

***Regular Meeting of the
Abatement Appeals Board***

July 15, 2026

Agenda Item C2

Staff Report



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services

City & County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

HOUSING INSPECTION SERVICES DIVISION

ABATEMENT APPEALS BOARD STAFF REPORT

Appeal Number:	6971
Date of Abatement Appeals Board Hearing:	July 15, 2026
Property Address:	1241 Funston Avenue
Block/Lot:	1737/012
Complaint Tracking Number:	202544914

PROPERTY OWNER INFORMATION

Property Owner(s) Name:	ESSEX PORTFOLIO LP
Property Owner(s) Mailing Address:	PO Box 4747, Oak Brooks, IL 60522
Property Owner(s) Phone Number:	650-655-7800 (Brehyonna Reeves)

PROPERTY DESCRIPTION / OCCUPANCY INFORMATION

The subject building is an apartment building consisting of 24 units on 3 floors of occupancy.

Occupancy Status: The building is occupied.

CASE DESCRIPTION & HISTORY

This complaint was received on October 15, 2026, from an occupant at the property regarding the lack of a janitor, housekeeper, or other responsible caretaker residing upon the premises of an apartment house in which there are 16 or more apartments. California law mandates that any apartment building with 16 or more units must have a resident manager, caretaker, or responsible person on-site, provided the owner does not live there. This caretaker ensures basic facility oversight. As a result, a notice of violation was issued on October 20, 2025, CTS#202544914. This notice is still outstanding pursuant to a site inspection on June 10, 2026.

CASE HISTORY:

October 15, 2025: Case opened/received

October 16, 2025: Inspection of premises made

October 20, 2025: Telephone Call

October 20, 2025: First NOV Sent

October 20, 2025: Building Posted

October 29, 2025: Telephone Call

November 19, 2025: Re-inspection 1

November 20, 2025: Inspection of premises made

December 02, 2025: Case Updated

December 02, 2025: Referred to Director's Hearing

January 14, 2026: Notice of Director's Hearing Posted

January 22, 2026: Director's Hearing Held- 30-day Order of Abatement Issued

January 26, 2026: Posted Order of Abatement

February 04, 2026: Appeal to the Abatement Appeals Board Received

May 14, 2026: Telephone Call

June 09, 2026: Re-inspection

Reason for Appeal: The Appellant is stating that they have complied with the Notice of Violation by posting the contact information in all areas of the building.

STAFF FINDINGS & RECOMMENDATION

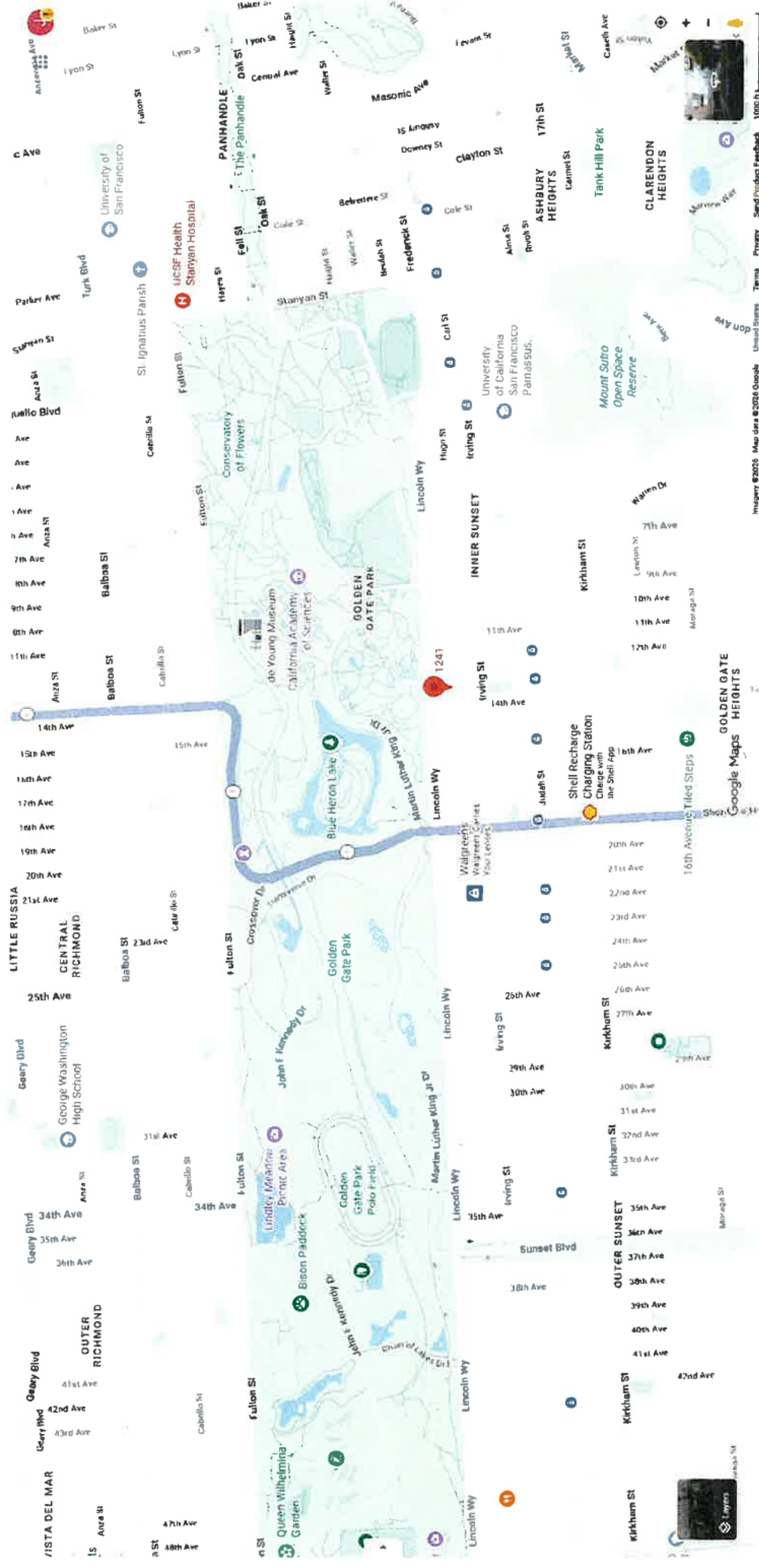
1. The Notice of Violation for CTS #202544914 was issued on October 20, 2025, and the owner has had sufficient time to comply as required by the Notice of Violation
2. The property owner has failed to comply with the Notice of Violation and Order of Abatement.
3. The property Owner's failure to comply with the Notice of Violation has created a hazardous condition for the occupant(s). Based on the California Code of Regulations and safety standards, failing to have an on-site caretaker in a large residential building creates major safety, security, and maintenance hazards.
- **Delayed Fire Department Access:** Caretakers provide immediate access to locked master keys, utility rooms, elevator rooms, and roof hatches during fires or medical crises.
- **Slow Utility Shut-offs:** If a water pipe bursts or a gas leak occurs, an on-site caretaker can instantly shut off main valves to prevent structural damage or explosions.

