



Update Results

RECORD_MODULE = Enforcement
 CONTACT_TYPE = Complainant, Lienes, Neighbor, Occupant/Tenant, Tenant/Occupant, Vendor
 CONTACT_TYPE Blank
 ADDR_PARTIAL Begins With 1919 MARKET
 APN = (blank)
 DATE_OPENED >= 1/1/2010
 DATE_OPENED <= 12/31/2020



CITY OF OAKLAND

Complaint History with Inspection Log

Record ID: [1502298](#)

Address: 1919 MARKET ST

APN: 005 041001301

Unit #:

Description: GRAFFITI LOCATED AT REAR WALL/SIDE OF PROPERTY

Date Opened: 7/2/2015

Record Status: Violation Verified and Posted

Record Status Date: 8/31/2015

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/17/2015	Tom Espinosa	1st Inspection	Violation Verified	Verified
11/3/2015	Tom Espinosa	Follow-up Inspection	Abated	Verified that there is no violation at this site.

Record ID: [1501925](#)

Address: 1919 MARKET ST

APN: 005 041001301

Unit #:

Description: UNIT 18. No heat. Electrical problems. Ventilation problems. No smoke detectors. Graffiti. Trash and debris.

Date Opened: 6/8/2015

Record Status: Violation Verified

Record Status Date: 6/25/2015

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/25/2015	Ed Labayog	1st Inspection	Violation Verified	
		1st Inspection	Scheduled	
	Ed Labayog	Follow-up Inspection	Scheduled	

Record ID: [1501220](#)

Address: 1919 MARKET ST

APN: 005 041001301

Unit #:

Description: No heat, inadequate fire exiting, metal bolts sticking out of floor. Unit I

Date Opened: 4/10/2015

Record Status: Violation Verified

Record Status Date: 4/10/2015

Job Value: \$0.00

Requestor:

: Micah Frazier

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/18/2015	Gene Martinelli	1st Inspection	Violation Verified	3-18-15, found the following; inoperable vehicle in rear yard, unapproved open storage of construction materials, small hole, 2"x2" in floor in unit #9, trash and debris in rear yard, trash can overflowing, and possible miss use of space. Building used as a live work space, but need to check true approved usage. No heat found in unit, but need to check usage before this is considered a

3/30/2015	Gene Martinelli	Follow-up Inspection	Partially Abated	violation. 10 days to resolve items, next inspection 2/30/15. Property manager Danny 631-921-7522, tenant Will @818-687-9388.
6/16/2015	Gene Martinelli	Follow-up Inspection	Inspection Voided	3-30-15, spoke to tenant in unit # 9 though his door who said mouse hole was filled. Still has some open storage of MSD in rear yard, inoperable vehicle, needs permit for added exit signs at exits. 631-921-7522 manager.
6/16/2015	Gene Martinelli	Follow-up Inspection	Inspection Voided	6-16-15, Inspection was cancelled.
10/15/2015	Gene Martinelli	Follow-up Inspection	No Abated	6-16-15, Inspection was cancelled.
10/15/2015	Gene Martinelli	Follow-up Inspection	No Abated	10-15-15, walk through building with Joel Garcia, Mark Moriarity, Jorge Reyes, and Ed Labayog. All took notes on building ,mechanical, electrical and plumbing violations.
10/15/2015	Gene Martinelli	Follow-up Inspection	No Abated	10-15-15, Re-inspected site with Jorge Reyes, Mark Moriarty, Jeol Garcia, Ed Laboyag . Units were still being used as live work units. Pictures were taken by myself and given to supervisor Ed Laboyag.
1/28/2016	Gene Martinelli	Follow-up Inspection	No Abated	1/28/16, I posted a notices on each door along with Inspectors Robert, Benjie, Travis, Victor, Benson, Senior Ed Lagoyag Fire Inspector Cesar Avila and a new fire inspector unnamed. We posted the following on each door, 1.Do not enter, unsafe. 2. Cover letter stating not to occupy building after 1/31/16 at 11:59 PM. 3. A list of substandard violations found at this property.
	Gene Martinelli	1st Inspection	Scheduled	
	Gene Martinelli	Follow-up Inspection	Scheduled	

Record ID: [1500907](#)

Address: 1919 MARKET ST

APN: 005 041001301

Unit #:

Description: NO LIGHTING IN THE HALLWAYS, NO FIRE EXITS, LEAKS IN HALLWAY CEILING, TRASH & CIGARETTE BUTTS IN THE HALLWAYS

Date Opened: 3/17/2015

Record Status: Pending Investigation

Record Status Date: 3/17/2015

Job Value: \$0.00

Requestor:

: WILL URBINA

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/18/2015		1st Inspection	Violation Verified	3-18-15, found the following; inoperable vehicle in rear yard, unapproved open storage of construction materials, small hole, 2"x2" in floor in unit #9, trash and debris in rear yard, trash can overflowing, and possible miss use of space. Building used as a live work space, but need to check true approved usage. No heat found in unit, but need to check usage before this is considered a violation. 10 days to resolve items, next inspection 2/30/15. Property manager Danny 631-921-7522, tenant Will @818-687-9388.
3/31/2015	Gene Martinelli	Follow-up Inspection	Partially Abated	3-30-15, spoke to tenant in unit # 9, mouse hole filled, Still has some open storage of MSD in rear yard, inoperable vehicle, needs permit for added exit signs at exits. 631-921-7522 manager.
10/15/2015	Gene Martinelli	Follow-up Inspection	No Abated	10-15-15, Re-inspected site with Jorge Reyes, Mark Moriarty, Jeol Garcia, Ed Laboyag . Units were still being used as live work units. Pictures were taken by myself and given to supervisor Ed Laboyag.
	Gene Martinelli	1st Inspection	Scheduled	
	Gene Martinelli	Monitoring Inspection	Scheduled	
	Gene Martinelli	Follow-up Inspection	Scheduled	
	Gene Martinelli	Follow-up Inspection	Scheduled	
	Gene Martinelli	Follow-up Inspection	Scheduled	

Record ID: [1404478](#)

Address: 1919 MARKET ST

APN: 005 041001301

Unit #:

Description: Unit B - no heat inside unit, inadequate trash service

Date Opened: 12/30/2014

Record Status: Violation Verified

Record Status Date: 1/8/2015

Job Value: \$0.00

Requestor:

: Joy Newhart

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/8/2015	Benjamin Lai	1st Inspection	Violation Verified	
2/26/2015	Benjamin Lai	Follow-up Inspection	No Abated	

Isaac Wilson	Follow-up Inspection	Cancelled
Gene Martinelli	Monitoring Inspection	Scheduled
Gene Martinelli	Monitoring Inspection	Scheduled

Record ID: [1403771](#)**Address:** 1919 MARKET ST**APN:** 005 041001301**Unit #:****Description:** Garbage bins left in public right-of-way at all times**Date Opened:** 10/21/2014**Record Status:** Courtesy Letter Sent**Record Status Date:** 10/22/2014**Job Value:** \$0.00**Requestor:**

:

Business Name:**License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
------------------------	-----------------------	------------------------	------------------------	------------------------

Record ID: [1401269](#)**Address:** 1919 MARKET ST**APN:** 005 041001301**Unit #:****Description:** GRAFFITI AT PROPERTY**Date Opened:** 3/26/2014**Record Status:** Non-Actionable**Record Status Date:** 5/3/2014**Job Value:****Requestor:**

:

Business Name:**License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
------------------------	-----------------------	------------------------	------------------------	------------------------

Record ID: [1303320](#)**Address:** 1919 MARKET ST**APN:** 005 041001301**Unit #:****Description:** GRAFFITI**Date Opened:** 6/25/2013**Record Status:** Abated**Record Status Date:** 11/22/2013**Job Value:** \$0.00**Requestor:** PWA REQUEST # 466571

:

Business Name:**License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
------------------------	-----------------------	------------------------	------------------------	------------------------

Record ID: [1100498](#)**Address:** 1919 MARKET ST**APN:** 005 041001301**Unit #:****Description:** TRASH & DEBRIS IN FRONT OF PROPERTY**Date Opened:** 1/24/2011**Record Status:** No Violation Found**Record Status Date:****Job Value:** \$0.00**Requestor:**

:

Business Name:**License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/25/2011	HAI PHAM	OMC - BLIGHT ABATEMENT OMC- Injurious OMC-1	Complaint Not Applicable	NO VIOLATION FOUND

For real-time, direct access to information via the Internet, 24 hours a day - <https://aca.accela.com/oakland>



Community and Economic Development Agency
Building Services
250 Frank H. Ogawa Plaza 2nd Floor
Oakland, California 94612
(510) 238-3381

NOTICE TO ABATE

To: Market Holdings LLC
401 Roland Way #220
Oakland, CA 94621

Date: February 27, 2009
Complaint#: 0505536
Property Address: 1919 Market St
APN: 005 -0410-013-01

An inspection of your property was made on February 24, 2009. Attached is a List of Violations which must be corrected within the required time frame and in accordance with the codes and regulations of the City of Oakland. ***Failure to comply with this order by the compliance due dates(s) for noted hazards (*), Non Hazards, may result in reinspection fee charges, all required enforcement costs, permits and related fees.*** Substandard action may also be taken to vacate the premises should conditions warrant.

Note: You or your agent **must** be present at the scheduled re-inspections. Should you or your agent not keep the appointment or the work is not performed and accessible for inspection you will be billed and notified of the next **Fee-Charged Reinspection** date. Should the bill not be paid within the prescribed time a lien shall be recorded against the property for the amount of the bill plus a lien fee of **\$408.00***. The fee for releasing a lien is an additional **\$204.00***.

The first Fee Charged Reinspection is scheduled below. Morning appointments are from 9:00 a.m. to 12:00 p.m. Afternoon appointments are from 12:00 p.m. to 3:00 p.m. Reinspections made after the compliance due date will be fee-charged at **\$360.00*** per re-inspection until compliance is achieved:

Compliance Due Date: 3/20/09

By:

Steven Johnson
Specialty Combination Inspector
Building Services, Inspection Services Unit
Phone No.: (510)238-3914

First Fee Charged Re-inspection Date: 3/20/09

Morning____ Afternoon X

Second Fee Charged Re-inspection: 3/27/09

Morning____ Afternoon X

Attachment

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

Notice to Abate

Property Address: 1919 Market St. Date: February 27, 2009

LIST OF VIOLATIONS

- ** Hazardous condition requiring immediate correction.**
*** Serious conditions seriously affecting habitability.**

Item No.	(*)	(**)	Description of Violation	OMC & OPC Codes
1.		*	This property exhibits an accumulation of trash, debris & discarded furniture. Clean and maintain.	OMC 8.24
2.		*	The building has windows with broken glass. Repair.	OMC 15.08.250 OMC 8.24
3.		*	This building has altered mechanical systems installed without benefit of permits, as demonstrated by vents protruding through window openings. Obtain all required permits, approvals and inspections.	OMC 15.08.120 OMC 15.08.140

Failure to comply will result in substantial fees and penalties.

Certain areas were not open for inspection. Any violations or deficiencies subsequently identified shall become a component part of this report and shall be corrected in an approved manner.

7006 2760 0004 3571 2785

U.S. Postal ServiceTM	
CERTIFIED MAILTM RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total P&c	
Postmark Here	
Market Holdings LLC	
401 Roland Way #220	
Oakland, CA 94621	
0505536 / SEJ / kxc	
2-27-09	
PS Form 3800, August 2006	
See Reverse for Instructions	

Sent To
Street, Ap
or PO Box
City, State



CITY OF OAKLAND

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

Department of Planning and Building
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 1919 MARKET ST

Parcel no. 005- -0110-013-01

Case no.: 1303320

Owner: MARKET HOLDINGS LLC

Courtesy Notice date: October 24, 2013

Deadline to Respond: **November 14, 2013**

Instructions

1. Review the property address and owner information shown at the left and make any necessary corrections.
2. Remove the violations marked below and/or cross out the violations that are not present and sign this form.
3. **Before the Deadline to Respond** shown at the left, return this signed form with dated photographs of your property to verify the violations were removed or not present:

E-mail: inspectioncounter@oaklandnet.com

Facsimile: 510/ 238-2959

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

I certify that I have corrected the following violations or allegations identified in the Courtesy Notice I received from the City of Oakland:

- | | | | | | |
|--|---|---|----------------------------------|----------------------------------|--|
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Storage | <input type="checkbox"/> Trash and Debris | <input type="checkbox"/> Fencing | <input type="checkbox"/> Odors | <input type="checkbox"/> Building Exterior |
| <input type="checkbox"/> Building Interior | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Heating | <input type="checkbox"/> Parking | <input type="checkbox"/> Concrete Paving |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Barbed/Razor Wire | <input type="checkbox"/> Sidewalk Display/Advertising | | | |
| <input type="checkbox"/> Unapproved Home Business | <input type="checkbox"/> Exterior lighting | <input type="checkbox"/> Excessive Noise | | | |
| <input type="checkbox"/> Unapproved Sidewalk Display | <input type="checkbox"/> Unapproved Advertising | <input type="checkbox"/> Unapproved Mobile Food Vending | | | |
| <input type="checkbox"/> Roosters on Property <input type="checkbox"/> Dumpsters/Garbage/Green Waste/Recycle Cans (left in view, left on sidewalk) | | | | | |
| <input checked="" type="checkbox"/> <u>Graffiti</u> | | | | | |

Property Owner Certification

Mike Moore for Market Holdings, LLC
Print Name (print)

[Signature]
Property Owner Signature

11/18/2013
Date

Day time telephone (510) 452-2944

E-mail: mike@mpfcorp.com





CITY OF OAKLAND

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Department of Planning and Building

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

October 24, 2013

Regular Postage

MARKET HOLDINGS LLC
c/o DIANA PANG
401 ROLAND WAY 220
OAKLAND CA 94621-2034

Subject: Courtesy Notice of Violation
Oakland Municipal Code Chapters 8.24, 12, 15.08, and 15.64, and Title 17

Property: 1919 MARKET ST

Parcel no.: 005-0410-013-01

Case no.: 1303320

Dear Property Owner:

The City's Building Services Division has received a complaint that your property may be in violation of the Oakland Municipal Code. You are receiving this letter as a **courtesy** to allow you an opportunity to correct the violations (if they exist) without any further action by the City.

Building Services is charged with protecting the City's neighborhoods and business districts to ensure that private property and the public sidewalk are adequately maintained and do not pose a threat to the life, health and safety of the community. We have enclosed brochures which explain the maintenance and hazardous material regulations, if applicable.

