

Augmented Analysis Report for 2114-2118 Mission St, San Francisco, CA 94110

Report Generated on August 19, 2025

Building Characteristics4

Executive Summary6

Maps8

Building Permits9

Plumbing Permits11

Electrical Permits13

Soft Story14

Violations15

Building Complaints17

Planning Records19

311 Calls21

Fire Complaints23

Fire Incidents24

Fire Violations25

Building Characteristics

Multi-Family Residential, built in 1912, (3 stories, 15 units, 9,012 sq ft).

Property Information

Address: 2114-2118 Mission St

Neighborhood: Inner Mission

ZIP Code: 94110

Block/Lot: 3576/002

Building Details

Year Built:	1912
Use Type:	Multi-Family Residential
Building Class:	Apartment 15 Units or more
Stories:	3
Residential Units:	15
Building Area (sq ft):	9,012

Zoning & Construction

Zoning Code:	NC3
Construction Type:	D

Tax Exemption: None

Ownership

Owner Name: 2114 Mission Llc

Owner Address: 823 42nd Ave San Francisco CA 94121

Last Sale Date: 073114

Executive Summary

Executive Summary: Rental Property Analysis Report

Overview:

The property located at 2114-2118 Mission Street in San Francisco is a multi-unit residential building with a complex history of building modifications, compliance issues, and regulatory interactions. The property has undergone several significant changes and corrections over

Report for 2114-2118 Mission St

the past decade, including removal of illegal units, seismic upgrades, and addressing various building code violations.

Maintenance & Resident Experience Issues:

Multiple building complaints and violations highlight ongoing maintenance challenges. Notable issues have included heating problems, missing smoke detectors, water service interruptions, and fire safety concerns. A significant building inspection in October 2021 identified numerous maintenance deficiencies, including window repairs, handrail issues, and damaged interior surfaces. Most of these violations were subsequently addressed and closed by November 2022, indicating a responsive approach to regulatory compliance.

Construction:

The property has experienced extensive construction and modification activities. Significant permit-related work includes soft story seismic upgrades, bathroom remodeling, water heater replacement, and removal of illegal kitchen and bedroom spaces. Building permits reveal ongoing efforts to bring the property into compliance with local building codes. Notably, a 2016 planning record indicates a proposal to add three guest rooms to the existing 15-unit apartment house.

