

JOB COPY



RESTAURANT EXPANSION TENANT IMPROVEMENT TO ADDRESS CODE ENFORCEMENT CASE # CE24-0302 1429 SAN MATEO AVENUE SOUTH SAN MATEO CALIFORNIA 94080

NOTICE OF VIOLATION AND ORDER TO ABATE



Code Enforcement Division
550 North Canal Street
South San Francisco, CA 94080
Office: (650) 625-0202
Fax: (650) 677-0665

Violation Address: 1429 SAN MATEO AVENUE
SOUTH SAN FRANCISCO, CA 94080
Assessor Parcel: 015-110-540
CL Case Number: CE24-0302
Issue Date: 03/03/2025

Steven S. Gonzales
c/o Ada M. Bozza Trust
PO Box 4691
Burlingame, CA 94011-4691

- Personal
 Regular Mail
 Certified Mail: 988 978 8278 843 3761 41
 First Class
 Email

RE: NOTICE AND ORDER TO ABATE PUBLIC NUISANCE PURSUANT SOUTH SAN FRANCISCO MUNICIPAL CODE (SSFMC) SECTION 8.54.070(K)(3) AT 1429 SAN MATEO AVENUE, SOUTH SAN FRANCISCO

Dear Mr. Gonzales:

On March 30, 2022, you were notified by the City that your current tenant operating as Dahab Restaurant & Café at 1429 San Mateo Avenue, South San Francisco, California ("Property") has violated the South San Francisco Municipal Code ("SSFMC") by causing unpermitted construction, unpermitted use, and the sale and consumption of flavored tobacco. Property records indicate that you are the owner of the Property. The March 30, 2022 Notice of Violation is attached hereto as Attachment 1.

After reports of violations continued in 2024, I re-inspected the Property on September 17, 2024 and determined the same violations were present. Accordingly, on September 19, 2024, a Second Notice of Violation was issued to your tenant site a copy was provided to you. The Second Notice of Violation is attached hereto as Attachment 2.

Code Violations Observed During Inspection

During a March 19, 2025 Property inspection, the following violations were observed:

- Unpermitted wood patio structure erected and enclosed across the front of the business, in violation of SSFMC Section 16.08.010 and CBC Section 105.16 and Section 20.580.003 A since all exterior additions to non-residential projects are subject to the City's Design Review process, per SSFMC Chapter 20.580 Design Review; and
- Unpermitted interior alterations and construction, in violation of SSFMC Section 15.08.010 and CBC Section 105.1, and
- Unpermitted construction of exterior accessory structures on left side of the building, in violation of SSFMC Section 16.08.010 and CBC Section 105.1, and
- Unpermitted installation of air handling/ventilation system, in violation of SSFMC Section 15.08.010 and CBC Section 105.1, and
- Unsafe enclosure of the water heater in violation of SSFMC Section 15.16.010 and CMC 504.0, and
- Unsafe emergency egress obstructions in violation of SSFMC Section 15.08.010 and CBC 1021.4; and
- Use of open flame heaters inside the enclosed covered patio in violation of SSFMC Section 15.24.010; and
- Operating a business without the proper City approvals in violation of SSFMC Section 20.580.003.A. The Property is located within the Mixed Industrial - High (MIH) Zoning District; allowed uses within the MIH District are listed in SSFMC Table 20.100.002 Use Requirements - Non-Residential Zoning Districts. The approved business license (BLP 115973) for this Property is an Eating and Drinking Establishment - Restaurant, which is a permitted use in the MIH district. Use of the property as an Eating and Drinking Establishment pursuant to SSFMC Table 20.100.002.

Additionally on October 06, 2024 and January 03, 2025 South San Francisco Police Officer Benjamin Finnegan observed smoking in an enclosed place of employment in violation of SSFMC Section 8.50.030(a)(1).