Alleged Violations

Only Marked (X) Items Apply

Yard and Vacant Lot (Landscaping, Storage, Trash and Debris, Fencing, Odors, Other)

- ☐ Dead tree (*non-imminent hazard*)
- ☐ Overgrown shrubbery/weeds/grass in the front/side rear yard (*over 6 inches*)
- ☐ Overgrown vegetation obstructing the sidewalk (*with reasonable movement*)
- ☐ Overgrown vegetation in the front/side/rear yard (*does not exceed reasonable levels*)
- ☐ Paint or chemicals

- ☐ Laundry in the front yard/porch/balcony
- ☐ Unregistered or immobile vehicles or trailers on the property
- ☐ Trash and Debris
- ☐ Appliances, furniture, material in the front/side/rear yard or front porch (*does not exceed reasonable levels*)
- ☐ Graffiti
- ☐ Deteriorated fence boards or posts

Building Exterior

- | | |
|---|---|
| <input checked="" type="checkbox"/> Graffiti | <input type="checkbox"/> Broken window glass (<i>w/o security risks</i>) |
| <input type="checkbox"/> Deteriorated roof | <input type="checkbox"/> Damaged or missing windows (<i>vacant building</i>) and door locks (<i>w/o security risks</i>) |
| <input type="checkbox"/> Deteriorated paint (<i>see enclosed Lead Paint brochure</i>) | <input type="checkbox"/> Deteriorated/damaged exterior doors (<i>w/o security risks</i>) |
| <input type="checkbox"/> Deteriorated roof gutters | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Deteriorated gutter downspouts | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | |

Building Interior (Plumbing, Electrical, Heating, Other)

- | | |
|--|--|
| <input type="checkbox"/> Damaged walls and ceilings | <input type="checkbox"/> Damaged or missing interior door hardware |
| <input type="checkbox"/> Damaged interior doors | <input type="checkbox"/> Deteriorated or missing baseboards, door trim and window trim |
| <input type="checkbox"/> Deteriorated bathroom counters | <input type="checkbox"/> Deteriorated kitchen counters |
| <input type="checkbox"/> Deteriorated or missing bathroom cabinet doors | <input type="checkbox"/> Deteriorated or missing kitchen cabinet doors |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Deteriorated kitchen floor covering |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Leaking faucets | <input type="checkbox"/> Leaking toilets (<i>w/o mold issues</i>) |
| <input type="checkbox"/> Stopped up toilets (must have 2 nd working toilet) | <input type="checkbox"/> Clogged sink drains (must have 2 nd working sink) |
| <input type="checkbox"/> Deteriorated or missing plumbing fixture handles | <input type="checkbox"/> Deteriorated water heater (<i>must be operable</i>) |
| <input type="checkbox"/> Deteriorated or missing electrical receptacle | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Deteriorated or missing thermostat | <input type="checkbox"/> Deteriorated or missing light fixtures |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ |

Zoning (Parking, Landscaping, Fencing, Commercial, Residential, Other)

- | | |
|---|---|
| <input type="checkbox"/> Vehicles or trailers parked/stored in the front yard Landscape area | <input type="checkbox"/> New concrete paving covering more than 50% of required front yard area |
| <input type="checkbox"/> New residential front yard fencing over 42 inches | <input type="checkbox"/> _____ |
| <input type="checkbox"/> New barbed or razor wire | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Unapproved home business related to auto repair, recycling; construction contractor, retail sales, or food sales | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Exterior lighting glare into adjacent residences | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Excessive noise audible to neighbors | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ |

Public Right-of-Way (Sidewalk & Streets, Other)

- | | |
|--|--------------------------------|
| <input type="checkbox"/> Sidewalk display of merchandise | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Sidewalk advertising | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Food vending | <input type="checkbox"/> _____ |

Nuisance (Animals, Other)

- | | |
|---------------------------------------|--------------------------------|
| <input type="checkbox"/> Roosters | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Pets (feces) | <input type="checkbox"/> _____ |

Dumpsters and Garbage/Green Waste/Recycle Cans

☐ Cans not removed from the sidewalk/right-of-way by *noon* of the *day-after collection*

☐ _____
☐ _____

☐ Dumpster or cans not removed from public view by the *evening* of the *day of collection*

☐ Cans not placed at the sidewalk/right-of-way on the day of collection

If some or all of the violations marked above are present on your property or the adjoining right-of-way, please **remove them** immediately (see enclosed Blight and Lead Paint brochures). If you believe that some or all of the violations marked above are not present, please immediately **contact Building Services** by:

- telephone at 510/ 238-6402, or by
- email at inspectioncounter@oaklandnet.com, or by
- facsimile at 510/ 238-2959, or by
- mail with the enclosed envelope (no postage required)

To avoid an inspection of your property and possible fee and penalty charges, please correct the violations and **sign and return** the enclosed ***Property Owner Certification*** form (**pages 4**) with **dated photographs** (and, in the case of unapproved uses or activities, documentation confirming City Zoning Division approval), within **(3) weeks** from the date of this Courtesy Notice. This will notify the Building Services Division that your property is in compliance.

We appreciate your responsiveness to this Courtesy Notice and your support in our efforts to Keep Oakland Beautiful, Clean and Green.

Sincerely,

BUILDING SERVICES
Department of Planning and Building

Enclosures as applicable:

Blight brochure
Property Owner Certification
Lead Paint brochure
Photographs

cc:

Note: If you are experiencing graffiti problems you may be interested in information about the Anti-Graffiti Coating. Google "anti-graffiti coating", Example: <http://www.ecologicalcoatings.com>.



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(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 1919 MARKET ST

Parcel no. 005- -0410-013-01

Case no.: 1303320

Owner: MARKET HOLDINGS LLC

Courtesy Notice date: October 24, 2013

Deadline to Respond: **November 14, 2013**

Instructions	
1.	Review the property address and owner information shown at the left and make any necessary corrections.
2.	Remove the violations marked below and/or cross out the violations that are not present and sign this form.
3.	Before the Deadline to Respond shown at the left, return this signed form with dated photographs of your property to verify the violations were removed or not present:
E-mail:	inspectioncounter@oaklandnet.com
Facsimile:	510/ 238-2959
Mail:	City of Oakland Building Services 250 Frank H. Ogawa Plaza Suite 2340 Oakland, CA 94612-2031 (Envelope enclosed - no postage required)

I certify that I have corrected the following violations or allegations identified in the Courtesy Notice I received from the City of Oakland:

- | | | | | | |
|--|--|---|---|----------------------------------|--|
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Storage | <input type="checkbox"/> Trash and Debris | <input type="checkbox"/> Fencing | <input type="checkbox"/> Odors | <input type="checkbox"/> Building Exterior |
| <input type="checkbox"/> Building Interior | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Heating | <input type="checkbox"/> Parking | <input type="checkbox"/> Concrete Paving |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Barbed/Razor Wire | | <input type="checkbox"/> Sidewalk Display/Advertising | | |
| <input type="checkbox"/> Unapproved Home Business | <input type="checkbox"/> Exterior lighting | | <input type="checkbox"/> Excessive Noise | | |
| <input type="checkbox"/> Unapproved Sidewalk Display | <input type="checkbox"/> Unapproved Advertising | <input type="checkbox"/> Unapproved Mobile Food Vending | | | |
| <input type="checkbox"/> Roosters on Property | <input type="checkbox"/> Dumpsters/Garbage/Green Waste/Recycle Cans (left in view, left on sidewalk) | | | | |
| <input type="checkbox"/> | | | | | |

Property Owner Certification

Print Name (print)

Date

Property Owner Signature

Day time telephone ()

E-mail:



CITY OF OAKLAND

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

Department of Planning and Building

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

June 25, 2013

Regular Postage

MARKET HOLDINGS LLC

c/o DIANA PANG

401 ROLAND WAY 220

OAKLAND CA 94621-2034

Subject: Courtesy Notice of Violation

Oakland Municipal Code Chapters 8.24, 12, 15.08, and 15.64, and Title 17

Property: 1919 MARKET ST

Parcel no.: 005-0410-013-01

Case no.: 1303320

Dear Property Owner:

The City's Building Services Division has received a complaint that your property may be in violation of the Oakland Municipal Code. You are receiving this letter as a **courtesy** to allow you an opportunity to correct the violations (if they exist) without any further action by the City.

Building Services is charged with protecting the City's neighborhoods and business districts to ensure that private property and the public sidewalk are adequately maintained and do not pose a threat to the life, health and safety of the community. We have enclosed brochures which explain the maintenance and hazardous material regulations, if applicable.

Alleged Violations

Only Marked (X) Items Apply

Yard and Vacant Lot (Landscaping, Storage, Trash and Debris, Fencing, Odors, Other)

- | | |
|--|--|
| <input type="checkbox"/> Dead tree (<i>non-imminent hazard</i>) | <input type="checkbox"/> Laundry in the front yard/porch/balcony |
| <input type="checkbox"/> Overgrown shrubbery/weeds/grass in the front/side rear yard (<i>over 6 inches</i>) | <input type="checkbox"/> Unregistered or immobile vehicles or trailers on the property |
| <input type="checkbox"/> Overgrown vegetation obstructing the sidewalk (<i>with reasonable movement</i>) | <input type="checkbox"/> Trash and Debris |
| <input type="checkbox"/> Overgrown vegetation in the front/side/rear yard (<i>does not exceed reasonable levels</i>) | <input type="checkbox"/> Appliances, furniture, material in the front/side/rear yard or front porch (<i>does not exceed reasonable levels</i>) |
| <input type="checkbox"/> Paint or chemicals | <input type="checkbox"/> Graffiti |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Deteriorated fence boards or posts |
| | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ |

Building Exterior

- | | |
|--|---|
| <input checked="" type="checkbox"/> Graffiti | <input type="checkbox"/> Broken window glass (w/o security risks) |
| <input type="checkbox"/> Deteriorated roof | <input type="checkbox"/> Damaged or missing windows (vacant building) and door locks (w/o security risks) |
| <input type="checkbox"/> Deteriorated paint (see enclosed Lead Paint brochure) | <input type="checkbox"/> Deteriorated/damaged exterior doors (w/o security risks) |
| <input type="checkbox"/> Deteriorated roof gutters | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Deteriorated gutter downspouts | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | |

Building Interior (Plumbing, Electrical, Heating, Other)

- | | |
|--|--|
| <input type="checkbox"/> Damaged walls and ceilings | <input type="checkbox"/> Damaged or missing interior door hardware |
| <input type="checkbox"/> Damaged interior doors | <input type="checkbox"/> Deteriorated or missing baseboards, door trim and window trim |
| <input type="checkbox"/> Deteriorated bathroom counters | <input type="checkbox"/> Deteriorated kitchen counters |
| <input type="checkbox"/> Deteriorated or missing bathroom cabinet doors | <input type="checkbox"/> Deteriorated or missing kitchen cabinet doors |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Deteriorated kitchen floor covering |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Leaking faucets | <input type="checkbox"/> Leaking toilets (w/o mold issues) |
| <input type="checkbox"/> Stopped up toilets (must have 2 nd working toilet) | <input type="checkbox"/> Clogged sink drains (must have 2 nd working sink) |
| <input type="checkbox"/> Deteriorated or missing plumbing fixture handles | <input type="checkbox"/> Deteriorated water heater (must be operable) |
| <input type="checkbox"/> Deteriorated or missing electrical receptacle | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Deteriorated or missing thermostat | <input type="checkbox"/> Deteriorated or missing light fixtures |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ |

Zoning (Parking, Landscaping, Fencing, Commercial, Residential, Other)

- | | |
|---|---|
| <input type="checkbox"/> Vehicles or trailers parked/stored in the front yard Landscape area | <input type="checkbox"/> New concrete paving covering more than 50% of required front yard area |
| <input type="checkbox"/> New residential front yard fencing over 42 inches | <input type="checkbox"/> _____ |
| <input type="checkbox"/> New barbed or razor wire | |
| <input type="checkbox"/> Unapproved home business related to auto repair, recycling; construction contractor, retail sales, or food sales | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Exterior lighting glare into adjacent residences | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Excessive noise audible to neighbors | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ |

Public Right-of-Way (Sidewalk & Streets, Other)

- | | |
|--|--------------------------------|
| <input type="checkbox"/> Sidewalk display of merchandise | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Sidewalk advertising | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Food vending | <input type="checkbox"/> _____ |

Nuisance (Animals, Other)

- | | |
|---------------------------------------|--------------------------------|
| <input type="checkbox"/> Roosters | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Pets (feces) | <input type="checkbox"/> _____ |

Dumpsters and Garbage/Green Waste/Recycle Cans

- | | |
|--|--|
| <input type="checkbox"/> Cans not removed from the sidewalk/right-of-way by noon of the day-after collection | <input type="checkbox"/> Dumpster or cans not removed from public view by the evening of the day of collection |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Cans not placed at the sidewalk/right-of-way on the day of collection |
| <input type="checkbox"/> _____ | |

If some or all of the **violations marked above are present** on your property or the adjoining right-of-way, please **remove them** immediately (see enclosed Blight and Lead Paint brochures). If you believe that some or all of the violations marked above are not present, please immediately **contact Building Services** by:

- telephone at 510/ 238-6402, or by
- email at inspectioncounter@oaklandnet.com, or by
- facsimile at 510/ 238-2959, or by
- mail with the enclosed envelope (no postage required)

To avoid an inspection of your property and possible fee and penalty charges, please correct the violations and sign and return the enclosed **Property Owner Certification** form (pages 4) with dated photographs (and, in the case of unapproved uses or activities, documentation confirming City Zoning Division approval), within **(3) weeks** from the date of this Courtesy Notice. This will notify the Building Services Division that your property is in compliance.

We appreciate your responsiveness to this Courtesy Notice and your support in our efforts to Keep Oakland Beautiful, Clean and Green.

Sincerely,

BUILDING SERVICES
Department of Planning and Building

Enclosures as applicable:

Blight brochure
Property Owner Certification
Lead Paint brochure
Photographs

cc:

Note: If you are experiencing graffiti problems you may be interested in information about the Anti-Graffiti Coating. Google "anti-graffiti coating", Example: <http://www.ecologicalcoatings.com>.



CITY OF OAKLAND

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

Department of Planning and Building
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 1919 MARKET ST

Parcel no. 005- -0410-013-01

Case no.: 1303320

Owner: MARKET HOLDINGS LLC

Courtesy Notice date: June 25, 2013

Deadline to Respond: **July 16, 2013**

Instructions

1. Review the property address and owner information shown at the left and make any necessary corrections.
2. Remove the violations marked below and/or cross out the violations that are not present and sign this form.
3. **Before the Deadline to Respond shown at the left, return this signed form with dated photographs of your property to verify the violations were removed or not present:**

E-mail: inspectioncounter@oaklandnet.com

Facsimile: 510/ 238-2959

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

I certify that I have corrected the following violations or allegations identified in the Courtesy Notice I received from the City of Oakland:

- | | | | | | |
|--|--|---|---|----------------------------------|--|
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Storage | <input type="checkbox"/> Trash and Debris | <input type="checkbox"/> Fencing | <input type="checkbox"/> Odors | <input type="checkbox"/> Building Exterior |
| <input type="checkbox"/> Building Interior | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Heating | <input type="checkbox"/> Parking | <input type="checkbox"/> Concrete Paving |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Barbed/Razor Wire | | <input type="checkbox"/> Sidewalk Display/Advertising | | |
| <input type="checkbox"/> Unapproved Home Business | <input type="checkbox"/> Exterior lighting | | <input type="checkbox"/> Excessive Noise | | |
| <input type="checkbox"/> Unapproved Sidewalk Display | <input type="checkbox"/> Unapproved Advertising | <input type="checkbox"/> Unapproved Mobile Food Vending | | | |
| <input type="checkbox"/> Roosters on Property | <input type="checkbox"/> Dumpsters/Garbage/Green Waste/Recycle Cans (left in view, left on sidewalk) | | | | |
| <input type="checkbox"/> | | | | | |

Property Owner Certification

Print Name (print)

Date

Property Owner Signature

Day time telephone ()

E-mail:



CITY OF OAKLAND

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

Department of Planning and Building

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

March 31, 2014

Regular Postage

MARKET HOLDINGS LLC
DIANA PANG
401 ROLAND WAY 220
OAKLAND CA 94621-2034

Subject: Courtesy Notice of Violation
Oakland Municipal Code Chapters 8.24, 12, 15.08, and 15.64, and Title 17

Property: 1919 MARKET ST

Parcel no.: 005-0410-013-01

Case no.: 1401269

Dear Property Owner:

The City's Building Services Division has received a complaint that your property may be in violation of the Oakland Municipal Code. You are receiving this letter as a **courtesy** to allow you an opportunity to correct the violations (if they exist) without any further action by the City.

Building Services is charged with protecting the City's neighborhoods and business districts to ensure that private property and the public sidewalk are adequately maintained and do not pose a threat to the life, health and safety of the community. We have enclosed brochures which explain the maintenance and hazardous material regulations, if applicable.