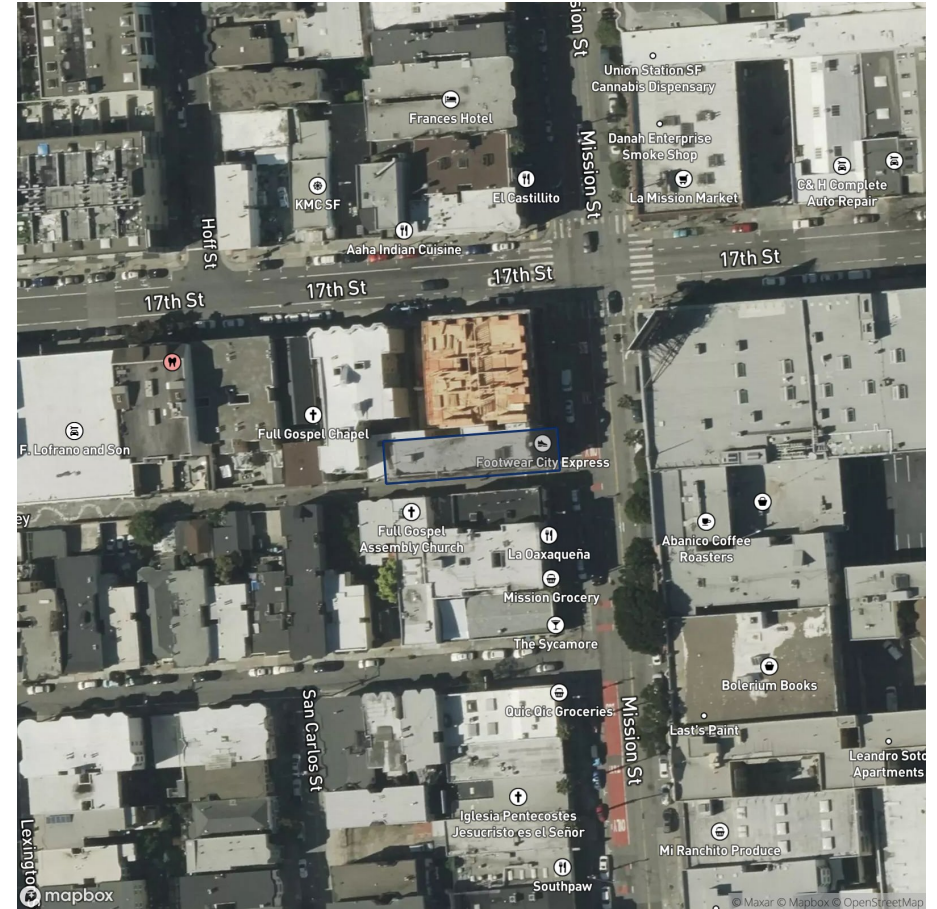
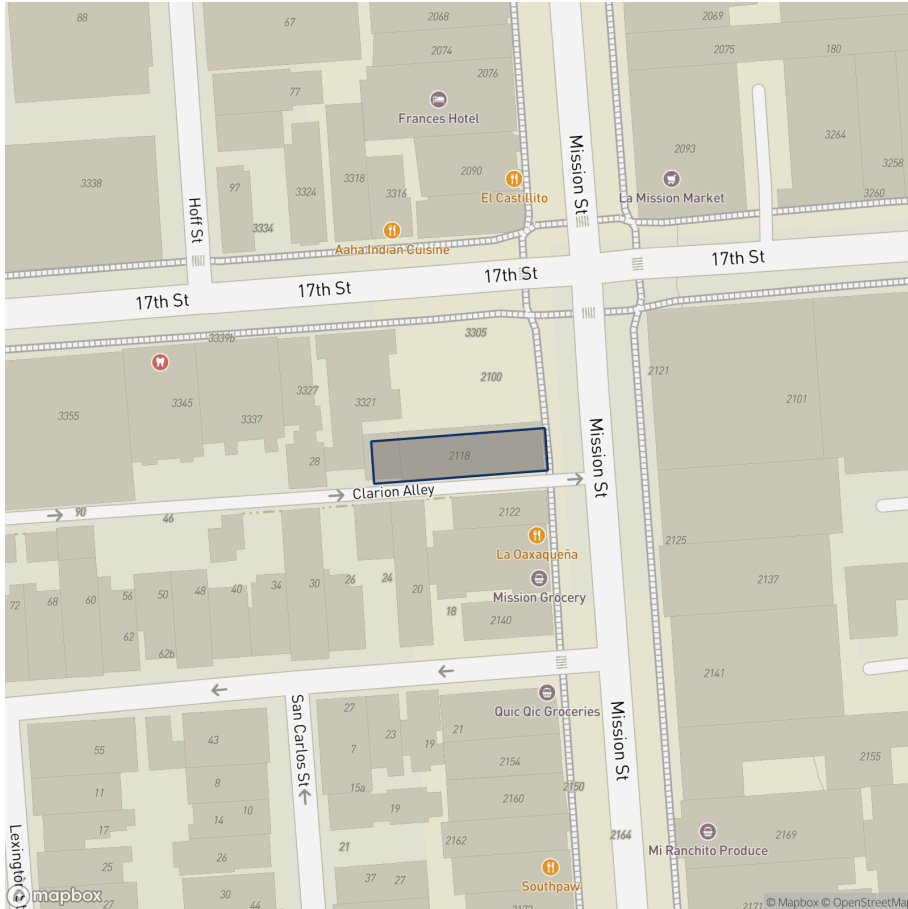
Neighborhood and Other Issues:

The property is located in a mixed-use area with potential urban challenges. Historical records show multiple 311 calls and inspections related to potential unauthorized dwelling units and construction without proper permits. The building's proximity to Clarion Alley and its mixed residential-commercial nature suggest a dynamic urban environment with complex regulatory requirements.

While this summary provides an overview of the property's recent history, tenants are advised to conduct further personal investigations and consult with appropriate professionals regarding specific concerns.