The presence of on-site caretakers ensures continuous compliance with health, safety, and building codes. (SFHC Sec. 1311. Caretaker)

4. The Department recommends that the Order of Abatement be upheld and that all costs incurred by the Department be assessed.

LIST OF ATTACHED EXHIBITS

1. Area Map
2. Sanborn Map
3. Site Photographs
4. Notice of Violation
5. Complaint Data Sheet
6. Notice of Director's Hearing
7. Order of Abatement Posting
8. Order of Abatement
9. Appellant's Appeal Package
10. Notice of AAB Hearing



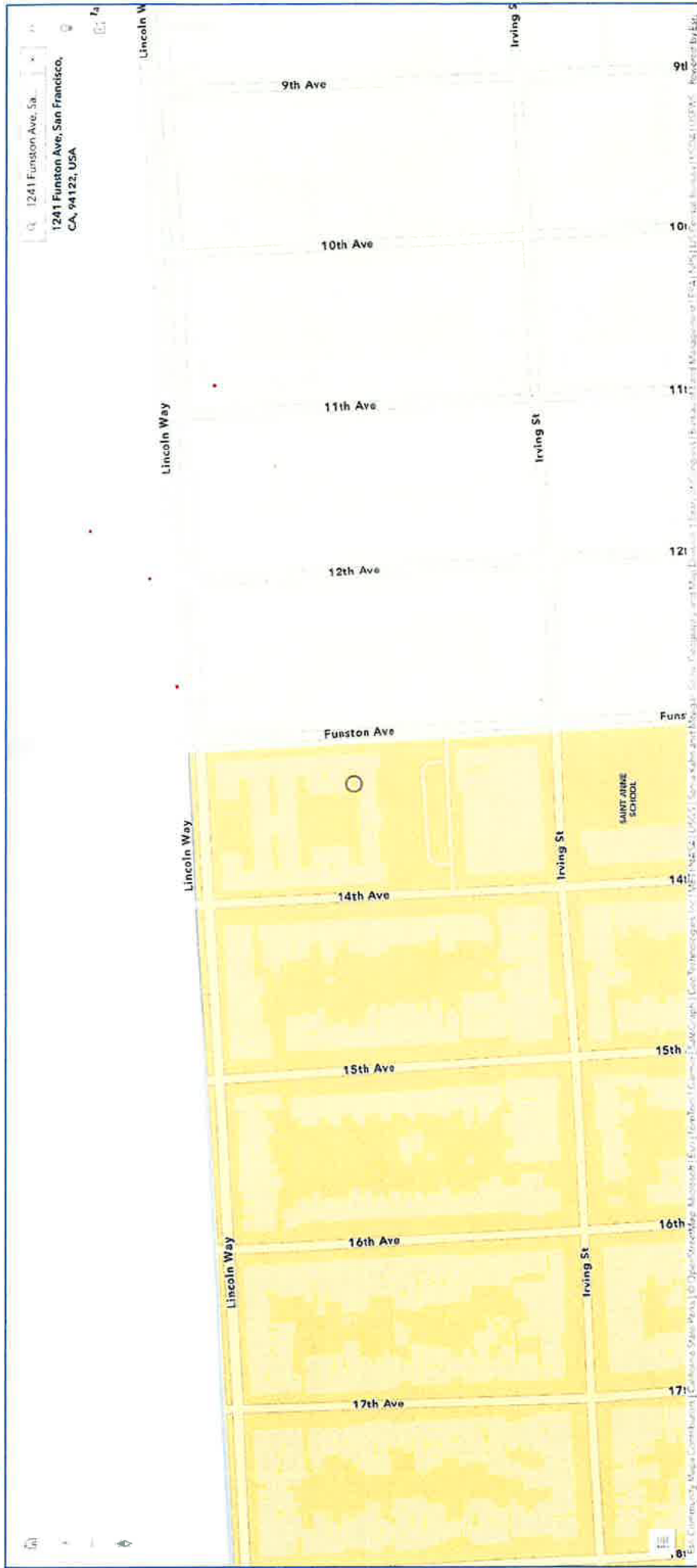
Imagery ©2025 Map data ©2025 Google

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Send Product Feedback

1000 ft

Google Maps





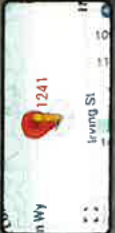
1240 Funston Ave

San Francisco, California

Google Street View

Apr 2025 See more dates

Google Maps



Share

X

Image captured Apr 2025 © 2025 Google Street View Imagery provided by

Jun 9, 2026 at 4:05:36 PM
1241 Funston Ave
San Francisco, CA 94122
United States





DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBLHID.Complaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202544914

OWNER/AGENT: ESSEX PORTFOLIO LP

MAILING

ADDRESS: ESSEX PORTFOLIO LP
GRANT THORNTON, LLP (TAX AG)
PO BOX 4747
OAK BROOK IL US
60522

DATE: 20-OCT-25

LOCATION: 1241 FUNSTON AV

BLOCK: 1737 **LOT:** 012

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
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- | | | |
|---|--|--|
| 1 | THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED. | 1241 Funston, a 24 unit apt building constructed in 1959. |
| 2 | SEC. 1311. PROVIDE CARETAKER. | A janitor, housekeeper or other responsible person shall reside upon the premises and shall have charge of every apartment house in which there are 16 or more apartments. Post the contact information (caretakers phone number and apt #) for the onsite caretaker at the mailboxes, or adjacent to the elevator on each occupied floor. Alternatively, the inspector can accompany the the owners rep to hand deliver caretaker info to units or mailboxes. |
| 3 | INSPECTOR'S COMMENT | It is the property owner's responsibility to be present or direct his/her representative to attend the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.
If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection time/date with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection. |

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 19 November 2025 12:00 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Donald Osborne AT 628-652-3399

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$405.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBLHID.Complaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate Inspector through site inspection.