NOTICE OF VIOLATION AND ORDER TO ABATE

Maintenance of Public Nuisance

Based on the continued existence of the above violations, the Property is hereby declared to be a Public Nuisance pursuant to SSFMC section 8.54.070(K)(3) and is subject to abatement by the City of South San Francisco if you do not comply with the following Order:

YOU ARE HEREBY ORDERED:

- Within 7 days of the date of this Notice and Order or no later than 5/12/2025 cease all smoking in an enclosed place of employment to correct violations of SSFMC Section 8.50.030(a)(1).
- Within 7 days of the date of this Notice and Order or no later than 5/12/2025 remove all open flame heaters inside the enclosed covered patio to correct Violation #7.
- Within 30 days of the date of this Notice and Order or no later than 6/04/2025 submit complete plans to correct violations of items listed above in Violations # 1 through 6 response to all plan check corrections within 10 days of notification by the City, obtain all required permits within 10 days of approval, and complete all work within 30 days of issuance of all required permits.
- On March 26, 2025, the South San Francisco City Council introduced an ordinance amending SSFMC Chapter 8.46 and repealing SSFMC Chapter 8.47 which prohibits the sale of flavored tobacco, including at hookah bars within the City of South San Francisco. The City Council is scheduled to hold a public hearing on May 14, 2025 regarding the ordinance and, if the Council adopts it after the public hearing, it will become effective on June 13, 2025. Therefore, it is expected that a Hookah Bar will no longer be permitted use within the City after June 13, 2025. Because the City could not feasibly process a CUP application for a new Hookah Bar use at the Property prior to the City Council's scheduled consideration and expected adoption of the ordinance, accordingly, within 7 days of this Notice and Order or no later than 5/12/2025 you are required to cease all use of the Property as a Hookah Bar.

RIGHT TO APPEAL

You, or anyone with a legal interest in the Property, may appeal this Notice and Order, or any determination contained herein. To do so, you must file an appeal with the City no later than (15) days from the date of this Notice and Order. Failure to file an appeal will constitute a waiver of your right to an administrative hearing to contest the Notice and Order, and any determination contained herein.

Any appeal must be filed with the City Clerk in the form required by the City at:

P.O. Box 711
South San Francisco, CA 94083
all-cc@ssf.net

Costs Recovery

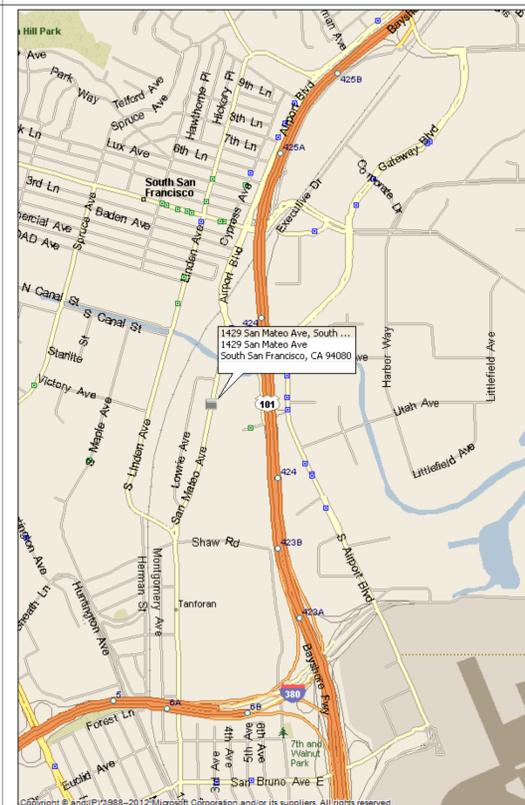
Please be aware, pursuant to SSFMC section 8.54.215, the City intends to charge for all costs as defined in section 8.54.205 incurred by the City if you fail to comply with this Order.

Please be further aware, failure to comply with this Order may result in the City entering your Property and abating the public nuisance conditions by private contract which shall be performed by a contractor required to pay its workers a prevailing wage pursuant to SSFMC section 8.54.140.

The costs of such abatement work, legal costs associated with obtaining any judicial approval for entry onto the Property to conduct such abatement and any other costs as defined in section 8.54.205 shall be billed to you per SSFMC section 8.54.145 at the conclusion of the enforcement case and will include a summary of such costs associated with the processing of the case. If you fail to remit such costs within the time period required, in addition to other available legal remedies, the City may collect such costs via a special assessment on your Property, which shall be due at the same time and in the same manner as property taxes.

Note: Provide Automatic Fire Sprinkler System throughout and install Monitored Fire Alarm.

