



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ■ SUITE 2340 ■ OAKLAND, CALIFORNIA 94612-2031

Planning and Building Department

Bureau of Building

Building Permits, Inspections and Code Enforcement Services

inspectioncounter@oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

July 31, 2018

Certified and Regular mail

To: 1510 WEBSTER LLC & HUANG CHUAN
3233 MONTEREY BLVD
OAKLAND CA 94602-3561

Code Enforcement Case No.: **1704870**
Property: **0 15TH ST, OAKLAND 94612**
Parcel Number: **008 062503200**

Re-inspection Date/Correction Due Date: 9/05/18

Code Enforcement Services inspected your property on **7/27/18** and confirmed:

- ☒ that the violations of the Oakland Municipal Code (OMC) identified below are present and need to be addressed as specified under "Required Actions". Photographs of the violations are enclosed where applicable.
- ☐ that work was performed without permit or beyond the scope of the issued permit and you are receiving this Notice of Violation because you did not get the required permit within three (3) days of receiving the Stop Work Order. You must contact the inspector indicated below before the Re-inspection Date to stop further code enforcement action.
- ☐ **Investor Owned Program - Per OMC 8.58**
- ☐ **Foreclosed and Defaulted Properties - Per OMC 8.54**

At this point, no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations and contact Inspector **Wing Loo**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-6219 and by email at wloo@oaklandnet.com.

If the Property Owner Certification is included in this notice you may also complete the form and include photographs of the corrected violations.

Note: If a complaint is filed regarding the same or similar violation(s) and it is confirmed within 24 months from the date of this notice an immediate assessment of \$1,176.00 will be charged as a Repeat Violation. In addition, if violation(s) remain uncorrected after you receive a 30-day Notice of Violation, further enforcement action(s) will include additional fees.

- **If you do not contact your inspector to discuss why you cannot comply** or if applicable, complete the Property Owner Certification form and the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total **\$2,665.00**.
- The City may also abate the violations and charge you for the contracting and administrative costs, which can also total over \$1,000.00.
- Priority Lien fees in the amount of \$1,349.00 may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims Court.
- The Notice of Violation may be recorded on your property with associated fees for processing and recording.

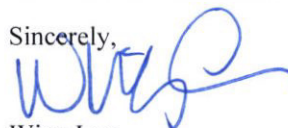
You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If Code Enforcement Services does not receive your written Appeal within the appeal deadline dated: **9/05/18** you will waive your right for administrative review. *Note: Incomplete appeals including, but not limited to an oral notification of your intention to appeal, a written appeal postmarked but not received by us within the time prescribed or a written appeal received by us without a filing fee are not acceptable and will be rejected.*

Note: The appeal period may be reduced based on prior noticing i.e., Courtesy notice, Repeat Violation and the Property Owner Certification on record.

If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (B)(3) and a Final Decision is determined. An appeal will be scheduled within **60** days from the end of the appeal period. A filing fee in the amount of **\$110.00** is due at the time of submittal. Payments may be made in person at the Bureau of Building, 250 Frank Ogawa Plaza, 2nd Floor, or by phone by calling 510-238-4774 (**Please include the receipt number and date on your appeal**). MasterCard and Visa are accepted.

Investor-Owned Residential Property OMC 8.58	Foreclosed and Defaulted OMC 8.54
<p>Administrative/Civil penalties will be Assessed for failure to abate (OMC Sections 8.24.020, 1.08.60, 1.12). Penalties may be assessed for up to 21 days at \$1,000 a day. You will be notified separately if penalties have accrued.</p> <p>Nuisance Abatement Lien (Notice of Violation) A Nuisance Abatement Lien may be filed with the Alameda County Clerk-Recorder for recordation on the property title which shall have the force, effect and priority of a Judgment Lien. The Nuisance Abatement Lien may be foreclosed by an action brought by the City of Oakland for a money judgment.</p> <p>(Priority Lien) (OMC 8.58.430) A Constructive notice of the pendency of a collection action for an Assessment to all other interested parties shall be established on the date a lien is recorded by the Alameda County Clerk-Recorder</p>	<p>Civil penalties will be Assessed for failure to abate (OMC Sections 8.24.020.1.08.601.12). Penalties may be assessed for up to 21 days at \$1,000 a day. You will be notified separately if penalties have accrued.</p> <p>(Priority Lien) (OMC 8.54.430) A Constructive notice of the pendency of a collection action for an Assessment to all other interested parties shall be established on the date a lien is recorded by the Alameda County Clerk-Recorder</p>

Sincerely,



Wing Loo
Specialty Combination Inspector
Planning and Building Department

Enclosures as applicable:

