RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
CODE ENFORCEMENT
49 South Van Ness Avenue, 4th Floor
SAN FRANCISCO, CA 94103

City and County of San Francisco
Joaquin Torres, Assessor-Recorder

Doc #	2026028360	Fees	$0.00
3/25/2026	8:49:41 AM	Taxes	$0.00
LGA	MailRoom	Other	$0.00
Pages 8	Title 339	SB2 Fees	$0.00
Customer	046	Paid	$0.00

ORDER OF ABATEMENT

4801 MISSION ST

Block\Lot\Seq. - 6272 \ 030 \ 00

NO. 202541394A

BW6 - DH 05-FEB-26

City and County of San Francisco
Department of Building Inspection

Daniel Lurie, Mayor
Patrick O'Riordan, C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 202541394A

Owner: SHANGRI-LA BUILDER INC
3121 RIDGEFIELD WAY
DUBLIN CA US
94568

Address: 4801 MISSION ST
Block: 6272 Lot: 030 Seq: 00
Complaint: 202541394
Date Order of Abatement Issued: December 4, 2025
Inspector/Division: Liu\CES
Code Enforcement Division Representative: M.Hernandez
Hearing Officer: D.Gordon

A Hearing on the complaint by the Director of the Department of Building Inspection against the property referenced above was held on **December 4, 2025** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **DID NOT** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **September 26, 2025**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code
4. You have failed to comply with the original timeline and conditions specified in NOV# 202541394

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS:**

This Order of Abatement will be recorded against the property title 30 days from the date of this hearing or 15 days from the date this Order is posted and served - whichever is later.

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Code Enforcement Division at (628) 652-3430. Fax (628) 652-3439. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 49 South Van Ness Avenue, 4th Floor, (628) 652-3430.

Very truly yours,

Approved for Distribution on February 11, 2026
By Mauricio Hernandez, Chief Building Inspector, Code Enforcement

Patrick O'Riordan, C.B.O., Director
Department of Building Inspection

City and County of San Francisco
Department of Building Inspection

Daniel Lurie, Mayor
Patrick O'Riordan, C.B.O., Director

ORDER OF ABATEMENT - ORDER NO.

Owner: SHANGRI-LA BUILDER INC
3121 RIDGEFIELD WAY
DUBLIN CA US
94568

Address: 4801 MISSION ST
Block: 6272 Lot: 030 Seq: 00
Complaint: 202541394
Date Order of Abatement Issued: February 5, 2026
Inspector/Division: Liu\CES
Code Enforcement Division Representative: M.Hernandez
Hearing Officer: D.Gordon

A Hearing on the complaint by the Director of the Department of Building Inspection against the property referenced above was held on **February 5, 2026** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **DID NOT** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated:
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code
4. You have failed to comply with the original timeline and conditions specified in NOV# 202541394

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS:**

This Order of Abatement will be recorded against the property title 30 days from the date of this hearing or 15 days from the date this Order is posted and served - whichever is later.

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Code Enforcement Division at (628) 652-3430. Fax (628) 652-3439. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 49 South Van Ness Avenue, 4th Floor, (628) 652-3430.

Very truly yours,

Approved for Distribution on February 11, 2026
by Mauricio Hernandez, Chief Building Inspector, Code Enforcement

Patrick O'Riordan, C.B.O., Director
Department of Building Inspection

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: February 10, 2026
Property Address: 4801 MISSION ST

Block: 6272 Lot: 030 Seq.: 00
Inspector: **Kevin Liu**

Director's Order Number:

INITIAL BILL- Assessment of Costs
Code Violations Outstanding

To:
SHANGRI-LA BUILDER INC
3121 RIDGEFIELD WAY
DUBLIN CA US
94568

Dear Property Owner(s):

Our records show that all required work has not been completed to abate the code enforcement case referenced above. FAILURE TO CORRECT THESE CODE VIOLATIONS PRIOR TO THE DIRECTOR'S HEARING AND RECORDED ORDER OF ABATEMENT HAS RESULTED IN THE ACCRUAL OF "ASSESSMENT OF COSTS" pursuant to 102.2,102.16, 102A.3, 102A.7, 103A5, and Section 110, Table 1A-K of the San Francisco Building Code. Said Code requires that this Department's "cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs shall be assessed upon the property owner. Said violations will not be deemed legally abated until the property owner makes full payment of the assessment.."

The Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is : **$6764.25.**

Payment must be payable to CITY and COUNTY of SAN FRANCISCO OR CCSF-DBI in the form of cashier's check, money order or cash and must be accompanied by this original letter.

Please submit your payment by mail or in person during our regular business hours at the address listed below. Our office is open from 9:00 AM to 5:00 PM on Mondays, and from 8:00 AM to 5:00 PM Tuesday through Friday, excluding holidays.

Assessment of Costs Payment
Department of Building Inspection
Code Enforcement Section
49 South Van Ness Avenue, Suite 400
San Francisco, CA 94103

TO AVOID HAVING A LIEN RECORDED UPON YOUR PROPERTY AND LEVIED ON YOUR NEXT PROPERTY TAX BILL it is necessary for you to tender payment immediately.

