

**CITY of OAKLAND**  
City Administrator's Office



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

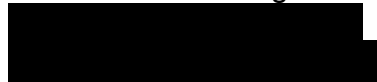
**Nuisance Abatement Division**

Arturo Sanchez, *Case Manager*

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Voicemail (510) 238-7542

November 18, 2009

Miriam L. Bushberg



**RE: Nuisance Activity at 6016 Contra Costa Road**

Dear Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 6016 Contra Costa Road, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark in violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention to this matter.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: Nicole Frede, Animal Services (via email)  
D. Lindheim, CAO (via interoffice mail)



City Hall ■ 1 Frank Ogawa Plaza ■ 11<sup>th</sup> Floor ■ Oakland, California 94612

City Administrator's Office  
**Nuisance Abatement Division**  
Arturo Sanchez, Assistant to City Administrator

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Voicemail (510) 238-7542

March 8, 2011

Therese A. Martinbanks  
[REDACTED]

**RE: Nuisance Activity at 6100 Buena Ventura, Oakland**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 6100 – Buena Ventura Avenue, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark, a violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is

abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention to this matter.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: N. Frede, Animal Svcs/OPD (via email)  
Chron



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**City Administrator's Office**

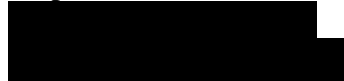
**Nuisance Abatement Division**

Greg Minor, Assistant to the City Administrator

TTY/TDD (510) 238-2007  
FAX (510) 238-7084  
Voicemail ((510) 238-6370

October 14, 2014

Stephen M. & Christine T. Crosetti



**RE: Nuisance Activity at 6141 Broadway Terrace, Oakland, CA**

Dear Property Owner(s),

This is a courtesy notice intended to advise you that nuisance activity, namely excessive noise in the form of dog barking, has been reported as occurring at 6141 Broadway Terrace, Oakland, CA. Public records indicate that you are the owners of record of this property.

In addition to violating Oakland's Noise Ordinance, Oakland Municipal Code 8.18, this activity may constitute a public nuisance due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should our office move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated, including a \$3,500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation is different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc: H. Gardner, Interim City Administrator (via interoffice mail)  
Chron



City Hall ■ 1 Frank Ogawa Plaza ■ 11<sup>th</sup> Floor ■ Oakland, California 94612

City Administrator's Office  
**Nuisance Abatement Division**  
Arturo Sanchez, Assistant to City Administrator

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Voicemail (510) 238-7542

January 6, 2011

Matthew Hindman & Dena Roche TRS  
[REDACTED]

**RE: Nuisance Activity at 6150 Bullard Dr., Oakland**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 6150 Bullard Drive, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark, a violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention to this matter.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: N. Frede, Animal Svcs/OPD (via email)  
Chron

**CITY of OAKLAND**  
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**Nuisance Abatement Division**

Arturo Sanchez, *Case Manager*

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Voicemail (510) 238-7542

November 10, 2009

Guadalupe Elizondo  
[REDACTED]

**RE: Nuisance Activity at 6160 Mauritania Avenue**

Dear Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for **6160 Mauritania Avenue**, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark in violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention to this matter.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: Nicole Frede, Animal Services (via email)  
D. Lindheim, CAO (via interoffice mail)



City Hall ■ 1 Frank Ogawa Plaza ■ 11<sup>th</sup> Floor ■ Oakland, California 94612

City Administrator's Office  
**Nuisance Abatement Division**  
Arturo Sanchez, Assistant to City Administrator

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Voicemail (510) 238-7542

May 25, 2010

Alida S. Linares  
[REDACTED]

**RE: Nuisance Activity at 6222 Laird Avenue, Oakland**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 6222 Laird Avenue, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark, a violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention to this matter.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: D. Escobar, Animal Svcs./OPD (via email)  
N. Frede, Animal Svcs./OPD (via email)  
D. Lindheim, CAO (via interoffice mail)  
Chron



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City Administrator's Office  
Nuisance Abatement Division  
Arturo Sanchez, *Assistant to City Administrator*

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Voicemail (510) 238-7542

May 26, 2010

Athan Magganas  
[REDACTED]

**RE: Nuisance Activity at 6228 Telegraph Avenue, Oakland  
dba Nude Sushi**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 6228 Telegraph Avenue dba Nude Sushi, Oakland.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises, a nuisance. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to: a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance.

Proprietors of rental units and commercial properties play an important role in maintaining the integrity of their neighborhoods. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Arturo M. Sanchez  
Assistant to City Administrator

cc: Nila Kim, District 1 (via email)  
D. Lindheim, City Administrator (via interoffice mail)

**CITY of OAKLAND**  
City Administrator's Office



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**Nuisance Abatement Division**

Niccolo De Luca, *Deputy City Administrator*  
Arturo Sanchez, *Case Manager*

TTY/TDD	(510) 238-2007
Main FAX	(510) 238-7084
Main	(510) 238-3301
Voicemail	(510) 238-7542

August 24, 2006

Annette Hornsby



RE: Nuisance Activity at 6273 Brookside Avenue

Dear Owner:

The Nuisance Enforcement Unit of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our intent is to notify property owners of nuisance activity as early as possible. Our records indicated that you are owners of record for 6273 Brookside Avenue, Oakland CA.