Alleged Violations

Only Marked (X) Items Apply

Yard and Vacant Lot (Landscaping, Storage, Trash and Debris, Fencing, Odors, Other)

- | | |
|--|--|
| <input type="checkbox"/> Dead tree (<i>non-imminent hazard</i>) | <input type="checkbox"/> Laundry in the front yard/porch/balcony |
| <input type="checkbox"/> Overgrown shrubbery/weeds/grass in the front/side rear yard (<i>over 6 inches</i>) | <input type="checkbox"/> Unregistered or immobile vehicles or trailers on the property |
| <input type="checkbox"/> Overgrown vegetation obstructing the sidewalk (<i>with reasonable movement</i>) | <input type="checkbox"/> Trash and Debris |
| <input type="checkbox"/> Overgrown vegetation in the front/side/rear yard (<i>does not exceed reasonable levels</i>) | <input type="checkbox"/> Appliances, furniture, material in the front/side/rear yard or front porch (<i>does not exceed reasonable levels</i>) |
| <input type="checkbox"/> Paint or chemicals | <input checked="" type="checkbox"/> Graffiti |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Deteriorated fence boards or posts |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |

Building Exterior

- | | |
|---|---|
| <input type="checkbox"/> Graffiti | <input type="checkbox"/> Broken window glass (<i>w/o security risks</i>) |
| <input type="checkbox"/> Deteriorated roof | <input type="checkbox"/> Damaged or missing windows (<i>vacant building</i>) and door locks (<i>w/o security risks</i>) |
| <input type="checkbox"/> Deteriorated paint (<i>see enclosed Lead Paint brochure</i>) | <input type="checkbox"/> Deteriorated/damaged exterior doors (<i>w/o security risks</i>) |
| <input type="checkbox"/> Deteriorated roof gutters | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Deteriorated gutter downspouts | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | |

Building Interior (Plumbing, Electrical, Heating, Other)

- | | |
|--|---|
| <input type="checkbox"/> Damaged walls and ceilings | <input type="checkbox"/> Damaged or missing interior door hardware |
| <input type="checkbox"/> Damaged interior doors | <input type="checkbox"/> Deteriorated or missing baseboards, door trim and window trim |
| <input type="checkbox"/> Deteriorated bathroom counters | <input type="checkbox"/> Deteriorated kitchen counters |
| <input type="checkbox"/> Deteriorated or missing bathroom cabinet doors | <input type="checkbox"/> Deteriorated or missing kitchen cabinet doors |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Deteriorated kitchen floor covering |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Leaking faucets | <input type="checkbox"/> Leaking toilets (<i>w/o mold issues</i>) |
| <input type="checkbox"/> Stopped up toilets (<i>must have 2nd working toilet</i>) | <input type="checkbox"/> Clogged sink drains (<i>must have 2nd working sink</i>) |
| <input type="checkbox"/> Deteriorated or missing plumbing fixture handles | <input type="checkbox"/> Deteriorated water heater (<i>must be operable</i>) |
| <input type="checkbox"/> Deteriorated or missing electrical receptacle | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Deteriorated or missing thermostat | <input type="checkbox"/> Deteriorated or missing light fixtures |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ |

Zoning (Parking, Landscaping, Fencing, Commercial, Residential, Other)

- | | |
|---|---|
| <input type="checkbox"/> Vehicles or trailers parked/stored in the front yard Landscape area | <input type="checkbox"/> New concrete paving covering more than 50% of required front yard area |
| <input type="checkbox"/> New residential front yard fencing over 42 inches | <input type="checkbox"/> _____ |
| <input type="checkbox"/> New barbed or razor wire | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Unapproved home business related to auto repair, recycling; construction contractor, retail sales, or food sales | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Exterior lighting glare into adjacent residences | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Excessive noise audible to neighbors | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ |

Public Right-of-Way (Sidewalk & Streets, Other)

- | | |
|--|--------------------------------|
| <input type="checkbox"/> Sidewalk display of merchandise | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Sidewalk advertising | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Food vending | <input type="checkbox"/> _____ |

Nuisance (Animals, Other)

- | | |
|---------------------------------------|--------------------------------|
| <input type="checkbox"/> Roosters | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Pets (feces) | <input type="checkbox"/> _____ |

Dumpsters and Garbage/Green Waste/Recycle Cans

- | | |
|--|--|
| <input type="checkbox"/> Cans not removed from the sidewalk/right-of-way by noon of the day-after collection | <input type="checkbox"/> Dumpster or cans not removed from public view by the evening of the day of collection |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Cans not placed at the sidewalk/right-of-way on the day of collection |
| <input type="checkbox"/> _____ | |

If some or all of the **violations marked above are present** on your property or the adjoining right-of-way, please **remove them** immediately (see enclosed Blight and Lead Paint brochures). If you believe that some or all of the violations marked above are not present, please immediately **contact Building Services** by:

- telephone at 510/ 238-6402, or by
- email at inspectioncounter@oaklandnet.com, or by
- facsimile at 510/ 238-2959, or by
- mail with the enclosed envelope (no postage required)

To avoid an inspection of your property and possible fee and penalty charges, please correct the violations and sign and return the enclosed **Property Owner Certification** form (**pages 4**) with dated photographs (and, in the case of unapproved uses or activities, documentation confirming City Zoning Division approval), within **(3) weeks** from the date of this Courtesy Notice. This will notify the Building Services Division that your property is in compliance.

We appreciate your responsiveness to this Courtesy Notice and your support in our efforts to Keep Oakland Beautiful, Clean and Green.

Sincerely,


BUILDING SERVICES
Department of Planning and Building

Enclosures as applicable:

Blight brochure
Property Owner Certification
Lead Paint brochure
Photographs

cc:

Note: If you are experiencing graffiti problems you may be interested in information about the Anti-Graffiti Coating. Google "anti-graffiti coating", Example: <http://www.ecologicalcoatings.com>.



CITY OF OAKLAND

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

Planning and Building Department

Bureau of Building

Inspections, Building Permits and Code Enforcement Services

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

October 22, 2014

Regular Postage

MARKET HOLDINGS LLC

c/o DIANA PANG

401 ROLAND WAY 220

OAKLAND CA 94621-2034

Subject: Courtesy Notice of Violation

Oakland Municipal Code Chapters 8.24, 12, 15.08, and 15.64, and Title 17

Property: **1919 MARKET ST**

Parcel no.: **005-0410-013-01**

Case no.: **1403771**

Dear Property Owner:

The City's Building Services Division has received a complaint that your property may be in violation of the Oakland Municipal Code. You are receiving this letter as a **courtesy** to allow you an opportunity to correct the violations (if they exist) without any further action by the City.

Building Services is charged with protecting the City's neighborhoods and business districts to ensure that private property and the public sidewalk are adequately maintained and do not pose a threat to the life, health and safety of the community. We have enclosed brochures which explain the maintenance and hazardous material regulations, if applicable.

Alleged Violations

Only Marked (X) Items Apply

Yard and Vacant Lot (Landscaping, Storage, Trash and Debris, Fencing, Odors, Other)

- | | |
|--|--|
| <input type="checkbox"/> Dead tree (<i>non-imminent hazard</i>) | <input type="checkbox"/> Laundry in the front yard/porch/balcony |
| <input type="checkbox"/> Overgrown shrubbery/weeds/grass in the front/side rear yard (<i>over 6 inches</i>) | <input type="checkbox"/> Unregistered or immobile vehicles or trailers on the property |
| <input type="checkbox"/> Overgrown vegetation obstructing the sidewalk (<i>with reasonable movement</i>) | <input type="checkbox"/> Trash and Debris |
| <input type="checkbox"/> Overgrown vegetation in the front/side/rear yard (<i>does not exceed reasonable levels</i>) | <input type="checkbox"/> Appliances, furniture, material in the front/side/rear yard or front porch (<i>does not exceed reasonable levels</i>) |
| <input type="checkbox"/> Paint or chemicals | <input type="checkbox"/> Graffiti |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Deteriorated fence boards or posts |
| | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ |

Building Exterior

- | | |
|--|---|
| <input type="checkbox"/> Graffiti | <input type="checkbox"/> Broken window glass (w/o security risks) |
| <input type="checkbox"/> Deteriorated roof | <input type="checkbox"/> Damaged or missing windows (vacant building) and door locks (w/o security risks) |
| <input type="checkbox"/> Deteriorated paint (see enclosed Lead Paint brochure) | <input type="checkbox"/> Deteriorated/damaged exterior doors (w/o security risks) |
| <input type="checkbox"/> Deteriorated roof gutters | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Deteriorated gutter downspouts | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | |

Building Interior (Plumbing, Electrical, Heating, Other)

- | | |
|--|--|
| <input type="checkbox"/> Damaged walls and ceilings | <input type="checkbox"/> Damaged or missing interior door hardware |
| <input type="checkbox"/> Damaged interior doors | <input type="checkbox"/> Deteriorated or missing baseboards, door trim and window trim |
| <input type="checkbox"/> Deteriorated bathroom counters | <input type="checkbox"/> Deteriorated kitchen counters |
| <input type="checkbox"/> Deteriorated or missing bathroom cabinet doors | <input type="checkbox"/> Deteriorated or missing kitchen cabinet doors |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Deteriorated kitchen floor covering |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Leaking faucets | <input type="checkbox"/> Leaking toilets (w/o mold issues) |
| <input type="checkbox"/> Stopped up toilets (must have 2 nd working toilet) | <input type="checkbox"/> Clogged sink drains (must have 2 nd working sink) |
| <input type="checkbox"/> Deteriorated or missing plumbing fixture handles | <input type="checkbox"/> Deteriorated water heater (must be operable) |
| <input type="checkbox"/> Deteriorated or missing electrical receptacle | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Deteriorated or missing thermostat | <input type="checkbox"/> Deteriorated or missing light fixtures |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ |

Zoning (Parking, Landscaping, Fencing, Commercial, Residential, Other)

- | | |
|---|---|
| <input type="checkbox"/> Vehicles or trailers parked/stored in the front yard Landscape area | <input type="checkbox"/> New concrete paving covering more than 50% of required front yard area |
| <input type="checkbox"/> New residential front yard fencing over 42 inches | <input type="checkbox"/> _____ |
| <input type="checkbox"/> New barbed or razor wire | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Unapproved home business related to auto repair, recycling; construction contractor, retail sales, or food sales | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Exterior lighting glare into adjacent residences | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Excessive noise audible to neighbors | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ |

Public Right-of-Way (Sidewalk & Streets, Other)

- | | |
|--|--------------------------------|
| <input type="checkbox"/> Sidewalk display of merchandise | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Sidewalk advertising | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Food vending | <input type="checkbox"/> _____ |

Nuisance (Animals, Other)

- | | |
|---------------------------------------|--------------------------------|
| <input type="checkbox"/> Roosters | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Pets (feces) | <input type="checkbox"/> _____ |

Dumpsters and Garbage/Green Waste/Recycle Cans

- | | |
|---|--|
| <input checked="" type="checkbox"/> Cans not removed from the sidewalk/right-of-way by noon of the day-after collection | <input type="checkbox"/> Dumpster or cans not removed from public view by the evening of the day of collection |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Cans not placed at the sidewalk/right-of-way on the day of collection |
| <input type="checkbox"/> _____ | |

If some or all of the **violations marked above are present** on your property or the adjoining right-of-way, please **remove them** immediately (see enclosed Blight and Lead Paint brochures). If you believe that some or all of the violations marked above are not present, please immediately **contact Building Services** by:

- telephone at 510/ 238-6402, or by
- email at inspectioncounter@oaklandnet.com, or by
- facsimile at 510/ 238-2959, or by
- mail with the enclosed envelope (no postage required)

To avoid an inspection of your property and possible fee and penalty charges, please correct the violations and sign and return the enclosed **Property Owner Certification** form (**pages 4**) with **dated photographs** (and, in the case of unapproved uses or activities, documentation confirming City Zoning Division approval), within **(3) weeks** from the date of this Courtesy Notice. This will notify the Building Services Division that your property is in compliance.

We appreciate your responsiveness to this Courtesy Notice and your support in our efforts to Keep Oakland Beautiful, Clean and Green.

Sincerely,

BUREAU OF BUILDING
Planning and Building Department

Enclosures as applicable:

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

cc:

Note: If you are experiencing graffiti problems you may be interested in information about the Anti-Graffiti Coating. Google "anti-graffiti coating", Example: <http://www.ecologicalcoatings.com>.



CITY OF OAKLAND

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

Planning and Building Department

Bureau of Building

Inspections, Building Permits and Code Enforcement Services

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 1919 MARKET ST

Parcel no. 005- -0410-013-01

Case no.: 1403771

Owner: MARKET HOLDINGS LLC

Courtesy Notice date: October 22, 2014

Deadline to Respond: **November 12, 2014**

Instructions

1. Review the property address and owner information shown at the left and make any necessary corrections.
2. Remove the violations marked below and/or cross out the violations that are not present and sign this form.
3. **Before the Deadline to Respond** shown at the left, return this signed form with dated photographs of your property to verify the violations were removed or not present:

E-mail: inspectioncounter@oaklandnet.com

Facsimile: 510/ 238-2959

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

I certify that I have corrected the following violations or allegations identified in the Courtesy Notice I received from the City of Oakland:

- | | | | | | |
|--|--|---|---|----------------------------------|--|
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Storage | <input type="checkbox"/> Trash and Debris | <input type="checkbox"/> Fencing | <input type="checkbox"/> Odors | <input type="checkbox"/> Building Exterior |
| <input type="checkbox"/> Building Interior | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Heating | <input type="checkbox"/> Parking | <input type="checkbox"/> Concrete Paving |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Barbed/Razor Wire | | <input type="checkbox"/> Sidewalk Display/Advertising | | |
| <input type="checkbox"/> Unapproved Home Business | <input type="checkbox"/> Exterior lighting | | <input type="checkbox"/> Excessive Noise | | |
| <input type="checkbox"/> Unapproved Sidewalk Display | <input type="checkbox"/> Unapproved Advertising | | <input type="checkbox"/> Unapproved Mobile Food Vending | | |
| <input type="checkbox"/> Roosters on Property | <input type="checkbox"/> Dumpsters/Garbage/Green Waste/Recycle Cans (left in view, left on sidewalk) | | | | |
| <input type="checkbox"/> | | | | | |

Property Owner Certification

Print Name (print)

Date

Property Owner Signature

Day time telephone ()

E-mail:

Return to: Ayanna Meekins



CITY OF OAKLAND

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

Department of Planning and Building
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

NOTICE OF VIOLATION

January 22, 2015

Certified and Regular mail

To: MARKET HOLDINGS LLC
c/o DIANA PANG
401 ROLAND WAY 220
OAKLAND, CA 94621

Code Enforcement Case No.: 1404478
Property: 1919 MARKET ST
Parcel Number: 005-0410-013-01
Re-inspection Date: February 24, 2015

The Code Enforcement Division inspected your property on **January 8, 2015** and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

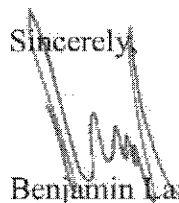
Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
X	Trash and debris. Remove.	Right back corner of parking lot.	08.24.020
	Building Maintenance (Code)		
X	Unit #B Unpermitted loft structure with staircase and interior partitions, doors and windows above kitchen. Obtain permits and approvals for unpermitted structure.	Above kitchen.	15.08.120
X	Unapproved alteration/addition to electrical panel with exposed electrical wiring. Obtain permits and approvals for electrical work and wiring.	Electrical panel and throughout unit.	15.08.260 C
X	Lack of heat source for the unit. Obtain building permits and approvals for unit heating system.	Unit	15.08.260 A
X	Smoke and carbon monoxide detectors missing or non-operable. Install or replace smoke and carbon monoxide detectors as required.	Within unit.	15.08.320
X	Holes in floor causing trip hazard. Repair floor.	Middle section of unit	15.08.120
X	Provide records for planning and building permits and approvals for the unit to be used as residential live/work occupancy.		15.08.120

At this point no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations and either mail or fax the enclosed Owner Certification form with photographs or contact Inspector **Benjamin Lai**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6148 and by email at **BLai@oaklandnet.com**.