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of \$149.00, and (2) an hourly rate of \$226.00 for case management/administration, and \$405.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-G, IA-J and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17, 102A.18 et seq., 102A.19 et seq., and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: Section 17274 and 24436.5 of the Revenue and Taxation Code provide, inter alia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

NOTICE OF VIOLATION WARNINGS! (Continued from page 1)

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding \$1,000.00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 49 South Van Ness Ave, 2nd Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code 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, Room 1475 at (628) 652-1150.

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT: Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, a \$405.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE: Section 327 of the San Francisco Existing Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed \$500.00 per day plus administrative costs as provided by Section 327.8.1 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled What You Should Know About the Department of Building Inspection Code Enforcement Process or download the document from the Department website.

P:\Notice of Violation Warningss\NOV Warning Sheet.docx (updated 09/01/2025)



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202544914

OWNER/AGENT: ESSEX PORTFOLIO LP
ESSEX PORTFOLIO LP
GRANT THORNTON, LLP (TAX AG
PO BOX 4747
OAK BROOK IL US
60522

OWNER'S PHONE:
CONTACT NAME:
CONTACT PHONE:

COMPLAINANT: Chad

DATE FILED: 15-OCT-25

LOCATION: 1241 FUNSTON AV

BLOCK: 1737 LOT: 012

SITE:

RATING: 4 Years

OCCUPANCY CODE R-2

RECEIVED BY: Miguel Colon DIVISION: HIS

COMPLAINT SOURCE: TELEPHONE

ASSIGNED TO DIVISION: HIS

COMPLAINANT'S PHONE 4158467737

DESCRIPTION: no onsite manager for more than 3 years
INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	OSBORNE	6322	9	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
15-OCT-25	CASE OPENED	D OSBORNE	CASE RECEIVED		Miguel Colon 15-OCT-25	HIS
16-OCT-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	INSPECTION OF PREMISES MADE	met complainant, inspection. Took down phone contact phone numbers for building.	Donald Osborne 20-OCT-25	HIS
20-OCT-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	TELEPHONE CALLS	contacted PM.	Donald Osborne 20-OCT-25	HIS
20-OCT-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	FIRST NOV SENT		Donald Osborne 20-OCT-25	HIS
20-OCT-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	BLDG POSTED TENANTS NOTIFIED AS PER NOTIFICATION REQMENTS	Unit : 24;# of postings left on building; Locations : adjacent to main entry;Unit #s mailed posting: .	Donald Osborne 21-OCT-25	HIS