- ☐ Blight brochure
- ☐ Property Owner Certification
- ☐ Lead Paint brochure
- ☒ Photographs

- ☐ Residential Code Enforcement brochure
- ☐ Mold and Moisture brochure
- ☐ Undocumented Dwelling Units brochure
- ☐ Stop Work brochure

- ☐ Vehicular Food Vending brochure
- ☐ Pushcart Food Vending brochure
- ☐ Smoke Alarms brochure
- ☐ Condominium Conversion brochure

cc: michaelli29@comcast.net

Administrative Hearing Fees	
Filing Fee	\$ 110.00
Conduct Appeals Hearing	Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Processing Fee	\$ 931.00
Reschedule Hearing	\$ 329.00
<i>Fee Includes 9.5% Records Management Fee and 5.25% Technology Enhancement Fee</i>	

Property Address: 0 15TH ST, OAKLAND 94612

Complaint #: 1704870

Property Maintenance (Blight) - (Checklist of Violations attached)

Description of Violation	Required Action	OMC Section
1. The structure is not secured from trespassers.	secure openings	8.24.020.A.1&B
2. The interior has storage of combustible material.	remove combustible material	8.24.020.D.2
3. There is graffiti throughout.	paint out graffiti	8.24.020.C.4
4. The construction has been abandoned for over 6 months.	continue construction	8.24.020.A.2

Building Maintenance (Housing)

Description of Violation	Required Action	OMC Section

Zoning

Description of Violation	Required Action	OMC Section

Description of Property Maintenance Violations

Property Address: 0 15TH ST, OAKLAND 94612

Complaint #: 1704870

Property Maintenance— OMC 8.24.020

Abandoned building or structure (OMC 8.24.020 A)

- ☒ A building or structure which is not occupied, inhabited, used, or secured; a building or structure is unsecured when it is unlocked or the public can gain entry without the consent of the owner. OMC 8.24.020 (1)
- ☒ Any partially constructed, reconstructed or demolished building or structure upon which work abandoned - No valid and current building or demolition permit or no substantial work on the project for six months. OMC 8.24.020 (2)

Attractive Nuisance (OMC 8.24.020 B)

- ☒ Property which is in an unsecured state so as to potentially constitute an attraction to children, harbor vagrants, criminals, or other unauthorized persons.

A building or structure which is in a state of disrepair (OMC 8.24.020 C)

- ☐ Any building or structure which by reason of rot, weakened joints, walls, floors, underpinning, roof, ceilings, or insecure foundation, or other cause has become dilapidated or deteriorated. OMC 8.24.020 (1)
- ☐ Any building or structure with exterior walls and/or roof coverings which are become so deteriorated as to not provide adequate weather protection and be likely to, or have resulted in, termite infestation or dry rot. OMC 8.24.02 (2)
- ☐ Buildings or structures with broken or missing windows or doors which constitute a hazardous condition or a potential attraction to trespassers 8.24.020 (3) Violation Location: ☐ Front ☐ Side ☐ Rear/Backyard
- ☒ Buildings or structures including but not limited to, walls, windows, fences, signs, retaining walls, driveways, or walkways which are obsolete, broken, deteriorated, or substantially defaced to the extent that the disrepair visually impacts on neighboring property or presents a risk to public safety i.e. writings, inscriptions, figures, scratches, or other markings referred to as "graffiti" and peeling, flaking, blistering, or otherwise deteriorated paint. OMC 8.24.020 (4)

Property inadequately maintained (OMC 8.24.020 D) Violation Location: ☐ Front ☐ Side ☐ Rear/Backyard