If you do not return the Owner Certification form or notify your inspector why you cannot comply and if the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total \$2,045.00. The City may also abate the violations and charge you for the contracting and administrative costs, which can also total over \$1,000.00. In addition, Priority Lien fees in the amount of \$1,194.00 may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims or Superior Court. Furthermore, this Notice of Violation may be recorded on your property.

You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review.

Sincerely,



Benjamin Lai
Combination Building Inspector
Department of Planning and Building

Encl: Blight Brochure
Violation Appeal Form

cc:

☐ Surface mold present on N/A. See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls)

City of Oakland



CITY OF OAKLAND

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

Department of Planning and Building
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 1919 MARKET ST

Parcel no. 005-0410-013-01

Case no.: 1404478

Owner: MARKET HOLDINGS LLC

Courtesy Notice date: N/A

Deadline to Respond: February 24, 2015

I certify that I have corrected the following

violations or allegations identified in the Notice of Violation I received from the City of Oakland:

- | | | | | | |
|--|--|---|----------------------------------|----------------------------------|--|
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Storage | <input type="checkbox"/> Trash and Debris | <input type="checkbox"/> Fencing | <input type="checkbox"/> Odors | <input type="checkbox"/> Building Exterior |
| <input type="checkbox"/> Building Interior | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Heating | <input type="checkbox"/> Parking | <input type="checkbox"/> Concrete Paving |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Barbed/Razor Wire | <input type="checkbox"/> Sidewalk Display/Advertising | | | |
| <input type="checkbox"/> Unapproved Home Business | <input type="checkbox"/> Exterior lighting | <input type="checkbox"/> Excessive Noise | | | |
| <input type="checkbox"/> Unapproved Sidewalk Display | <input type="checkbox"/> Unapproved Advertising | <input type="checkbox"/> Unapproved Mobile Food Vending | | | |
| <input type="checkbox"/> Roosters on Property | <input type="checkbox"/> Dumpsters/Garbage/Green Waste/Recycle Cans (left in view, left on sidewalk) | | | | |
| <input type="checkbox"/> | | | | | |

Property Owner Certification

Print Name (print) _____

Date _____

Property Owner Signature _____

Day time telephone (_____) _____

E-mail: _____

March 2013

Scan to: Code Enforcement-Chronology-Abatement Activities

Instructions

1. Review the property address and owner information shown at the left and make any necessary corrections.
2. Remove the violations marked below and/or cross out the violations that are not present and sign this form.
3. **Before** the Deadline to Respond shown at the left, return this signed form with dated photographs of your property to verify the violations were removed or not present:

E-mail: inspectioncounter@oaklandnet.com

Facsimile: 510/ 238-2959

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



City of Oakland

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

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

Request for Service Tenant Complaint

Property Address: 1919 Market St. Date: 1/8/15
Complaint Number: 1404478

Reported by: ☒ Tenant ☐ Other

Name: Joy Newhart #8 Day Phone: (510) 414-2231
Address: 1919 Market St. Zip Code: 94607 Night Phone: _____
Email Address: _____

Owner: Madison Park Financial Corp. ^{Capt} Day Phone: (510) 452-2944
Address: 155 Grand Ave #1025 Night Phone: _____
City: Oakland State: CA Zip Code: 94612
Email Address: _____

Investigate:

- ☐ Electric – lights/outlets/switch
- ☐ Elevator operation
- ☐ Entry door locks
- ☐ House sewer blockage
- ☐ Lack of electric service
- ☐ Lack of gas service
- ☒ Lack of heat
- ☐ Lack of hot water or water service
- ☐ Lack of smoke detector

- ☐ Peeling paint
- ☐ Plumbing leak
- ☐ Required exit blocked
- ☐ Resident manager (16 or more units)
- ☐ Roof leak
- ☐ Stairs/railing/deck
- ☐ Window(s) operation/broken
- ☒ Other Gaps in flooring
- ☒ Other Exposed Elec Wiring

+ Common Area
Garbage overflow

☐ Surface mold present on _____, See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls)

Tenants Only: I certify that I have notified the owner/manager of the above identified problem(s) and I will allow the owner and/or his/her agents, with proper notice as governed by State law, to enter my unit in order to make all necessary repairs.

Signature: Joy M. Newhart Date: 1/8/15

250 Frank Ogawa Plaza, 2nd Floor, Oakland, CA 94612 Tel: 510.238-6402 TDD 510.238-3542 FAX: 510.238-2959

Email: www.oaklandnet.com

Scan to: Code Enforcement-Chronology-Abatement Activities

September 2012

Distribution: Owner -White Inspector-Yellow Tenant Copy-Pink

County Assessor Display

Assessor Parcel Record for APN 005- -0410-013-01

Parcel Number:	5-410-13-1
Property Address:	1919 MARKET ST, OAKLAND 94607
Owner Name:	MARKET HOLDINGS LLC
Care of:	DIANA PANG
Attention:	
Mailing Address:	401 ROLAND WAY 220, OAKLAND CA 94621-2034
Use Code:	LIGHT INDUSTRIAL
Recorder Number:	2001-074283
Recorder Date:	3/1/2001
Mailing Address Effective Date:	11/15/2007
Last Document Input Date:	3/1/2001
Deactivation Date:	
Exemption Code:	

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

7014 0510 0001 3985 5070

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

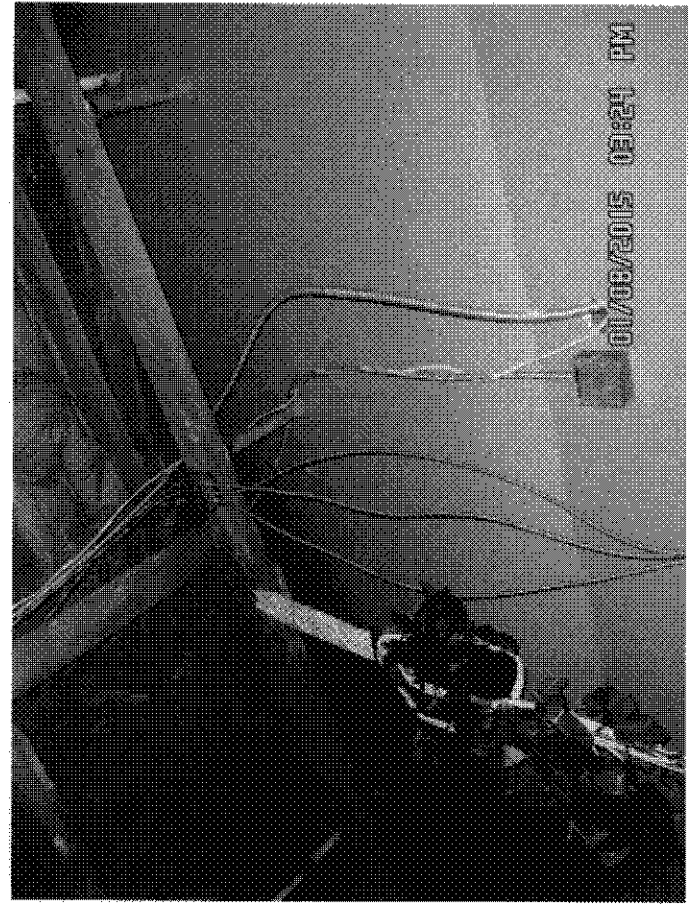
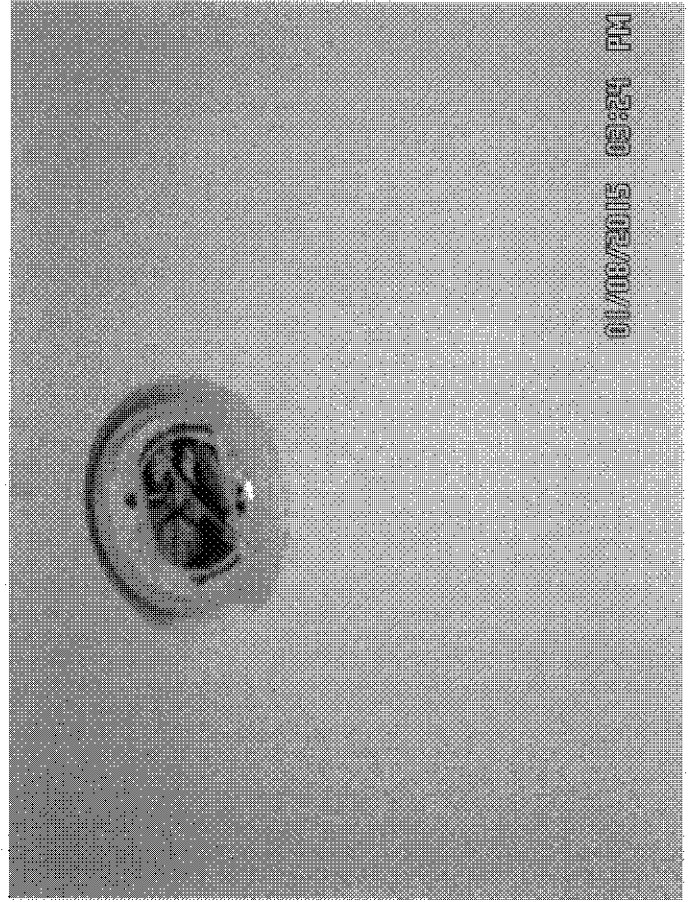
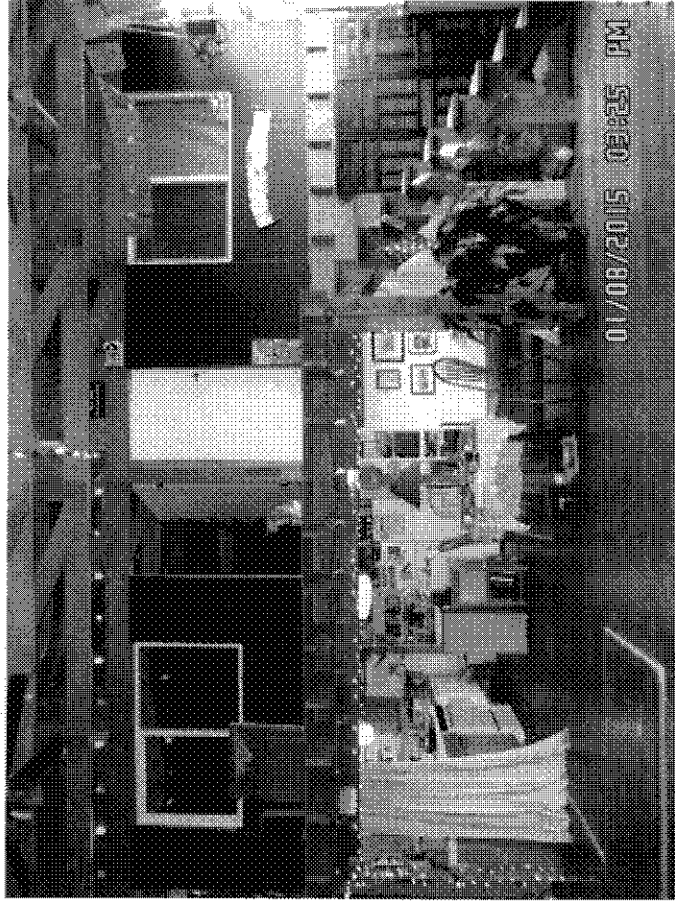
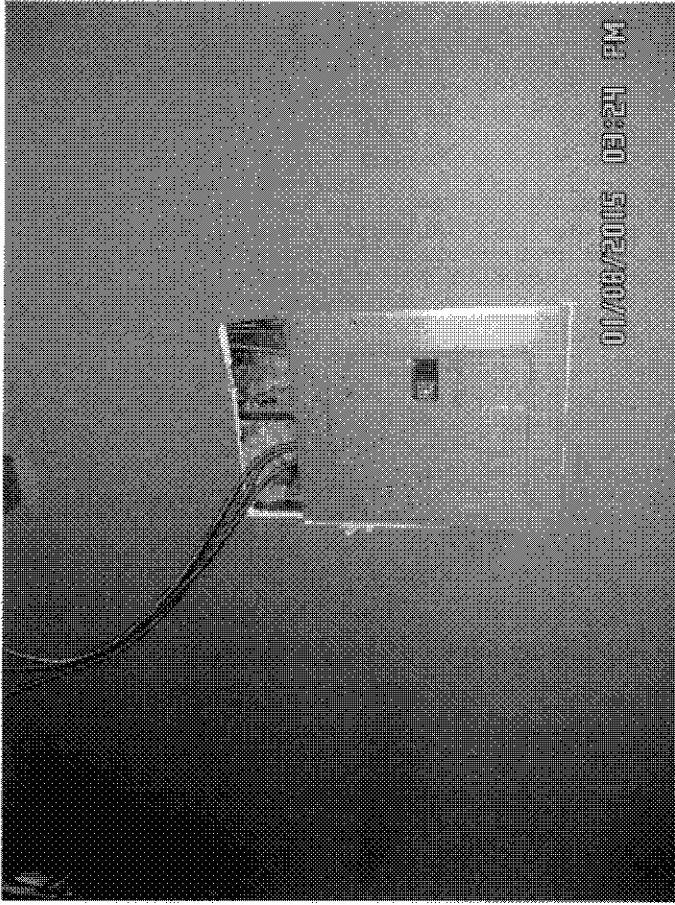
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	MARKET HOLDINGS LLC
Sent To:	C/O DIANA PANG
Street, or PO:	401 ROLAND WAY #220
City, St:	OAKLAND CA 94621
	1404478 / BL / KXC / 1-22-15