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202544914

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
29-OCT-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	TELEPHONE CALLS	spoke with PM at length	Donald Osborne 29- OCT-25	HIS
19-NOV-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	REINSPECTION 1	at subject property - no show by owner. Text w complainant. They say they have not been given any info about onsite mgr	Donald Osborne 19- NOV-25	HIS
20-NOV-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	INSPECTION OF PREMISES MADE	call from owner rep. , went to property. Met person that says they are caretaker, discussed case and definition and requirements for caretaker.	Donald Osborne 20- NOV-25	HIS
02-DEC-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	CASE UPDATE	spoke with owner rep (that says he lives there). He says that his supervisors told him that his apartment number was to remain private.	Donald Osborne 02- DEC-25	HIS
02-DEC-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	REFER TO DIRECTOR'S HEARING		Donald Osborne 02- DEC-25	HIS
20-JAN-26	OTHER BLDG/HOUSING VIOLATION	J LOPEZ	DIRECTOR HEARING NOTICE POSTED	Inspector Osborne posted D.H notice on 1/14/2026.	Jose Lopez 20-JAN- 26	HIS
22-JAN-26	OTHER BLDG/HOUSING VIOLATION	J LAWRIE	DIRECTOR'S HEARING DECISION	The owner was not represented, a 30-day Order of Abatement was issued.	James Lawrie 22- JAN-26	HIS
26-JAN-26	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	ORDER OF ABATEMENT POSTED	Posted order on sideglass	Donald Osborne 27- JAN-26	HIS
04-FEB-26	OTHER BLDG/HOUSING VIOLATION	J LOPEZ	ABATEMENT APPEALS BOARD HRG	Appeal to the Abatement Appeals Board was received	Jose Lopez 08-JUN- 26	HIS
14-MAY-26	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	TELEPHONE CALLS	spoke w complainant. They say posted number for manager is for someone that lives outside the building	Donald Osborne 14- MAY-26	HIS
09-JUN-26	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	REINSPECTION 2	At subject property. Phone directory has no listing for "manager" or "caretaker". The sign in the lobby has phone numbers - an "emergency maintenance line" and a general number. There is no contact information for an onsite manager or caretaker.	Donald Osborne 09- JUN-26	HIS

COMPLAINT ACTION BY DIVISION

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

20-OCT-25



DATE AFFIDAVIT PREPARED January 6, 2026

Directors' Hearing Date: January 22, 2026
Hearing Number: 202544914

ADDRESS: 1241 FUNSTON AV, 0

INSPECTOR: Osborne

OWNER: ESSEX PORTFOLIO LP
GRANT THORNTON, LLP (TAX AG)
PO BOX 4747
OAK BROOK IL US 60522

Block: 1737 Lot: 012 Seq: 1

Tract: 302 Case: DC1

Declaration of Service Of Notice Of Violation(s) and Notice Of Director's Hearing by Mail

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 1/8/2026, San Francisco, California.

By: Stella Chung 1/7/2026 Signature: Stella Chung
(Print name) (Date)

Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing

I, the undersigned, declare that I am employed the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 1/14/26, at San Francisco, California.

By: DONALD OSBORNE 1/14/26 Signature: Donald Osborne
(Print name) (Date)

Housing Inspection Services
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226
Office (628) 652-3700 - FAX (628) 652-3709- www.sfdbi.org

9589 0710 5270 0837 2396 25

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
To	Essex Portfolio LP
\$	Grant Thornton, LLP
Se	PO Box 4747
St	Oak Brook, IL 60522
City	NOV 202544914

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1502 5184 10

U.S. Postal ServiceTM
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OFFICIAL USE

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
To	Essex Portfolio, L.P
\$	925 East Meadow Drive
Se	Palo Alto, CA 94303
St	NOV 202544914
City	

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



January 6, 2026

**Owner: ESSEX PORTFOLIO LP
GRANT THORNTON, LLP (TAX AG)
PO BOX 4747
OAK BROOK IL US 60522**

**Address: 1241 FUNSTON AV, 0
Block: 1737 Lot: 012 Seq: 1
Tract: 302 Case: DC1
Inspector: Osborne
Hearing Number : 202544914**

NOTICE OF DIRECTOR'S HEARING

**Date and Time of Hearing: January 22, 2026 at 9:30 a.m.
At 49 South Van Ness Ave, first floor, Rm 0196 San Francisco, CA 94103**

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector **Osborne** at (628) 652-3700 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