VICINITY MAP



ABBREVIATIONS

ADM. ADMINISTRATION	GAL. GALLON	SHT. SHEET
AN. ANCHOR BOLT	GA. GAUGE	SH. SINGLE HUNG
AN. ANCHOR BOLT	GI. GALVANIZED IRON	SM. SIMILAR
ALUM. ALUMINUM	GLB. GLUE LAMINATED BEAM	SK. SINK
ALT. ALTERNATE	GRD. GRADE	SLR. SLIDER
APPROX. APPROXIMATE	GYP. GYPSUM BOARD	S.O.G. SLAB ON GRADE
ARCH. ARCHITECTURE	GYP.W. GYPSUM WALL BOARD	SPEC. SPECIFICATIONS
ALU. ALUMINUM SLIDER		SQ. SQUARE
BLDG. BUILDING	HRDR. HANDRAIL	STFF. STIFFENER
BLK. BLOCK	HC. HANDICAPPED	STR. STEEL
BLK. BLOCK	HD. HOLDOWN	STR. STRUCTURAL
BM. BEAM	HRZ. HORIZONTAL	STR. STRUCTURAL
B.N. BUSHY NAIL	H.S.B. HIGH STRENGTH BOLTS	STRUC. STRUCTURAL
BOT. BOTTOM	HT. HEIGHT	SYM. SYMMETRICAL
BRD. BOARD	H.W. HOT WATER	
BTR. BETTER	HOR. HEADER	
BTWN. BETWEEN	IN. INCHES	
	LD. INSIDE DIAMETER	
CAT. CATWALK	LD. INSULATION	
C.J. CONSTRUCT. JOINT	JT. JOINT	
CLR. CLEAR	JST. JOIST	
CON. CENTER	L. LONG (LENGTH)	
COL. COLUMN	LAB. LABORATORY	
CONC. CONCRETE	LIN. LINEAR	
CONN. CONNECTION	L.M. LONG (LENGTH)	
CONTR. CONTINUOUS	L.N. LABORATORY	
CONTR. CONTRACTOR	L.N. LINEAR	
CORR. CORRIDOR	MAX. MAXIMUM	
CORR. CORRUGATED	M.B. MACHINE BOLTS	
	MECH. MECHANICAL	
DAB. DIABETER	MEZ. MEZZANINE	
DBL. DOUBLE	MFR. MANUFACTURER	
DF. DOUGLAS FIR	MIN. MINIMUM	
DIM. DIMENSION	N. NEW	
DN. DOWN	NA. NOT APPLICABLE	
DR. DOOR	N.C. NOT IN CONTRACT	
DW. DOWNSHOWER	NOM. NOMINAL	
D.S. DOWN SPOUT	N.T.S. NOT TO SCALE	
	O.C. ON CENTER	
E. EXISTING	OPP. OPPOSITE HAND	
EA. EACH	OPP. OPPOSITE	
E.F. EACH FACE	P.D. POCKET DOOR	
E.J. EXPANSION JOINT	P.D.F. POWER DRIVEN FASTENER	
EL. ELEVATION	PERM. PERIMETER	
ELEC. ELECTRICAL	P.C. PRECAST CONCRETE	
EOR. EQUAL	PL. PLATE	
EQ. EQUIPMENT	P.L. PROPERTY LINE	
E.S. EACH SIDE	P.W. PLASTER	
E.S. EACH SIDE	P.W.D. PLASTER	
E.W. EACH WAY	PN. PLATE NAIL	
EX. EXPANSION	P.S.F. POUNDS PER SQUARE FT.	
EXP. EXPANSION JOINT	P.S.I. POUNDS PER SQUARE INCH	
	PRES. TRT. PRESSURE TREATED	
F.B. FLAT BAR	R. REMOVE	
FDN. FOUNDATION	RI. RISER	
F.G. FIXED GLASS	RO. RADIOS	
FR. FINISHED	RO. REINFORCEMENT	
F.J. FLOOR JOIST	REQ. REQUIRED	
FLNG. FLANGE	REQ. REQUIRED	
FLUR. FLOOR	REF. REFRIGERATOR	
FLUR. FLOOR	RO. ROUGH OPENING	
FLUR. FLOOR	RO. ROUGH SAWN	
F.N. FLOOR NAIL	RO. ROUGH	
F.O.C. FACE OF CONCRETE	RO. ROUGH	
F.O.F. FACE OF FINISH	RO. ROUGH	
F.O.H.C. FACE OF HEART CENTER	RO. ROUGH	
F.O.M. FACE OF MASS	RO. ROUGH	
F.O.S. FACE OF STUD	RO. ROUGH	
F.P. FULL PENETRATION	R.W. RAIN WATER LEADER	
FT. FOOTING		
FTG. FOOTING		
FURN. FURNITURE		

