and referred case to CES per LT;bm	Brenda McBride 25- JUN-25	INS
25-JUN-25	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	CM EO to owner on file-hb	Heather Brooks 25- JUN-25	CES
25-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	FINAL WARNING LETTER SENT		Laura Torres 25- JUN-25	BID
25-JUN-25	GENERAL MAINTENANCE	L TORRES	REFERRED TO OTHER DIV	transfer to div CES	Brenda McBride 25- JUN-25	INS
26-JUN-25	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	Spoke with property owner at CES public counter regarding the Emergency Order. Informed the owner that a licensed contractor must be available today or tomorrow to obtain the necessary permits in order to comply with the Emergency Order;s required timeline. Provided hard copies of the Emergency Order to the owner for reference and action.MH	Mauricio Hernandez 26-JUN-25	CES
26-JUN-25	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE RECEIVED	case received in CES -mr	Melissa Reyes 26- JUN-25	CES
27-JUN-25	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	On 6/27/25, at approximately 2:30 PM, the property owner visited the CES counter. The owner was advised that a licensed contractor is required to assist in obtaining the necessary Building Inspection Division (BID), Plumbing Inspection Division (PID), and Electrical Inspection Division (EID) permits in accordance with the Emergency Order. The owner stated that she has a contractor; however, no contractor accompanied her at the time of the visit. The building permit application was not processed by CES as the submitted information did not meet the requirements set forth in the Emergency Order. MH	Mauricio Hernandez 27-JUN-25	CES



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 202538677**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
30-JUN-25	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	Site visit conducted due to Emergency Order. DPW boarded up the front door. Spoke with contractor on-site and advised them to meet at DBI office to begin the permit application process.MH	Mauricio Hernandez 30-JUN-25	CE9
01-JUL-25	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Sent Emergency Order to the Assesor/Recorders Office-tm	Thomas Moyer 01- JUL-25	CE9
09-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	per G.L. Case reassign to insp. M. Declan - mr	Melissa Reyes 09- JUL-25	CE9
14-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	PERMIT RESEARCH	found no permit to comply with NOV. Ok to send to Director Hearing on 8/5/25 - DMC	Declan McConn 14- JUL-25	CE9
14-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared DH packet - sj	Susan Jew 14-JUL- 25	CE9
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Went out to site to post Director Hearing notice and take pictures - DMC	Declan McConn 15- JUL-25	CE9
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Signed Affidavit and uploaded photos to file - DMC	Declan McConn 15- JUL-25	CE9
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	cert. mailed DH packet to owners - sj	Susan Jew 15-JUL- 25	CE9
29-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Perp case for Director Hearing - DMC	Declan McConn 29- JUL-25	CE9
01-AUG-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case is granted a 30 day continuance as there are appealing the emergence order per email from MH. case will is go to go to the hearing on 10/7/25 - DMC	Declan McConn 01- AUG-25	CE9
02-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case is being moved to 10/21/25 so there will be 30 days from the date of Hearing to appealing the emergence order per MH - DMC	Declan McConn 02- SEP-25	CE9
04-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Per CES Supervisor direction (9/4/25), all enforcement actions for this address are on hold pending the outcome of the BIC appeal scheduled for 11/19/25. No further activity until the appeal is resolved.i - DMC	Declan McConn 04- SEP-25	CE9
05-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to get update pictures and uploaded them to the case file - DMC	Declan McConn 05- SEP-25	CE9



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202538677

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
27-OCT-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to get update pictures for up coming hearing and uploaded them to the case file - DMC	Declan McConn 27- OCT-25	CE
05-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to get update pictures for up coming hearing and uploaded them to the case file - DMC	Declan McConn 05- JAN-26	CE

### COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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<u>NOV (HIS)</u>	<u>NOV (BID)</u>
	11-JUN-25



# NOTICE OF VIOLATION

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

**DEPARTMENT OF BUILDING INSPECTION** NOTICE: 1  
 City and County of San Francisco  
 49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202537632  
 DATE: 13-JUN-25

ADDRESS: 146 VERNON ST  
 OCCUPANCY/USE: ()