- ☐ Property which is not kept clean and sanitary and free from all accumulations of offensive matter or odor including, but not limited to, overgrown or dead or decayed trees, weeds or other vegetation, rank growth, dead organic matter, rubbish, junk, garbage animal intestinal waste and urine, and toxic or otherwise hazardous liquids and substances and material – Combustible and noncombustible waste materials, residue from the burning of wood, coal, coke, and other combustible material; paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, hay, straw, tin cans, metal mineral matter, glass, crockery, and dust; animal feed and the products of and residue from animal quarters. OMC 8.24.020 (1)
 - ☒ Property which constitutes a fire hazard or a condition considered dangerous to the public health, safety and general welfare. OMC 8.24.020(2)
 - ☐ Property which is likely to or does harbor rats or other vectors, vermin, feral pet, or other non-domesticated animal nuisances OMC 8.24.020 (3)
 - ☐ Property which substantially detracts from the aesthetic and economic values of neighboring properties including, but not limited to, personal property and wares and foodstuffs, premises garbage and refuse receptacles, and commercial and industrial business activities which are inadequately buffered from any street, sidewalk, or other publicly trafficked area or such buffering which is inadequately maintained. OMC 8.24.020 (4) and OPC Chapter 17.110
- Violation Location:** ☐ Front ☐ Side ☐ Rear/Backyard
- ☐ Landscaping which is inadequately maintained or which is not installed as required by city codes or any permit issued in accordance with such codes. OMC 8.24.020 (5) Violation Location: ☐ Front ☐ Side ☐ Rear/Backyard
 - ☐ Matter including but not limited to smoke, odors, dust, dirt, debris, fumes, and sprays which is permitted to be transported by wind or otherwise upon any street, course, alley, sidewalk, yard, park, or other public or private property and which is determined to be a violation of federal, state, regional, or local air quality regulations. OMC 8.24.020 (6)
- Violation Location:** ☐ Front ☐ Side ☐ Rear/Backyard
- ☐ Property including, but not limited to building facade, window, doorway, driveway, walkway, fence, wall, landscaped planter or area, sidewalk, curb, and gutter, and edge of street pavement on which dirt, litter, vegetation, garbage refuse, debris, flyers, or circulars have accumulated. OMC 8.24.020 (7) Violation Location: ☐ Front ☐ Side ☐ Rear/Backyard
 - ☐ Property on which a swimming pool, pond, stream, or other body of water which is abandoned, unattended, unfiltered, or not otherwise maintained, resulting in the water becoming polluted. OMC 8.24.020 (8)

County Assessor Display

Assessor Parcel Record for APN 008- -0625-032-00

Parcel Number:	8-625-32
Property Address:	15TH ST, OAKLAND 94612
Owner Name:	1510 WEBSTER LLC & HUANG CHUAN
Care of:	
Attention:	
Mailing Address:	3233 MONTEREY BLVD, OAKLAND CA 94602-3561
Use Code:	ONE TO FIVE STORY OFFICE BUILDING
Recorder Number:	2018-053722
Recorder Date:	3/16/2018
Mailing Address Effective Date:	3/16/2018
Last Document Input Date:	5/22/2018
Deactivation Date:	
Exemption Code:	

[Home](#)

[Enter
Assessor
Parcel
Number](#)

[Assessments](#)

[Property
Details](#)

[GIS Parcel
Map](#)

[Alameda
County
Web Site](#)

[Use Codes](#)

7017 3040 0000 4249 7576

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

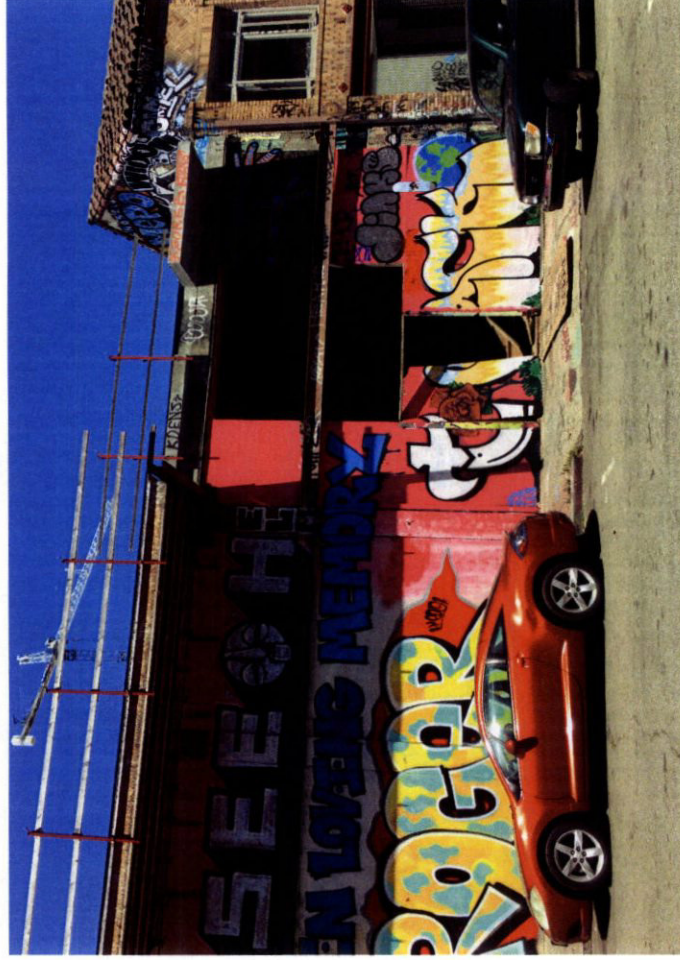
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

