



DIRECTOR'S HEARING AGENDA

Date and Time of hearing: December 02, 2025

At: 9:30 AM 49 South Van Ness Av., San Francisco, CA 94103-1226, Room 0194

DBI Hearing Officer: Steve Panelli

HIS / CES Representative: Gilbert Lam

<u>Address</u>	<u>Inspector</u>	<u>Owner</u>	<u>Complaint</u>	<u>Owner/ Rep</u>	<u>Decision</u>
Code Enforcement Cases					
298 11TH ST	Chiu	11 ST-SF LLC	202179517		
451 20TH AV	Chiu	ZE SHENG LIAO & LI YUN PU LIAO	202177591		
146 23RD AV	Chiu	MONAHAN FAMILY LVG TR	202200084		
4213 26TH ST	Chiu	WILLIAM H WELLMAN 2004 TR	202537771		
2263 44TH AV	Helminiak	JEFFERIES DAVID & KOSSOWSKY	202419928		
412 BRODERICK ST	Helminiak	412-416 BRODERICK STREET LLC	202533450		
1300 BRYANT ST	Helminiak	MARIAN BYER TR	202424190		
923 CONNECTICUT ST	Helminiak	SFHA HOUSING CORPORATION	202535854		
1186 GENEVA AV	Helminiak	TARIFA FLORDELIZA H	202429341		
101 HORNE AV	Helminiak	SFCC-REDEVELOPMENT AGENCY	202432141		
3318 MISSION ST	Helminiak	SANCHEZ ROBERTO & JUANITA	202535756		
2835 OCTAVIA ST	Helminiak	2835 OCTAVIA LLC	202538739		
237 ORDWAY ST	McConn	OROURKE AIDAN ANTHONY	202544161		
2330 POLK ST	Helminiak	BAY PROPERTIES INC	202533777		
1721 REVERE AV	Chiu	SCALES CHARLES E	202179429		
1237 WASHINGTON ST	Chiu	TAYLOR WASH STREET INVESTME	202428314		

Total Cases: 16

Continued Cases

372 17TH AV	McConn	GREENE CHRISTOPHER C	201963982		
3382 22ND ST	Helminiak	ELBA LUCERO FMLY TR	202537391		
22 CHURCH ST	McConn	BLUE VALLEY VENTURES LLC	202420807		
810 EDDY ST	Helminiak	SF MULTIFAMILY POOLS 2-3 (B) O	202537806		



DIRECTOR'S HEARING AGENDA

Date and Time of hearing: December 02, 2025

At: 9:30 AM 49 South Van Ness Av., San Francisco, CA 94103-1226, Room 0194

DBI Hearing Officer: Matt Greene

HIS / CES Representative: Gilbert Lam

<u>Address</u>	<u>Inspector</u>	<u>Owner</u>	<u>Complaint</u>	<u>Owner/ Rep</u>	<u>Decision</u>
128 LELAND AV	McConn	TU KHONG	202181309		
165 MISSISSIPPI ST	McConn	165 MISSISSIPPI STREET LLC	202430864		
3428 SAN BRUNO AV	McConn	HELENA NONG TRUST	202429925		

Total Cases: 7

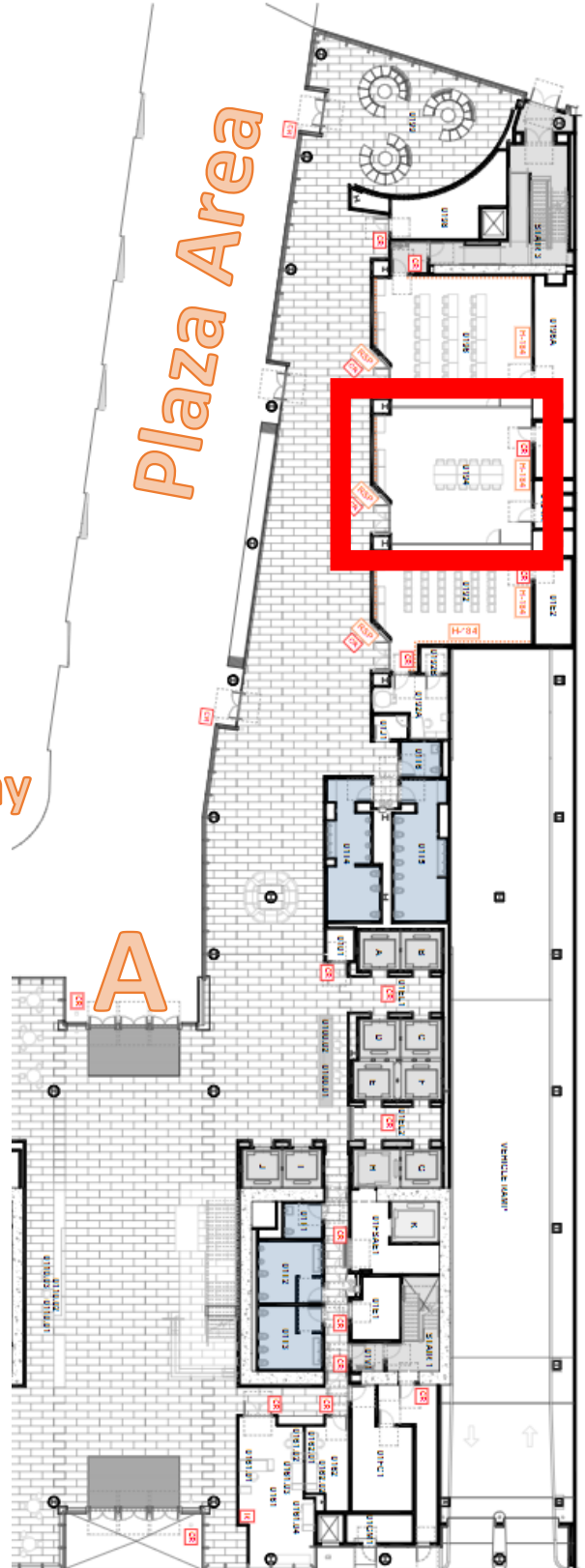


Our new offices are located at 49 South Van Ness in San Francisco. The entrance, labeled 'A' on the map, is accessible from either the walkway leading from Mission Street, or the plaza area leading to South Van Ness.

Mission Street Walkway

The large red square on the map is the location of the hearing room. Please check the signage when you arrive to 1) Be sure your case is being heard today, and 2) ensure that the meeting location wasn't changed at the last minute. If it **HAS** been changed, there should be signage erected to direct you to the new location.

Please see other side for more meeting information and requirements.





Coronavirus (COVID-19) Safety Protocols

Please do not visit if you have:

- Any COVID symptoms, including: Fever, Dry cough, Sore throat, Diarrhea, Headache, Loss of taste or smell, Difficulty breathing or shortness of breath, Chest pain or pressure, Loss of speech or movement
- Tested positive for the virus in the past 10 days

If any of the above listed items are true, please arrange to have an agent or representative appear in your place.