This letter is designed to provide an early warning to you, as a property owner, that nuisance activity maybe occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Enforcement Unit has received complaints from police, city workers and/or citizens alleging specific activity in Violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and or the Nuisance Eviction Ordinance, Ordinance #12592 C.M.S.

Our office has been informed that your property is the site of loitering, Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that at least 100 individuals play loud music, and loiter on, in, and in close proximity to your property. This activity constitutes a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property. Such activity can quickly escalate into a potentially dangerous situation as the individuals are reported to also loiter in the middle of the street. Additionally, this activity may constitute an unlawful public assembly if conducted regularly without appropriate approvals from the city.

Further, the activity enumerated above may subject you to Oakland Municipal Code Chapter 8.23, the Nuisance Eviction Ordinance, which is intended to expedite the removal of drug dealers, individuals committing narcotic-related, gang-related, violent crimes, or threats of violent crimes from residential and commercial property. The Oakland City Administrator's Nuisance Enforcement Unit (NEU) is assigned to pursue these matters. The Eviction ordinance states in relevant part:

A landlord shall not cause or permit:

- 1) The premises to be used or maintained for any illegal drug activity drug-related nuisance, violent crime, threat of violent crime or gang-related crime;
- 2) A tenant to use or occupy the premises if the tenant commits, permits, maintains, or is involved in any illegal drug activity, violent crime or threat of violent crime, gang-related crime, or drug-related nuisance on the premises or for drug related nuisances within a close proximity to the boundary line of the property.

Notwithstanding any provision of the Oakland Municipal Code to the contrary, a landlord may bring an action to recover possession of a rental unit upon one of the following grounds:

- 1) the tenant, tenant's agent, or tenants guest is committing or permitting to exist any illegal drug activity, violent crime or threat of violent crime, gang-related crime, or drug-related nuisance on the premises or for drug related nuisances within a close proximity to the boundary line of the property, or
- (2) the tenant has been convicted of a crime and the underlying offense involves illegal drug activity, violent crime or threat of violent crime, drug-related nuisance activity or a gang-related crime on the premises.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NEU move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to: a \$3000.00 Nuisance case fee and civil penalties of \$1000.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Proprietors of rental units and commercial properties play an important role in maintaining the integrity of their neighborhoods. We advise you to take the time to assess your property, identify the problems and call us for assistance.

Thank you for your attention.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: K. Whitlow, District 1  
E. Nasr, OCA  
S. Mitchell, OPD



City Hall ■ 1 Frank Ogawa Plaza ■ 11<sup>th</sup> Floor ■ Oakland, California 94612

City Administrator's Office  
**Nuisance Abatement Division**  
Arturo Sanchez, Assistant to City Administrator

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Main FAX (510) 238-7084  
Voicemail (510) 238-7542

March 8, 2011

Ernest and Mary Bigelow TRS  
[REDACTED]

**RE: Nuisance Activity at 6301 Majestic Avenue, Oakland**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 6301 – Majestic Street, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark, a violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention to this matter.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: N. Frede, Animal Svcs/OPD (via email)  
Chron



City Hall ■ 1 Frank Ogawa Plaza ■ 11<sup>th</sup> Floor ■ Oakland, California 94612

City Administrator's Office  
**Nuisance Abatement Division**  
Arturo Sanchez, Assistant to City Administrator

Main FAX 510) 238-7084  
Voicemail (510) 238-7542

January 19, 2012

Tiffany Wagner



**RE: Nuisance Activity at 6348 Heather Ridge Way, Oakland**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 6348 Heather Ridge Way, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

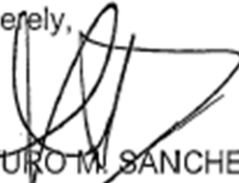
Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark for long periods of time, a violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

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Proprietors of rental units and commercial properties play an important role in maintaining the integrity of their neighborhoods. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,



ARTURO M. SANCHEZ

Assistant to the City Administrator

cc: N. Frede, Animal Svcs/OPD (via email)  
Chron



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City Administrator's Office  
**Nuisance Abatement Division**  
Arturo Sanchez, Assistant to City Administrator

Main FAX 510) 238-7084  
Voicemail (510) 238-7542

January 19, 2012

Taylor and Letha Sandison



**RE: Nuisance Activity at 6366 Heather Ridge Way, Oakland**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 6366 Heather Ridge Way, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

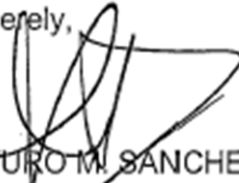
Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs bark constantly, barking through the night until 2:00 and 3:00 in the morning, a violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

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Proprietors of rental units and commercial properties play an important role in maintaining the integrity of their neighborhoods. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,