1510 WEBSTER LLC & HUANG CHUAN
3233 MONTEREY BLVD
OAKLAND CA 94602-3561

1704870/0 15TH ST/08/01/2018/TIAGO JOHNSON

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





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inspectioncounter@oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

November 28, 2017

Certified and Regular mail

To: HO FIONA L
69 MAITLAND DR
ALAMEDA CA 94502-6723

Code Enforcement Case No.: **1704959**
Property: **1011 BAYVIEW AVE**
Parcel Number: **023 -0395-018-00**
Re-inspection Date: **January 5, 2018**

Code Enforcement Services inspected your property on **November 20, 2017** and confirmed:

- ☒ that the violations of the Oakland Municipal Code (OMC) identified on the **List of Violations below** are present.
- ☐ that work was performed without permit or beyond the scope of the issued permit and you are receiving this Notice of Violation because you did not get the required permit within three (3) days of receiving the Stop Work Order. You must contact the inspector indicated below before the Re-inspection Date to stop further code enforcement action.
- ☐ **Investor Owned Program - Per OMC 8.58**
- ☐ **Foreclosed and Defaulted Properties - Per OMC 8.54**

At this point, no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations and contact Inspector **Randy Schimm**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-3846 and by email at rschimm@oaklandnet.com.

If the Property Owner Certification is included in this notice you may also complete the form and include photographs of the corrected violations.

Note: If a complaint is filed regarding the same or similar violation(s) and it is confirmed within 24 months from the date of this notice an immediate assessment of \$1,176.00 will be charged as a Repeat Violation. In addition, if violation(s) remain uncorrected after you receive a 30-day Notice of Violation, further enforcement action(s) will include additional fees.

- **If you do not contact your inspector to discuss why you cannot comply** or if applicable, complete the Property Owner Certification form and the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total **\$2,665.00**.
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- Priority Lien fees in the amount of **\$1,349.00** may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims Court.
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November 2017

Scan to: Code Enforcement-Chronology-Abatement Activities

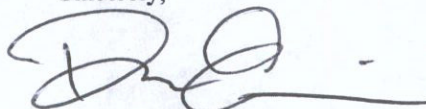
You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If Code Enforcement Services does not receive your written Appeal within the appeal deadline dated: **January 5, 2018** you will waive your right for administrative review. *Note: Incomplete appeals including, but not limited to an oral notification of your intention to appeal, a written appeal postmarked but not received by us within the time prescribed or a written appeal received by us without a filing fee are not acceptable and will be rejected.*

Note: The appeal period may be reduced based on prior noticing i.e., Courtesy notice, Repeat Violation and the Property Owner Certification on record.

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Sincerely,



Randy Schimm
Specialty Combination Inspector
Planning and Building Department

Enclosures as applicable:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Blight brochure | <input checked="" type="checkbox"/> Residential Code Enforcement brochure | <input type="checkbox"/> Vehicular Food Vending brochure |
| <input checked="" type="checkbox"/> Property Owner Certification | <input type="checkbox"/> Mold and Moisture brochure | <input type="checkbox"/> Pushcart Food Vending brochure |
| <input type="checkbox"/> Lead Paint brochure | <input type="checkbox"/> Undocumented Dwelling Units brochure | <input type="checkbox"/> Smoke Alarms brochure |
| <input checked="" type="checkbox"/> Photographs | <input type="checkbox"/> Stop Work brochure | <input type="checkbox"/> Condominium Conversion brochure |

cc:

Administrative Hearing Fees

Filing Fee	\$ 110.00
Conduct Appeals Hearing	Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Processing Fee	\$ 931.00
Reschedule Hearing	\$ 329.00

Fees Include 9.5% Records Management Fee and 5.25% Technology Enhancement Fee

List of Violations

Property Address: 1011 BAYVIEW AVE

Complaint #: 1704959

[illegible]



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA • SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031

Planning and Building Department

Bureau of Building

Building Permits, Inspections and Code Enforcement Services

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

PROPERTY OWNER CERTIFICATION

CORRECTED OR REMOVED VIOLATIONS

Date: November 28, 2017

Property: **1011 BAYVIEW AVE**

Parcel no. 023 -0395-018-00

Case no.: **1704959**

Owner: HO FIONA L

Courtesy Notice date: N/A

Re-inspection date: **January 5, 2018**

Return to: Randy Schimm

I certify that I have corrected the following violation(s) identified in the Notice of Violation I received from the City of Oakland.