BLOCK: 7086 LOT: 033

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: KWAN KAREN PO  
 MAILING KWAN KAREN PO  
 ADDRESS 146 VERNON ST  
 SAN FRANCISCO CA

PHONE #: --

94132

PERSON CONTACTED @ SITE:

PHONE #: --

## VIOLATION DESCRIPTION:

CODE/SECTION#

- WORK WITHOUT PERMIT
- ADDITIONAL WORK-PERMIT REQUIRED
- EXPIRED OR  CANCELLED PERMIT PA#:
- UNSAFE BUILDING     SEE ATTACHMENTS

A complaint has been filed regarding the following plumbing violations observed during physical inspection by SFDBI inspectors.  
 Roof drainage damaged or plugged causing damage to the property  
 Code/Section: SFPC Chpt 1, 3, 4, 11  
 Monthly monitoring fee applies.  
 Code/Section: SFBC 110A, Table 1A-K

## CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4 (628)652-3400
- FILE BUILDING PERMIT WITHIN DAYS     (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 60 DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.
- CORRECT VIOLATIONS WITHIN 60 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.

Hire State license contractor secure proper permits, make repairs and schedule inspection

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 INSPECT

CONTACT INSPECTOR: Michael J Allen

PHONE # (628)652-3400

DIVISION: PID

DISTRICT :

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



## COMPLAINT DATA SHEET

**COMPLAINT NUMBER : 202537632**

**OWNER/AGENT:** KWAN KAREN PO  
 KWAN KAREN PO  
 146 VERNON ST  
 SAN FRANCISCO CA

**DATE FILED:** 14-MAY-25  
**LOCATION:** 146 VERNON ST  
**BLOCK:** 7086 **LOT:** 033  
**SITE:**

94132

**RATING:** **OCCUPANCY CODE :**

**OWNER'S PHONE:**  
**CONTACT NAME:**  
**CONTACT PHONE:**

**RECEIVED BY:** Jackie Tran **DIVISION:** INS  
**COMPLAINT SOURCE:** OTHER SOURCE

**COMPLAINANT:** anonymous

**ASSIGNED TO DIVISION:** CES

### COMPLAINANT'S PHONE

**DESCRIPTION:** various plumbing issues. Group inspection  
**INSTRUCTIONS:**

### INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	MCCONN	6960		

### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
10-JUL-25	Anne Yu	CES	Per Michael Allen.ay

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
14-MAY-25	CASE OPENED	M ALLEN	CASE RECEIVED		Jackie Tran 14-MAY-25	INS
14-MAY-25	OTHER BLDG/HOUSING VIOLATION	M ALLEN	CASE UPDATE	case reviewed and assigned to PID per D Ledda-jt	Jackie Tran 14-MAY-25	INS
16-MAY-25	OTHER PLUMB VIOLATN	M ALLEN	CASE UPDATE	Office prep. PTS check reveals no active plbg permits. Last - gas house ext. 5/2014. group insp next week	Michael Allen 16-MAY-25	PID
20-MAY-25	OTHER PLUMB VIOLATN	M ALLEN	CASE UPDATE	Permit research - none. 2nd Attempted site insp. Group insp - n/a. (Prior n/a on Jan 9).	Michael Allen 20-MAY-25	PID



