



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: 201700911

City and County of San Francisco

DATE: 23-AUG-17

1660 Mission St. San Francisco, CA 94103

ADDRESS: 0 SITUS TO BE ASSIGNED * 0

OCCUPANCY/USE: ()

BLOCK: 5281 LOT: 011

☐ 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: 1880 Jerrold Av LLC

PHONE #: --

MAILING 3931 Alemany Blvd

ADDRESS Suite 2003-221

San Francisco, California

94124

PERSON CONTACTED @ SITE: 1880 Jerrold Av LLC

PHONE #: --

VIOLATION DESCRIPTION:

<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	CODE/SECTION# 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 type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

A complaint investigation has revealed vacant lot is being use as a concrete mixing plant (F-2). At time of inspection, commercial concrete mixing equipment and material. Also a 400 sq ft +/- concrete slab has been poured to place all mixing equipment.

2) Monthly monitoring fee

Code/Section: 103A; 102A.3, Table 1A-K

CORRECTIVE ACTION:

☒ STOP ALL WORK SFBC 104.2.4

415-575-6831

☒ FILE BUILDING PERMIT WITHIN 15 DAYS

☒ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

☒ OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 45 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.

☐ CORRECT 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 PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

STOP ALL WORK. Obtain a building permit with City Planning approval to document use of vacant lot as a concrete mixing plant. Health Dpt approval also required. Two set of plans is required with permit application.

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 \$3500

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Mauricio E Hernandez

PHONE # 415-575-6831

DIVISION: BID

DISTRICT :

By:(Inspectors's Signature) _____



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201700911

OWNER/AGENT: 1880 Jerrold Av LLC
3931 Alemany Blvd
Suite 2003-221
San Francisco, California

DATE FILED: 23-AUG-17

LOCATION: 0 SITUS TO BE ASSIGNED *

BLOCK: 5281 LOT: 011

SITE:

RATING: OCCUPANCY CODE

RECEIVED BY: GSA USER DIVISION: INS

COMPLAINT SOURCE: FIELD OBSERVATION

94124

OWNER'S PHONE --

CONTACT NAME

CONTACT PHONE --

COMPLAINANT: Site Observation

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE --

DESCRIPTION: Work without permit. Vacant lot used as a concrete mixing plant.
INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	HERNANDEZ	6286		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
23-AUG-17	CASE OPENED	BID	M HERNANDEZ	CASE RECEIVED	
23-AUG-17	OTHER BLDG/HOUSING VIC INS		M HERNANDEZ	FIRST NOV SENT	1st NOV issued by M. Hernandez -jtran
23-AUG-17	OTHER BLDG/HOUSING VIC INS		M HERNANDEZ	CASE UPDATE	1st NOV mailed to owner & cc'd to DCP, DPH -jtran

COMPLAINT ACTION BY DIVISION

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

23-AUG-17



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Use,
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 - 2414

☒ FIRST NOTICE
☐ SECOND NOTICE
☐ OTHER: _____

COMPLAINT NUMBER

201700911

ADDRESS

DATE 8/23/17

OCCUPANCY / USE Vacant lot

BLOCK 5281 LOT 011

CONST. TYPE

STORIES _____ ☐ 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 1880 Jerrald Ave LLC

PHONE # _____

MAILING ADDRESS 3931 Alameda Blvd Suite

CITY San Francisco ZIP 94124

PERSON CONTACTED @ SITE 2003-221

PHONE # _____

VIOLATION DESCRIPTION:

☒ WORK WITHOUT PERMIT (SFBC 103A); ☐ ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);
☐ EXPIRED PERMIT (SFBC 106A.4.4); ☐ CANCELLED PERMIT (SFBC 106A.3.7) PA# _____;
☐ UNSAFE BUILDING (SFBC 102A); ☐ SEE ATTACHMENTS

CODE / SECTION #

A complaint investigation was revealed vacant lot is being use as a concrete mixing plant (F2). At time of inspection commercial concrete mixing equipment and material also a 400 sq ft + concrete slab has been poured to place all mixing equipment.

103A-3

2) Monthly monitoring fee

table 1A-K

BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

CORRECTIVE ACTION:

☒ STOP ALL WORK SFBC 104A.2.4

☒ FILE BUILDING PERMIT APPLICATION WITHIN 15 DAYS ☒ WITH PLANS A Copy of This Notice Must Accompany the Permit Application.

☒ OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 45 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

☐ CORRECT 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 PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

Stop All work Obtain a building permit with city Planning approval to document use of vacant lot as a concrete mixing plant Health DPT approval also required two set of plans is required with permit application.