I understand that if a complaint is filed regarding the same or similar violation(s) and it is confirmed within 24 months from the date of this notice an immediate assessment of \$1,176.00 will be charged as a Repeat Violation fee. If the violation remains uncorrected after I receive a 30-day Notice of Violation further enforcement action(s) will be taken that will include additional fees.

I have corrected the following violations identified in the Notice of Violation I received from the City of Oakland:

Print Name

Date

Property Owner Signature

()

Day time telephone

E-mail

November 2017

Scan to: Code Enforcement-Chronology-Abatement Activities

Notice of Violation

Instructions

1. Review the property address and owner information shown at the left and make any necessary corrections.
2. **If applicable, before** the Re-inspection date shown at the left, complete and return this signed form with dated photographs of your property to verify the violations were removed or not present:

E-mail: inspectioncounter@oaklandnet.com

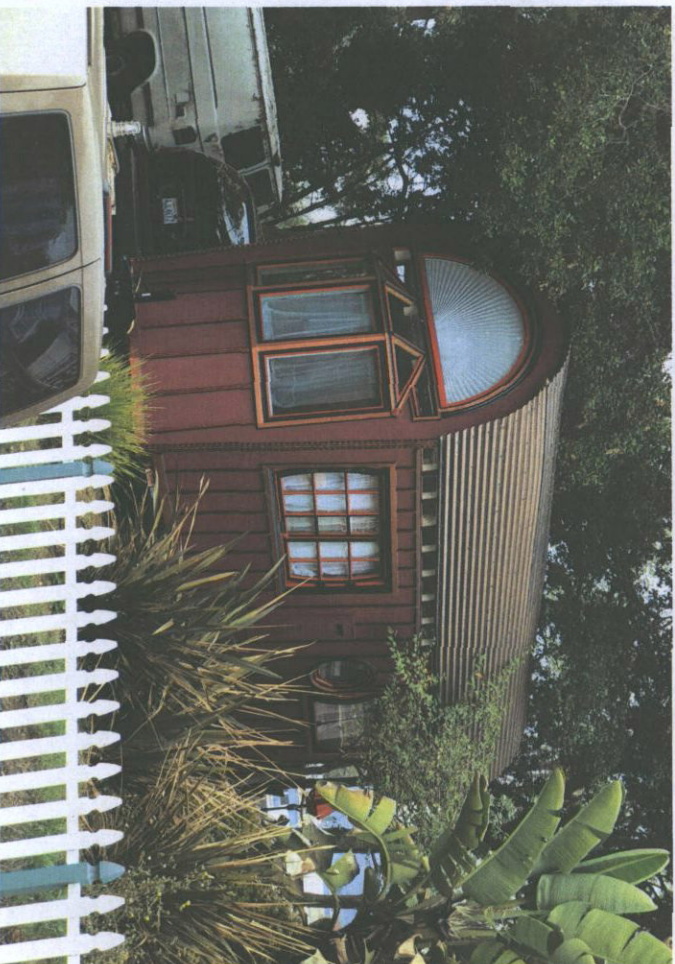
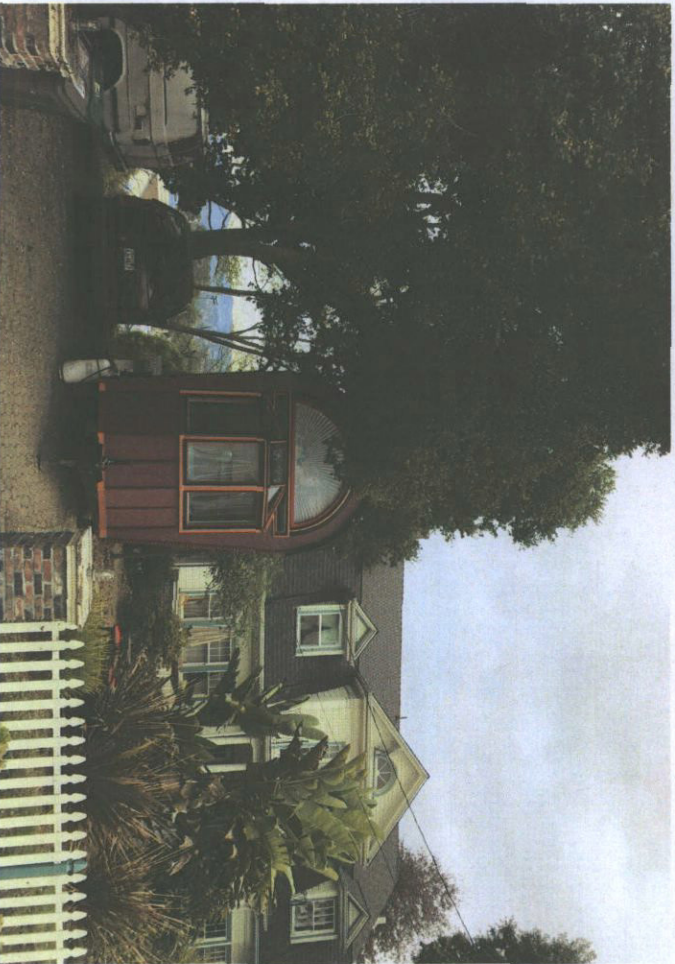
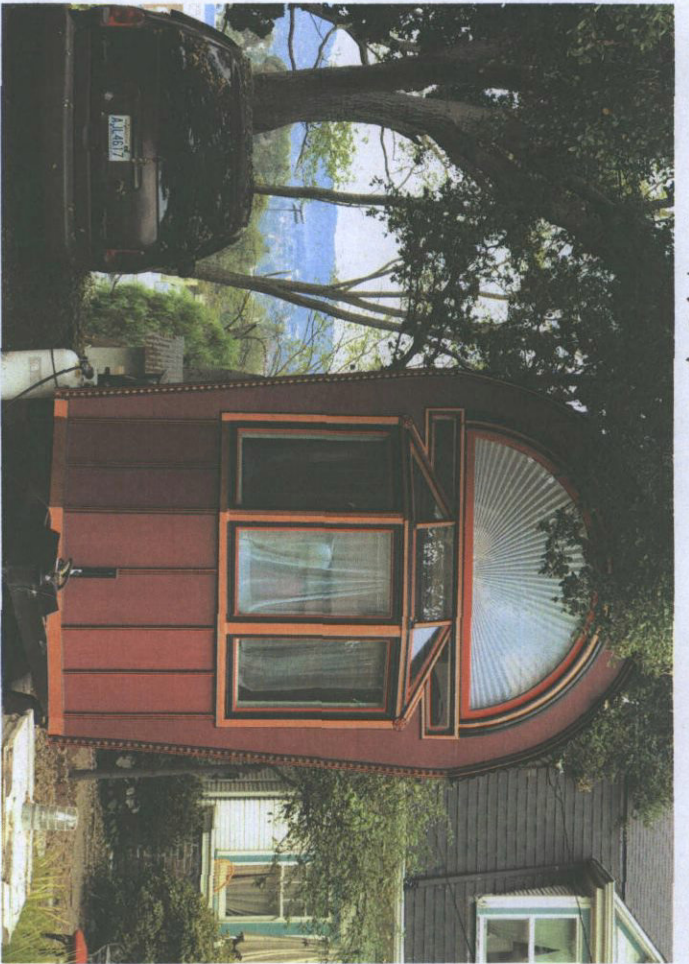
Facsimile: 510/ 238-2959