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202537632

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
10-JUN-25	OTHER PLUMB VIOLATN	M ALLEN	CASE UPDATE	PM. Entry made. Occupant EMT assisted. Attempt Group inspection. Observed with limited access - poor conditions. Visible Interior structure concerns. Bathroom full of materials - appears non-useful. No access into kitchen & beyond. further access required for complete inspection of systems details. Conditions suggest Likely no Hot water & heating	Michael Allen 10-JUN-25	PID
13-JUN-25	OTHER PLUMB VIOLATN	M ALLEN	NOV POSTED	On 6/10/2025 an inspection at this property and a roof drain appears to be clogged or defective causing serious property damage. The NOV to be posted 6/13/2025.	David Ledda 13-JUN-25	PID
13-JUN-25	OTHER PLUMB VIOLATN	M ALLEN	FIRST NOV SENT	1st NOV issued by Michael Allen.ay	Anne Yu 13-JUN-25	INS
13-JUN-25	OTHER PLUMB VIOLATN	M ALLEN	CASE UPDATE	1st NOV mailed.ay	Anne Yu 13-JUN-25	INS
10-JUL-25	OTHER PLUMB VIOLATN	M ALLEN	FINAL WARNING LETTER ISSUED	PTS check reveals no permit obtained. No info or contact. Final letter issued - forwarding to CES	Michael Allen 10-JUL-25	PID
10-JUL-25	OTHER PLUMB VIOLATN	M ALLEN	CASE UPDATE	FWL mailed and referred to Code Enforcement Section per Michael Allen.ay	Anne Yu 10-JUL-25	INS
10-JUL-25	OTHER PLUMB VIOLATN	M ALLEN	FINAL WARNING LETTER SENT	Final letter issued - forwarding to CES . no permit obtained - no info or contact	Michael Allen 10-JUL-25	PID
10-JUL-25	GENERAL MAINTENANCE	M ALLEN	REFERRED TO OTHER DIV	transfer to div CES	Anne Yu 10-JUL-25	INS
11-JUL-25	GENERAL MAINTENANCE	G LAM	CASE RECEIVED	Case Received in CES -ay.	Aylin Yavuz 11-JUL-25	CES
14-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	PERMIT RESEARCH	found no permit to comply with this NOV. Ok to send to Director Hearing on 8/5/25 - DMC	Declan McConn 14-JUL-25	CES
14-JUL-25	GENERAL MAINTENANCE	D MCCONN	CASE UPDATE	case assigned to insp. D. McConn. mr	Melissa Reyes 14-JUL-25	CES
14-JUL-25	GENERAL MAINTENANCE	D MCCONN	CASE UPDATE	prepared DH packet - sj	Susan Jew 14-JUL-25	CES
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Went out to site to post Director Hearing notice and take pictures - DMC	Declan McConn 15-JUL-25	CES
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Signed Affidavit and uploaded photos to file - DMC	Declan McConn 15-JUL-25	CES
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	cert. mailed DH packet to owners - sj	Susan Jew 15-JUL-25	CES



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 202537632**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
29-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Prep case for Director Hearing - DMC	Declan McConn 29- JUL-25	CE9
01-AUG-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case is granted a 30 day continuance as there are appealing the emergence order per email from MH. case will is go to go to the hearing on 10/7/25 - DMC	Declan McConn 01- AUG-25	CE9
02-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case is being moved to 10/21/25 so there will be 30 days from the date of Hearing to appealing the emergence order per MH - DMC	Declan McConn 02- SEP-25	CE9
04-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Per CES Supervisor direction (9/4/25), all enforcement actions for this address are on hold pending the outcome of the BIC appeal scheduled for 11/19/25. No further activity until the appeal is resolved. - DMC	Declan McConn 04- SEP-25	CE9
05-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to get update pictures and uploaded them to the case file - DMC	Declan McConn 05- SEP-25	CE9
27-OCT-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to get update pictures for up coming hearing and uploaded them to the case file - DMC	Declan McConn 27- OCT-25	CE9
05-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to get update pictures for up coming hearing and uploaded them to the case file - DMC	Declan McConn 05- JAN-26	CE9

**COMPLAINT ACTION BY DIVISION**

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
NOV (HIS)	NOV (BID)		
	13-JUN-25		



**DEPARTMENT OF BUILDING INSPECTION**

Housing Inspection Services Division  
City and County of San Francisco  
49 South Van Ness Avenue, San Francisco, California 94103-1226  
(628) 652-3700 Fax: (628) 652-3709 Email: DBL.HID.Complaints@sfgov.org Website: www.sfdbi.org