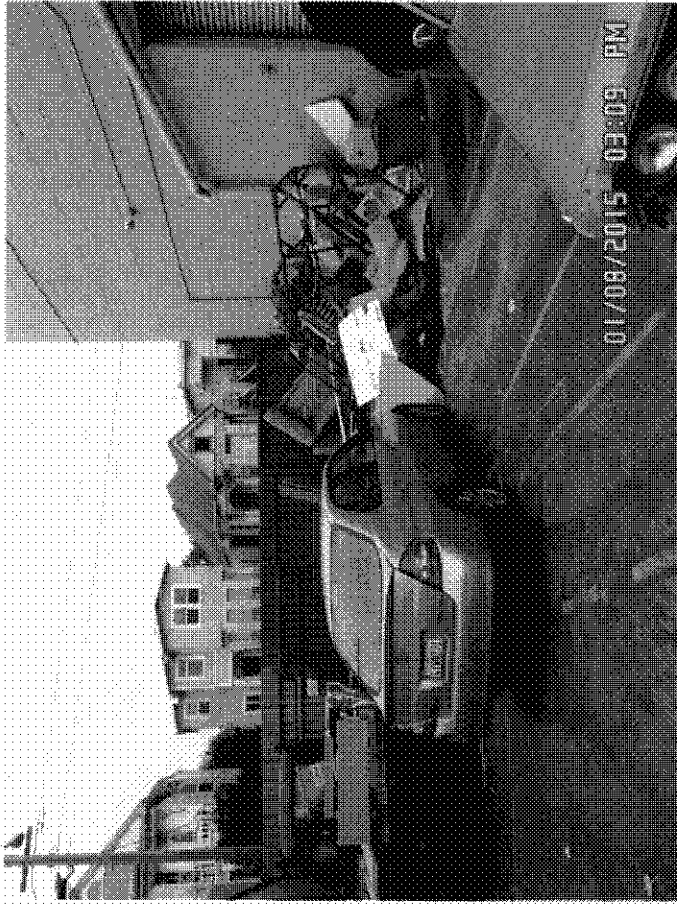
Postmark Here

PS Form 3800, August 2006 See Reverse for Instructions

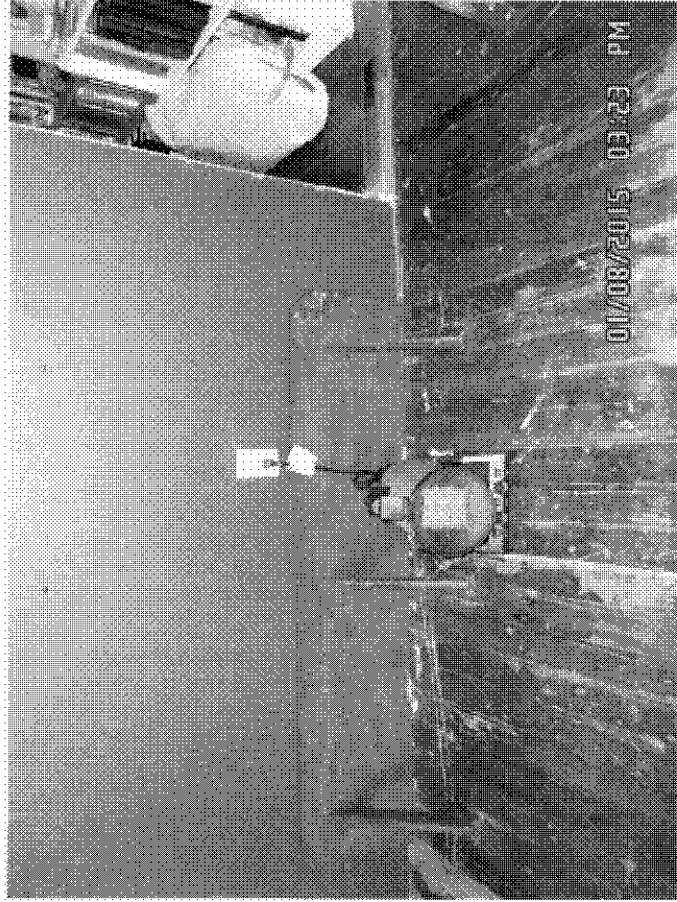


1919 Market St

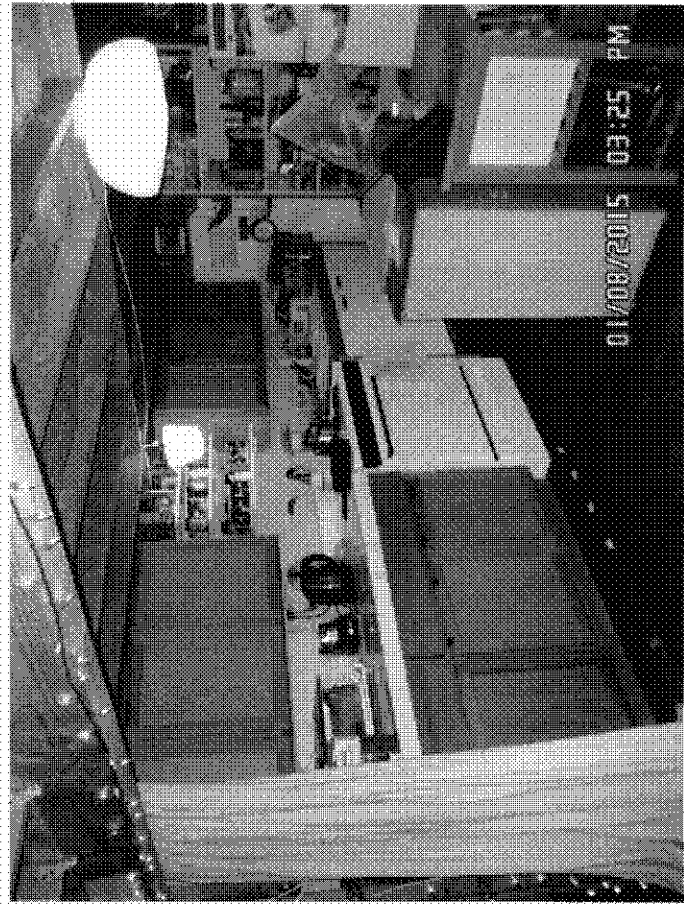
1404478



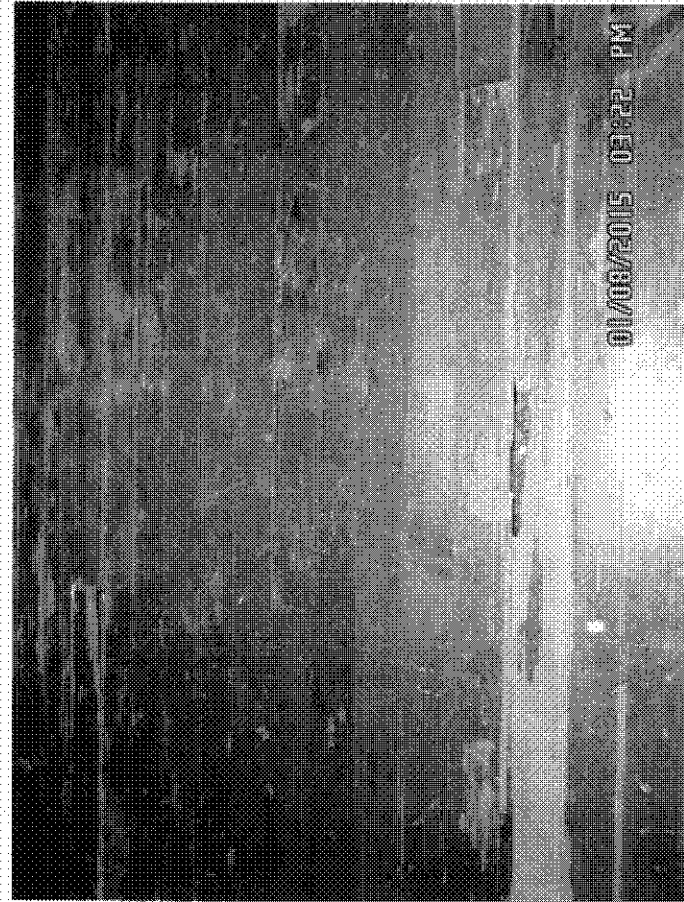
01/08/2015 03:09 PM



01/08/2015 03:23 PM



01/08/2015 03:25 PM

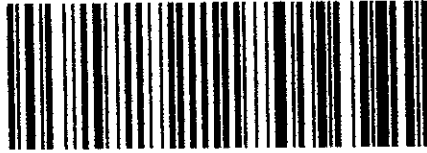


01/08/2015 03:22 PM

1919 Market St

1404478

CERTIFIED MAIL™



7014 0510 0001 3985 5070



0001.80⁰
1.15

957 DE 1009 0002/25/15
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
*0305-03495-27-47
C: 94612201099

AND
Department
1, Suite 2340
2031



UNCLAIMED

LW
1-29-15

MARKET HOLDINGS LLC
C/O DIANA PANG
401 ROLAND WAY #220
OAKLAND CA 94621
1404478 / BL / KXC / 1-22-15

ANK

9462132034 C020
571-22 (10/14) 94612 02018

1919 Market St.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**MARKET HOLDING, LLC
180 GRAND AVE STE 1385
OAKLAND, CA 94612
ATTN: SETH JACOBSON
1501220 / SF / 11/24/15**

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

DEB KSRAL

11/9/15

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

1919 Market St

3. Service Type

☐ Certified Mail®☐ Priority Mail Express™☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

7010 0290 0001 1289 6710



(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

www.oaklandnet.com

September 8, 2015

Certified and Regular mail

Code Enforcement Case No.: 1501220

Property: 1919 Market St

Parcel Number: 005-0410-013-01

Notice of Violation Date: 5-13-15

Re-inspection Date: 10-12-15

You are receiving this Re-inspection Notice because after sending you a Notice of Violation on **3-18-15, 3-30-15**, Code Enforcement Services inspected your property and:

- ☐ Determined partial violation corrections were completed but the violations marked below continue to be present.
☒ Re-confirmed the violations of the Oakland Municipal Code (OMC) marked below are present.

• •

At this point, fees have been assessed in the amount of \$. To stop further code enforcement action, you are advised to correct the above violations and contact Inspector Gene Martinelli, who is assigned to your case. If required, another re-inspection is scheduled as shown above. Your inspector is available by phone at 510-238-2932 and by email at gmartinelli@oaklandnet.com.

Re-inspection Notice

City of Oakland

If you do not notify your inspector, why you cannot comply and if the re-inspection verifies that all violations have not been corrected:

- ☒ You will be charged for inspection and administrative costs, which can total \$1,381.00. A separate invoice will be mailed.
- ☐ The City will petition the court on to issue an Inspection and Abatement Warrant to gain access onto the premises. A separate invoice will be mailed in the amount of \$1,381.00.
- ☐ The City will abate the violations and charge you for the contracting and administrative costs, which can total over \$1,000.00. A separate invoice will be mailed.
- ☒ A Priority Lien fee in the amount of \$1,926.00 may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims or Superior Court.
- ☒ The Notice of Violation may be recorded on your property in the amount of \$1,926.00 to fully disclose the conditions of the property.
- ☒ A Compliance Agreement and Rehabilitation Plan may be required to assure all of the violations are corrected within a pre-determined timeline and in accord with the Oakland Municipal Code.

Sincerely,

Planning and Building Department

Enclosures as applicable:

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



CITY OF OAKLAND

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

Planning and Building Department

Bureau of Building

www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property:

Parcel no.:

Case no.:

Owner:

Deadline to Respond:

I certify that I have corrected the following violations or allegations identified in the Re-inspection Notice I received from the City of Oakland:

- | | | | | | |
|--|--|---|---|----------------------------------|--|
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Storage | <input type="checkbox"/> Trash and Debris | <input type="checkbox"/> Fencing | <input type="checkbox"/> Odors | <input type="checkbox"/> Building Exterior |
| <input type="checkbox"/> Building Interior | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Heating | <input type="checkbox"/> Parking | <input type="checkbox"/> Concrete Paving |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Barbed/Razor Wire | | <input type="checkbox"/> Sidewalk Display/Advertising | | |
| <input type="checkbox"/> Unapproved Home Business | <input type="checkbox"/> Exterior lighting | <input type="checkbox"/> Excessive Noise | | | |
| <input type="checkbox"/> Unapproved Sidewalk Display | <input type="checkbox"/> Unapproved Advertising | <input type="checkbox"/> Unapproved Mobile Food Vending | | | |
| <input type="checkbox"/> Roosters on Property | <input type="checkbox"/> Dumpsters/Garbage/Green Waste/Recycle Cans (left in view, left on sidewalk) | | | | |
| <input type="checkbox"/> | | | | | |

Instructions

1. Review the property address and owner information shown at the left and make any necessary corrections.
2. Remove the violations marked below and/or cross out the violations that are not present and sign this form.
3. **Before** the Deadline to Respond shown at the left, return this signed form with dated photographs of your property to verify the violations were removed or not present:

E-mail: inspectioncounter@oaklandnet.com

Facsimile: 510/ 238-2959

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

Property Owner Certification

Print Name (print)

Date

Property Owner Signature

Day time telephone ()

County Assessor Display

Assessor Parcel Record for APN 005- -0410-013-01

Parcel Number:	5-410-13-1
Property Address:	1919 MARKET ST, OAKLAND 94607
Owner Name:	MARKET HOLDINGS LLC
Care of:	DIANA PANG
Attention:	
Mailing Address:	401 ROLAND WAY 220, OAKLAND CA 94621-2034
Use Code:	LIGHT INDUSTRIAL
Recorder Number:	2001-074283
Recorder Date:	3/1/2001
Mailing Address Effective Date:	11/15/2007
Last Document Input Date:	3/1/2001
Deactivation Date:	
Exemption Code:	

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

7015 0640 0006 1548 3336

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

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Pk \$

Sent To **MARKET HOLDINGS LLC**

Street & **C/O DIANA PANG**

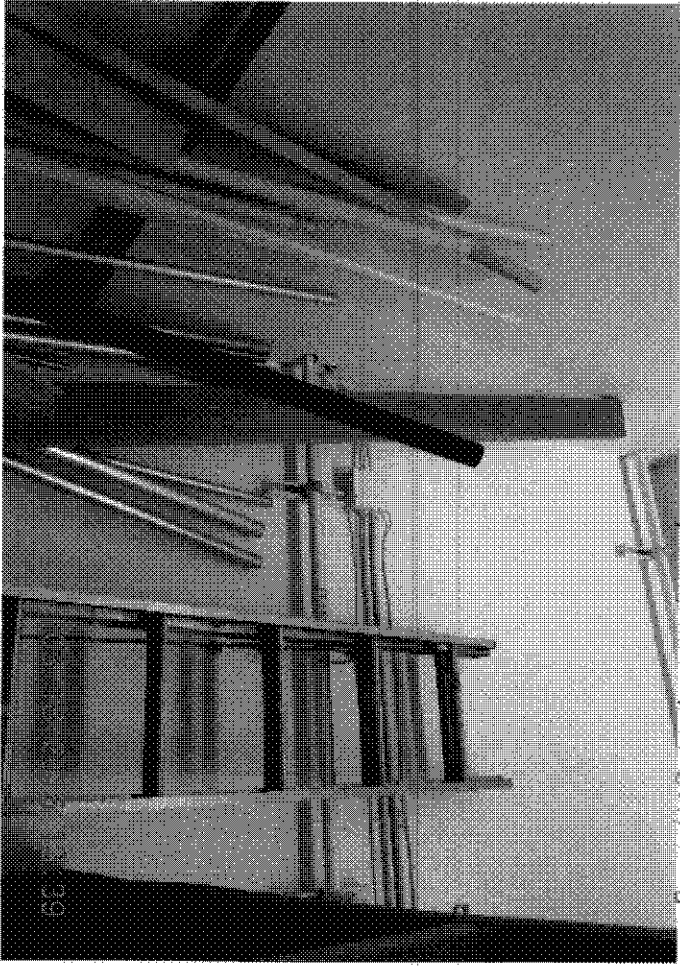
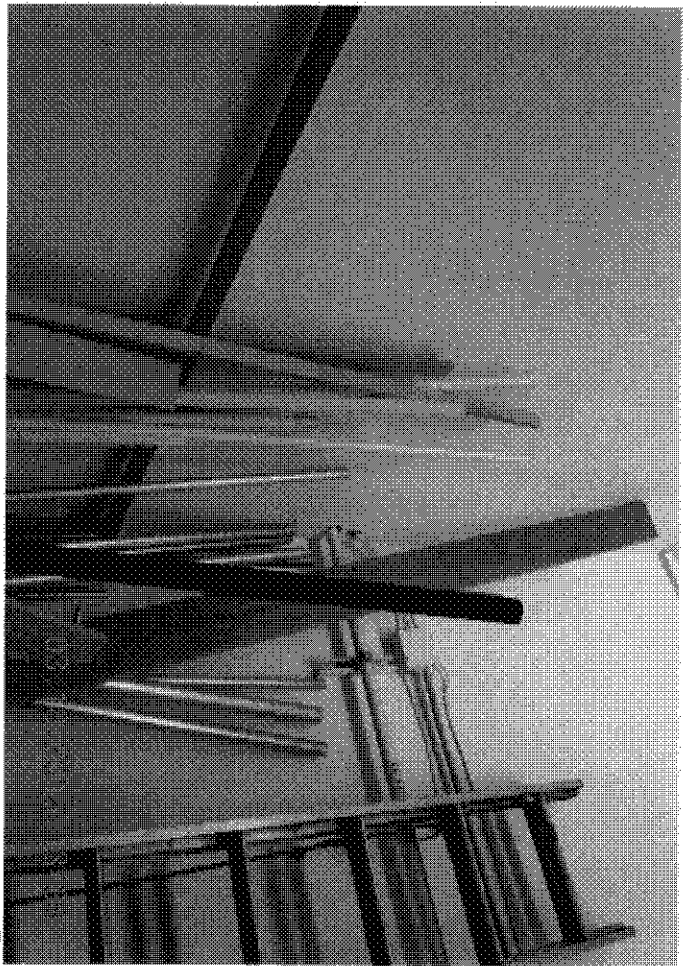
City, St. **401 ROLAND WAY #220**