Mail: City of Oakland
Bureau of Building
250 Frank H. Ogawa Plaza Suite 2340
Oakland, CA 94612-2031
(Envelope enclosed – no postage required)

CASE # 1704959

1011 Bayview Ave.

11-20-2017



County Assessor Display

Assessor Parcel Record for APN 023- -0395-018-00

Parcel Number:	23-395-18
Property Address:	1011 BAYVIEW AVE, OAKLAND 94610
Owner Name:	HO FIONA L
Care of:	
Attention:	
Mailing Address:	69 MAITLAND DR, ALAMEDA CA 94502-6723
Use Code:	RES PROPERTY OF 2 UNITS, LESSER QUALITY THAN 2200
Recorder Number:	2012-115921
Recorder Date:	4/6/2012
Mailing Address Effective Date:	8/7/2013
Last Document Input Date:	6/19/2012
Deactivation Date:	
Exemption Code:	

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[Property List](#)
[Assessments](#)
[Property Details](#)
[GIS Parcel Map](#)
[Alameda County Web Site](#)
[Use Codes](#)

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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 \$ _____

Postmark Here

HO FIONA L
69 MAITLAND DR,
ALAMEDA CA 94502-6723
 1704959-ASR-11/30/17

See Reverse for Instructions



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ■ SUITE 2340 ■ OAKLAND, CALIFORNIA 94612-2031

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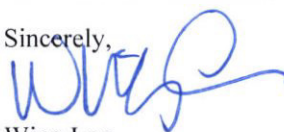
You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If Code Enforcement Services does not receive your written Appeal within the appeal deadline dated: **9/05/18** you will waive your right for administrative review. *Note: Incomplete appeals including, but not limited to an oral notification of your intention to appeal, a written appeal postmarked but not received by us within the time prescribed or a written appeal received by us without a filing fee are not acceptable and will be rejected.*

Note: The appeal period may be reduced based on prior noticing i.e., Courtesy notice, Repeat Violation and the Property Owner Certification on record.