ARTURO M. SANCHEZ

Assistant to the City Administrator

cc: N. Frede, Animal Svcs/OPD (via email)  
Chron



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**City Administrator's Office**

**Nuisance Abatement Division**

Greg Minor, Assistant to the City Administrator

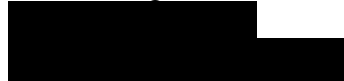
TTY/TDD (510) 238-2007

FAX (510) 238-7084

Voicemail ((510) 238-6370

July 14, 2014

Donald Regan & Elizabeth Regan



**RE: Nuisance Activity at 6434 Herzog St., Oakland, CA**

Dear Property Owner(s),

This is a courtesy notice intended to advise you that nuisance activity, namely excessive noise in the form of barking dog, has been reported as occurring at 6434 Herzog Street. Public records indicate that you are the owners of record of this property.

In addition to violating Oakland's Noise Ordinance, Oakland Municipal Code 8.18, this activity may constitute a public nuisance due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should our office move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated, including a \$3,500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation is different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc: H. Gardner, Interim City Administrator (via interoffice mail)  
Chron



## CITY of OAKLAND

CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

### City Administrator's Office

### Nuisance Abatement Division

Arturo M. Sanchez, *Deputy City Administrator*

TTY/TDD (510) 238-2007

FAX (510) 238-7084

Voicemail ((510) 238-7542

May 3, 2012

Heather Hawkins TR



**RE: Nuisance Activity at 6474 Macarthur Blvd., Oakland**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 6474 Macarthur Boulevard, Oakland.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisance, OMC 8.18.020 Persistent noises and threats of violent crime. There are reports that tenant from the above-referenced property has always been in loud violent arguments with her family members and neighbors. Everyone she becomes bothered by is subject to verbal abuse and confrontations on a quite frequent basis. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to: a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance.

Proprietors of rental units and commercial properties play an important role in maintaining the integrity of their neighborhoods. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,



Arturo M. Sanchez  
Deputy City Administrator



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**City Administrator's Office**

**Nuisance Abatement Division**

Greg Minor, Assistant to the City Administrator

TTY/TDD (510) 238-2007  
FAX (510) 238-7084  
Voicemail ((510) 238-6370

September 17, 2014

Life Changing Ministries  
[REDACTED]

**RE: Nuisance Activity at 6602 San Pablo Ave., Oakland, CA**

Dear Occupant,

This is a courtesy notice intended to advise you that nuisance activity, namely excessive noise in the form of loud music, loud drums microphones with loud singing and yelling, has been reported as occurring at 6602 San Pablo Avenue.

In addition to violating Oakland's Noise Ordinance, Oakland Municipal Code 8.18, this activity may constitute a public nuisance due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should our office move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated, including a \$3,500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation is different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc: H. Gardner, Interim City Administrator (via interoffice mail)  
Chron



City Hall ■ 1 Frank Ogawa Plaza ■ 11<sup>th</sup> Floor ■ Oakland, California 94612

City Administrator's Office  
**Nuisance Abatement Division**  
Arturo Sanchez, Assistant to City Administrator

Main FAX (510) 238-7084  
Voicemail (510) 238-7542

November 14, 2011

Steven & Helena Dietrich



**RE: Nuisance Activity at 6666 Sobrante Road, Oakland**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 6666 Sobrante Road, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that dogs constantly bark from your property, a violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention to this matter.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: (via email)  
N. Frede, Animal Svcs/OPD  
D. Santana, City Administrator (via interoffice mail)  
Chron



City Hall ■ 1 Frank Ogawa Plaza ■ 11<sup>th</sup> Floor ■ Oakland, California 94612

City Administrator's Office  
**Nuisance Abatement Division**  
Arturo Sanchez, Assistant to City Administrator

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Voicemail (510) 238-7542

March 26, 2010

Afshin Shahidi  
[REDACTED]

**RE: Nuisance Activity at 6839 Sherwick Drive, Oakland**

Dear Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 6839 Sherwick Drive, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports emanating from your property that dogs constantly bark, a violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is

abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention to this matter.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: Nicole Frede, Animal Services (via email)  
D. Lindheim, CAO (via interoffice mail)



## CITY of OAKLAND

CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

### City Administrator's Office

### Nuisance Abatement Division

Arturo M. Sanchez, *Deputy City Administrator*

TTY/TDD (510) 238-2007

FAX (510) 238-7084

Voicemail (510) 238-7542

September 27, 2012

Joseph Wiemels & Yunxia Wang



**RE: Nuisance Activity at 7122 Snake Road, Oakland**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 7122 Snake Road, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark, a violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property. Additionally, there are reports that your dogs are not licensed, violations of OMC section 6.04.030, failure to properly license all dogs on the property; and OMC section 6.04.060, keeping dogs not licensed, registered or tagged.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day up to \$5,000 a year.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance.