**NOTICE OF VIOLATION**

**COMPLAINT: 202532715**

**OWNER/AGENT:** KWAN KAREN PO

**DATE:** 11-JUN-25

**MAILING**

**ADDRESS:** KWAN KAREN PO  
146 VERNON ST  
SAN FRANCISCO CA

**LOCATION: 146 VERNON ST**

**BLOCK: 7086 LOT : 033**

**NOTICE TYPE: CA TASK FORCE**

94132

**BUILDING TYPE:** NA

**USE TYPE:** R3

**YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:**

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	146 Vernon Avenue.
2 PERMANENTLY REMOVE EXCESSIVE COMBUSTIBLE STORAGE (1001(d)(i)(k)HC)	The quantity of combustible items stored in this dwelling unit creates an unsafe fire load and increases the susceptibility to fire, thus causing a life hazard.  Permanently remove excessive quantity of combustible items stored throughout. Combustible storage includes but is not limited to cardboard boxes, papers, photographs, clothing, etc.
3 REMOVE EGRESS OBSTRUCTION (801,1001(l) HC)	In order to abate this violation the quantity of combustible storage must be significantly reduced and items must not be stored on, in, or directly adjacent to stove top, oven, heat vents, or stairway.  Remove all items from the hallway and provide a clear unobstructed path of travel from the front door to other points of exiting including the rear door and windows in sleeping rooms.
4 ELIMINATE UNSANITARY CONDITION 1306 & 1307 SFHC	During the process of reducing the volume of personal belongings within the unit, separate out and remove all trash/rubbish/food waste and properly store all perishables in order to eliminate existing rodent harborages and/or other sanitation violations.  Additionally, once the volume of stored items has been significantly reduced, clean and sanitize areas where trash/rubbish/perishables had once been stored, in order to prevent future rodent harborages and/or other sanitation violations.
5 PROVIDE SMOKE DETECTOR (908,911 HC)	Provide smoke detectors in every sleeping room and connecting hallway.
6 CARBON MONOXIDE ALARMS IN EXISTING DWELLINGS OR SLEEPING UNITS (SEC 420.4.2)CBC) (1001(d)HC)	Install Carbon Monoxide Alarms (CO Alarms) as required. Provide a CO Alarm in hallways by sleeping rooms. Install CO Alarm per manufacturer instructions. Only listed CO Alarms are approved.



**DEPARTMENT OF BUILDING INSPECTION**

Housing Inspection Services Division  
City and County of San Francisco  
49 South Van Ness Avenue, San Francisco, California 94103-1226  
(628) 652-3700 Fax: (628) 652-3709 Email: DBL.HID.Complaints@sfgov.org Website: www.sfdbi.org

**NOTICE OF VIOLATION**

**COMPLAINT: 202532715**

- 7 PROVIDE WATER SERVICE TO DWELLING UNIT (1001(b)(5)HC)
- 8 PROVIDE HEAT TO EACH OCCUPIED HABITABLE ROOM CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 70 DEGREES F. (21 DEGREES C.). (701(a) HC)

At time of inspection, there was no water service to this dwelling unit. Provide water service to this dwelling unit. Dwelling unit(s) must be provided heat capable of reaching 70 degrees fahrenheit at a point midway between the heating unit and the furthest wall in the habitable room. Heat shall be available 24 hours daily.

- 9 INSPECTOR COMMENTS

Repairs cited in this Notice may require Building, Plumbing and/or Electrical permits. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). Specify in the permit description of work the complaint number and the items that need a permit. This case can not be abated until the housing inspector makes a final inspection to verify that all violations have been corrected and all required permits have been obtained and finalized. On the reinspection day, present to the housing inspector the Job Card, Permit Application and Permits indicating that all the required work under permit is complete. Prior to the reinspection by the housing inspector, call building, electrical and/or plumbing inspector(s) for the required inspection(s).

- 10 INSPECTOR COMMENTS

(NUISANCE (401(2) (1001(d) HC) This property has been deemed a nuisance. It is the property owner's responsibility to be present or to direct his/her representative to attend the reinspections scheduled on this Notice of Violation, for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this notice.

If the property owner cannot attend the scheduled reinspection (as specified on this notice) it is his/her responsibility to secure a different inspection date and time with the inspector, and provide all tenants with notification as required by CALIFORNIA CIVIL CODE SECTION 1954. SAN FRANCISCO HOUSING CODE SECTION 303.(b), If any dwelling, apartment units or guest rooms are to be accessed during the reinspection.

**ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 15 July 2025 01:30 PM**  
**IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.**  
**CONTACT HOUSING INSPECTOR : Anthony Lepe AT 628-652-3377**

**FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$405.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8**



## COMPLAINT DATA SHEET

**COMPLAINT NUMBER : 202532715**

**OWNER/AGENT:** KWAN KAREN PO  
 KWAN KAREN PO  
 146 VERNON ST  
 SAN FRANCISCO CA

**DATE FILED:** 08-JAN-25  
**LOCATION:** 146 VERNON ST  
**BLOCK:** 7086 **LOT:** 033  
**SITE:**

94132

**RATING:** 1 Year **OCCUPANCY CODE :**R-3

**OWNER'S PHONE:**  
**CONTACT NAME:**  
**CONTACT PHONE:**

**RECEIVED BY:** Anthony Lepe **DIVISION:** HIS  
**COMPLAINT SOURCE:** CITY ATTORNEY TASK FORCE  
 INSPECTION R-3

**COMPLAINANT:** HIS/DBI

**ASSIGNED TO DIVISION:** HIS

**COMPLAINANT'S PHONE**

**COMPLAINT TYPE : YES**

**DESCRIPTION:** City Attorney task force inspection.  
**INSTRUCTIONS:**

**INSPECTOR CURRENTLY ASSIGNED**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	LEPE	6240		

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
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**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
08-JAN-25	CASE OPENED	A LEPE	CASE RECEIVED		Anthony Lepe 08-JAN-25	HIS
09-JAN-25	OTHER BLDG/HOUSING VIOLATION	A LEPE	INSPECTION OF PREMISES MADE	Inspector Anthony Lepe attempted to perform an inspection on 1/9/2025 at 10:00 AM as part of a City Attorney Task Force at the subject property but was unable to gain entry because the property owner failed to provide access as requested.	Anthony Lepe 13-JAN-25	HIS
20-MAY-25	OTHER BLDG/HOUSING VIOLATION	A LEPE	INSPECTION OF PREMISES MADE	Inspector Anthony Lepe attempted to perform an inspection on 5/20/2025 at 10:00 AM as part of a City Attorney Task Force at the subject property but was unable to gain entry because the property owner failed to provide access as requested.	Anthony Lepe 10-JUN-25	HIS



## COMPLAINT DATA SHEET

**COMPLAINT NUMBER : 202532715**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
10-JUN-25	OTHER BLDG/HOUSING VIOLATION	A LEPE	INSPECTION OF PREMISES MADE	Present at the inspection were representatives of various CCSF departments and the owner.  Inspector Anthony Lepe investigated the City Attorney Task Force Inspection of the subject property and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation to be issued, identified by Complaint Tracking #202532715.	Anthony Lepe 11- JUN-25	HIS
12-JUN-25	OTHER BLDG/HOUSING VIOLATION	A LEPE	FIRST NOV SENT	Reinspection 07/15/2025 01:30 PM.	Anthony Lepe 12- JUN-25	HIS
13-JUN-25	OTHER BLDG/HOUSING VIOLATION	A LEPE	BLDG POSTED TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	Unit : 1;# of postings left on building: 1;Locations : Front Door;Unit #s mailed posting: 1.	Anthony Lepe 16- JUN-25	HIS
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MAK	REINSPECTION 1	Inspector D. Mak covering for Inspector A. Lepe.  Neither Owner or Owner's Representative showed for scheduled re-inspection. Inspector Mak left contact information.	Danny Mak 15-JUL- 25	HIS
16-OCT-25	OTHER BLDG/HOUSING VIOLATION	D MAK	FINAL WARNING LETTER SENT	Reinspection 10/29/2025.	Anthony Lepe 16- OCT-25	HIS
29-OCT-25	OTHER BLDG/HOUSING VIOLATION	A LEPE	REINSPECTION 2	Inspector Anthony Lepe attempted to perform a reinspection on 10/29/2025 at 3:00 PM as specified on the FINAL WARNING LETTER issued on 10/16/2025, at the subject property but was unable to gain entry because the property owner/agent failed to provide access as requested.	Anthony Lepe 31- OCT-25	HIS

**COMPLAINT ACTION BY DIVISION**

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS)    NOV (BID)

11-JUN-25

APPELLANT STATEMENT FOR KAREN KWAN – February 4, 2026

Dear President Alexander-Tut and Board Members,

I am appealing an illegal 3-DAY EMERGENCY ORDER on this property that stem from an

illegal search - executed without the required 24-hour notice as

stated on the warrant by the judge. In addition, I am also appealing all other NOV fees and

penalties related to this property.