SYMBOLS

&	AND	DETAIL NUMBER
∟	ANGLE	SHEET NUMBER
@	AT	INTERIOR ELEVATIONS
⊥	CENTERLINE	ELEVATION NUMBER
#	PERPENDICULAR	SHEET NUMBER
ℙ	POUND OR NUMBER	
⊕	PLATE	
⊕	PROPERTY LINE	
⊕	WORK POINT	
⊕	NORMAL FLOOR LEVEL	
⊕	OR WORK POINT	
⊕	COLUMN GRID	
⊕	DOOR SYMBOL	
⊕	WINDOW SYMBOL	
⊕	SHEARWALL SYMBOL	
⊕	SELECTION NUMBER	
⊕	SHEET NUMBER	

PROJECT DATA

OWNER:	MICHAEL HAMDI 510 MYRTLE STREET SOUTH SAN FRANCISCO CALIFORNIA 94080 (650) 634-8499
TENANT:	DAHAB RESTAURANT SAMIR & NISREEN KARMI 1429 SAN MATEO AVENUE SOUTH SAN FRANCISCO CALIFORNIA 94080 (650) 636-5988
SITE INFORMATION:	1429 SAN MATEO AVENUE SAN MATEO CA 94080
BLDG. INFORMATION:	EXISTING USE: RESTAURANT AND STORAGE WAREHOUSE PROPOSED USE: RESTAURANT WITH BANQUET AREA
SQUARE FOOTAGES:	CONSTRUCTION TYPE: III-A OCCUPANCY GROUP: A2 AUTO. SPRINKLERS: (NONE-EXISTING) NO OF OCCUPANTS: 180 EXISTING TENANT SPACE: 4042 SF PROPOSED: 4042 SF

APPLICABLE CODES

CALIFORNIA BUILDING CODE (CBC)	2022 EDITION
CALIFORNIA PLUMBING CODE (CPC)	2022 EDITION
CALIFORNIA MECHANICAL CODE (CMC)	2022 EDITION
CALIFORNIA ELECTRICAL CODE (CEC)	2022 EDITION
CALIFORNIA FIRE CODE (CFC)	2022 EDITION
CALIFORNIA GREEN BUILDING CODE	2022 EDITION
CALIFORNIA HISTORICAL CODE	2022 EDITION
CALIFORNIAA EXISTING BUILDING CODE	2022 EDITION
CALIFORNIA ENERGY CODE AKA	2022 EDITION
ENERGY EFFICIENCY STANDARD (EES)	2022 EDITION

SCOPE OF WORK

- TO ADDRESS CODE ENFORCEMENT CASE # CE24-0302
- CONVERT EXISTING STORAGE AREA INTO NEW BANQUET RECEPTION AREA
 - INSTALL NEW RAISED PLATFORM AREA AT NEW BANQUET AREA
 - INSTALL NEW SUSPENDED ACOUSTICAL CEILING
 - INSTALL NEW LIGHTING AND ELECTRICAL AT BANQUET AREA
 - INSTALL NEW SHEETROCK COLUMNS AND ELECTRIC FIRE PLACE
 - INSTALL NEW ACCESSIBILITY COMPLIANCE FEATURES
 - INSTALL NEW SERVICE COUNTER AT RESTAURANT.
 - INSTALL NEW AIR FILTRATION MECHANICAL SYSTEM
 - REMOVE ILLEGALLY CONSTRUCTED SHED AT BUILDING EXTERIOR
 - REMOVE AND ADD NEW TOILET TO WOMEN'S RESTROOM
 - EXPAND EXISTING PLATFORM AT NEW BANQUET AREA

