



## DIRECTOR'S HEARING AGENDA

Date and Time of hearing: February 17, 2026

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

DBI Hearing Officer: Michael Doherty

HIS / CES Representative: Gilbert Lam

<u>Address</u>	<u>Inspector</u>	<u>Owner</u>	<u>Complaint</u>	<u>Owner/ Rep</u>	<u>Decision</u>
<b>Code Enforcement Cases</b>					
320 10TH AV	Pena	MCCARTHY JAMES & DORIS	202287514		
4042 22ND ST	Helminiak	BRESCHI KAREN LEE	201846121		
1323 38TH AV	Pena	WONG FAMILY TRUST	202418091		
1942 44TH AV	Helminiak	WU QIHUA	201853201		
1994 48TH AV	McConn	MUKHTAR & NAYEEMA HAI TRUST	202536312		
301 ARLETA AV	Chiu	GREGORIN JOHN ANTHONY & HEL	201627531		
350 ATHENS ST	Chiu	EAKLE BRIAN & CHUNHUI	201787501		
134 ATHENS ST	Pena	PRIMAX INVESTMENT LLC	202311376		
700 BURROWS ST	McConn	GIGLIOTTI PAUL M	202536867		
458 CASTRO ST	Helminiak	458 CASTRO LLC	201901751		
1363 DIVISADERO ST	McConn	22 BATTERY STREET INC	202536523		
599 DIVISADERO ST	McConn	599 DIVISADERO LLC	202536113		
710 ELLIS ST	Chiu	MARATHON HOTEL & APARTMENT	202422266		
515 ELLSWORTH ST	McConn	SIAW RICHARD E	202536946		
440 GEARY ST	McConn	440 GEARY LLC	202533171		
1050 GIRARD ST	Chiu	TAN/HUANG FAMILY TRUST	202315687		
59 GRAND VIEW AV	Helminiak	AZEVEDO MICHELLE M	201530741		
302 GREENWICH ST	Chiu	SCOTT PAUL D	202420369		
1554 GROVE ST	McConn	HICKEY POE FMLY TR	202536121		
1275 JACKSON ST	Pena	1299 JACKSON LLC	202423124		
812 LAGUNA HONDA BL	Chiu	MOLINARI FAMILY LIVING TRUST	202427551		
440 LILY ST	McConn	MISSION HOUSING DEV CORP	202547390		
4335 LINCOLN WY	Pena	ELIZABETH D GILMAN REVOC LVG	202315657		



## DIRECTOR'S HEARING AGENDA

Date and Time of hearing: February 17, 2026

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

DBI Hearing Officer: Michael Doherty

HIS / CES Representative: Gilbert Lam

<u>Address</u>	<u>Inspector</u>	<u>Owner</u>	<u>Complaint</u>	<u>Owner/ Rep</u>	<u>Decision</u>
1485 MCKINNON AV	McConn	FLORES FMLY REVOC TR	202537141		
255 MONTEREY BL	Pena	SULLIVAN SEAN & NICOLE	202312131		
376 PROSPECT AV	Chiu	MARIO A & ILONKA T QUEVEDO RE	202056561		
376 PROSPECT AV	Chiu	MARIO A & ILONKA T QUEVEDO RE	202056562		
376 PROSPECT AV	Chiu	MARIO A & ILONKA T QUEVEDO RE	202062071		
75 REGENT ST	Pena	HU WEN LI	201862501		
5 SANTA ROSA AV	Pena	MISSION SANTA ROSA BROS LLC	202546993		
643 TERESITA BL	Pena	ABUGHOSH AMIN & KADDOURA AI	202312286		
62 TINGLEY ST	Pena	FERNANDEZ FAMILY TRUST	202309442		
146 VERNON ST	McConn	KWAN KAREN PO	202537632		
146 VERNON ST	McConn	KWAN KAREN PO	202538677		
316 WOOLSEY ST	Chiu	CHEN EUGENE & YAN QING	201722636		
					<b><u>Total Cases:</u> 35</b>

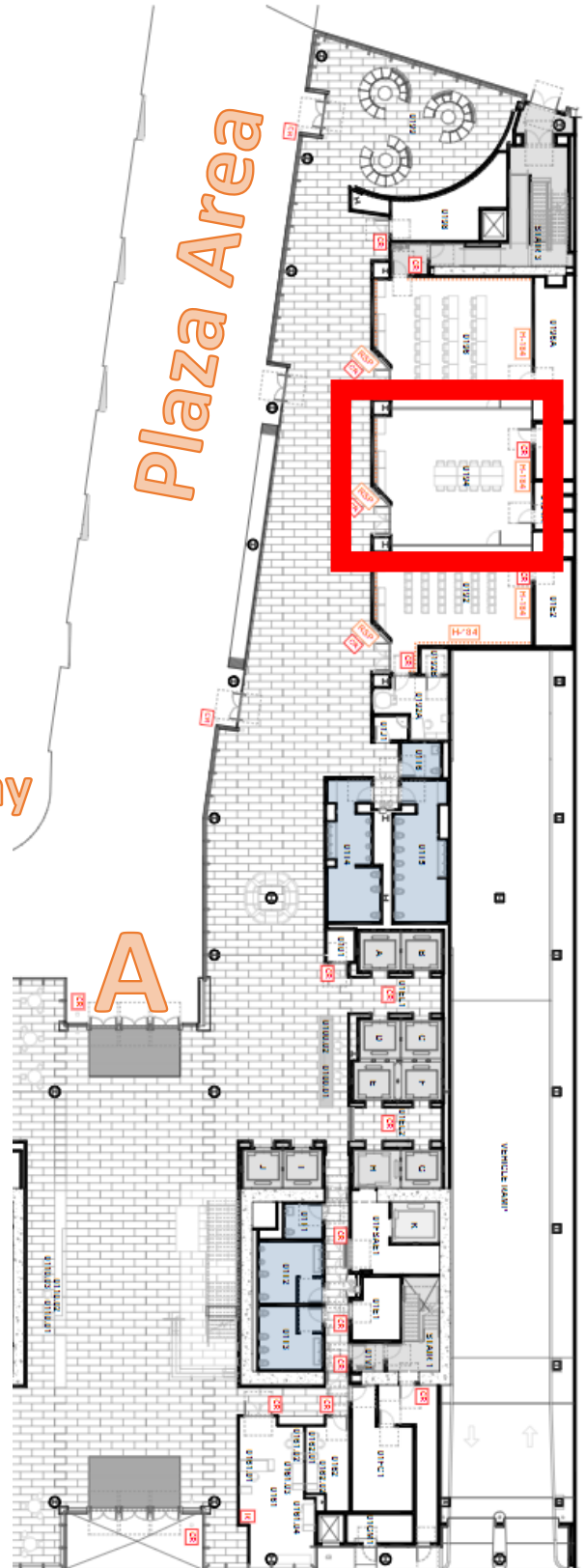


Our new offices are located at 49 South Van Ness in San Francisco. The entrance, labeled 'A' on the map, is accessible from either the walkway leading from Mission Street, or the plaza area leading to South Van Ness.

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.