If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (B)(3) and a Final Decision is determined. An appeal will be scheduled within **60** days from the end of the appeal period. A filing fee in the amount of **\$110.00** is due at the time of submittal. Payments may be made in person at the Bureau of Building, 250 Frank Ogawa Plaza, 2nd Floor, or by phone by calling 510-238-4774 (**Please include the receipt number and date on your appeal**). MasterCard and Visa are accepted.

Investor-Owned Residential Property OMC 8.58	Foreclosed and Defaulted OMC 8.54
<p>Administrative/Civil penalties will be Assessed for failure to abate (OMC Sections 8.24.020, 1.08.60, 1.12). Penalties may be assessed for up to 21 days at \$1,000 a day. You will be notified separately if penalties have accrued.</p> <p>Nuisance Abatement Lien (Notice of Violation) A Nuisance Abatement Lien may be filed with the Alameda County Clerk-Recorder for recordation on the property title which shall have the force, effect and priority of a Judgment Lien. The Nuisance Abatement Lien may be foreclosed by an action brought by the City of Oakland for a money judgment.</p> <p>(Priority Lien) (OMC 8.58.430) A Constructive notice of the pendency of a collection action for an Assessment to all other interested parties shall be established on the date a lien is recorded by the Alameda County Clerk-Recorder</p>	<p>Civil penalties will be Assessed for failure to abate (OMC Sections 8.24.020.1.08.601.12). Penalties may be assessed for up to 21 days at \$1,000 a day. You will be notified separately if penalties have accrued.</p> <p>(Priority Lien) (OMC 8.54.430) A Constructive notice of the pendency of a collection action for an Assessment to all other interested parties shall be established on the date a lien is recorded by the Alameda County Clerk-Recorder</p>

Sincerely,



Wing Loo
Specialty Combination Inspector
Planning and Building Department

Enclosures as applicable:

- ☐ Blight brochure
- ☐ Property Owner Certification
- ☐ Lead Paint brochure
- ☒ Photographs

- ☐ Residential Code Enforcement brochure
- ☐ Mold and Moisture brochure
- ☐ Undocumented Dwelling Units brochure
- ☐ Stop Work brochure

- ☐ Vehicular Food Vending brochure
- ☐ Pushcart Food Vending brochure
- ☐ Smoke Alarms brochure
- ☐ Condominium Conversion brochure

cc: michaelli29@comcast.net

Administrative Hearing Fees	
Filing Fee	\$ 110.00
Conduct Appeals Hearing	Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Processing Fee	\$ 931.00
Reschedule Hearing	\$ 329.00
<i>Fee Includes 9.5% Records Management Fee and 5.25% Technology Enhancement Fee</i>	

Property Address: 0 15TH ST, OAKLAND 94612

Complaint #: 1704870

Property Maintenance (Blight) - (Checklist of Violations attached)

Description of Violation	Required Action	OMC Section
1. The structure is not secured from trespassers.	secure openings	8.24.020.A.1&B
2. The interior has storage of combustible material.	remove combustible material	8.24.020.D.2
3. There is graffiti throughout.	paint out graffiti	8.24.020.C.4
4. The construction has been abandoned for over 6 months.	continue construction	8.24.020.A.2

Building Maintenance (Housing)

Description of Violation	Required Action	OMC Section

Zoning

Description of Violation	Required Action	OMC Section

Description of Property Maintenance Violations

Property Address: 0 15TH ST, OAKLAND 94612

Complaint #: 1704870

Property Maintenance— OMC 8.24.020

Abandoned building or structure (OMC 8.24.020 A)

- ☒ A building or structure which is not occupied, inhabited, used, or secured; a building or structure is unsecured when it is unlocked or the public can gain entry without the consent of the owner. OMC 8.24.020 (1)
- ☒ Any partially constructed, reconstructed or demolished building or structure upon which work abandoned - No valid and current building or demolition permit or no substantial work on the project for six months. OMC 8.24.020 (2)

Attractive Nuisance (OMC 8.24.020 B)

- ☒ Property which is in an unsecured state so as to potentially constitute an attraction to children, harbor vagrants, criminals, or other unauthorized persons.