DRAWING INDEX

- | | |
|-------|----------------------------------|
| A0 | TITLE SHEET |
| A1 | EXISTING, PROPOSED SITE PLAN |
| A2 | EXISTING, PROPOSED FLOOR PLAN |
| A2.1 | EGRESS PLAN |
| A3 | ACCESSIBILITY DETAILS |
| A4 | SUSPENDED CEILING DETAILS |
| BMP | BEST MANAGEMENT PRACTICES |
| M0.1 | MECHANICAL NOTES & SCHEDULES |
| M0.11 | TITLE 24 |
| M0.12 | TITLE 24 |
| M1.1 | MECHANICAL PLANS |
| M5.1 | MECHANICAL DETAILS & SCHEDULES |
| E1.0 | ELECTRICAL GENERAL NOTES |
| E2.0 | ELECTRICAL PLANS |
| E3.0 | ELECTRICAL LIGHTING PLAN |
| E4.0 | TITLE 24 & T-BAR Ceiling Details |
| E4.1 | TITLE 24 |

DEFERRED SUBMITTALS

- AUTOMATIC FIRE SPRINKLER SYSTEM
- INSTALLED MONITORED FIRE ALARM

REVISIONS

REVISION	MB
02/10/26	

Beaumont + Associates

COVER SHEET
PROJECT DATA

RESTAURANT EXPANSION

DATE 5/20/25
DRAWN BY MB
SHEET NO.

A0

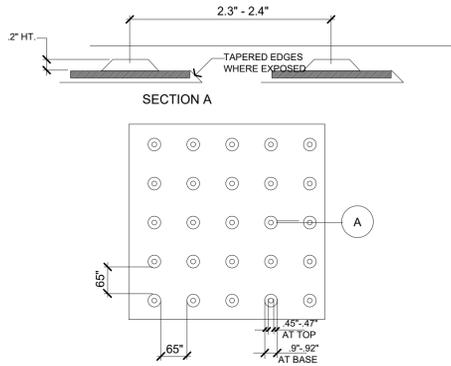
4050 Harlan Street, Emeryville California 94608
Tel: 510/652-4433 Fax: 510/652-5111

1429 SAN MATEO AVENUE
SOUTH SAN FRANCISCO CALIFORNIA 94080

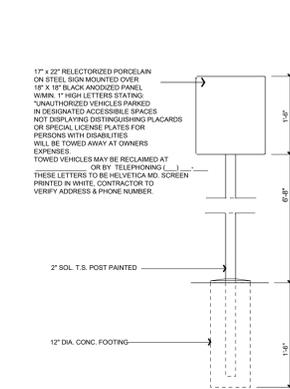
BUILDING INSPECTION DEPARTMENT
CITY OF SOUTH SAN FRANCISCO
APPROVED
 BLDG. PER. NO. 245-0008
 This set of plans and specifications SHALL be kept intact on the job at all times for builder's use during construction and readily available to City Building Inspectors. It is unlawful to make any changes or alterations on same without permission and approval from the building inspection Division. Approval of these plans and specifications SHALL NOT be held to permit or to be an approval to violate any provisions of any city or state law.
 DATE: 2-19-26 BY: Jerry Lam

NOTE

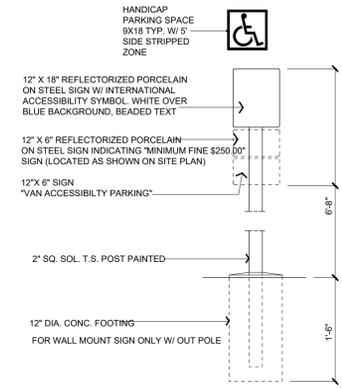
1. DETECTABLE WARNING SURFACES SHALL BE YELLOW (COLOR) CONFORMING TO 33338 OF SAE-AMS-STD-4954
2. DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES MUST ENSURE CONSISTENCY AND UNIFORMITY FOR SHAPE, COLOR, FASTNESS, CONFORMATION, SOUND-ON-CANE ACOUSTICAL QUALITY, RESISTANCE, AND THAT ATTACHMENT WILL NOT DEGRADE SIGNIFICANTLY (<10%) FOR AT LEAST FIVE YEARS.