Proprietors of rental units and commercial properties play an important role in maintaining the integrity of their neighborhoods. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,



Arturo M. Sanchez  
Deputy City Administrator

cc: M. Webb, Director/Animal Svs (via email)  
N. Frede, Animal Svcs/OPD (via email)  
D. Santana, City Administrator (via interoffice mail)  
Chron



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**City Administrator's Office**

**Nuisance Abatement Division**

Greg Minor, Assistant to the City Administrator

TTY/TDD (510) 238-2007

FAX (510) 238-7084

Voicemail ((510) 238-6370

February 26, 2015

Curtis Howard  
[REDACTED]

**RE: Nuisance Activity at 7370 Saroni Dr., Oakland, CA**

Dear Property Owners,

This is a courtesy notice intended to advise you that nuisance activity, namely excessive noise has been reported as occurring at your property at 7370 Saroni Drive. Public records indicate that you are the owner of record of this property.

In addition to violating Oakland's Noise Ordinance, Oakland Municipal Code 8.18, this activity may constitute a public nuisance due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should our office move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated, including a \$3,500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation is different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc: P. Rose, NSC/OPD  
J. Flores, Interim City Administrator (via interoffice mail)  
Chron

**CITY of OAKLAND**  
City Administrator's Office



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**Nuisance Abatement Division**

Arturo Sanchez, *Case Manager*

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Voicemail (510) 238-7542

November 18, 2009

Alma Carillo and Norma Lucero



**RE: Nuisance Activity at 7526 Hamilton Street**

Dear Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 7526 Hamilton Street, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark in violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention to this matter.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: Nicole Frede, Animal Services (via email)  
D. Lindheim, CAO (via interoffice mail)



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**City Administrator's Office**

**Nuisance Abatement Division**

Greg Minor, Assistant to the City Administrator

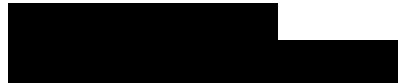
TTY/TDD (510) 238-2007

FAX (510) 238-7084

Voicemail ((510) 238-6370

May 29, 2014

Feliza Carrillo



**RE: Nuisance Activity at 7527 Arthur St., Oakland, CA**

Dear Property Owner(s),

This is a courtesy notice intended to advise you that nuisance activity, namely excessive dog barking, has been reported as occurring at **7527 Arthur Street, Oakland, CA**. Public records indicate that you are the owner of record of this property.

In addition to violating Oakland's Noise Ordinance, Oakland Municipal Code 8.18, this activity may constitute a public nuisance due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should our office move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated, including a \$3,500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation is different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc: Sgt. R. Muniz, OAS/OPD (via email)  
F. Blackwell, City Administrator (via interoffice mail)  
Chron



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**City Administrator's Office**

**Nuisance Abatement Division**

Arturo M. Sanchez, *Deputy City Administrator*

TTY/TDD (510) 238-2007  
FAX (510) 238-7084  
Voicemail ((510) 238-7542)

January 8, 2014

Juan J. Espinoza  
[REDACTED]

**RE: Nuisance Activity at 7532 Arthur Street, Oakland, CA**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner(s) of record for 7532 Arthur Street, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises, a nuisance. There are reports that loud, annoying and excessive music is emanating from your property. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance.

Proprietors of rental units and commercial properties play an important role in maintaining the integrity of their neighborhoods. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,



Arturo M. Sanchez  
Deputy City Administrator

cc: D. Santana, City Administrator (via interoffice mail)  
Chron



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**City Administrator's Office**

**Nuisance Abatement Division**

Greg Minor, Assistant to the City Administrator

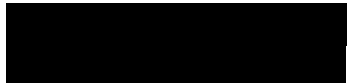
TTY/TDD (510) 238-2007

FAX (510) 238-7084

Voicemail ((510) 238-6370

October 29, 2014

Ruben Gomez



**RE: Nuisance Activity at 7704 Macarthur Blvd., Oakland, CA**

Dear Property Owner(s),

This is a courtesy notice intended to advise you that nuisance activity, namely excessive noise, in the form of loud music, has been reported emanating from 7704 Macarthur Blvd., Oakland, CA . Public records indicate that you are the owner of record of this property.

In addition to violating Oakland's Noise Ordinance, Oakland Municipal Code 8.18, this activity may constitute a public nuisance due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should our office move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated, including a \$3,500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation is different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc: Councilperson DI Brooks, District 6 (via email)  
H. Gardner, Interim City Administrator (via interoffice mail)  
Chron



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**City Administrator's Office**

**Nuisance Abatement Division**

Greg Minor, Assistant to the City Administrator

TTY/TDD (510) 238-2007  
FAX (510) 238-7084  
Voicemail ((510) 238-6370

August 19, 2014

Ruben Perez  
[REDACTED]

**RE: Nuisance Activity at 7710-7716 Macarthur Blvd., Oakland, CA**

Dear Property Owner(s),

This is a courtesy notice intended to advise you that nuisance activity, namely excessive noise, in the form of loud music, has been reported emanating from one of your apartment units at 7710 Macarthur Blvd., Oakland, CA . Public records indicate that you are the owners of record of this property.