Note: The Order of Abatement of the Department of Building Inspection cannot be lifted, and the structure cited above cannot be brought into compliance with the applicable sections of the San Francisco Building and Housing Codes until all required work is completed and further accrued Assessments of Costs are paid.

You must notify your assigned CES Inspector when all violations have been completed AS SOON AS POSSIBLE TO AVOID OR MINIMIZE ADDITIONAL COSTS & PENALTIES.

You will be sent a Final bill assessment of costs for additional time accrued until the case is abated..

Code Enforcement Section can be reached at (628) 652-3430 should you have any questions.

Your prompt cooperation on this matter is appreciated,

Patrick O'Riordan, C.B.O, Director
Department of Building Inspection

By:Mauricio Hernandez
Chief Building Inspector, Code Enforcement

cc: CED File

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103-1226

Daniel Lurie, Mayor
Patrick O'Riordan, C.B.O., Director

Assessment of Costs - Initial

(Pursuant to Sections 102A3 et al, and 110A Tables 1A-D, 1 A-G, 1A-K of the San Francisco Building Code and Ordinance 180-1(

Owner SHANGRI-LA BUILDER INC
SHANGRI-LA BUILDER INC
3121 RIDEFIELD WAY
DUBLIN CA 94568

Date February 11, 2026
Complaint Number 202541394
Block 6272 **Lot** 030
Address 4801 MISSION ST

Prepared by Kevin Liu
Reviewed by Thomas Moyer
Amount Now Due and Payable $6,764.25
Comments MMF x 3 months, from 10/26/2025-01/26/2026. Initial Bill. KL

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
08/08/25	Case intake and Data entry	Clerical	.5	$226.00	$113.00
08/12/25	Initial Site Inspection, Travel time and Data entry	Inspector	1	$405.00	$405.00
08/12/25	Processed photos	Inspector	.25	$405.00	$101.25
08/12/25	Researched permit history/status	Inspector	.25	$405.00	$101.25
08/14/25	VB/VCS Warning Notice Sent	Inspector	.5	$405.00	$202.50
08/14/25	Certified Mailing	Clerical	.5	$226.00	$113.00
09/26/25	Researched permit history/status	Inspector	.25	$405.00	$101.25
09/26/25	Issued Notice of Violation and Data entry	Inspector	.75	$405.00	$303.75
09/26/25	Posted Notice of Violation and Travel time	Inspector	.5	$405.00	$202.50
09/26/25	Processed photos	Inspector	.25	$405.00	$101.25
10/30/25	Researched permit history/status	Inspector	.25	$405.00	$101.25
10/30/25	Reviewed and approved case for Director's Hearing	Inspector	.75	$405.00	$303.75
11/05/25	Research Title and Prepare case for Director's Hearing	Clerical	1	$226.00	$226.00
11/07/25	Certified Mailing	Clerical	.5	$226.00	$113.00
11/10/25	Posted Notice of Director's Hearing	Inspector	.5	$405.00	$202.50
11/10/25	Processed photos	Inspector	.25	$405.00	$101.25
11/26/25	Researched permit history/status	Inspector	.25	$405.00	$101.25
11/26/25	Case review, Scheduling and Data entry	Inspector	.25	$405.00	$101.25
12/04/25	Response to Correspondence from Property Owner/Agent	Inspector	1	$405.00	$405.00
12/19/25	Initial Site Inspection, Travel time and Data entry	Inspector	1	$405.00	$405.00
01/05/26	Researched permit history/status	Inspector	.25	$405.00	$101.25
01/05/26	Reviewed and approved case for Director's Hearing	Inspector	.75	$405.00	$303.75

*** Please note that this is only an initial bill. The property owner will accrue additional assessment of costs until all required code abatement is complete and verified by inspector site inspection. The case will not be closed until all code abatement and assessment of costs are paid.**

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103-1226

Daniel Lurie, Mayor
Patrick O'Riordan, C.B.O., Director

Assessment of Costs - Initial

(Pursuant to Sections 102A3 et al, and 110A Tables 1A-D, 1 A-G, 1A-K of the San Francisco Building Code and Ordinance 180-1(

01/22/26	Issued Final Warning Letter	Inspector	.25	$405.00	$101.25
01/23/26	Posted Notice of Director's Hearing	Inspector	.5	$405.00	$202.50
01/23/26	Processed photos	Inspector	.25	$405.00	$101.25
01/23/26	Certified Mailing	Clerical	.5	$226.00	$113.00
01/30/26	Researched permit history/status	Inspector	.25	$405.00	$101.25
01/30/26	Case review, Scheduling and Data entry	Inspector	.25	$405.00	$101.25
02/05/26	Hearing Appearance and Summary	Inspector	.25	$405.00	$101.25
02/05/26	Issued Order of Abatement	Inspector	.25	$405.00	$101.25
02/05/26	Building Official's Abatement Order (2 hr min.)	Building Official	2	$372.00	$744.00
02/06/26	Prepared Assessment of Costs	Inspector	.25	$405.00	$101.25
02/06/26	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	3	$149.00	$447.00
02/10/26	Prepared Order of Abatement	Clerical	.5	$226.00	$113.00
02/10/26	Case Update and Maintenance	Clerical	1	$226.00	$226.00
				***Total to Date**	$6,764.25