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

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

☐ 2x Permit 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 WITHOUT PERMITS 3,500

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR Mauricio Hernandez
(Inspector — Print Name)

OFFICE HOURS 7:30 TO 8:30 AM AND 3:00 TO 4:00 PM

PHONE # 575-6831

By: (Inspector's Signature) _____ DISTRICT # _____

CC: ☒ DCP ☐ EID ☐ PID ☐ BID ☐ HIS ☐ CED ☐ PRS ☐ DAD ☐ SFFD ☒ DPH ☐ PS

☐ Building Inspection Division
3rd Floor, 1660 Mission St. 558-6096

☐ Housing Inspection Services
6th Floor, 1660 Mission St. 558-6220

☐ Electrical Inspection Division
3rd Floor, 1660 Mission St. 558-6030

☐ Plumbing Inspection Division
3rd Floor, 1660 Mission St. 558-6054

☐ Code Enforcement Division
3rd Floor, 1660 Mission St. 558-6454



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DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission St. • San Francisco, CA 94103 - 2414

☒ FIRST NOTICE
☐ SECOND NOTICE
☐ OTHER: _____

COMPLAINT NUMBER

201700911

ADDRESS _____

DATE 8/23/17

OCCUPANCY / USE Vacant lot

BLOCK 5281 LOT 011

CONST. TYPE _____

STORIES _____ ☐ BASEMENT

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OWNER / AGENT 1880 J. Field Ave LLC PHONE # _____

MAILING ADDRESS 3931 Alameda Blvd Suite 200 CITY San Francisco ZIP 94124

PERSON CONTACTED @ SITE 2003-221 PHONE # _____

VIOLATION DESCRIPTION:

☒ WORK WITHOUT PERMIT (SFBC 103A); ☐ ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);
☐ EXPIRED PERMIT (SFBC 106A.4.4); ☐ CANCELLED PERMIT (SFBC 106A.3.7) PA# _____;
☐ UNSAFE BUILDING (SFBC 102A); ☐ SEE ATTACHMENTS

CODE / SECTION #

A complaint investigation has revealed vacant lot is being used as a concrete mixing plant (P.D.). At time of inspection, commercial concrete mixing equipment and materials are at the site + concrete slab has been poured to place all mixing equipment.

103A-3

Table 1A-K

BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

CORRECTIVE ACTION:

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

☐ 2x Permit 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 WITHOUT PERMITS \$7,500

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR MARCH 2 KRAMER

(Inspector — Print Name)

OFFICE HOURS 7:30 TO 8:30 AM AND 3:00 TO 4:00 PM

PHONE # 575-6821

By: (Inspector's Signature) [Signature] DISTRICT # _____

CC: ☒ DCP ☐ EID ☐ PID ☐ BID ☐ HIS ☐ CED ☐ PRS ☐ DAD ☐ SFFD ☒ DPH ☐ PS

☐ Building Inspection Division
3rd Floor, 1660 Mission St. 558-6096
☐ Housing Inspection Services
6th Floor, 1660 Mission St. 558-6220
☐ Electrical Inspection Division
3rd Floor, 1660 Mission St. 558-6030
☐ Plumbing Inspection Division
3rd Floor, 1660 Mission St. 558-6054
☐ Code Enforcement Division
3rd Floor, 1660 Mission St. 558-6454

201717010042



Secretary of State
Articles of Organization
 Limited Liability Company (LLC)

LLC-1

FILED *pm*
 Secretary of State
 State of California

JUN 09 2017 *AS***IMPORTANT — Read instructions before completing this form.**

Filing Fee - \$70.00

Copy Fees - First page \$1.00; each attachment page \$0.50;
 Certification Fee - \$5.00

Note: LLCs may have to pay minimum \$800 tax to the California Franchise Tax Board each year. For more information, go to <https://www.ftb.ca.gov>.

LLC Ending Added*LLC* This Space For Office Use Only

1. Limited Liability Company Name (See Instructions – Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

1880 JERROLD AVE LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
1880 JERROLD AVE	SAN FRANCISCO	CA	94124
b. Initial Mailing Address of LLC, if different than item 2a	City (no abbreviations)	State	Zip Code
3931 ALEMANY BLVD SUITE# 2003-221	SAN FRANCISCO	CA	94132

3. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL – Complete Items 3a and 3b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
M.	A.	OMER	
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
3931 ALEMANY BLVD SUITE# 2003-221	SAN FRANCISCO	CA	94132

CORPORATION – Complete Item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b

4. Management (Select only one box)

The LLC will be managed by:



One Manager



More than One Manager



All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The Information contained herein, including in any attachments, is true and correct.

Organizer sign here

Print your name here

Assessor

0 SITUS TO BE ASSIGNED 0

Address

Street #	Streetname	Sfx	Unit	Block	Lot	#	Address Id	PRIMARY
0	SITUS TO BE ASSIGNED	-	0	5281	011	0	485021	ASSESSOR

Values & Prices

Land	Other	Exempt Type	Wk Status/Yr
\$0	\$0		N 2018
Structure	Home Exempt	Prior/Curr	Base Co/Yr
\$0	\$0		
Fixtures	Other Exempt	Source	
\$0	\$0		0
Prior Price	Current Price		
\$0	\$0		
Prior Sale	Curr Sale		

Construction Appliances	Base Lot	Assr Zone	Appraiser	Lot Chg Date/Shape	Use Type		
0000	000	M1	673	08/20/1999	SP		
Lot Frontage/Area/Depth	Units	Stories	Sublevels	Volume	Roll Yr/Status		
0	0	0		31	2017 N		
Rooms	Bedrooms	Baths	Bldg Sq Ft	Bsmt Sq Ft	Year Built	DBI Form Yr	Tax Area
0	0	0	0	0	0	SP	1018

Owner Information

Name	Address	City	State	Zip	Owner Date
PENINSULA CORRIDOR JOINT PC					12/27/1991