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

LIST OF OWNERS/INTERESTED PARTIES

Address: 1241 Funston Ave

Complainant:

Chad Hoskins
1241 Funston Ave
San Francisco, CA 94122

1.
Essex Portfolio LP
Grant Thornton, LLP
PO Box 4747
Oak Brook, IL 60522

2.
Essex Portfolio, L.P
925 East Meadow Drive
Palo Alto, CA 94303

Modified: 12/22/2025 / sc

Tract: 302 / Source: DC1

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GRANT DEED

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Essex Portfolio, L.P.
925 East Meadow Drive
Palo Alto, CA 94303
Attn: Jordan E. Ritter

MAIL TAX STATEMENTS TO:

Essex Portfolio, L.P.
925 East Meadow Drive
Palo Alto, CA 94303
Attn: Mail Stop - Property Tax

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J510498-00
Acct 1-CHICAGO Title Company
Wednesday, SEP 26, 2012 08:00:00
Ttl Pd \$33.00 Rcpt # 0004515139
REEL K740 IMAGE 0144
ogi/GG/1-4

36413252 1241 Funder mt
104-02 BK 1737 GRANT DEED

[Above Space For Recorder's Use Only]

In accordance with Section 11932 of the California
Revenue and Taxation Code, Grantor has declared
the amount of transfer tax which is due by a
separate statement which is not being recorded
with this Grant Deed.

[X] City and County of San Francisco, California

APN: 1737-012

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Park West Associates, a California limited partnership ("Grantor") hereby grants to Essex Portfolio, L.P., a California limited partnership ("Grantee") the real property (the "Property") in the City and County of San Francisco, State of California, more particularly described in Exhibit "A" attached hereto and made a part of this Grant Deed.

SUBJECT TO:

1. This conveyance is subject to: (a) current and future real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; (b) all covenants, conditions, restrictions, reservations, rights, liens, encumbrances, easements and rights of way of record and/or disclosed by an inspection; (c) any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an accurate survey; (d) any and all residential leases, residential tenancies, residential rental agreements or other residential occupancy agreements; provided same do not provide for any rights of first refusal to purchase, options to purchase or similar purchase rights; and (e) zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property.

[GRANT DEED CONTINUES ON NEXT PAGE]



DATE AFFIDAVIT PREPARED January 22, 2026

Address: 1241 FUNSTON AV, 0

Hearing Number: 202544914

Inspector: Osborne

Block: 1737 Lot No: 012 Seq: 1

Directors' Hearing Date: January 22, 2026

Tract: 302 Case: DC1

Owner: ESSEX PORTFOLIO LP
GRANT THORNTON, LLP (TAX AG)
PO BOX 4747
OAK BROOK IL US
60522

Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 1/23/26 at San Francisco, California. By: Miguel Cabrera
(Signature)

Declaration Of Posting Of The Order Of Abatement Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 1/26/26 at San Francisco, California.
By: DONALD OSBORNE 1/26/26 Signature: Donald Osborne
(Print name) (Date)

9589 0710 5270 3174 4571 27

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	Essex Portfolio LP
Street and Ap	Grant Thornton, LLP
City, State, Zip	PO Box 4747
	Oak Brook, IL 60522
	NOV#202544914
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark
Here

9589 0710 5270 3174 4571 34

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
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For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	Essex Portfolio, L.P
Street and A	925 East Meadow Drive
City, State, Zip	Palo Alto, CA 94303
	NOV#202544914
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark
Here



ORDER OF ABATEMENT - ORDER NO. 202544914

Owner: ESSEX PORTFOLIO LP
GRANT THORNTON, LLP (TAX AG)
PO BOX 4747
OAK BROOK IL US 60522

Address: 1241 FUNSTON AV, 0
Block: 1737 Lot: 012 Seq: 1
Census Tract: 302 Source: DC1
Complaint: 202544914
Date Order of Abatement Issued: January 22, 2026
Inspector/Division: Osborne/HIS
Housing Division Representative: James Lawrie
Hearing Officer: Kenneth Burke

A Hearing on the complaint by the Director of the Department of Building Inspection against the property referenced above was held on **January 22, 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:**

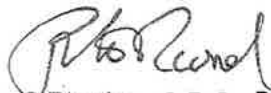
1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **October 20, 2025**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.
4. You have failed to comply with the original timeline and conditions specified in NOV# 202544914

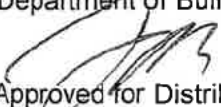
Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS:**

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 Housing Inspection Services at (628) 652-3700. Fax (628) 652-3709. 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) 652-3700.