In addition to violating Oakland's Noise Ordinance, Oakland Municipal Code 8.18, this activity may constitute a public nuisance due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should our office move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated, including a \$3,500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation is different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc: Councilperson DI Brooks, District 6 (via email)  
H. Gardner, Interim City Administrator (via interoffice mail)  
Chron



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**City Administrator's Office**

**Nuisance Abatement Division**

Greg Minor, Assistant to the City Administrator

TTY/TDD (510) 238-2007  
FAX (510) 238-7084  
Voicemail ((510) 238-6370

October 29, 2014

Praise Fellowship Ministries, Inc.



**RE: Nuisance Activity at 7711 Macarthur Blvd., Oakland, CA**

Dear Property Owner(s),

This is a courtesy notice intended to advise you that nuisance activity, namely excessive noise in the form of loud music at night on the weekend, has been reported emanating from 7711 Macarthur Blvd., Oakland, CA . Public records indicate that you are the owner of record of this property.

In addition to violating Oakland's Noise Ordinance, Oakland Municipal Code 8.18, this activity may constitute a public nuisance due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should our office move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated, including a \$3,500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation is different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc: Councilperson DI Brooks, District 6 (via email)  
H. Gardner, Interim City Administrator (via interoffice mail)  
Chron



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**City Administrator's Office**

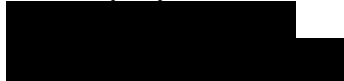
**Nuisance Abatement Division**

Greg Minor, Assistant to the City Administrator

TTY/TDD (510) 238-2007  
FAX (510) 238-7084  
Voicemail ((510) 238-6370

September 18, 2014

Elray & Billy Ayers ETAL  
c/o Elray Ayers



**RE: Nuisance Activity at 7833 Lockwood St., Oakland, CA**

Dear Property Owners,

This is a courtesy notice intended to advise you that nuisance activity, namely excessive noise in the form of loud music and disruptive behavior, has been reported as occurring at your property at 7833 Lockwood Street.

In addition to violating Oakland's Noise Ordinance, Oakland Municipal Code 8.18, this activity may constitute a public nuisance due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should our office move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated, including a \$3,500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation is different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc: Councilperson D. Brooks, District 6 (via email)  
H. Gardner, Interim City Administrator (via interoffice mail)  
Chron



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**City Administrator's Office**

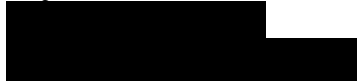
**Nuisance Abatement Division**

Greg Minor, Assistant to the City Administrator

TTY/TDD (510) 238-2007  
FAX (510) 238-7084  
Voicemail ((510) 238-6370

April 7, 2015

Rajiv & Sirisha D. Bansal



**RE: Nuisance Activity at 7966 Macarthur Blvd., Oakland, CA**

Dear Property Owner(s),

This is a courtesy notice intended to advise you that nuisance activity, namely excessive noise, in the form of loud music, has been reported emanating from one of your apartment units at 7966 Macarthur Blvd., Oakland, CA . Public records indicate that you are the owners of record of this property.

In addition to violating Oakland's Noise Ordinance, Oakland Municipal Code 8.18, this activity may constitute a public nuisance due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should our office move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated, including a \$3,500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation is different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc: Councilperson DI Brooks, District 6 (via email)  
J. Flores, Interim City Administrator (via interoffice mail)  
Chron

**CITY of OAKLAND**  
City Administrator's Office



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**Nuisance Abatement Division**

Niccolo De Luca, *Deputy City Administrator*  
Arturo Sanchez, *Case Manager*

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Main (510) 238-3301  
Voicemail (510) 238-7542

October 3, 2007

Akilah V. Roberts  
[REDACTED]

**RE:** Nuisance Activity at 8009 Michigan Avenue

Dear Owner(s):

The Nuisance Enforcement Unit of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our intent is to notify property owners of nuisance activity as early as possible. Our records indicated that you are the owners of record for 8009 Michigan Avenue, Oakland, CA.

This letter is designed to provide an early warning to you, as a property owner that nuisance activity maybe occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Enforcement Unit has received complaints from police, city workers and/or citizens alleging specific activity in Violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark in violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NEU move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to a \$3500.00 Nuisance case fee and civil penalties of \$1000.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: N. De Luca, CAO  
K. Preston, Animal Services



City Hall ■ 1 Frank Ogawa Plaza ■ 11<sup>th</sup> Floor ■ Oakland, California 94612

City Administrator's Office  
**Nuisance Abatement Division**  
Arturo Sanchez, Assistant to City Administrator

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Voicemail (510) 238-7542

March 8, 2011

Christopher Hale  
[REDACTED]

**RE: Nuisance Activity at 8240 Skyline Circle, Oakland**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 8240 – Skyline Circle, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark, a violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is

abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention to this matter.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: N. Frede, Animal Svcs/OPD (via email)  
Chron

**CITY of OAKLAND**  
City Administrator's Office



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**Nuisance Abatement Division**

Niccolo De Luca, *Deputy City Administrator*  
Arturo Sanchez, *Case Manager*

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Main (510) 238-3301  
Voicemail (510) 238-7542

July 23, 2007

Luis A. Naccari, Jr.