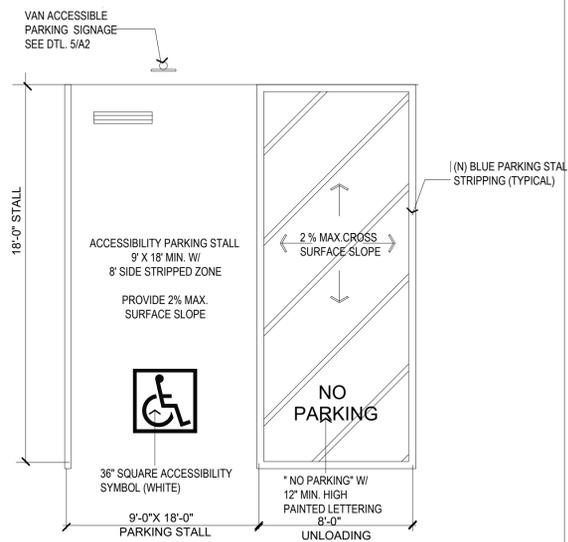
6 TRUNCATED DOME DETAIL



4 TOW-A-WAY SIGNAGE AT PARKING LOT ENTRY



5 PARKING SIGNAGE



3 VAN ACCESSIBLE PARKING STALL

PUBLIC WORKS NOTES

- A. THE OWNER SHALL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO ENSURE THAT ANY PROPOSED REPAIR WORK TO THE SEWER LATER, SIDEWALK, CURB, AND / OR GUTTER WILL BE SATISFACTORY TO THE CITY. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND DEPOSITS. ALL WORK RELATED TO THESE REQUIREMENTS SHALL BE ACCOMPLISHED AT THE OWNER'S EXPENSE.
- B. ANY SUBSTANDARD SIDEWALK, ROLLED CURB AND GUTTER FRONTING THE PROPERTY SHALL BE REMOVED AND REPLACED TO CURRENT CITY STANDARDS AS DIRECTED BY THE CITY OF SSF AT THE OWNER'S EXPENSE. THE CITY OF SSF SHALL BE THE SOLE JUDGE OF WHETHER ANY SUCH REPLACEMENT IS NECESSARY.
- C. THE APPROVAL OF THESE PLANS IS BASED ON THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE FINAL APPROVAL. THE PLANS ARE SUBJECT TO ACTUAL SITE CONDITIONS, AND ANY DISCREPANCIES OR DEVIATIONS DISCOVERED DURING THE FIELD INSPECTION MAY REQUIRE CORRECTIONS OR ADDITIONAL APPROVALS.