OAKLAND CA 94607

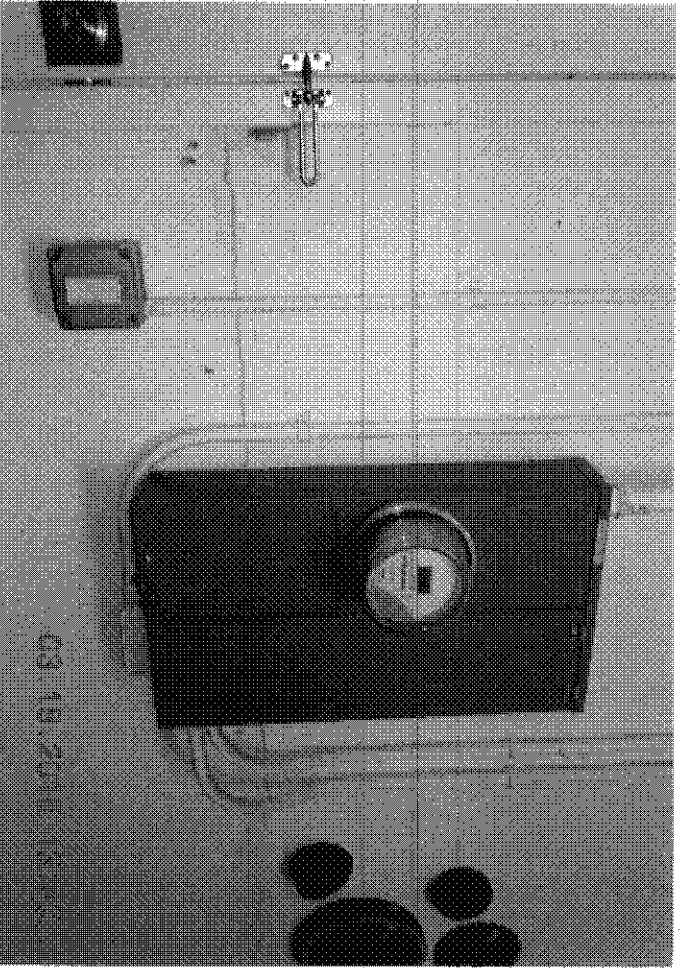
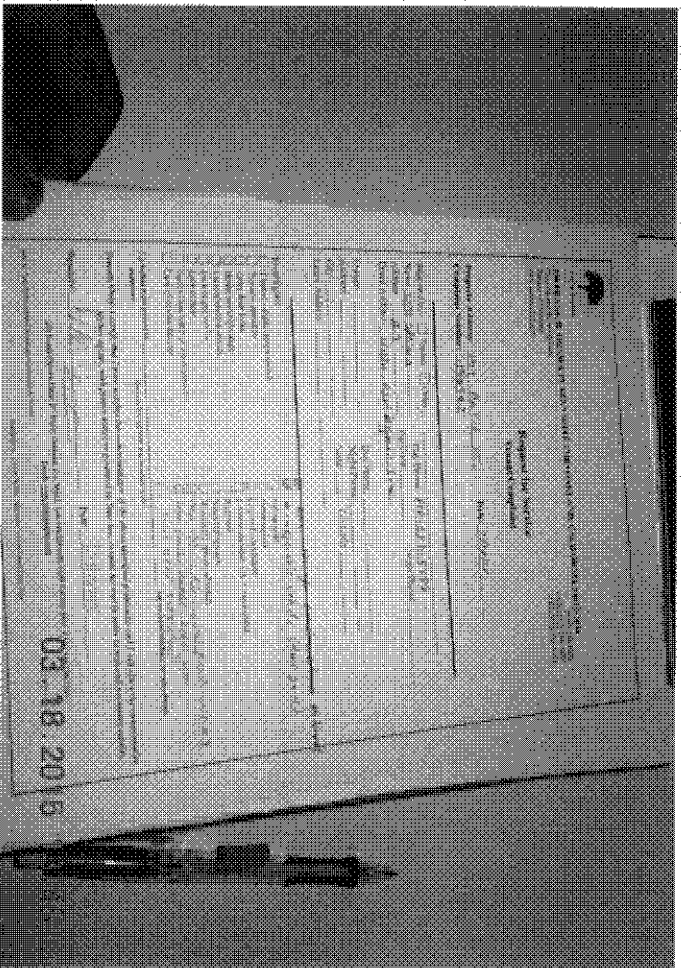
1501220 / GM / KXC / 9-8-15

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

Postmark Here

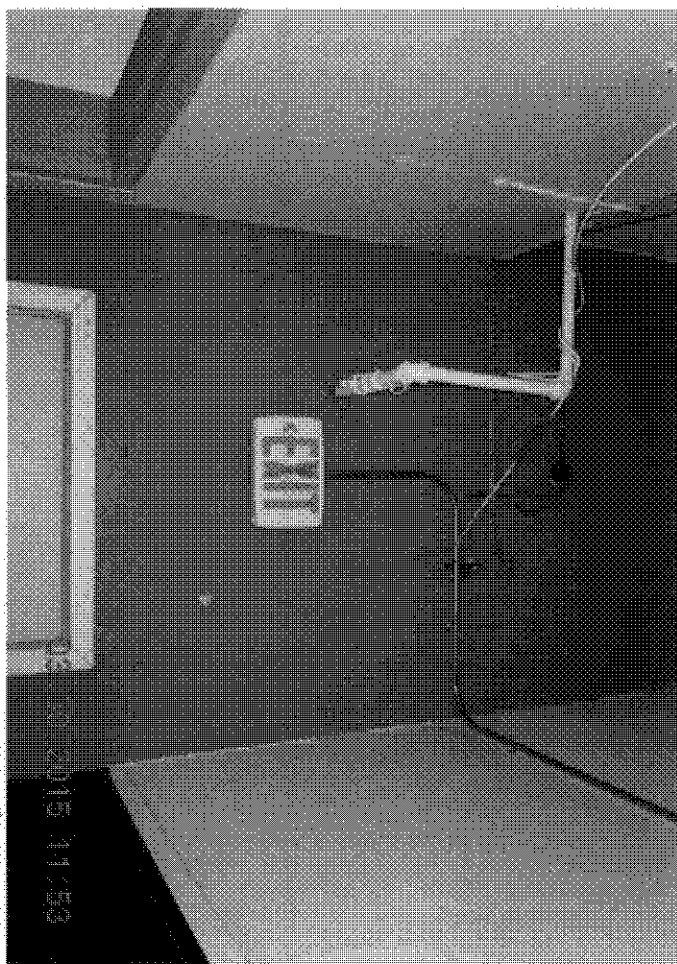


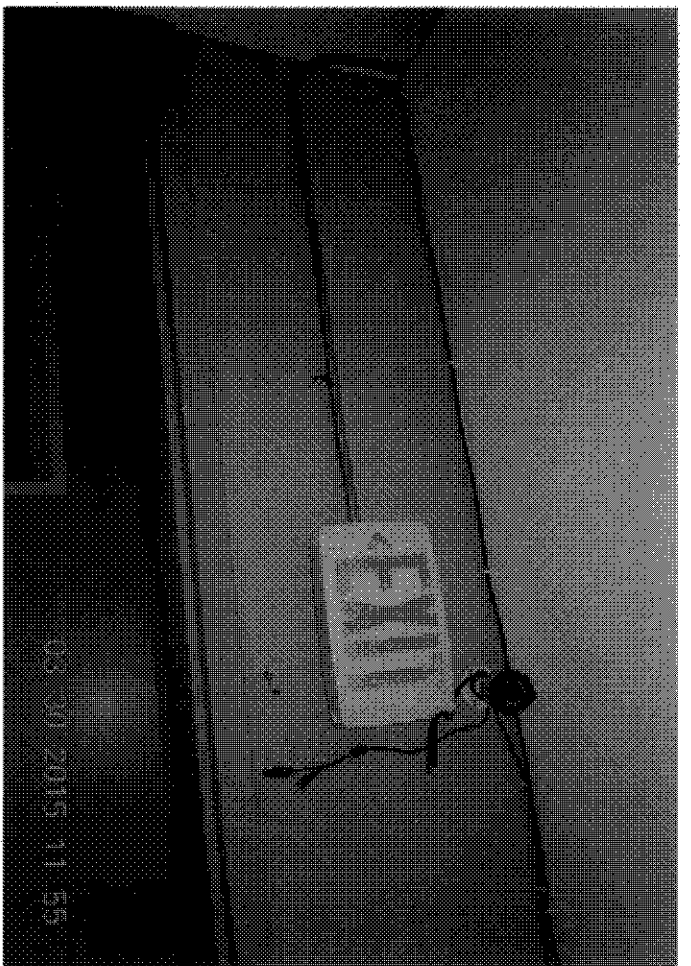
1919 packet for



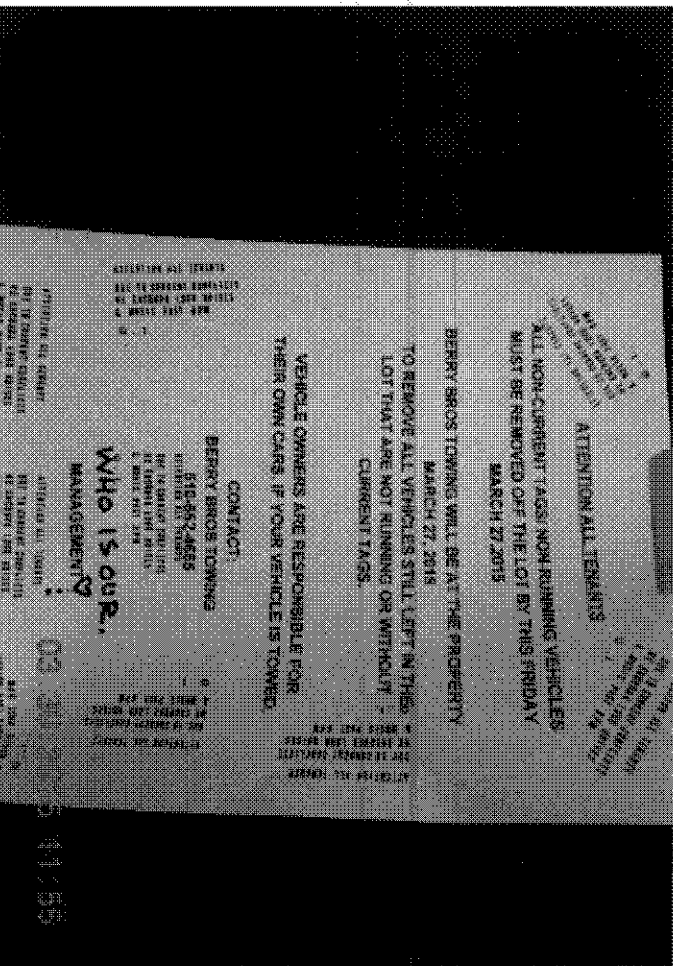


1919 Market St



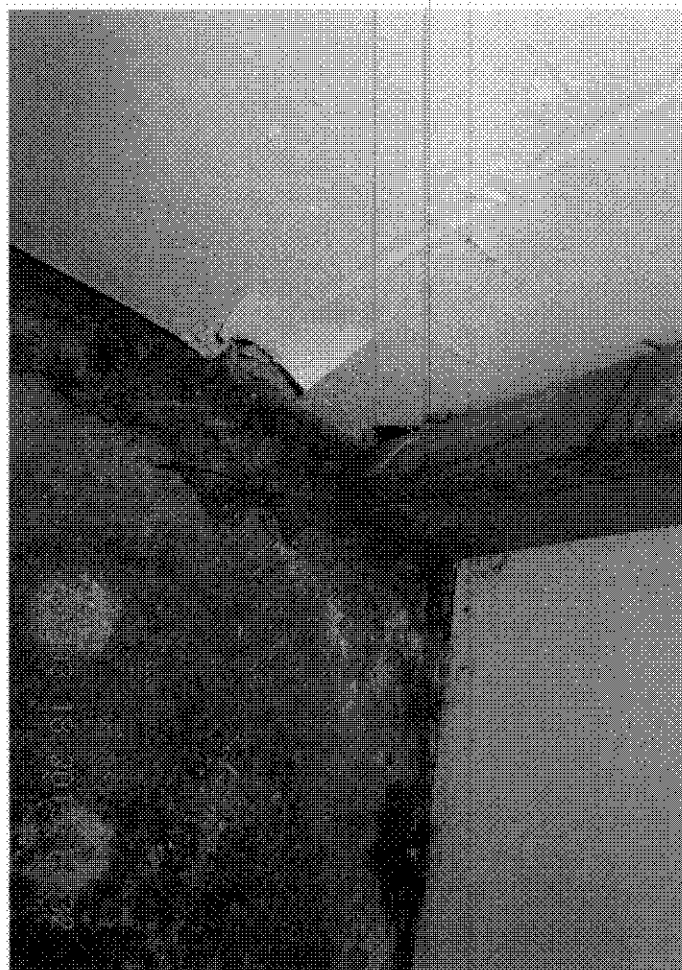
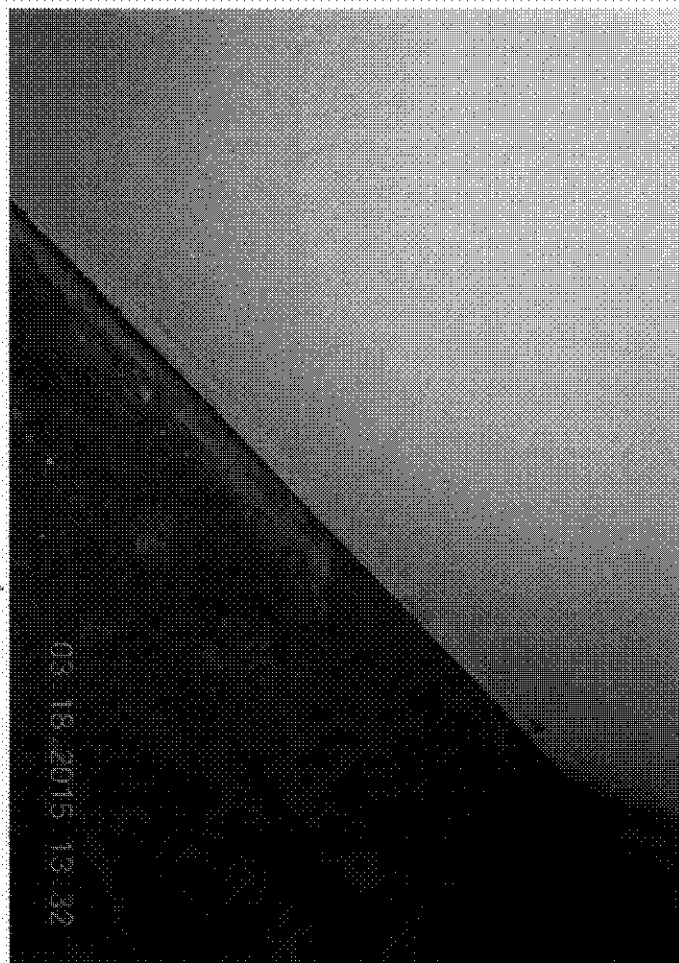