[REDACTED]

[REDACTED]

[REDACTED]

**RE:** Nuisance Activity at 8601 D Street

Dear Owner(s):

Enclosed please find a Warning Letter for 8601 D Street, sent to the address of service pursuant to County Recorder's information.

If you have any questions, please call (510) 238-7542.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

Encl.

**CITY of OAKLAND**  
City Administrator's Office



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**Nuisance Abatement Division**

Niccolo De Luca, *Deputy City Administrator*  
Arturo Sanchez, *Case Manager*

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Main (510) 238-3301  
Voicemail (510) 238-7542

July 9, 2007

Luis A. Naccari, Jr.



**RE:** Nuisance Activity at 8601 D Street

Dear Owner(s):

The Nuisance Enforcement Unit of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our intent is to notify property owners of nuisance activity as early as possible. Our records indicated that you are the owners of record for 8601 D Street, Oakland, CA.

This letter is designed to provide an early warning to you, as a property owner that nuisance activity maybe occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Enforcement Unit has received complaints from police, city workers and/or citizens alleging specific activity in Violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark in violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NEU move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to a \$3000.00 Nuisance case fee and civil penalties of \$1000.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator



## CITY of OAKLAND

CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

### City Administrator's Office Nuisance Abatement Division

Greg Minor, Assistant to the City Administrator

TTY/TDD (510) 238-2007  
FAX (510) 238-7084  
Voicemail ((510) 238-6370)

October 22, 2014

Youth Uprising  
[REDACTED]

**RE: Nuisance Activity at 8711 Macarthur Blvd.**

Dear Business Owner(s),

Our office has received complaints of excessive noise in the form of loud amplified outdoor events at the above-referenced location. This letter is intended to inform you about these violations and advise you of different City Departments you should contact in order to learn whether this activity is permissible at your location.

- **Special Events Permits:** Contact Officer Cabral or Sgt. McNeil at 777-8525 for details on obtaining permits pertaining to entertainment and street encroachment.
- **Outdoor Sound Permits:** Contact Nancy Marcus 238-3294 if using amplified sound outdoors.
- **Fire Department:** Public Assembly Permits are issued by the Fire Prevention Bureau and can be reached at 238-3851 if your occupancy exceeds 49 people. The OFD determines the occupancy load.

Should you fail to secure the required permits for your business, our office may move forward with a public nuisance abatement case against the property, which may result in a variety of fees and penalties until the nuisance is abated, including a \$3,500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Thank you in advance for taking the necessary steps to operate lawfully.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc via email: Leroy Griffin, Fire Marshal  
Officer J. Cabral/Sgt. A McNeil, OPD Special Events  
H. Gardner, Interim City Administrator (via interoffice mail)  
Chron



City Hall ■ 1 Frank Ogawa Plaza ■ 11<sup>th</sup> Floor ■ Oakland, California 94612

City Administrator's Office  
**Nuisance Abatement Division**  
Arturo Sanchez, Assistant to City Administrator

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Voicemail (510) 238-7542

February 9, 2011

Calvin N. & Kelly K. Sien  
[REDACTED]

**RE: Nuisance Activity at 9117 Burr Street, Oakland**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 9117 Burr Street, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that dogs constantly bark in the premise, a violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention to this matter.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: N. Frede, Animal Svcs/OPD (via email)  
Chron

via regular mail

Raul Maciel, [REDACTED]



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**City Administrator's Office**

**Nuisance Abatement Division**

Greg Minor, Assistant to the City Administrator

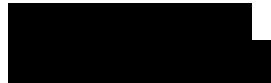
TTY/TDD (510) 238-2007

FAX (510) 238-7084

Voicemail ((510) 238-6370

August 21, 2015

Manuel R. Carrasco



**RE: Nuisance Activity at 9200 Cherry St., Oakland, CA**

Dear Property Owner(s),

This is a courtesy notice intended to advise you that nuisance activity, namely excessive noise in the form of loud parties, has been reported as occurring at 9200 Cherry St. Public records indicate that you are the owner of record of this property.

In addition to violating Oakland's Noise Ordinance, Oakland Municipal Code 8.18, this activity may constitute a public nuisance due to its impact to the use and quiet enjoyment of the surrounding community's property. Please note that quiet hours of the City are 10:00 p.m. – 7:00 a.m.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should our office move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated, including a \$3,529.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation is different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc: S. Landreth, City Administrator (via interoffice mail)  
Chron

**CITY of OAKLAND**  
City Administrator's Office



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

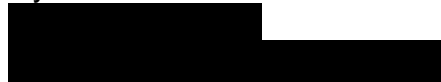
**Nuisance Abatement Division**

Arturo Sanchez, Case Manager

TTY/TDD	(510) 238-2007
Main FAX	(510) 238-7084
Voicemail	(510) 238-7542

June 11, 2008

Ayo E. Sanusi



**RE:** Nuisance Activity at 9251 International Blvd.

Dear Owner(s):

The Nuisance Abatement Division (NAD) of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our intent is to notify property owners of nuisance activity as early as possible. Our records indicate that you are the owner(s) of record for 9251 International Blvd., Oakland, CA.

This letter is designed to provide an early warning to you, as a property owner that nuisance activity maybe occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints from police, city workers and/or citizens alleging specific activity in Violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark in violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to a \$3500.00 Nuisance case fee and civil penalties of \$1000.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator



City Hall ■ 1 Frank Ogawa Plaza ■ 11<sup>th</sup> Floor ■ Oakland, California 94612

City Administrator's Office  
**Nuisance Abatement Division**  
Arturo Sanchez, Assistant to City Administrator

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Voicemail (510) 238-7542

April 11, 2011

Linda M. Evans  
[REDACTED]

**RE: Nuisance Activity at 9852 Stearns Ave., Oakland**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 9852 – Stearns Avenue, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises a nuisance. There are reports that your dogs constantly bark, a violation of the City noise ordinances. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is

abated. These fees and penalties include, but are not limited to, a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Thank you for your attention to this matter.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

cc: N. Frede, Animal Svcs/OPD (via email)  
Chron



## CITY of OAKLAND

CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

### City Administrator's Office

### Nuisance Abatement Division

Arturo M. Sanchez, *Deputy City Administrator*

TTY/TDD (510) 238-2007

FAX (510) 238-7084

Voicemail ((510) 238-7542

October 16, 2012

Truman Patterson, Jr. & Loretta Patterson TRS



**RE: Nuisance Activity at 9928 International Blvd., Oakland, CA**

Dear Property Owner(s):

This is a courtesy notice intended to advise you that nuisance activity has been reported as occurring on your property. The Nuisance Abatement Division of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our records indicate that you are the owner of record for 9928 International Boulevard, Oakland, CA.

This letter is designed to inform you that as a property owner you are responsible for the nuisance activity that may be occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Abatement Division has received complaints either from police, city workers and/or citizens alleging specific activity in violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S and/or the Nuisance Eviction Ordinance, Ordinance # 12592 C.M.S.

Our office has been informed that your property is the site of Noise Nuisances, OMC 8.18.010 Excessive and annoying noises prohibited; and 8.18.020 Persistent noises, a nuisance. There are reports that a motorcycle tattoo shop plays a loud music and tattoo people are doing work on car radios on the street. Additionally, motorcycles are parked on the sidewalk. This activity may constitute a violation of the PNO due to its impact to the use and quiet enjoyment of the surrounding community's property. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NAD move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is

abated. These fees and penalties include, but are not limited to: a \$3500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance.

Proprietors of rental units and commercial properties play an important role in maintaining the integrity of their neighborhoods. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,



Arturo M. Sanchez  
Deputy City Administrator

cc: P. Mossburg, District 7 (via email)  
D. Santana, City Administrator (via interoffice mail)  
Chron

**CITY of OAKLAND**  
City Administrator's Office



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**Nuisance Abatement Division**

Niccolo De Luca, *Deputy City Administrator*  
Arturo Sanchez, *Case Manager*

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Main (510) 238-3301  
Voicemail (510) 238-7542

March 21, 2006

Leticia Castro



RE: 9945 D Street, Oakland

Dear Owner(s):

The Nuisance Enforcement Unit of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our intent is to notify property owners of nuisance activity as early as possible. Our records indicated that you are the owner of record for 9945 D Street.

This letter is designed to provide an early warning to you, as a property owner that nuisance activity maybe occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Enforcement Unit has received complaints from police, city workers and/or citizens alleging specific activity in Violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S. Our office has become informed that your property is the source of nuisance activity including but not limited to noise.

As a consequence of its condition the City has received numerous complaints regarding excessive and annoying noises for more than 10 minutes at a time which can constitute nuisance activity on your premises in violation of Oakland Municipal Code section 8.18.010. Further, there are reports that individuals either visiting your tenants on the premises or the tenants themselves may be participating in some of the nuisance activity occurring on and around your property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NEU move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to: a \$3000.00 Nuisance case fee and civil penalties of \$1000.00 a day.

Each situation will be different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. A public nuisance under the PNO exists whenever a condition on a property is maintained in violation of the Oakland Municipal Code, in violation of California Civil Code Sections 3479 and 3480, or common law or in equity jurisprudence. A public nuisance shall also exist whenever a condition so identified is corrected but recurs, and continues as a recurrent problem.

Experience has determined that a building that meets all the zoning, planning, housing and health standards is less likely to play host to nuisance activity. Upgraded lighting, fence installation, increased cleanliness, shrubbery trimming, etc. are strategies that can be used to make your property less vulnerable or attractive to nuisance activity.