Report for 2114-2118 Mission St

Maps



Report for 2114-2118 Mission St

Building Permits

Based on the building permit records, this property has undergone several significant maintenance and compliance-related interventions over the past decade. The most recent permit, filed in May 2023, involves a proposed revision to sheet a-4 and relates to modifying a front roll-up area, with an associated cost of \$2,000. Prior to this, in late 2021, substantial renovation work was completed to address a Notice of Violation (NOV 202183358), which included remodeling common area bathrooms on the 2nd and 3rd floors, installing exhaust fans, replacing a water heater, and capping an abandoned exhaust duct in the alleyway. Earlier permits from 2019 and 2016 indicate efforts to repair the fire escape and propose seismic upgrades, though the seismic upgrade permits ultimately expired. Going back to 2015, there were permits addressing the removal of illegal kitchen and bedroom spaces at the rear of the building's second floor, which were completed in compliance with an earlier Notice of Violation. The consistent pattern of permits suggests ongoing maintenance, safety improvements, and regulatory compliance. The consistent pattern of permits suggests ongoing maintenance, safety improvements, and regulatory compliance, with a total investment across these interventions ranging from approximately \$3,000 to \$25,000 per project. The building appears to have been subject to multiple municipal inspections and corrections, particularly focusing on structural safety, living space configurations, and building system upgrades. While the most recent permit from May 2023 indicates continued attention to the property's physical condition, the cumulative permit history suggests a

Description	Cost	Creation Date	Number	Status
...Proposed revision of sheet a-4; disapproved building permit application bpa#: 201505055443. by remove front roll-up to new wall.	...2000.0	...05/18/2023	...202305188077	...Filed

Report for 2114-2118 Mission St

Description	Cost	Creation Date	Number	Status
...2/f common area bathroom, remodel shower; 3/f common area bathroom, remodel shower and install new exhaust fan; cap an abandoned exhaust duct in alleyway (clarion); replace (e) water heater in kind; replace electrical subpanel cover, located on g/f. to comply to nov202183358.	...25000.0	...11/16/2021	...202111162547	...Complete
...Work to comply with nov 202183358. 1. install bathroom exhaust fan in 3rd floor bathroom. 2. replace existing water heater. 3. remodel existing 2nd and 3rd floor showers. 4. cap an abandoned exhaust duct in alleyway. 5. replace subpanel cover with a new one located on ground floor. 6.(cont. in comm)	...25000.0	...11/15/2021	...202111152435	...Filed
...Commencement of work not started under previously approved permit app#201609066852.	...79000.0	...09/03/2021	...202109037762	...Complete
...Commencement of work not started under previously approved permit app#201609066853.	...20000.0	...09/03/2021	...202109037760	...Complete
...Repair side fire escape (along clarion) to original working condition. reform bent portions and reattach bolts that were separated from building. no other work. to comply with nov #201812584. no other work to be done under this permit.	...3000.0	...02/05/2019	...201902052116	...Complete
...Proposed soft story seismic upgrades - residential	...20000.0	...09/06/2016	...201609066852	...Expired
...Proposed soft story seismic upgrades - commercial	...20000.0	...09/06/2016	...201609066853	...Expired
...To comply with nov 201339752: remove illegal kitchen and bedroom at the rear of the building - second floor.	...1000.0	...05/05/2015	...201505055443	...Complete
...To comply with nov 201339752: remove illegal kitchen and bedroom at the rear of the building - second floor.	...1000.0	...05/05/2015	...201505055443	...Complete

Plumbing Permits

Based on the plumbing permit records, the property has undergone several significant plumbing modifications over the past three decades, with the most recent work occurring in 2022. The most recent permit from June 30, 2022, involved replacing an existing water heater, which suggests routine maintenance. Prior to that, in November 2021, there was a substantial shower remodeling project affecting common areas on the 2nd and 3rd floors, indicating potential building-wide upgrades or improvements. Historically, the property has a pattern of managing unpermitted modifications, as evidenced by two identical permits from March 2016 to remove and cap unpermitted kitchens, and an earlier permit from 2012 involving the removal of stoves and sinks. The older permits from the 1990s suggest ongoing plumbing maintenance and infrastructure updates, with records showing various pipe-related work, inspections, and amendments. While the documentation appears comprehensive and suggests proactive maintenance, the repeated instances of unpermitted modifications in earlier years might warrant closer examination of the property's historical compliance with building regulations.