I am the sole property owner for 146 Vernon St. The one-story house is attached and sandwich between properties on the left and right.

This house has been my residence since 1997, where I lived alone WITHOUT any tenants.

I am a single 68 years old disabled elderly women living alone

on a limited income - only income is Social Security Disability (around \$2,000).

After paying mortgage, tax, insurance, I struggle to barely feed myself and

have a roof over my head. As a result of the frightening high cost of living and

astronomical repair cost in San Francisco, my home has deferred maintenance which I had

intended to address.

I have been informed that there are non-profits helping low-income disabled

homeowners to bringing properties with deferred maintenance up to code,

some with funds from the city. Unfortunately, despite reaching out to non-profits

after non-profits, I have been turned away - either because they don't have the funds

or I am not in the right city, with some serving only rural communities.

The EMERGENCY ORDER on the property stem from an illegal search - executed without the proper 24-hour notice stated on the warrant as required by the judge. As a result, the warrant was illegally executed with the

SFPD illegally breaking into my home, damaging the door, while I was asleep. Once they

were inside, they then attempt to break down the bedroom door, damaging that door as well.

Photos taken and the access to my home from the illegal search while they were inside resulted in the 3-DAY EMERGENCY ORDER. The Emergency warrant was not executed until

it was almost due to expired and contain FALSEHOOD from `neighbor' claiming I dig through garbage and take garbage home, etc. to justify the warrant.

Despite assurance during a prior meeting with Matthew that if I have a contractor and signed contract, which I did, they will not boarded up my home – they did anyway board up the house, ban me from my home resulting in my homelessness.

After they boarded my home, Mattew appeared with a key that I think he used to locked the door before the board goes on the front entrance. He then handed it back to Deputy Attorney Chris Whitman. It appeared that they helped themselves to a key to my

home without my consent. I then questioned DA Chris Whitman why he has a key that appears to be used to locked the door before boarding it up. He did not have a good answer and instead gave me the key instead. The day of the illegal search when they

broke my lock, a locksmith was present and gave me 2 keys and I did not authorized

anyone else with a THIRD key to my home. It was only then I was made aware of this and  
am in total shock.

About the illegal 3-DAY EMERGENCY ORDER, I was at DBI trying to work with them and attempted to applied for HOMEOWNER permits for the work required. I had all the signatures required except the last one from Hernandez that he refused to signed off. As a result, I cannot proceed with work. Instead, Hernandez insisted that I bring a contractor present that he will meet with and a signed contracts before he authorized the removal of the boarded home. Estimates from one of the contractors were well over \$200,000. Hernandez withheld the HOMEOWNER permit and insisted that only licensed contractor present with a signed contract can pull permits - stalling any action to correct needed work.

I don't live in the property after they ban me from my home. I like to proceed with work to bring the house code compliant. Without the proper authorization - to remove the board in the entrance because of the illegal 3-DAY EMERGENCY ORDER and the HOMEOWNER permits necessary, that are being withheld from me - prevents any progress.

I have in the past consulted with a structural engineer who had assured me that the structure of my home was sound. It is after all a ONE story attached home, and I am working to consult with a structural engineer on the home before I can install a new roof and repair work he recommends. In addition, I will clear the clutter and return it to a safe condition.

Other work I was issued NOVs for are for clearing vegetation in the front and back yards,

repair and lock a tiny door below the stairs to keep out any rodents,

and removal of lead paint in front of home – all of which I will tackle with hire help.

Thank-you for your time and patience. I hope you will come to the conclusion to nullify and void this illegal 3-day EMERGENCY ORDER plus any other NOV fees and penalties

associated with this property. With your inclusiveness and compassion for the vulnerable –

elderly, disable, low-income residents of San Francisco like me can age

in their home without the added burden and stress. I look forward to creating a safe, code compliant, and healthy house.