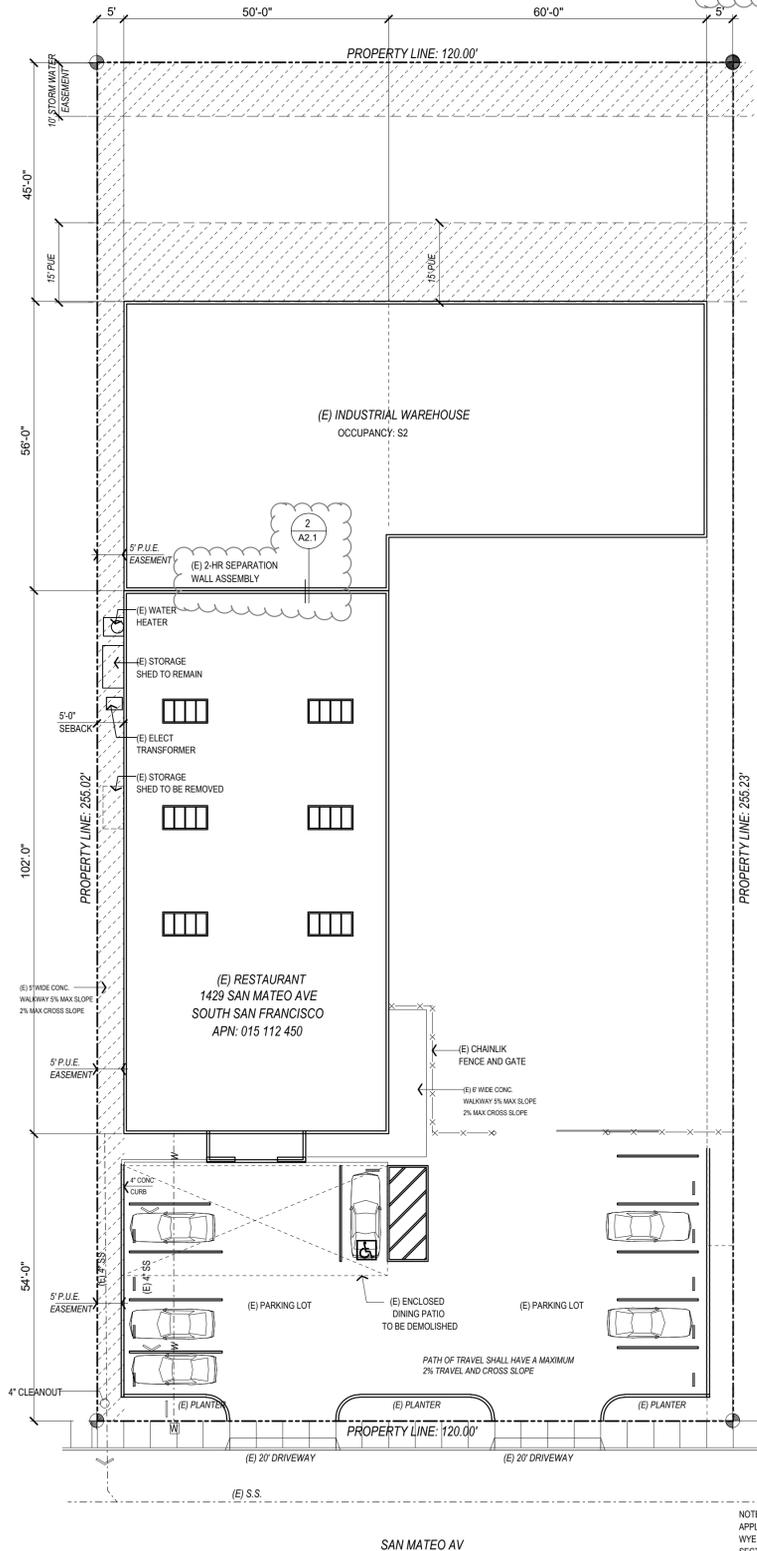
OCCUPANCY DATA

ROOM NO.	AREA USE	SQUARE FOOTAGE	OCCUPANCY LOAD FACTOR	NUMBER # OCCUPANTS	MIN. EXITS REQ./PROP.	OCCUPANCY CATEGORY
101	DINING AREA	505	15	34	1/1	A2
102	SERVICE AREA	98	150	1	1/1	
103	HALLWAY	313	150	3	1/1	
104	RESTROOMS	140	100	2	1/1	
105	RESTROOMS	140	100	2	1/1	
106	FOOD PREP KITCHEN-1	410	200	3	1/1	
107	FOOD PREP KITCHEN-2	265	200	2	1/1	
108	(N) BANQUET DINING	2,000	15	133	2/2	
TOTAL		3,871 SF		180	3	A2

PLUMBING FIXTURE REQ.