Description	Creation Date	Number	Status
Replace an existing water heater in kind	06/30/2022	PP20220630706	Complete
Remodel one shower on 2nd fl and one shower on 3rd fl (all in common area)	11/16/2021	PP20211116530	Complete
Remove & cap unpermitted kitchen.	03/30/2016	PP20160330219	Complete
Remove & cap unpermitted kitchen.	03/30/2016	PP20160330219	Complete
Remove 3 stove, 3 sink.	03/14/2012	PP20120314147	Complete
Plumbing permit, water and 2 inspection.	04/11/1995	330646	
Additional inspection. amendment to permit no. 324729	01/19/1995	328044	
Alt. pipes (insulated pipes)	10/06/1994	324729	
Amendment to permit no. 310948 to cover work inspected under plumbing survey on 9/10/93 misc plumbing	09/14/1993	311861	

Report for 2114-2118 Mission St

Description	Creation Date	Number	Status
Misc. plmbg. repairs in apts.#9 & #2	08/12/1993	310948	

Electrical Permits

The electrical permit history for this property reveals a pattern of ongoing maintenance and safety improvements, with the most recent work completed in March 2023 involving the replacement of an old stub lock sub-panel on the second-floor hallway. Prior to this, in November 2021, electrical work was performed to install a new sub-panel cover and a bathroom fan in a common area, indicating continued attention to electrical infrastructure and potentially shared spaces. Earlier records show more significant interventions, including the removal of an unpermitted kitchen in 2016 and critical fire safety upgrades in 2009 involving the replacement of a fire alarm panel and a missing pull station. While these older permits demonstrate a history of addressing potential safety and compliance issues, the more recent electrical work suggests an ongoing commitment to maintaining and updating the building's electrical systems, with the most recent permit potentially addressing aging infrastructure on the second floor.

Description	Creation Date	Number	Status
Replacement of old stub lock sub-panel in the hallway on the second floor	03/02/2023	EW202303029417	Complete
New sub-panel cover (electrical). new bathroom fan (in common area)	11/16/2021	E202111166828	Complete
Remove unpermitted kitchen.	03/30/2016	E201603305883	Complete
Replace one bad fire alarm panel and one missing pull station	01/08/2009	E200901085402	Complete

Soft Story

Based on the provided data for this Soft Story project, the property has undergone a comprehensive seismic retrofit process that has been successfully completed, with a Certificate of Final Completion (CFC) formally issued. A Tier 4 classification typically indicates a complex structural intervention addressing significant earthquake vulnerability, which suggests the building previously had notable structural deficiencies in its ground-level or parking areas that could compromise overall stability during seismic events. The successful completion and certification imply that professional engineering assessments were conducted, structural reinforcements were implemented, and the work met all required municipal and structural safety standards. The CFC represents a critical milestone demonstrating that the property has been brought into compliance with current seismic safety regulations, potentially improving both the structural integrity and potential market value of the building.

Tier	Status
4	Work Complete, CFC Issued

Report for 2114-2118 Mission St

Violations

Based on the provided building violation data, a comprehensive analysis reveals multiple significant compliance issues identified during a scheduled routine inspection of common areas on October 19, 2021. The violations encompassed critical building safety and maintenance concerns, including window repairs, plumbing permit requirements, handrail maintenance, fire safety systems, lead hazard warnings, fire extinguisher provisions, mechanical equipment conditions, and interior surface damages. These violations spanned multiple regulatory categories such as building, fire, plumbing, electrical, and interior surfaces sections. While all violations were initially marked as active, they were subsequently addressed and abated by November 17, 2022, with a final warning letter issued on May 17, 2022. The documentation notably includes a detailed lead hazard warning, emphasizing potential health risks associated with lead-based paint and providing specific guidance for safe remediation. The comprehensive nature of these violations suggests a systemic need for substantial maintenance and compliance improvements in the building's common areas during the inspection period.

