

Colletti Alexandria

From: Hernandez, Mauricio (DBI) [REDACTED]
Sent: Monday, September 16, 2019 2:47 PM
To: Colletti Alexandria
Cc: Murray, John (DBI)
Subject: Notice of Condemnation for 3300 Geary Blvd
Attachments: 3300 geary.PDF; 3300 geary2.PDF; 3300 geary3.PDF; 3300 geary4.PDF

Hello Alexandria,

A notice of violation and an emergency order were issued for the fire damage for the owner to remove all the fire damage material , but the building was not condemned. The owner obtained and completed a building permit to remove the fire damage area and secure the first floor until a building permit can be issued to rebuilt all areas affected by the fire. I have attached the NOV and the permit history that relates to the fire.

Thanks,

Mauricio E. Hernandez

**Chief Building Inspector for
Code Enforcement Division &
Complaint Investigation Team
1660 Mission st, San Francisco Ca94103
Desk# [REDACTED]**



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
1660 Mission St. San Francisco, CA 94103

NOTICE: 1

NUMBER: [REDACTED]
DATE: 06-FEB-19

ADDRESS: 3300 GEARY BL

OCCUPANCY/USE: ()

BLOCK: 1064 LOT: 023

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: KWONG FAMILY TRUST
MAILING ADDRESS: KWONG FAMILY TRUST
[REDACTED]

PHONE #: --

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input checked="" type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

Major fire damage to all levels of building. Roof destroyed. Major structural damage to top floor, exterior walls, interior partitions.
Major water damage throughout.
Unsafe red tag posted.
Code Section: SFBC 102A.

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4 [REDACTED]
- FILE BUILDING PERMIT WITHIN 30 DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 90 DAYS AND COMPLETE ALL WORK WITHIN 365 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
- CORRECT VIOLATIONS WITHIN 365 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.

Obtain a Building permit with approved structural and architectural plans approved by City agencies for the repair and re-built of the damaged areas throughout. Obtain the necessary Plumbing, Electrical & SFFD permit.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT) NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
 OTHER: REINSPECTION FEE \$

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

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Fergal B Clancy

PHONE # [REDACTED] DIVISION: BID DISTRICT : 1

By: (Inspector's Signature) _____



NOTICE OF VIOLATION

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

Pursuant to SFBC 304(e) and 332.3 investigation fees are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 875 Stevenson St., 4th floor. 554-6720

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

WARNING: Section 205(a) of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 304(e) y 332.3 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el límite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 875 de la calle Stevenson, cuarto piso, teléfono 554-6720.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 203(b) y 332.3 de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o está diligentemente, rápidamente y contuamente acusado después de seis (6) meses de la fecha de este aviso, se le enviará una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 205(a) de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omite, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

根據《三藩市建築法規》(簡稱 SFBC) 第 304(e) 項和第 332.3 項條款的規定，對沒有許可證便已開始的工程和或正在進行的工程、或者超越許可範圍的工程，將收取調查費。當事人可以在許可證發出日起 15 天之內，調查費可以向許可上訴委員會提出上訴。該委員會地址在 Stevenson 街 875 號 4 樓，電話：554-6720。

警告：如不按票要求立即採取行動、以糾正上述違章行為，將導致建築檢查員付諸懲罰糾正程序的執行。倘若此房地產強制的強制糾正程序令一經在市府備案，則自違章通知張貼日起的各項與此糾正程序令有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 203 (b) 項和第 332.3 項條款。

警告：《三藩市房屋法規》(即 SFHC) 第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次重犯者罰款 200 元，每種違章的最高罰款可達 7,500 元。此項法規還規定對每一違章重犯者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。

警告：任何人通過出租房屋獲得收入，而該房屋已被建築審查局定為低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折舊或稅款中扣除稅費。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極、迅速有效地建築進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264 (c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 205(a) 項條款規定：對於任何違反、不服從、疏忽、忽視、或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被判罪，對每天所發生的、每一單獨的犯法行為，將付予最高 500 元的罰款，和/或者監禁六個月。



COMPLAINT DATA SHEET

COMPLAINT NUMBER : [REDACTED]

OWNER/AGENT: KWONG FAMILY TRUST
 KWONG FAMILY TRUST



DATE FILED: 11-FEB-19
 LOCATION: 3300 GEARY BL
 BLOCK: 1064 LOT: 023

SITE:
 RATING: OCCUPANCY CODE

OWNER'S PHONE --
 CONTACT NAME
 CONTACT PHONE --

RECEIVED BY: Olive Huang DIVISION: INS
 COMPLAINT SOURCE: FIELD OBSERVATION

COMPLAINANT: Site Inspection

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE --

DESCRIPTION: Major fire damage to all levels of building. Roof destroyed. Major structural damage to top floor, exterior walls, interior partitions. Major water damage throughout.

INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	CUMMINS	[REDACTED]	14	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
06-FEB-19	OTHER BLDG/HOUSING VICINS	C	CUMMINS	FIRST NOV SENT	First NOV issued; F. Clancy / oh
11-FEB-19	CASE OPENED	BID	C CUMMINS	CASE RECEIVED	
11-FEB-19	OTHER BLDG/HOUSING VICINS	C	CUMMINS	CASE UPDATE	First NOV mailed with Tenant's Rights & cc'd to DCP, EID, PID, HIS & SFFD; oh
11-FEB-19	OTHER BLDG/HOUSING VIC	BID	M HERNANDEZ	CASE UPDATE	Site visit, spoke to structural engineer. Contractor onsite working on securing 1st floor openings. mh
20-FEB-19	OTHER BLDG/HOUSING VIC	BID	M HERNANDEZ	CASE CONTINUED	Permit to demo 2nd floor issued, refer to District Inspector. D Duffy.
22-FEB-19	OTHER BLDG/HOUSING VIC	BID	C CUMMINS	CASE UPDATE	Case referred to district inspector per MH; File is located in the Fire NOV cabinet; slw
22-FEB-19	OTHER BLDG/HOUSING VIC	BID	C CUMMINS	CASE UPDATE	Permit obtained to remove 2nd floor. Case will be referred to district inspector. File to be located at Fire NOV cabinet.



City and County of San Francisco
Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

COMPLAINT DATA SHEET

COMPLAINT NUMBER : [REDACTED]

COMPLAINT ACTION BY DIVISION

<u>DIVISION</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>ACTION COMMENT</u>
<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
	06-FEB-19		



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

Date: 09/16/19 11:41:30

Permit details report

Application Number: [REDACTED]

Form Number: 8 **Application** PHASE 1 - DEMO OF 2ND FLOOR STRUCTURE WHICH INCLUDES ROOF, ALL WALLS
Description: AT 2ND FL AND OVERHANGING FLOOR OF CORNER BAY WINDOW

Address: 1064/023/0 3300 GEARY BL

Cost: \$20,000 **Occupancy code:** R-3,B **Building Use:** 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
11-FEB-2019	TRIAGE	
11-FEB-2019	FILING	
11-FEB-2019	FILED	
14-FEB-2019	APPROVED	
14-FEB-2019	ISSUED	
02-AUG-2019	COMPLETE	4993515 Final Inspection/Approved

Contact Details:

Contractor Details

License No. : [REDACTED]
Name: JOSEPH PATRICK CASSIDY
Company name: GRANITE EXCAVATION & DEMOLITION INC **Phone:** [REDACTED]
Address: [REDACTED]

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	14-FEB-2019	14-FEB-2019			14-FEB-2019	SWEENEY EDWAR	
2	EID-INSP	14-FEB-2019	14-FEB-2019			14-FEB-2019	SWEENEY EDWAR	
3	INTAKE	11-FEB-2019	11-FEB-2019			11-FEB-2019	PANGELINAN MAR	
4	CP-ZOC	12-FEB-2019	12-FEB-2019			12-FEB-2019	TEAGUE COREY	
5	BLDG	12-FEB-2019	12-FEB-2019			12-FEB-2019	SWEENEY EDWAR	
6	CPB	14-FEB-2019	14-FEB-2019			14-FEB-2019	YU ZHANG REN	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

Date: 09/16/19 11:42:02

Permit details report

Application Number: [REDACTED]

Form Number: 3 **Application Description:** THIS APPL.IS FOR FIRE REPAIR ONLY, NO OCCUPANCY-RENOVATE 1 STORY FIRE DAMAGED RESTAURANT INFILL SOUTH STAIRWELL OPENING TO ROOF, ADD ROOF STAIR PENTHOUSE TO ENCLOSE EAST STAIRWELL AFD 42" FIRE RATED PARAPET WALL ALONG PERIMETER OF ROOF, Arch, MEP, Sprinkler and fire alarm under separate application.

Address: 1064/023/0 3300 GEARY BL

Cost:

\$40,000

Occupancy code: B,R-2

Building Use: 05 -FOOD/BEVERAGE HNDLNG

Disposition/Stage:

Action Date	Stage	Comments
28-FEB-2019	TRIAGE	
28-FEB-2019	FILING	
28-FEB-2019	FILED	

Contact Details:

Contractor Details

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	28-FEB-2019						
2	HIS	28-FEB-2019						
3	INTAKE	28-FEB-2019	28-FEB-2019			28-FEB-2019	SAPHONIA COLLIN	
4	BLDG	28-FEB-2019	28-FEB-2019			28-FEB-2019	LAU (NELSON) CHI	approved Otc
5	CP-ZOC							
6	SFFD	28-FEB-2019	28-FEB-2019			28-FEB-2019	STUMPP FRED	
7	HEALTH							