1919 Market St





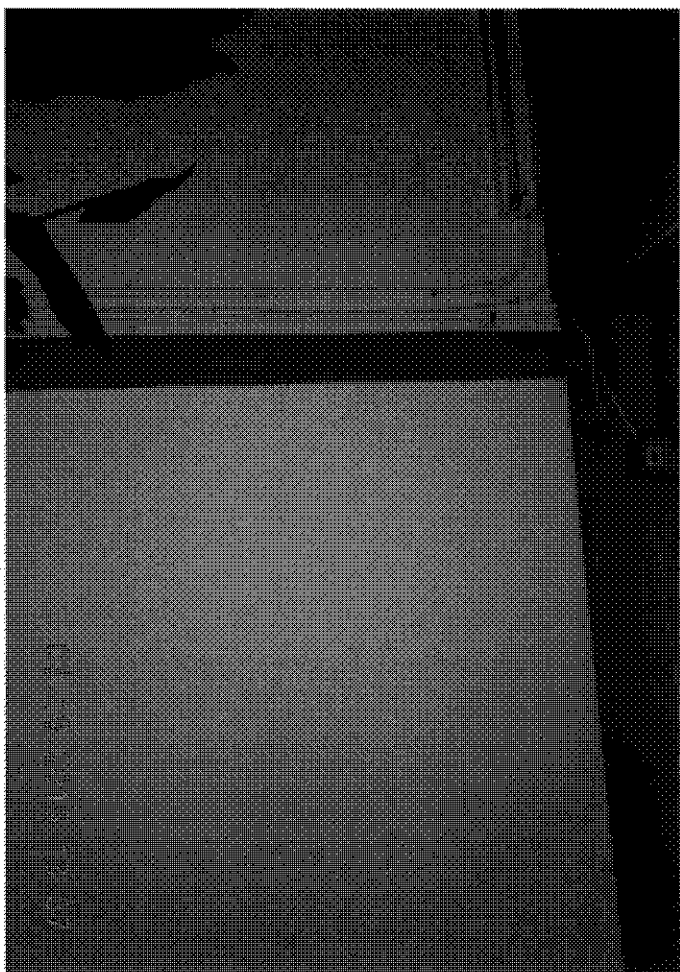
1919 marked





03-18-2015 13:36

1919 Market ST



03-18-2015 13:37

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

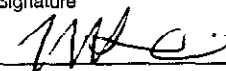
1. Article Addressed to:

MARKET HOLDING, LLC
401 ROLAND WAY # 220
OAKLAND, CA 94621
ATTN: DIANA PANG
1501220 / SF / 12/04/15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12-7-15

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

1919 Market St

3. Service Type

☐ Certified Mail®☐ Priority Mail Express™☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

7010 0290 0001 1289 6277

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MARKET HOLDINGS LLC
C/O DIANA PANG
401 ROLAND WAY #220
OAKLAND CA 94607
1501220 / GM / KXC / 9-8-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐
- Agent
-
- ☐
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

9-10-15

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1919 Market St

3. Service Type

- ☐
- Certified Mail®
- ☐
- Priority Mail Express™
-
- ☐
- Registered
- ☐
- Return Receipt for Merchandise
-
- ☐
- Insured Mail
- ☐
- Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7015 0640 0006 1548 3338

PS Form 3811, July 2013

Domestic Return Receipt



CITY OF OAKLAND

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

Department of Planning and Building
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

NOTICE OF VIOLATION

May 13, 2015

Certified and Regular mail

To: MARKET HOLDINGS LLC
Care of: Diana Pang
401 Roland Way 220
Oakland, CA 94607

Code Enforcement Case No.: 1501220
Property: 1919 Market St
Parcel Number: 005-0410-013-01
Re-inspection Date: 6-16-15

The Code Enforcement Division inspected your property on 3-18-15, 3-30-15 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

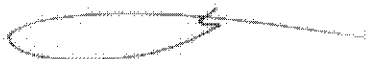
Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
yes	Provide documentation use of building.	entire building	15.08.140, 15.08.150 (A)
yes	Provide documentation of all work within the building has been permitted, if work inside the building has not been permitted, permits must be obtained for all interior modifications.	entire building	15.08.120, 15.04.015 (A)

At this point no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations and either mail or fax the enclosed Owner Certification form with photographs or contact Inspector **Gene Martinelli**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-2932 and by email at gmartinelli@oaklandnet.com.

If you do not return the Owner Certification form or notify your inspector why you cannot comply and if the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total \$2,045.00. The City may also abate the violations and charge you for the contracting and administrative costs, which can also total over \$1,000.00. In addition, Priority Lien fees in the amount of \$1,194.00 may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims or Superior Court. Furthermore, this Notice of Violation may be recorded on your property.

You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review.

Sincerely,



Gene Martinelli
Combination Building Inspector
Department of Planning and Building

Encl: Blight Brochure
Violation Appeal Form

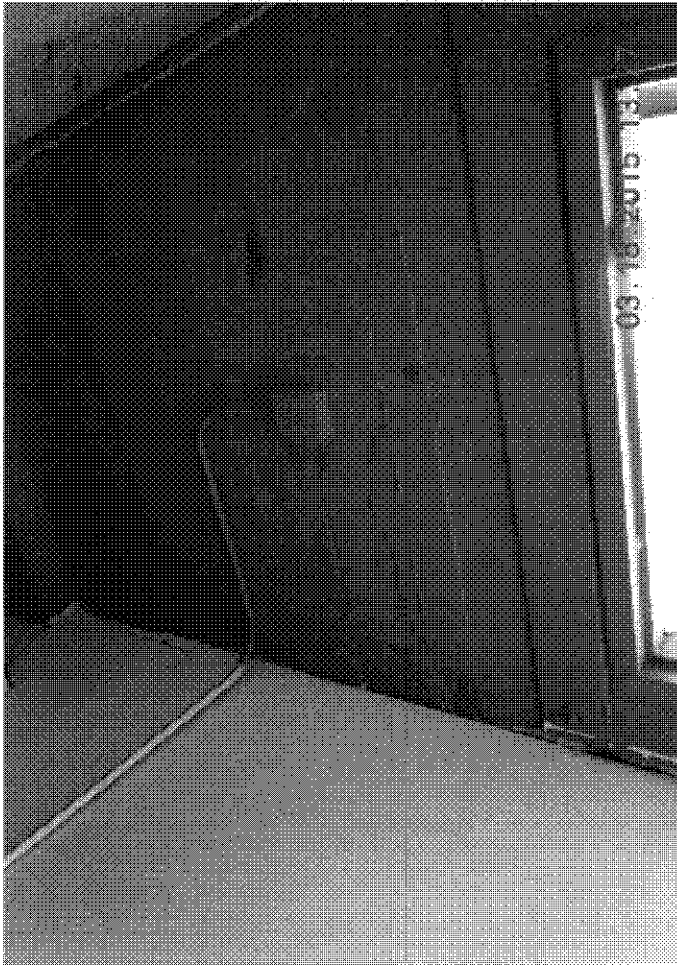
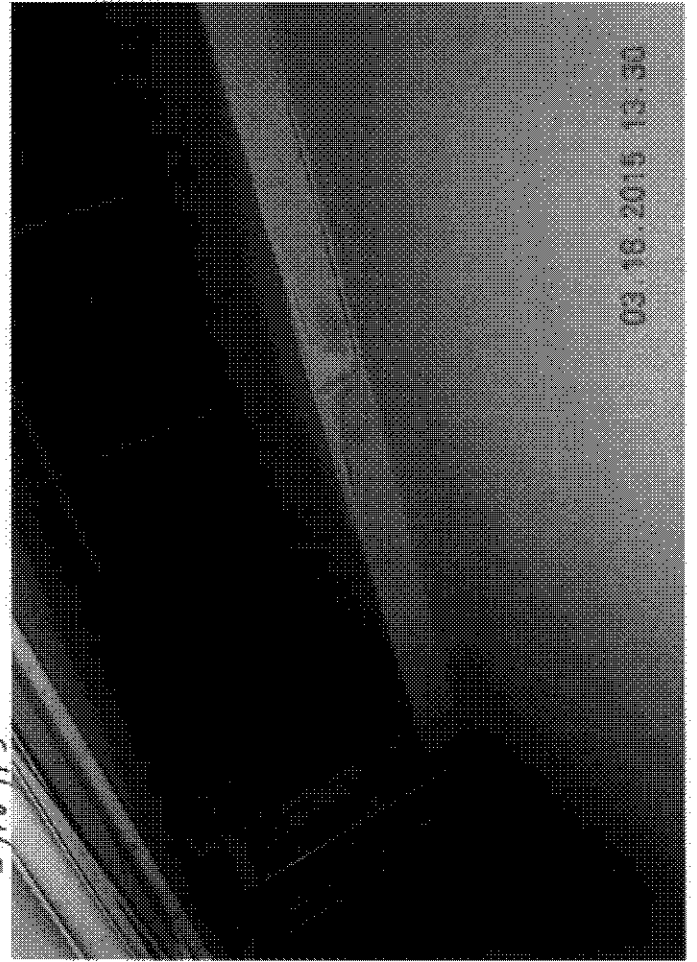
cc:

☐ Surface mold present on N/A. See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls)

City of Oakland



3/18/15



1919 packet 57





03-18-2015 13:33

1919 Market St 3/18/15



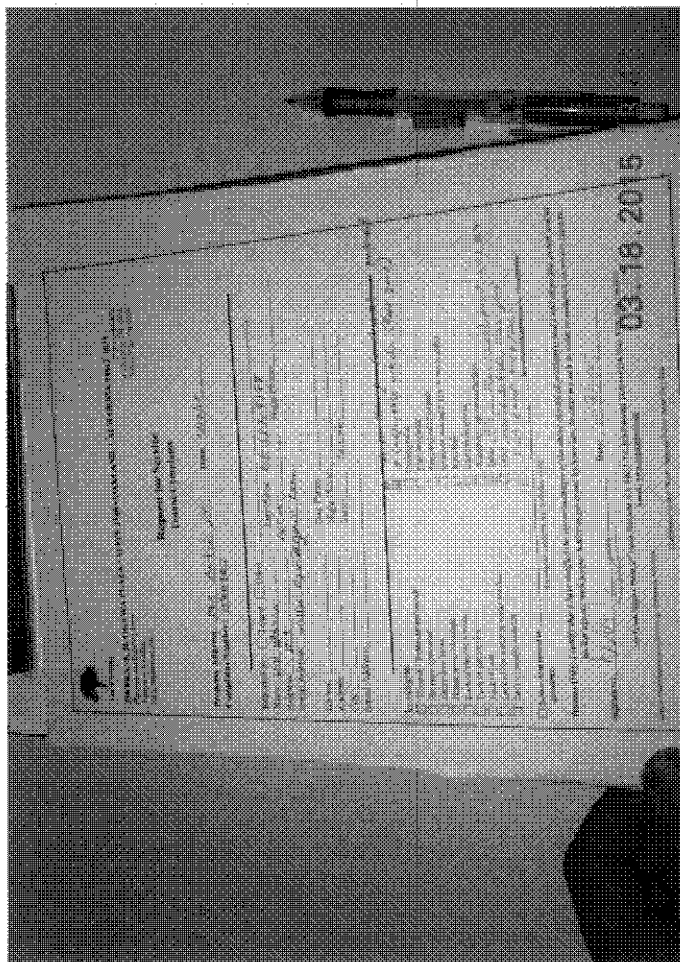
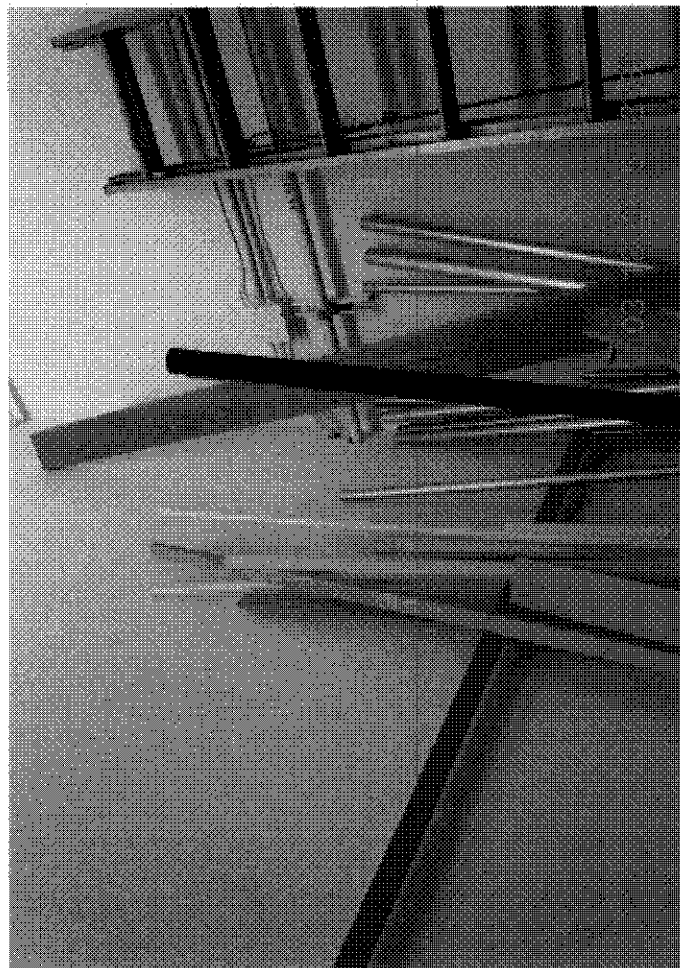
03-18-2015 13:33



