



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

June 16, 2015

Certified and Regular mail

To: Robinson Maxine
1019 32nd Street
Oakland CA 94608-4205

Code Enforcement Case No.: 1502029

Property: 3411 Chestnut Street

Parcel Number: 005 -0478-010-02

Re-inspection Date:07/20/15

Code Enforcement Services inspected your property on 05/26/15 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		
X	The exterior premises have accumulation of trash, debris, discarded items, unapproved storage, etc. Remove, maintain all areas clean.	Exterior premises	8.24.020.D.1
	Building Maintenance (Code)		
X	Unapproved use and occupancy of the commercial building into habitable purposes. Discontinue use or attempt to legalize with permits, inspections and approvals.	Interior	15.08.150
X	The water heater flu is disconnected. Repair or replace.	Interior	15.08.260
X	Some areas of the walls and ceiling are damaged. Repair.	Interior	15.230.O
	The smoke detector is not working. Repair or replace.	Interior	15.08.320
X	The interior of the building is unsanitary and unsafe. There is accumulation of trash, combustibles, etc., throughout. Remove cluttered trash, combustibles, etc., maintain clean.	Interior	8.24.020.D.1
	Certain areas were not open or accessible for inspections. Any violations subsequently identified shall become a component part of this report and shall be corrected in an approved manner.		

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 **Gene Martinelli**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-2932 and by email at gmartinelli@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 **\$2,045.00**. 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 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 **\$113.61** 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	\$ 113.61*
Conduct Appeals Hearing	Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Processing Fee	\$ 681.62*
Reschedule Hearing	\$ 113.61*

****Fee Includes 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

April, 2015

Scan to: Code Enforcement-Chronology-Abatement Activities