Complaint	Date Filed	Item	Status	Category	Description	Date Abated	Date 1st N O V Issued	Enforcement Dates
202183358	10/19/2021	Repair windows (1001(h), 708 hc)	Not active	Building section	Scheduled routine inspection common areas	11/17/2022	10/21/2021	Date Final Warning Letter Issued: 05/17/2022
202183358	10/19/2021	Provide plumbing permit (103.1.1 pc)	Not active	Plumbing and electrical section	Scheduled routine inspection common areas	11/17/2022	10/21/2021	Date Final Warning Letter Issued: 05/17/2022

Report for 2114-2118 Mission St

Complaint	Date Filed	Item	Status	Category	Description	Date Abated	Date1st N O V Issued	Enforcement Dates
202183358	10/19/2021	Repair handrails (802©,1001(b)(13)hc)	Not active	Building section	Scheduled routine inspection common areas	11/17/2022	10/21/2021	Date Final Warning Letter Issued: 05/17/2022
202183358	10/19/2021	Post certification o...r 908, 909, 911 sfhc	Not active	Fire section	Scheduled routine inspection common area...	11/17/2022	10/21/2021	Date Final Warning Letter Issued: 05/17/...
202183358	10/19/2021	Lead hazard warning:... ordinance #446-97.	Not active	Other section	Scheduled routine inspection common area...	11/17/2022	10/21/2021	Date Final Warning Letter Issued: 05/17/...
202183358	10/19/2021	Provide fire extinguisher type 2a 10bc o...	Not active	Fire section	Scheduled routine inspection common area...	11/17/2022	10/21/2021	Date Final Warning Letter Issued: 05/17/...
202183358	10/19/2021	This notice includes violations for the areas noted.	Not active	Building section	Scheduled routine inspection common areas	11/17/2022	10/21/2021	Date Final Warning Letter Issued: 05/17/2022
202183358	10/19/2021	Hazardous mechanical equipment (1001.(g) hc)	Not active	Plumbing and electrical section	Scheduled routine inspection common areas	11/17/2022	10/21/2021	Date Final Warning Letter Issued: 05/17/2022
202183358	10/19/2021	Repair damaged ceilings and walls (1001b,h,o hc)	Not active	Interior surfaces section	Scheduled routine inspection common areas	11/17/2022	10/21/2021	Date Final Warning Letter Issued: 05/17/2022
202183358	10/19/2021	Inspector comments	Not active	Other section	Scheduled routine inspection common areas	11/17/2022	10/21/2021	Date Final Warning Letter Issued: 05/17/2022

Report for 2114-2118 Mission St

Building Complaints

Based on the provided building complaint records, this residential property located near Clarion Alley has a significant history of maintenance and safety issues spanning from 2013 to 2022. The most critical unresolved concern is a severely damaged fire escape on the second floor, documented in December 2018, where anchor bolts are completely detached and the drop-down ladder is unsecured, potentially posing serious hazards to both building occupants and pedestrians below. Recent complaints from February 2022 indicate ongoing safety deficiencies, including heating issues and missing smoke detectors, which compound the existing structural risks. Additionally, the building has a documented history of illegal units, unauthorized construction work, and intermittent utility service disruptions, including a notable water outage in November 2013 where unqualified personnel were performing plumbing work. While some complaints have been addressed over time, such as a routine inspection completed in November 2022, the persistent nature of these issues suggests ongoing challenges with property maintenance and compliance with housing and safety regulations.

Description	Number	Date Filed	Date Abated	Assigned Division	Status
Heating issues, smoke detectors missing,	202287672	02/16/2022		Housing Inspection Services	Not Active
Scheduled routine inspection common areas	202183358	10/19/2021	11/17/2022	Housing Inspection Services	Not Active
Date last observed: 12-dec-18;...2/13/2018 for this violation.;	201812584	12/14/2018		Housing Inspection Services	Active
Date last observed: 13-feb-16;...on: entrance on clarion alley;	201699774	02/17/2016		Building Inspection Division	Not Active
Date last observed: 09-feb-16;...y. illegal dormitory attached;	201698656	02/10/2016		Building Inspection Division	Not Active
Field observation and tenant provided access. chained egress to roof and window. locked doors to fire escape.	201523191	01/30/2015	04/08/2015	Housing Inspection Services	Not Active

Report for 2114-2118 Mission St

Description	Number	Date Filed	Date Abated	Assigned Division	Status
Routine	201475821	05/30/2014	07/22/2014	Housing Inspection Services	Not Active
General maintenance, leak	201472941	05/09/2014	07/22/2014	Housing Inspection Services	Not Active
Illegal unit	201339752	11/27/2013	10/04/2016	Housing Inspection Services	Not Active
There has not been no water in...turned off for hours at a time	201336051	11/11/2013		Housing Inspection Services	Not Active

Report for 2114-2118 Mission St

Planning Records

Based on the planning records for 2114-2118 Mission Street, this property has a complex history of regulatory interactions and development modifications. The most significant events include a 2002-2013 investigation into unpermitted construction work involving garage space conversion and unauthorized rental rooms, which was ultimately abated. In February 2019, there was a critical fire escape repair along Clarion Alley to address safety concerns from a Notice of Violation, and multiple Unit Determination (UD) screenings were conducted to verify the property's legal unit status. A recent planning application from April 2024 proposes modifying the ground floor storefront by removing a roll-up door and installing a new glazed storefront with security gates. Historical records also show a 2003 Conditional Use permit related to adding three guest rooms to an existing 15-unit apartment building, which required a parking exception in the neighborhood commercial district. The property has undergone several regulatory reviews and modifications, with an emphasis on ensuring compliance with local building and occupancy standards.

Address	Open Date	Close Date	Status	Description	Developer
2114 Mission St 94110			Closed	Removal illegal unit located in the rear of the building on ...	, fNone
2114 - 2118 Mission St, San Francisco, Ca 94110			Closed	Add 3 guestrooms to existing 1...g exception in an NC district.	None fNone
2118 Mission St 94110	04/11/2024		Under Review	Remove the front roll-up door ...storefront with security gates	, 2114 MISSION LLC fNone

Report for 2114-2118 Mission St

Address	Open Date	Close Date	Status	Description	Developer
2114 Mission St 94110	03/13/2019	03/25/2019	Closed - Informational	UDU Screening related to BBN(24574).No evidence of a UDU found upon screening, 3/2019	None fNone
2114 Mission St 94110	02/06/2019	03/25/2019	Closed - Informational	UD Screening- no udu, ref: Permit No. 201505055443	None fNone
2114 Mission St 94110	02/05/2019	02/05/2019	Closed	Repair side fire escape (along... To comply with NOV #201812584	Kong, Wynnford fNone
2118 Mission St 94110	02/25/2016	03/17/2016	Closed - No Violation	structure housing 20 people do...o 2118 Mission Street building	None fNone
2114 Mission St 94110	04/16/2015	04/16/2015	Closed	Record Request	Lall, Melissa fNone
2114 - 2118 Mission St, San Francisco, Ca 94110	04/23/2003	04/29/2003	Closed	Conditional Use (including PUD)	Ly, Van fVan T. Ly and Associates
	09/05/2002	01/15/2003	Closed - Appeal Denied	None	None fNone
	06/25/2002	03/29/2013	Closed - Abated	construction work was done in ...r to NOV from DBI for details)	None fNone
2114 - 2118 Mission St, San Francisco, Ca 94110	11/29/2001	04/29/2003	Closed	Add 3 guestrooms to existing 1...g exception in an NC district.	Ly, Van fVan T. Ly and Associates

Report for 2114-2118 Mission St

311 Calls

Based on the 311 call records, the property at this location has experienced multiple sanitation and maintenance issues during the summer of 2025. Recent concerns primarily involve garbage and debris management, with several reports of loose garbage, yard waste, and an abandoned refrigerator handled by Public Works and Recology services. Environmental health and graffiti concerns were also documented, with two graffiti reports on the sidewalk and building surfaces accepted by municipal authorities in early August. A notable public health request from the Department of Public Health Environmental Health Bureau was transferred to a food safety inspector on August 15, 2025, suggesting potential health-related investigations. While most reported issues were categorized as resolved or requiring no further action, the frequency and variety of service requests indicate potential ongoing maintenance challenges for the property. The most recent records demonstrate consistent municipal engagement with site-specific environmental and cleanliness matters, with multiple agencies responding to different types of service requests throughout July and August 2025.