A building or structure which is in a state of disrepair (OMC 8.24.020 C)

- ☐ Any building or structure which by reason of rot, weakened joints, walls, floors, underpinning, roof, ceilings, or insecure foundation, or other cause has become dilapidated or deteriorated. OMC 8.24.020 (1)
- ☐ Any building or structure with exterior walls and/or roof coverings which are become so deteriorated as to not provide adequate weather protection and be likely to, or have resulted in, termite infestation or dry rot. OMC 8.24.02 (2)
- ☐ Buildings or structures with broken or missing windows or doors which constitute a hazardous condition or a potential attraction to trespassers 8.24.020 (3) Violation Location: ☐ Front ☐ Side ☐ Rear/Backyard
- ☒ Buildings or structures including but not limited to, walls, windows, fences, signs, retaining walls, driveways, or walkways which are obsolete, broken, deteriorated, or substantially defaced to the extent that the disrepair visually impacts on neighboring property or presents a risk to public safety i.e. writings, inscriptions, figures, scratches, or other markings referred to as "graffiti" and peeling, flaking, blistering, or otherwise deteriorated paint. OMC 8.24.020 (4)

Property inadequately maintained (OMC 8.24.020 D) Violation Location: ☐ Front ☐ Side ☐ Rear/Backyard

- ☐ Property which is not kept clean and sanitary and free from all accumulations of offensive matter or odor including, but not limited to, overgrown or dead or decayed trees, weeds or other vegetation, rank growth, dead organic matter, rubbish, junk, garbage animal intestinal waste and urine, and toxic or otherwise hazardous liquids and substances and material – Combustible and noncombustible waste materials, residue from the burning of wood, coal, coke, and other combustible material; paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, hay, straw, tin cans, metal mineral matter, glass, crockery, and dust; animal feed and the products of and residue from animal quarters. OMC 8.24.020 (1)
 - ☒ Property which constitutes a fire hazard or a condition considered dangerous to the public health, safety and general welfare. OMC 8.24.020(2)
 - ☐ Property which is likely to or does harbor rats or other vectors, vermin, feral pet, or other non-domesticated animal nuisances OMC 8.24.020 (3)
 - ☐ Property which substantially detracts from the aesthetic and economic values of neighboring properties including, but not limited to, personal property and wares and foodstuffs, premises garbage and refuse receptacles, and commercial and industrial business activities which are inadequately buffered from any street, sidewalk, or other publicly trafficked area or such buffering which is inadequately maintained. OMC 8.24.020 (4) and OPC Chapter 17.110
- Violation Location:** ☐ Front ☐ Side ☐ Rear/Backyard
- ☐ Landscaping which is inadequately maintained or which is not installed as required by city codes or any permit issued in accordance with such codes. OMC 8.24.020 (5) Violation Location: ☐ Front ☐ Side ☐ Rear/Backyard
 - ☐ Matter including but not limited to smoke, odors, dust, dirt, debris, fumes, and sprays which is permitted to be transported by wind or otherwise upon any street, course, alley, sidewalk, yard, park, or other public or private property and which is determined to be a violation of federal, state, regional, or local air quality regulations. OMC 8.24.020 (6)
- Violation Location:** ☐ Front ☐ Side ☐ Rear/Backyard
- ☐ Property including, but not limited to building facade, window, doorway, driveway, walkway, fence, wall, landscaped planter or area, sidewalk, curb, and gutter, and edge of street pavement on which dirt, litter, vegetation, garbage refuse, debris, flyers, or circulars have accumulated. OMC 8.24.020 (7) Violation Location: ☐ Front ☐ Side ☐ Rear/Backyard
 - ☐ Property on which a swimming pool, pond, stream, or other body of water which is abandoned, unattended, unfiltered, or not otherwise maintained, resulting in the water becoming polluted. OMC 8.24.020 (8)

County Assessor Display

Assessor Parcel Record for APN 008- -0625-032-00

Parcel Number:	8-625-32
Property Address:	15TH ST, OAKLAND 94612
Owner Name:	1510 WEBSTER LLC & HUANG CHUAN
Care of:	
Attention:	
Mailing Address:	3233 MONTEREY BLVD, OAKLAND CA 94602-3561
Use Code:	ONE TO FIVE STORY OFFICE BUILDING
Recorder Number:	2018-053722
Recorder Date:	3/16/2018
Mailing Address Effective Date:	3/16/2018
Last Document Input Date:	5/22/2018
Deactivation Date:	
Exemption Code:	

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Postmark Here

1510 WEBSTER LLC & HUANG CHUAN
3233 MONTEREY BLVD
OAKLAND CA 94602-3561

1704870/0 15TH ST/08/01/2018/TIAGO JOHNSON

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