Very truly yours,


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


Approved for Distribution on January 22, 2026
by James Sanbonmatsu, Chief Housing Inspector

Housing Inspection Services
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226
Office (628) 652-3700 - FAX (628) 652-3709 - www.sfdbi.org

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

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

ORDER OF ABATEMENT
1241 FUNSTON AV, 0

Block/Lot/Seq. - 1737 / 012 / 1

NO. 202544914A

DC1- DH 22-JAN-26



ORDER OF ABATEMENT - ORDER NO. 202544914

Owner: ESSEX PORTFOLIO LP
GRANT THORNTON, LLP (TAX AG)
PO BOX 4747
OAK BROOK IL US 60522

Address: 1241 FUNSTON AV, 0
Block: 1737 Lot: 012 Seq: 1
Census Tract: 302 Source: DC1
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Very truly yours,


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


Approved for Distribution on January 22, 2026
by James Sanbonmatsu, Chief Housing Inspector

Housing Inspection Services
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226
Office (628) 652-3700 - FAX (628) 652-3709 - www.sfdbi.org



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBLHID.Complaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202544914

OWNER/AGENT: ESSEX PORTFOLIO LP

MAILING

ADDRESS: ESSEX PORTFOLIO LP
GRANT THORNTON, LLP (TAX AG
PO BOX 4747
OAK BROOK IL US
60522

DATE: 20-OCT-25

LOCATION: 1241 FUNSTON AV

BLOCK: 1737 **LOT :** 012

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT

USE TYPE: R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
------	-------------

- | | |
|---|--|
| 1 | THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED. |
| 2 | SEC. 1311. PROVIDE CARETAKER. |

1241 Funston, a 24 unit apt building constructed in 1959.

A janitor, housekeeper or other responsible person shall reside upon the premises and shall have charge of every apartment house in which there are 16 or more apartments. Post the contact information (caretakers phone number and apt #) for the onsite caretaker at the mailboxes, or adjacent to the elevator on each occupied floor. Alternatively, the inspector can accompany the the owners rep to hand deliver caretaker info to units or mailboxes.

- | | |
|---|---------------------|
| 3 | INSPECTOR'S COMMENT |
|---|---------------------|

It is the property owner's responsibility to be present or direct his/her representative to attend the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection time/date with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 19 November 2025 12:00 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME .

CONTACT HOUSING INSPECTOR : Donald Osborne AT 628-652-3399

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$405.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Av, 4th Floor, San Francisco, California 94103-1226
(628)652-3700, Fax No. (628)652-3709, Website: www.sfgov.org/dbi

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate Inspector through site inspection.

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of \$149.00, and (2) an hourly rate of \$226.00, for case management/administration, and \$405.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-K, IA-J and IA-G of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17, 102A.18 et seq., 102A.19 et seq., and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: Section 17274 and 24436.5 of the Revenue and Taxation Code provide, inter alia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding \$1,000.00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 49 South Van Ness Av. 2nd Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code 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 Av. 14th Fl. Suite 1475 at (628) 652-1150.

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation, the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT: Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, a \$405.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE:

Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed \$500.00 per day plus administrative costs as provided by Section 3423.8 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process, you may request a copy of the Department brochure entitled *What You Should Know About the Department of Building Inspection Code Enforcement Process* or download the document from the Department website.

RECEIVED

FEB 04 2026

**APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FROM THE BUILDING INSPECTION DEPARTMENT DIRECTOR'S ORDER**

DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

Check Type of Appeal: ☐ Appeal of Director's Order ☐ Request for Jurisdiction ☐ Re-hearing

Appellant Name: Brennonia Reeves
Director's Order No Essex portfolio LP

Appeal Number: _____
Complaint Tracking No(s) 202544914
Filing Fee: \$534.00

Date Appeal Filed: 2/4/26

Instructions: Please (1) answer all the questions on pages 1 and 2 for appeals of Director's Orders, and complete pages 1 through 3 for Requests for Jurisdiction, (2) sign the bottom of page 2 (and 3 if applicable), and (3) include the requisite filing fee of **\$534.00** (checks are payable to the San Francisco Department of Building Inspection). Please attach additional pages as necessary and print legibly.

Jurisdiction of the Abatement Appeals Board (AAB): Under Section 105A.2 of the San Francisco Building Code (SFBC), and Chapter 77 of the San Francisco Administrative Code, the AAB has the power to hear and decide appeals from Orders of Abatement and hear direct appeals pursuant to SFBC Section 102A.. The Board may "uphold, modify, or reverse such orders, provided that the public health, safety and public welfare are secured most nearly in accordance with the intent and purpose of this code and the San Francisco Housing Code." (SFBC 105A.2.3).

Appellant Questionnaire & Declaration: The undersigned appellant hereby appeals to the AAB and makes the following allegations in connection therewith:

- (1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on 2/4/26.
- (2) The affected premises are located at 1241 Funston Ave Block 1737 Lot 012 SF San Francisco. They contain 24 dwelling units and 0 guest rooms. CA
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
Contact information is posted in all areas Inspector told us to post information.
- (4) State the relief you seek and reasons why you claim the appealed action should be modified or reversed by this board. (Attach additional sheet(s) if necessary.).
Actions to rectify notice of violation was fulfilled.
- (5) Please state /check appellant's relationship to the property: ☒ property owner ☐ owner's agent ☐ attorney ☐ architect ☐ engineer ☐ contractor ☐ other Community Manager
If the appellant is an agent of the owner(s) of record, please attach documentation delineating representation