Date	Category	Agency	Type	Details	Status
08/15/2025	Public health	DPH Environmental Health	General Request	environmental health request for service	Accepted - SFDPH EHB Food Safety Program transferred to Inspector
08/13/2025	Public works	PW - Street and Environmental Services	General Request	bsm complaint	Case Resolved - Resolved
08/12/2025	Public works	PW - Street and Environmental Services	General Request	bsm complaint	Case Resolved - Resolved
08/11/2025	Garbage and debris	PW - Street and Environmental Services	Street and Sidewalk Cleaning	other loose garbage debris yard waste	Case Resolved - No Work Needed
08/11/2025	Not offensive	PW - Street and Environmental Services	Graffiti Private	sidewalk in front of property	accepted

Report for 2114-2118 Mission St

Date	Category	Agency	Type	Details	Status
08/10/2025	Not offensive	PW - Street and Environmental Services	Graffiti Private	building other	accepted
08/10/2025	Garbage and debris	Recology - Abandoned	Street and Sidewalk Cleaning	refrigerator appliance	Case Resolved
07/28/2025	Garbage and debris	PW - Street and Environmental Services	Street and Sidewalk Cleaning	human waste or urine	Case Resolved - No Work Needed
07/28/2025	Garbage and debris	PW - Street and Environmental Services	Street and Sidewalk Cleaning	other loose garbage debris yard waste	Case Resolved - No Work Needed
07/13/2025	Garbage and debris	PW - Street and Environmental Services	Street and Sidewalk Cleaning	other loose garbage debris yard waste	Case Resolved - Resolved

Fire Complaints

No data found for this category.

Nothing found

Fire Incidents

No data found for this category.

Nothing found

Report for 2114-2118 Mission St

Fire Violations

Based on the fire violation records for 2114-2118 Mission St, the property has a history of fire safety compliance issues spanning from 2010 to 2018. In December 2018, three significant fire safety violations were documented and subsequently abated by March 2019, including problems with fire extinguisher service, exit/fire escape conditions, and alarm system maintenance. These violations followed an earlier set of compliance issues in November 2017, which involved more complex safety concerns such as non-conforming door hardware, combustibles obstructing exit paths, improper signage, and fire extinguisher service requirements. The earliest recorded violations date back to March 2010, when the property was cited for code violations and storage-related issues. While all documented violations have been either closed or abated, the recurring nature of these fire safety concerns across multiple years suggests a persistent pattern of maintenance and compliance challenges that potential tenants should be aware of when considering this property.

Address	Corrective Action	Status	Violation Description	Violation Date	Close Date
2114 - 2118 Mission St		abated	extinguisher / service required	2018-12-14T00:00:00.000	2019-03-13T07:40:52.000
2114 - 2118 Mission St		abated	exits/fire escapes	2018-12-14T00:00:00.000	2019-03-13T07:40:52.000
2114 - 2118 Mission St		abated	alarm system maintained	2018-12-14T00:00:00.000	2019-03-13T07:40:52.000
2114 - 2118 Mission St		referred to hearing	doors / non-conforming hardware	2017-11-14T00:00:00.000	2017-12-01T06:27:25.000
2114 - 2118 Mission St		referred to hearing	alarm system maintained	2017-11-14T00:00:00.000	2017-12-01T06:27:25.000
2114 - 2118 Mission St		referred to hearing	storage / combustibles in exit path	2017-11-14T00:00:00.000	2017-12-01T06:27:25.000

Report for 2114-2118 Mission St

Address	Corrective Action	Status	Violation Description	Violation Date	Close Date
2114 - 2118 Mission St		referred to hearing	signs / address numbers	2017-11-14T00:00:00.000	2017-12-01T06:27:25.000
2114 - 2118 Mission St		referred to hearing	extinguisher / service required	2017-11-14T00:00:00.000	2017-12-01T06:27:25.000
2114 - 2118 Mission St	correct - no permit	closed	2007 san francisco fire code	2010-03-02T00:00:00.000	2010-04-01T00:00:00.000
2114 - 2118 Mission St	correct - no permit	closed	storage / no combustibles allowed	2010-03-02T00:00:00.000	2010-04-01T00:00:00.000