



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](mailto:inspectioncounter@oaklandnet.com)

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

## NOTICE OF VIOLATION

2-26-2018

*Certified and Regular mail*

To: Guiton Jessie TR  
682 Arimo Ave.  
Oakland, Ca  
94610-1106

Code Enforcement Case No.: 1800487  
Property: 5418 Telegraph Ave.  
Parcel Number: 14-1225-23  
Re-inspection Date/Correction Due Date: 4-2-2018

Code Enforcement Services inspected your property on **2-14-2018** 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 **Michae Legault**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-3888 and by email at [MLEGALT@oaklandnet.com](mailto:MLEGALT@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: **4-2-2018** 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.

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, 2<sup>nd</sup> 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><b>Nuisance Abatement Lien (Notice of Violation)</b> 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><b>(Priority Lien) (OMC 8.58.430)</b> 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, 1.08.60, 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><b>(Priority Lien) (OMC 8.54.430)</b> 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,

Michae Legault  
Specialty Combination Inspector  
Planning and Building Department

**First Fee Charged Re-Inspection Date: NA**  
**Second Fee Charged Re-inspection Date: NA**

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:

#### Administrative Hearing Fees

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

**Fee Includes 9.5% Records Management Fee and 5.25% Technology Enhancement Fee**

[illegible]

# County Assessor Display

## Assessor Parcel Record for APN 014- -1225-023-00

Parcel Number:	14-1225-23
Property Address:	5418 TELEGRAPH AVE, OAKLAND 94609
Owner Name:	GUITON JESSIE TR
Care of:	
Attention:	
Mailing Address:	682 ARIMO AVE, OAKLAND CA 94610-1106
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2016-321613
Recorder Date:	12/9/2016
Mailing Address Effective Date:	12/9/2016
Last Document Input Date:	3/16/2017
Deactivation Date:	
Exemption Code:	

[Home](#)
[Enter Assessor Parcel Number](#)
[Assessments](#)
[Property Details](#)
[GIS Parcel Map](#)
[Alameda County Web Site](#)
[Use Codes](#)

7017 3040 0000 4250 3321

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://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

Postage

**GUITON JESSIE TR**  
**682 ARIMO AVE**  
**OAKLAND, CA 94610-1106**

Street: 1800487/ML/EA/2/26/18/5418 TELEGRAPH AVE

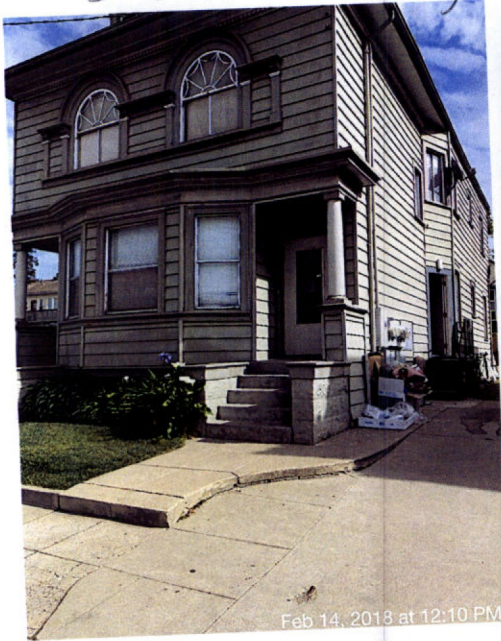
City, St., Zip

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



5418 Telegraph Ave

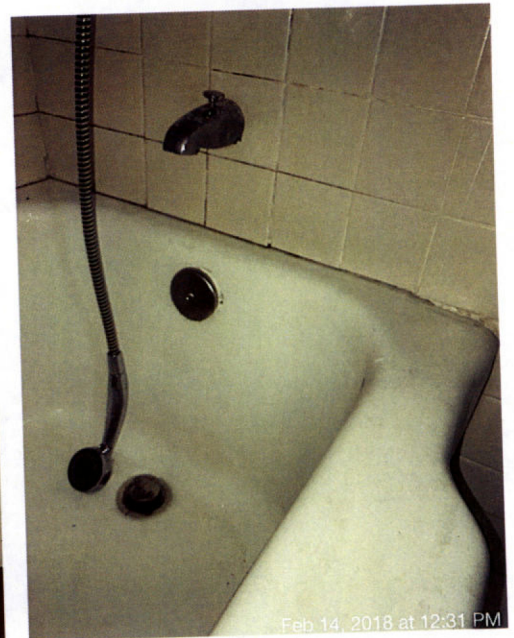
1800487





5418 Telegraph Ave

1800487





5418

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