**Abatement Appeals Board (AAB) Tel. (628) 652-3517 - (628) 652-3426
49 South Van Ness Avenue Suite 400, San Francisco, CA 94103**

Abatement Appeals Board Appeal Application Form

(6) **Appellant's Information:**

Print Appellant's Name: Brehyonna Reeves

Appellant's Mailing Address: 1100 Park Pl #200 San Mateo, CA 94403

Phone Number: [REDACTED]

Email Address: [REDACTED]

- (7) Please state any work that you are aware of that was performed at the subject property without required ☐ building, ☐ plumbing, ☐ electrical permits: N/A

- (8) Did the current owner(s) of record own the property when this work was performed?

☒ Yes ☐ No

- (9) If no, explain property purchases and approximate time when work was performed:

- (10) Please state any work completed to correct the related code violations:

Contact info posted in all areas per the ~~11/15~~ Notice of violation

- (11) What was the extent of the work performed? How much remains to be completed?

- (12) When was the work done? November 2025

- (13) Who did the work? Danille Adams

- (14) What is your occupation? If you are a co-owner, list all other co-owners and other occupants.

Community Manager - Brehyonna Reeves General Manager
DAVID Tobai

- (15) Do you own other properties in San Francisco? ☒ Yes ☐ No

- (16) If yes, do any of these properties have active Department of Building Inspection code enforcement cases or Orders of abatement? ☐ Yes ☒ No

- (17) If Yes, please list Complaint Tracking or Order numbers

N/A

- (18) Have you owned property in San Francisco before? ☒ Yes ☐ No

- (19) Are you aware that building, plumbing, and/or electrical permits may be required to abate the subject code violations? ☐ Yes ☒ No

- (20) Have you applied for the required permits to abate the subject code violations? ☐ Yes ☒ No

If yes, please list permit applications:

- ☐ Building Permit Application Nos. _____
☐ Plumbing Permit Application Nos. _____
☐ Electrical Permit Application Nos. _____

- (21) What other permits have you been granted by the City? N/A

- (22) What other facts do you want the Board to consider?

All work completed.

I declare under penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Print Name: Brehyonna Reeves

Signature: [Signature]

Date Signed: 2/4/26

Signatory is ☒ property owner ☐ agent ☐ other _____

Department of Industrial Relations
Division of Occupational Safety and Health
ELEVATOR UNIT
455 Golden Gate Ave., Suite 9516
San Francisco, CA 94102
Phone (415) 874-4011
Fax (510) 874-4040
SanFranciscoElevator@dir.ca.gov

Confidential – Confidential – Confidential – Confidential – Confidential – Confidential

COMPLAINT FORM

Date: 02/04/2026

Time: _____

1. TYPE OF COMPLAINT OR REQUEST: _____

date last observed: 29-JAN-26; exact location: Main Bldg; building type: Residence/Dwelling DISABLED ACC: ELEVATOR/LIFT; ; additional information: Elevators broken;

2. LOCATION OF ELEVATOR OR ESCALATOR: _____

Conveyance Number: _____

Street Address: 626 Powell St City: _____ Zip: _____

3. RESPONSIBLE PARTY: _____

Name: _____

Address: _____

City: _____

Phone: _____

4. COMPLAINANT: _____

CONFIDENTIAL INFORMATION

Name: Optional _____

HomePhone: _____

Position: _____

Work Phone: _____

Street Address: _____ City: _____ Zip: _____

5. Yes No Labor code 6309 states that your name shall be kept confidential unless you requested otherwise. Would you like your name to be kept confidential?

☒

☐

☐

☐

Has this complaint been filed with any other government agency?
If yes, with whom? _____

*******FOR OFFICE USE ONLY*******

6. Call received by: _____

Date: _____

7. Assigned To: _____

Date: _____

By: _____

Special Instructions:

If complainant requested notification of investigation results, circle here:

Yes

No

Confidential – Confidential – Confidential – Confidential – Confidential – Confidential



City and County of San Francisco
Department of Building Inspection
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103-1226

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202544914

OWNER/AGENT: ESSEX PORTFOLIO LP
ESSEX PORTFOLIO LP
GRANT THORNTON, LLP (TAX AG
PO BOX 4747
OAK BROOK IL US
60522

DATE FILED: 15-OCT-25

LOCATION: 1241 FUNSTON AV

BLOCK: 1737 **LOT:** 012

SITE:

RATING: 4 Years

OCCUPANCY CODE :R-2

OWNER'S PHONE:

CONTACT NAME: *****

CONTACT PHONE: *****

RECEIVED BY: Miguel Colon **DIVISION:** HIS

COMPLAINT SOURCE: TELEPHONE

COMPLAINANT: *****

ASSIGNED TO DIVISION: HIS

COMPLAINANT'S PHONE *****

DESCRIPTION: no onsite manager for more than 3 years
INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	OSBORNE	6322	9	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
------	-------------	----	---------