Proprietors of rental units and commercial properties play an important role in maintaining the integrity of their neighborhoods. We advise you to take the time to assess your property, identify the problems and call us for assistance.

Thank you for your attention.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator

**CITY of OAKLAND**  
City Administrator's Office



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

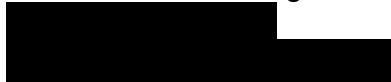
**Nuisance Abatement Division**

Niccolo De Luca, *Deputy City Administrator*  
Arturo Sanchez, *Case Manager*

TTY/TDD (510) 238-2007  
Main FAX (510) 238-7084  
Main (510) 238-3301  
Voicemail (510) 238-7542

March 21, 2006

Wayne C. Rowland Trust  
Vanessa L. Washington Trust



RE: 9956 D Street, Oakland

Dear Owner(s):

The Nuisance Enforcement Unit of the City of Oakland is designed to work with property owners to prevent and control nuisance activity on properties. Our intent is to notify property owners of nuisance activity as early as possible. Our records indicated that you are the owner of record for 9956 D Street.

This letter is designed to provide an early warning to you, as a property owner that nuisance activity maybe occurring on your property. It is also intended to facilitate early nuisance abatement efforts. In each instance where this letter is being sent, the Nuisance Enforcement Unit has received complaints from police, city workers and/or citizens alleging specific activity in Violation of the City's Public Nuisance Ordinance (PNO), Ordinance # 12550 C.M.S. Our office has become informed that your property is the source of nuisance activity including but not limited to noise.

As a consequence of its condition the City has received numerous complaints regarding excessive and annoying noises for more than 10 minutes at a time which can constitute nuisance activity on your premises in violation of Oakland Municipal Code section 8.18.010. Further, there are reports that individuals either visiting your tenants on the premises or the tenants themselves may be participating in some of the nuisance activity occurring on and around your property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should the NEU move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated. These fees and penalties include, but are not limited to: a \$3000.00 Nuisance case fee and civil penalties of \$1000.00 a day.

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Experience has determined that a building that meets all the zoning, planning, housing and health standards is less likely to play host to nuisance activity. Upgraded lighting, fence installation, increased cleanliness, shrubbery trimming, etc. are strategies that can be used to make your property less vulnerable or attractive to nuisance activity.

Proprietors of rental units and commercial properties play an important role in maintaining the integrity of their neighborhoods. We advise you to take the time to assess your property, identify the problems and call us for assistance.

Thank you for your attention.

Sincerely,

ARTURO M. SANCHEZ  
Assistant to the City Administrator



CITY HALL • 1 Frank H. Ogawa Plaza • 11th FLOOR • OAKLAND, CALIFORNIA 94612

**City Administrator's Office**

**Nuisance Abatement Division**

Greg Minor, Assistant to the City Administrator

TTY/TDD (510) 238-2007  
FAX (510) 238-7084  
Voicemail (510) 238-6370

April 15, 2015

Rafael & Bertha Vergara Etal  
[REDACTED]

**RE: Nuisance Activity at 10031 Macarthur Blvd., Apt 6, Oakland, CA**

Dear Property Owner(s),

This is a courtesy notice intended to advise you that nuisance activity, namely excessive noise in the form of loud music and parties all night long, has been reported as occurring at 10031 Macarthur Blvd., Apt. #6. Public records indicate that you are the owner of record of this property.

In addition to violating Oakland's Noise Ordinance, Oakland Municipal Code 8.18, this activity may constitute a public nuisance due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should our office move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated, including a \$3,500.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation is different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc:

[REDACTED]  
J. Flores, Interim City Administrator (via interoffice mail)  
Chron



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July 3, 2015

Centro Evangelistico Esmirna  
[REDACTED]

**RE: Nuisance Activity at 8125 Macarthur Blvd., Oakland, CA**

Dear Property Owner(s),

This is a courtesy notice intended to advise you that nuisance activity, namely excessive noise in the form of loud music at night on the weekend, has been reported emanating from 8125 Macarthur Blvd., Oakland, CA . Public records indicate that you are the owner of record of this property.

In addition to violating Oakland's Noise Ordinance, Oakland Municipal Code 8.18, this activity may constitute a public nuisance due to its impact to the use and quiet enjoyment of the surrounding community's property.

This letter is intended to inform you of this violation and afford you an opportunity to abate. Should our office move forward with a public nuisance abatement case against your property you will be subject to a variety of fees and penalties until the nuisance is abated, including a \$3,529.00 Nuisance case fee and civil penalties of \$500.00 a day.

Each situation is different. Your property is the site of nuisance activity, and it is up to you to determine the exact nature of the problem and take the steps necessary to abate the nuisance. We advise you to take the time to assess your property, identify the problems and call us for assistance. Thank you in advance for your attention to this matter.

Sincerely,

Greg Minor  
Assistant to the City Administrator

cc: Councilperson D. Brooks, District 6 (via email)  
S. Landreth, City Administrator (via interoffice mail)  
Chron