*** Please note that this is only an initial bill. The property owner will accrue additional assessment of costs until all required code abatement is complete and verified by inspector site inspection. The case will not be closed until all code abatement and assessment of costs are paid.**

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 **NUMBER:** 202541394
DATE: 26-SEP-25

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

ADDRESS: 4801 MISSION ST
OCCUPANCY/USE: () **BLOCK:** 6272 **LOT:** 030

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

OWNER/AGENT: SHANGRI-LA BUILDER INC **PHONE #:** --
MAILING ADDRESS SHANGRI-LA BUILDER INC
3121 RIDEFIELD WAY
DUBLIN CA 94568

PERSON CONTACTED @ SITE: **PHONE #:** --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ WORK WITHOUT PERMIT	103A 106A.1
☐ ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:	106A.4.4
☐ UNSAFE BUILDING ☐ SEE ATTACHMENTS	102A

Failure to comply with the Vacant or Abandoned Building Ordinance 194-09 and S.F.B.C 103A.4, MONTHLY MONITORING FEE TABLE Section 110A Table 1A-K

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104A.2.4**

628-652-3417

☐ **FILE BUILDING PERMIT WITHIN DAYS** ☐ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
☐ **OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.**
☑ **CORRECT VIOLATIONS WITHIN 30 DAYS.** ☑ **NO PERMIT REQUIRED**
☑ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED 14-AUG-25, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

You failed to submit completed Application for Registration of the Vacant or Abandoned Buildings with initial registration fee in the amount of $1,850 and comply with Ordinance 194-09, or provide proof this building should not be considered Vacant or Abandoned, within 30 days of the date of this notice. You will be notified time and date of Director¿s Hearing.

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: Kevin Liu
PHONE # 628-652-3417 DIVISION: CES DISTRICT :
By:(Inspectors's Signature) _____

NOTICE OF VIOLATION

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

Pursuant to SFBC 107.5 and 106.4.7 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 49 South Van Ness Ave., Suite 1475 (14th Floor). (628) 652-1150

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 102.2 & 110.

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(6) of the Revenue and Taxation Code.

WARNING: Section 103 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 107.5 y 106.4.7 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 Peimisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra el derecho de iniciar el proceso de miligación. Si una Orden de Miligación 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 estan pagados, se le cobraran al dueno del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencie a la Sección 102.2 y 110 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 incanformidad, aumentando hasta un máximo de $7,500 por cada edificio. Esta Sección tambien 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 esta diligentemente, rapidamente y contua.mánte acusado despues de seis(c) meses de la fecha de este aviso, se le enviara 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 103 de el Código de Edicios de San Francisco impone multas civiles hasta de $500 porcada dia a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección tambien impone multas per 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 occura.

[illegible] (三藩市建築法規) (簡稱 SFBC) 第 107.5 號和第106.4.7號條款的規定，對沒有許可證經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。發證人可以在許可證發出日起 15 天之內，向許可上訴委員會提出上訴。該委員會 地址在 South Van Ness 街 49 號 14 樓，電話：(628) 652-1150。

警告：如不按照要求立即採取行動、以糾正上述違章行為，將導致因檢查局的強制糾正程序令而引發的糾正程序的執行。倘若此記錄在案財產的強制糾正程序令一經在市府登記，則自招致違章開始日期的各項費用和糾正程序令有關的費用，均向房地產主索取，或將財產產權扣押，直至付清各項費用。請參閱《三藩市建築法規》第 102.2 號和第 110 號條款。

警告：《三藩市房屋法規》(即 SFHC) 第 204 號條款規定：對每一種初犯違章個案罰款 100 元，二次違犯者罰款 200 元，每幢物業的最高罰款可達 7,500 元。此項法規並規定對每一違規個案者可提出刑事控告，每日最高罰款可達 1,000 元，或／和監禁六個月。

警告：任何人因出租由房屋檢查局認定為不合格的房屋而收取租金收入，不能從其州個人所得稅、銀行和公司所得稅利息、以及與該不合格結構物有關的折舊或稅中扣除開支。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極地進行，我們將向加州特許稅局 (加州稅收法規) (RP Revenue & Taxation Code) 第 1264 (c) 號條款，通知加州特許稅局 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 103 號條款規定：對於任何違反、不遵從、忽略、忽視、或反對執行本法規者，處罰金額、反對執行本法規中的任何條款的個人，將付給高 500 元的民事罰款。此法規並規定對每一違規個案者可提出刑事控告，每日最高罰款可達 1,000 元，或／和監禁六個月。