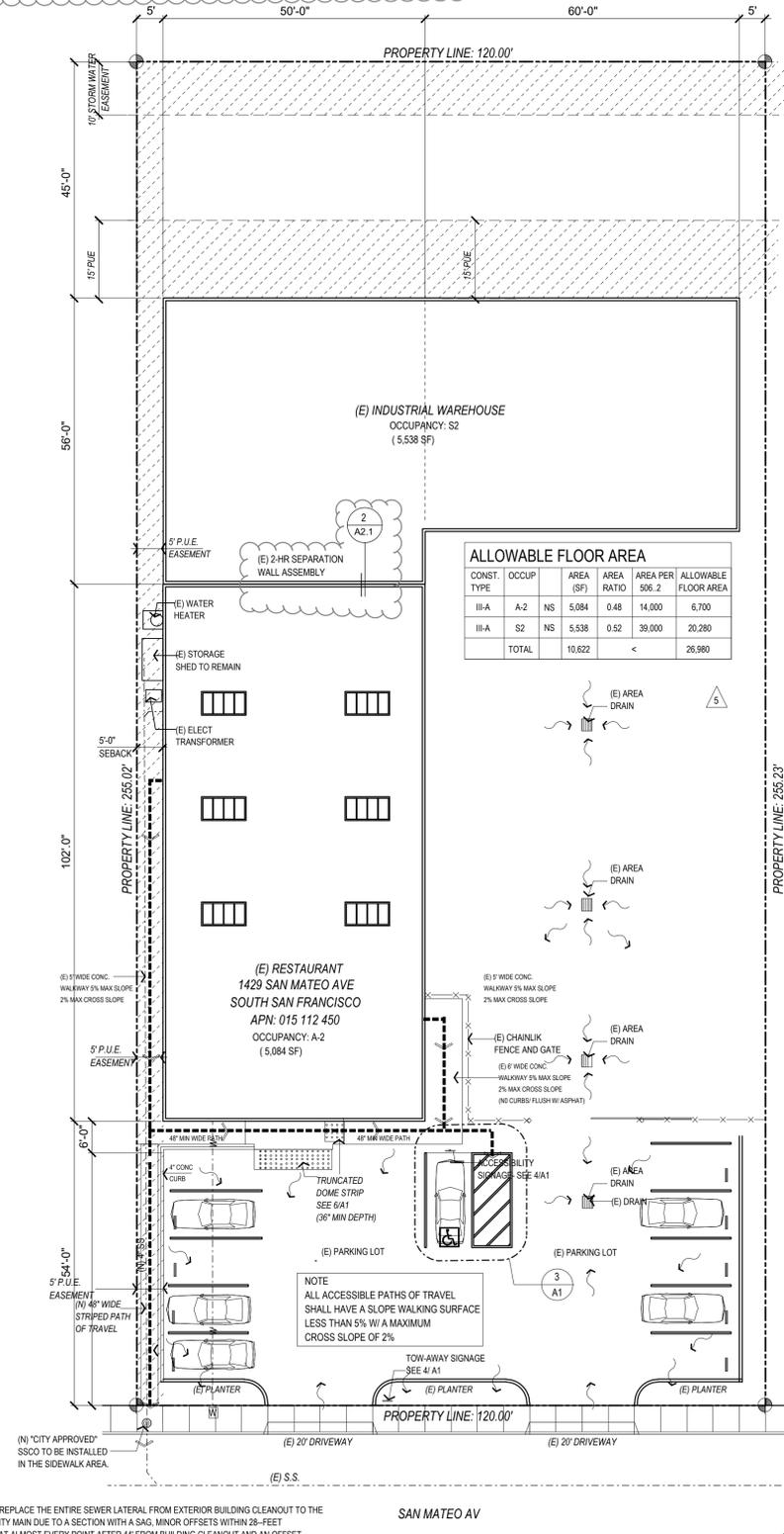
Base upon Table 422.1 of the 2022 California Plumbing Code, 74 person per sex

FIXTURE	REQ.	PROPOSED
MEN LAVATORY	1	1
WATER CLOSETS	2	2
URINALS	1	1
WOMEN LAVATORY	1	2
WATER CLOSETS	3	3
URINALS	N/A	N/A



1 ORIGINAL / DEMO SITE PLAN

SCALE: 1/16"=1'-0"



2 PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"

NOTE:
 APPLICANT IS REQUIRED TO REPLACE THE ENTIRE SEWER LATERAL FROM EXTERIOR BUILDING CLEANOUT TO THE WYE CONNECTION TO THE CITY MAIN DUE TO A SECTION WITH A SAG. MINOR OFFSETS WITHIN 28- FEET SECTION. MEDIUM OFFSETS AT ALMOST EVERY POINT AFTER 44' FROM BUILDING CLEANOUT AND AN OFFSET BEFORE THE WYE TO THE CITY MAIN TO CURRENT CITY STANDARD DETAILS AND SPECIFICATIONS.
 ADDITIONALLY, THE APPLICANT IS REQUIRED TO INSTALL A "CITY APPROVED" CLEANOUT OR UPGRADE THE CLEANOUT IN THE SIDEWALK AREA. OBTAIN NECESSARY BUILDING AND ENCROACHMENT PERMITS FOR THE REQUIRED SEWER LATERAL REPLACEMENT.

ALLOWABLE FLOOR AREA

CONST. TYPE	OCCUP.	AREA (SF)	AREA RATIO	AREA PER 506.2	ALLOWABLE FLOOR AREA
III-A	A-2	NS	5.084	0.48	14,000
III-A	S2	NS	5.538	0.52	39,000
TOTAL				<	26,980

REVISIONS

REVISION	DATE	BY
02/10/25		MB

Beaumont + Associates
 4050 Harlan Street, Emeryville California 94608
 Tel: 510/652-4433 Fax: 510/652-5111

**ORIGINAL / DEMO SITE PLAN
 EXISTING / PROPOSED SITE PLAN**

RESTAURANT EXPANSION
 1429 SAN MATEO AVENUE
 SOUTH SAN FRANCISCO CALIFORNIA 94080

DATE: 5/20/25
 DRAWN BY: MB
 SHEET NO.:

A1