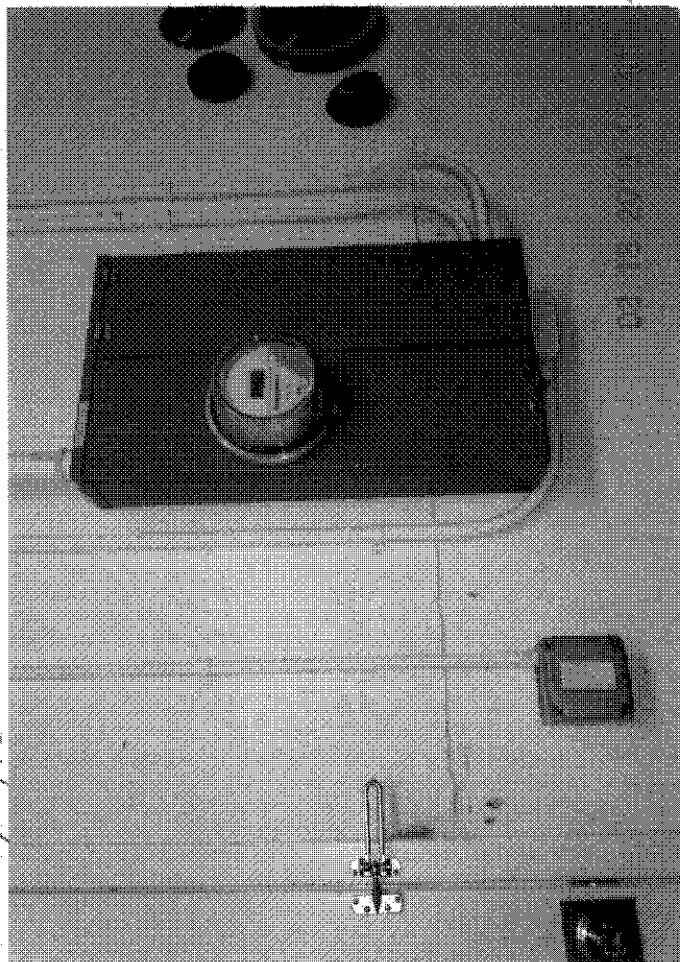
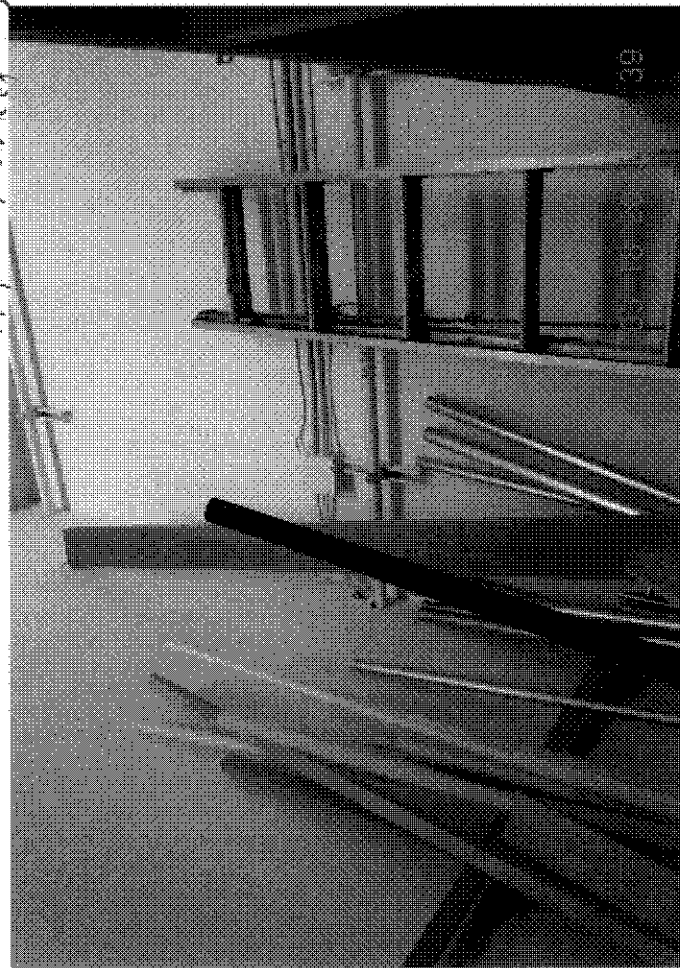
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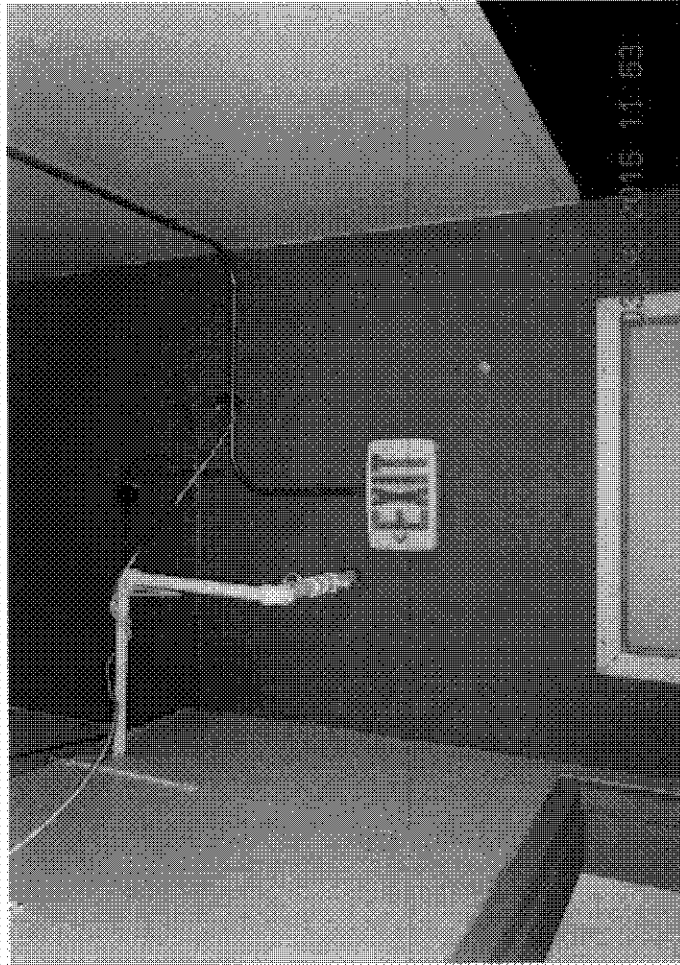


03-18-2015 13:35



1919 market st 3/18/15





1919 market st



3/30/15





1919 market st 3/30/15

ATTENTION ALL TENANTS
BE TO REMOVED FROM THE LOT BY FRIDAY
MARCH 27, 2015

BERRY BROS TOWING WILL BE AT THE PROPERTY
MARCH 27, 2016
TO REMOVE ALL VEHICLES STILL LEFT IN THE
LOT THAT ARE NOT RUNNING OR WITHOUT
CURRENT TAGS

VEHICLE OWNERS ARE RESPONSIBLE FOR
THEIR OWN CARS. IF YOUR VEHICLE IS TOWED.

CONTACT:
BERRY BROS TOWING
407-850-4555
1000 N. UNIVERSITY AVE
SUITE 100
FORT LAUDERDALE, FL 33304

WHO IS OUR
MANAGEMENT?

ATTENTION ALL TENANTS
BE TO REMOVED FROM THE LOT BY FRIDAY
MARCH 27, 2015

ATTENTION ALL TENANTS
BE TO REMOVED FROM THE LOT BY FRIDAY
MARCH 27, 2015

03/30/2015 11:55

County Assessor Display

Assessor Parcel Record for APN 005- -0410-013-01

Parcel Number:	5-410-13-1
Property Address:	1919 MARKET ST, OAKLAND 94607
Owner Name:	MARKET HOLDINGS LLC
Care of:	DIANA PANG
Attention:	
Mailing Address:	401 ROLAND WAY 220, OAKLAND CA 94621-2034
Use Code:	LIGHT INDUSTRIAL
Recorder Number:	2001-074283
Recorder Date:	3/1/2001
Mailing Address Effective Date:	11/15/2007
Last Document Input Date:	3/1/2001
Deactivation Date:	
Exemption Code:	

[Home](#)
[Enter Assessor Parcel Number](#)
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7014 0510 0001 3908 9815

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MARKET HOLDINGS LLC	
C/O DIANA PANG	
401 ROLAND WAY SUITE 220	
OAKLAND, CA 94621	
(1919 MARKET ST/#1501220/GM/RT/5-13-15)	
Total	
Sent To	
Street, Apt. No., or PO Box No.	
City, State, ZIP+4	
PS Form 3800, August 2005	
See Reverse for Instructions	



CITY OF OAKLAND

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

Planning and Building Department

Bureau of Building

Building Permits, Inspections and Code Enforcement Services

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

July 15, 2015

Certified and Regular mail

To: MARKET HOLDINGS LLC
c/o DIANA PANG
401 ROLAND WAY # 220
OAKLAND CA 94621

Code Enforcement Case No.: 1501925
Property: 1919 MARKET ST. UNIT# 18
Parcel Number: 005-0410-013-01
Re-inspection Date: August 17, 2015

Code Enforcement Services inspected your property on **June 25, 2015** and confirmed:

- ☒ that the violations of the Oakland Municipal Code (OMC) marked below are present.
☐ that work was performed without permit or beyond the scope of the issued permit and you are receiving this Notice of Violation because you did not get the required permit within three (3) days of receiving the Stop Work Order. You must contact the inspector indicated below before the Re-inspection Date to stop further code enforcement action.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
yes	There is trash, debris overgrowth and graffiti through the exterior premises. Remove the trash, debris and graffiti. Cut down overgrowth. Keep all areas clean and maintained.	exterior	8.24.020D.1
	Storing inoperable vehicles. Remove.	parking lot	8.24.020 F.3
	Building Maintenance (Code)		
yes	Unpermitted loft structure with staircases and catwalks. Obtain permits inspections and approvals.	interior	15.08.140 15.04.015 15.08.250
	Lack of ventilation heat source for the unit. Repair or replace. Obtain permit, inspections and approvals if replacing.	interior	15.08.140 15.04.015 15.08.260 15.08.220
yes	Unapproved electrical wiring and fixtures installed throughout. Obtain permit, inspections and approvals.	interior	15.08.140 15.04.015 15.08.260.C
	Lack of means of egress. Provide.	interior	CRC Section R310
	The live/work units, alterations etc. for this building has not been approved by this department. Obtain permits, inspections and approvals for the conversions, alterations etc.	(see open case #1501220)	

At this point no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations and contact Inspector **Edward Labayog**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-4793 and by email at elabayog@oaklandnet.com.

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

If you do not contact your inspector to discuss why you cannot comply or if applicable, complete the Property Owner Certification form and the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total **\$2,665.00**. The City may also abate the violations and charge you for the contracting and administrative costs, which can also total over \$1,000.00. In addition, Priority Lien fees in the amount of \$1,926.00 may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims or Superior Court. Furthermore, this Notice of Violation may be recorded on your property.

You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If Code Enforcement Services does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review. *Note: Incomplete appeals including, but not limited to an oral notification of your intention to appeal, a written appeal postmarked but not received by us within the time prescribed or a written appeal received by us without a filing fee are not acceptable and will be rejected.*

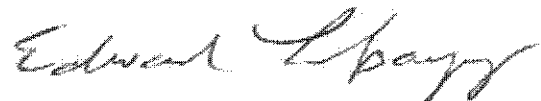
If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (B)(3) and a Final Decision is determined. An appeal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

Administrative Hearing Fees

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

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

Sincerely,



Planning and Building Department

Enclosures as applicable:

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

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

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

cc:

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Recorder Date:	3/1/2001
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Deactivation Date:	
Exemption Code:	

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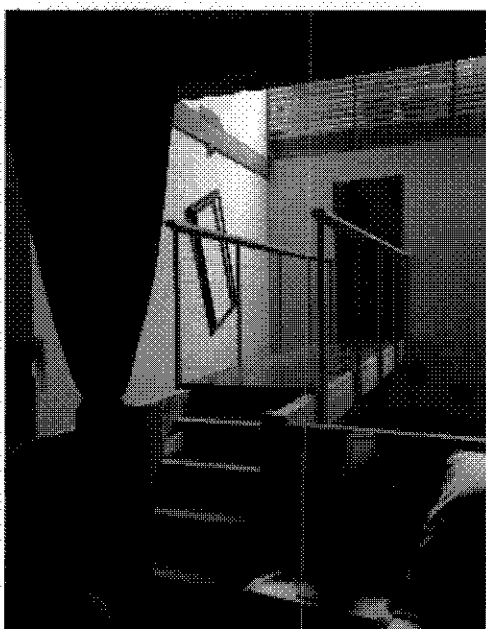
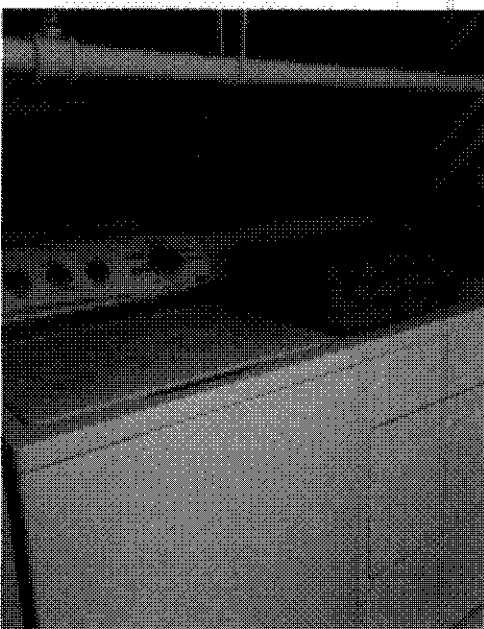
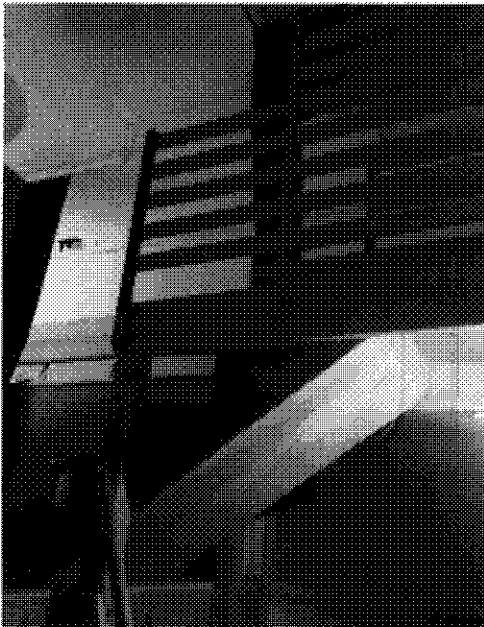
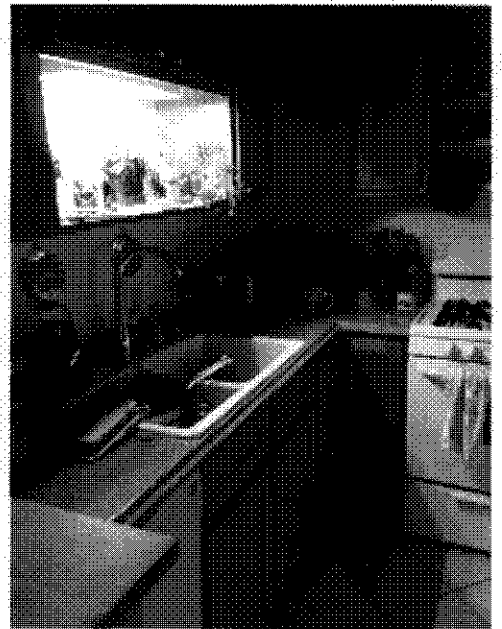
OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

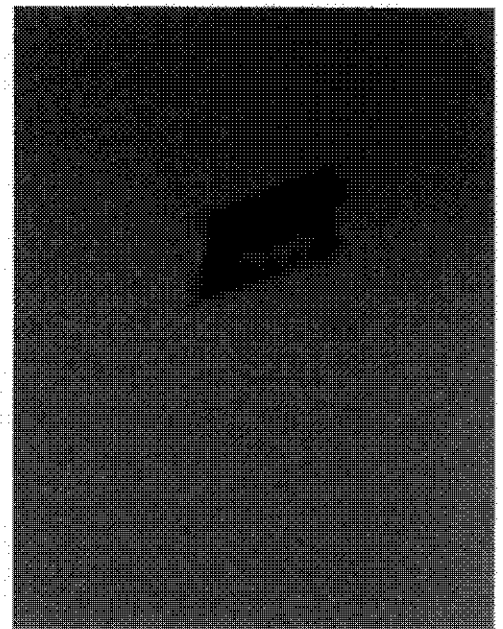
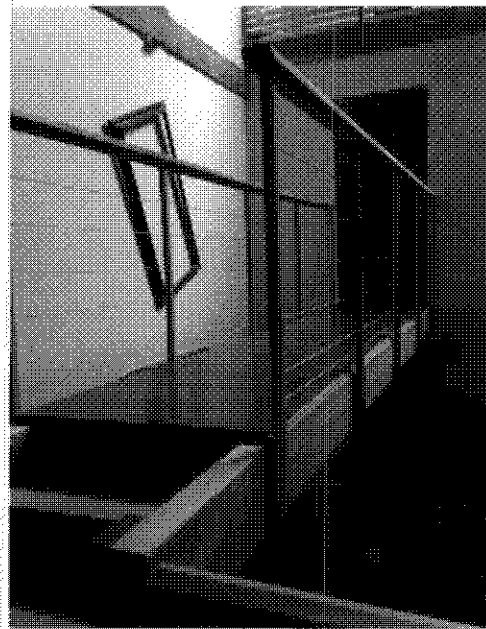
Postmark Here

To: **MARKET HOLDINGS LLC**
C/O DIANA PANG
401 ROLAND WAY #220
OAKLAND CA 94621
 1501925 / EL / KXC / 7-15-15

PS Form 3800, July 2014 See Reverse for Instructions



1919 Market St. 6-25-15



1919 Market St. #18

6-25-15

CERTIFIED MAIL



7014 1820 0002 1795 9998

XIE 957 72 1009 0008/20/15
RETURN TO SENDER
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UNABLE TO FORWARD
C: 94612203190 *1505-08095-16-41

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2340

RETURNED
TO
SENDER
UNCLAIMED

MARKET HOLDINGS LLC
C/O DIANA PANG
401 ROLAND WAY #220
OAKLAND CA 94621
1501925 / EL / KXC / 7-15-15

571-22 (10/14)

94620203470



1919 Market St