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
15-OCT-25	CASE OPENED	D OSBORNE	CASE RECEIVED		Miguel Colon 15-OCT-25	HIS
16-OCT-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	INSPECTION OF PREMISES MADE	met complainant, inspection. Took down phone contact phone numbers for building.	Donald Osborne 20-OCT-25	HIS
20-OCT-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	TELEPHONE CALLS	contacted PM.	Donald Osborne 20-OCT-25	HIS
20-OCT-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	FIRST NOV SENT		Donald Osborne 20-OCT-25	HIS
20-OCT-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	BLDG POSTED TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	Unit : 24;# of postings left on building; ;Locations : adjacent to main entry;Unit #s mailed posting: .	Donald Osborne 21-OCT-25	HIS



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202544914

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
29-OCT-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	TELEPHONE CALLS	spoke with PM at length	Donald Osborne 29- OCT-25	HIS
19-NOV-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	REINSPECTION I	at subject property - no show by owner. Text w complainant. They say they have not been given any info about onsite mgr	Donald Osborne 19- NOV-25	HIS
20-NOV-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	INSPECTION OF PREMISES MADE	call from owner rep. , went to property. Met person that says they are caretaker, discussed case and definition and requirements for caretaker.	Donald Osborne 20- NOV-25	HIS
02-DEC-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	CASE UPDATE	spoke with owner rep (that says he lives there). He says that his supervisors told him that his apartment number was to remain private.	Donald Osborne 02- DEC-25	HIS
02-DEC-25	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	REFER TO DIRECTOR'S HEARING		Donald Osborne 02- DEC-25	HIS
20-JAN-26	OTHER BLDG/HOUSING VIOLATION	J LOPEZ	DIRECTOR HEARING NOTICE POSTED	Inspector Osborne posted D.H notice on 1/14/2026.	Jose Lopez 20-JAN- 26	HIS
22-JAN-26	OTHER BLDG/HOUSING VIOLATION	J LAWRIE	DIRECTOR'S HEARING DECISION	The owner was not represented, a 30-day Order of Abatement was issued.	James Lawrie 22- JAN-26	HIS
26-JAN-26	OTHER BLDG/HOUSING VIOLATION	D OSBORNE	ORDER OF ABATEMENT POSTED	Posted order on sideglass	Donald Osborne 27- JAN-26	HIS

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
----------	------	-------------	----------------

NOV (HIS) NOV (BID)

20-OCT-25



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBLHID.Complaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202544914

OWNER/AGENT: ESSEX PORTFOLIO LP

MAILING

ADDRESS: ESSEX PORTFOLIO LP
GRANT THORNTON, LLP (TAX AG)
PO BOX 4747
OAK BROOK IL US
60522

DATE: 20-OCT-25

LOCATION: 1241 FUNSTON AV

BLOCK: 1737 **LOT :** 012

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT

USE TYPE: R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:	
ITEM	DESCRIPTION

- | | | |
|---|--|--|
| 1 | THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED. | 1241 Funston, a 24 unit apt building constructed in 1959. |
| 2 | SEC. 1311. PROVIDE CARETAKER. | A janitor, housekeeper or other responsible person shall reside upon the premises and shall have charge of every apartment house in which there are 16 or more apartments. Post the contact information (caretakers phone number and apt #) for the onsite caretaker at the mailboxes, or adjacent to the elevator on each occupied floor. Alternatively, the inspector can accompany the the owners rep to hand deliver caretaker info to units or mailboxes. |
| 3 | INSPECTOR'S COMMENT | It is the property owner's responsibility to be present or direct his/her representative to attend the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.
If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection time/date with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection. |

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 19 November 2025 12:00 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Donald Osborne AT 628-652-3399

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$405.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



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

PAYMENT RECEIPT

Printed on: 02/04/2026 11:39:53 AM

Housing Inspection Division

Phone:(628) 652-3700

Payment Date: 02/04/2026

Job Address

1241 FUNSTON AV -

Receipt Number: HIS21363

Issued By: JCARRION

Payment received from:

Application Number:

BREHYONNIA HAYNES REEVES

1241 FUNSTON AV -

2026 APPEAL ABATEMENT-1241 FUNSTON AVE--1737/012--DONALD OSBORNE COMPLAINT#202544914

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
HIS Appeals	\$534.00	

TOTAL

\$534.00

BY

City and County of San Francisco DBI

Reference Number: 2026034001-52

Date/Time: 02/04/2026 11:38:59 AM

Permit or Reference Number: Payment

2026034001-52-1

Line Item

Permit or Reference Number: HIS21363

Comment: 1241 FUNSTON AV

Fee Desc: Assessment Appeals

Amount:

\$534.00

Total:

\$534.00

1 ITEM TOTAL:

\$534.00

TOTAL:

\$534.00

Visa

\$534.00

Method: Contactless

Card Number: *****8838

First Name: VISA

Last Name: CARDHOLDER

Payment Type: credit

Total Received:

\$534.00



CE2026034001-52

Core Building: