



Update Results



RECORD\_MODULE = Enforcement  
 CONTACT\_TYPE = Complainant, Neighbor, Occupant/Tenant, Tenant/Occupant  
 CONTACT\_TYPE Blank  
 ADDR\_PARTIAL Begins With 6918 LACEY AVE  
 APN = (blank)  
 DATE\_OPENED >= 1/1/1980  
 DATE\_OPENED <= 12/31/2020

## Complaint History with Inspection Log

Record ID: [1404378](#)

Address: 6918 LACEY AVE

APN: 040A341703400

Unit #:

Description: UNIT 1 WATER SOAKED CARPETS, WATER COMING FROM UNDERNEATH FLOORS, NO HOT WATER, HEATER NOT WORKING, SHOWER NOZZLE BROKEN AND FALLING APART

Date Opened: 12/22/2014

Record Status: Abated

Record Status Date: 2/27/2015

Job Value: \$0.00

Requestor:

: LACREACIA DIXON

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/23/2014	Robert Walker	1st Inspection	Violation Verified	12/23/14 Verified heater is not working. Water intrusion in the rear left bedroom with water logged carpet. Bathroom Shower diverter is missing.
1/28/2015	Robert Walker	Follow-up Inspection	Partially Abated	1/28/15 Verified repairs made. Informed owner victor 559 284-8021 permit for new heater is required
		1st Inspection	Pending	
	Gene Martinelli	Follow-up Inspection	Scheduled	
	Gene Martinelli	Follow-up Inspection	Scheduled	
	Gene Martinelli	1st Inspection	Scheduled	

Record ID: [1305276](#)

Address: 6918 LACEY AVE, #3

APN: 040A341703400

Unit #: 3

Description: FIRE &amp; SMOKE DAMAGE THRU OUT UNIT

Date Opened: 10/23/2013

Record Status: Open

Record Status Date:

Job Value: \$0.00

Requestor: MELVA FONTENO

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/24/2013	ANTHONY L HARBAUGH	1st Inspection	Unable to Verify	CONTACT MELVA 228-6031
10/28/2013	ROBERT WALKER	1st Inspection	Unable to Verify	MELVA 228-6031

Record ID: [1305243](#)

Address: 6918 LACEY AVE, #1

APN: 040A341703400

Unit #: 1

Description: FIRE-DAMAGED PROPERTY, ELECTRICITY NOT WORKING, NO RUNNING WATER

**Date Opened: 10/21/2013****Record Status: Open****Record Status Date: 11/25/2013****Job Value: \$0.00****Requestor: LACREATIA DIXON**

:

**Business Name:****License #:**

<b>Inspection Date</b>	<b>Inspector Name</b>	<b>Inspection Type</b>	<b>Status / Result</b>	<b>Result Comments</b>
10/22/2013	ROBERT WALKER	1st Inspection	No Entry	SENT N/A LETTER
10/23/2013	ROBERT WALKER	1st Inspection	Unable to Verify	
11/25/2013	ROBERT WALKER	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	NO PROGRESS ON EXTERIOR FIRE DAMAGE TOOK PHOTOS
1/8/2014	ROBERT WALKER	1st Inspection	Unable to Verify	Reinsp requested from insp result 93 on 11/25/13

**Record ID: [0807817](#)****Address: 6918 LACEY AVE****APN: 040A341703400****Unit #:****Description: TRASH, DEBRIS, CANS AND BOTTLES ALONG THE RIGHT SIDE OF PROPERTY.****Date Opened: 11/13/2008****Record Status: Abated****Record Status Date: 12/11/2008****Job Value: \$0.00****Requestor:**

:

**Business Name:****License #:**

<b>Inspection Date</b>	<b>Inspector Name</b>	<b>Inspection Type</b>	<b>Status / Result</b>	<b>Result Comments</b>
11/14/2008	JAMES B ANDERS	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
12/11/2008	JAMES B ANDERS	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	

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## Update Results



RECORD\_MODULE = Enforcement  
 CONTACT\_TYPE = Complainant, Neighbor, Occupant/Tenant, Tenant/Occupant  
 CONTACT\_TYPE Blank  
 ADDR\_PARTIAL Begins With 6918 LACEY AVE  
 APN = (blank)  
 DATE\_OPENED >= 1/1/1980  
 DATE\_OPENED <= 12/31/2020

## Complaint History with Comments

Record ID: **1404378**

Address: 6918 LACEY AVE

APN: 040A341703400

Unit #:

Description: UNIT 1 WATER SOAKED CARPETS, WATER COMING FROM UNDERNEATH FLOORS, NO HOT WATER, HEATER NOT WORKING, SHOWER NOZZLE BROKEN AND FALLING APART

Date Opened: 12/22/2014

Record Status: Abated

Record Status Date: 2/27/2015

Job Value: \$0.00

Requestor:

: LACREACIA DIXON

Business Name:

License #:

Comment Date	Commenter	Comment
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12/24/2014 1:30:05 PM	RWALKER	12/23/14 Verified heater is not working. Water intrusion in the rear left bedroom with water logged carpet. Bathroom Shower diverter is missing. 12/24/14 Talked with owner by phone. He was upset that tenant has not informed him about issues and has not paid rent. He talked very nasty to me stating I don't know how to do my job. I informed him I have been knowing him for over 6 years dealing with his other properties and not to talk to me that way. He apologized. he said he will have someone go by and check unit. Victor 559 284-8021
1/5/2015 8:51:37 AM	RWALKER	1/5/15 Owner's wife called stated. They had no access to make repairs after posting door. I informed them to repost door and let me know what day they plan on making repairs. I called tenant . She stated they did post door on 12/24/14 but did not come on 12/26/14. I informed them they must work together to get repairs made.
1/6/2015 10:02:40 AM	RWALKER	1/6/15 Confirmed with both owner and tenant repairs will be made 1/7/15 between 3- 7 pm
1/28/2015 1:55:34 PM	RWALKER	1/28/15 Verified repairs made. Informed owner victor 559 284-8021 permit for new heater is required and tenant has complained about carpet.
2/4/2015 10:21:23 AM	RTEGAN	Notice of Violation sent certified (3988 9334) mail on 12-29-14 returned as 'return to sender/unclaimed/unable to forward' on 1-23-15.
2/6/2015 2:57:08 PM	RWALKER	2/6/15 Owner called and informed me tenant did not let inspector in for new heater. I informed him to repost for re inspection and let me know again the date.
2/27/2015 7:52:08 AM	RWALKER	2/27/15 Verified permit final on 2/10/15 Case abated.

Record ID: **1305276**

Address: 6918 LACEY AVE, #3

APN: 040A341703400

Unit #: 3

Description: FIRE & SMOKE DAMAGE THRU OUT UNIT

Date Opened: 10/23/2013

Record Status: Open

Record Status Date:

Job Value: \$0.00

Requestor: MELVA FONTENO

:

Business Name:

License #:

Comment Date	Commenter	Comment
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10/23/2013 12:00:00 AM	PTS	FIRE & SMOKE DAMAGE THRU OUT UNIT
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1/21/2014 8:40:18 PM	PTS	10/28/13 Closing this case refer Case # 1305243 site visit was on 10/23/13 >>> 10/28/2013 08:44:55 WALKE#R 001H
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**Record ID:** [1305243](#)

**Address:** 6918 LACEY AVE, #1

**APN:** 040A341703400

**Unit #:** 1

**Description:** FIRE-DAMAGED PROPERTY, ELECTRICITY NOT WORKING, NO RUNNING WATER

**Date Opened:** 10/21/2013

**Record Status:** Open

**Record Status Date:** 11/25/2013

**Job Value:** \$0.00

**Requestor:** LACREATIA DIXON

:

**Business Name:**

**License #:**

Comment Date	Commenter	Comment
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10/21/2013 12:00:00 AM	PTS	FIRE-DAMAGED PROPERTY, ELECTRICITY NOT WORKING, NO RUNNING WATER
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1/21/2014 8:32:50 PM	PTS	Tenant requests an inspection on Wednesday 10-23-13. >>> 10/21/2013 10:44:30 EARLY#M 002F 10/23/13 Left message with LACREATIA DIXON (415)571-9306 to set up appt. time. >>> 10/23/2013 10:06:30 WALKE#R 002J 10/23/13 Tenant gave me owner's information as ONUAGULUCHI VICTOR 559 284-8021 address 9741 Elmhurst Dr. Granite Bay Ca. 95746 Talked to owner he stated he has called insurance company and they came out over the weekend. Awaiting claim approval he stated ATI is the contractor and National Wide insurance company. >>> 10/23/2013 10:55:55 WALKE#R 002J 10/23/13 Verified power and water is off due to fire damage. took photos. >>> 10/24/2013 15:29:10 WALKE#R 002F 10/28/13 >>> 10/28/2013 08:53:46 WALKE#R 001H 10/28/13 Sent owner Landlord Relocation Responsibilities Brochure. To address 9741 Elmhurst Dr. Granite Bay Ca. 95746 >>> 10/28/2013 09:05:44 WALKE#R 001H OWNERSHIP CHECKED; NO CHANGE IN OWNER NAME & ADDRESS NOV SENT REG & CERT W/APPEAL ON 10/28/13 - KXC >>> 10/28/2013 16:48:20 CHENG#K 001R 11/25/13 Talked with LACREATIA DIXON (415)571-9306 verified water and power is back on. Fire damage carport still exist. >>> 11/25/2013 10:19:05 WALKE#R 001Q 11/25/13 Talked to owner ONUAGULUCHI VICTOR 559 284-8021 he informed me he will have insurance company to call me about building permits for fire damage to car port. >>> 11/25/2013 10:21:57 WALKE#R 001Q 11/25/13 Verified no progress on fire damaged carport. Took exterior photos. No access to unit #1 and #3 left my card at door. >>> 11/25/2013 14:46:27 WALKE#R 001Q 11/25/13 Talked Dan Frame 916 212-8519 Contractor for ATI contruction 916 228-1798 Stated he will be in by 11/27/13 to obtain building permit for fire damage. >>> 11/25/2013 15:04:49 WALKE#R 001Q Owner came in obtain permit for fire repairs - field check required, no double-fee. Okay to process permit. >>> 11/26/2013 12:07:58 WILSO#IW 000N 1/8/14 Verified owner has obtained permits. Awaiting permit final. >>> 01/08/2014 07:59:21 WALKE#R 0005 CERT MAIL RETURNED AS "UNCLAIMED" - KXC >>> 01/09/2014 08:31:32 TEMP#PTS 001W
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**Record ID:** [0807817](#)

**Address:** 6918 LACEY AVE

**APN:** 040A341703400

**Unit #:**

**Description:** TRASH, DEBRIS, CANS AND BOTTLES ALONG THE RIGHT SIDE OF PROPERTY.

**Date Opened:** 11/13/2008

**Record Status:** Abated

**Record Status Date:** 12/11/2008

**Job Value:** \$0.00

**Requestor:**

:

**Business Name:**

**License #:**

Comment Date	Commenter	Comment
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11/13/2008 12:00:00 AM	PTS	TRASH, DEBRIS, CANS AND BOTTLES ALONG THE RIGHT SIDE OF PROPERTY.
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1/21/2014 8:31:04 PM	PTS	11/14/08 Complaint verified. >>> 11/20/2008 09:24:14 ANDER#J 0487 Prepared NTA and forwarded to clerical staff for mailing. >>> 11/20/2008 09:26:03 ANDER#J 0487 12/11/08 Complaint abated. >>> 02/03/2009 10:19:53 ANDER#J 0268
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## CITY OF OAKLAND COMMUNITY AND ECONOMIC DEVELOPMENT

AGENCY – BUILDING SERVICES DEPARTMENT 250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Oakland, CA 94612  
Inspection Services: 238-3381 FAX: 238-2959 TDD: 238-3254

### OFFICIAL NOTICE TO ABATE BLIGHT

November 20, 2008

ONUAGULUCHI VICTOR  
9741 ELMHURST DR  
GRANITE BAY CA 95746-7112

**Assessor's Parcel#:** 040A-3417-034-00

**Complaint #:** 0807817

**Inspector:** James Anders

**Phone #:** 510-238-6144

The property (ies) located at 6918 Lacey Ave

**Oakland, California**, was (were) observed by a Combination/Specialty Inspector, on or about 11/14/08 to contain one or more of the following conditions:

The structure(s), premises, or vacant lot(s) was (were):

- ☐ Vacant and unsecured, permitting entry to unauthorized persons;
- ☒ The premises contained trash, debris, overgrowth, recyclables, graffiti, and/or disabled vehicles or vehicle parts, and/or the structure was not properly secured;
- ☐ The dwelling or other structure was deteriorated, abandoned, hazardous, illegally constructed, or was not being put to its permitted use.
- ☐ *SEE the attached "Notice to Abate" requirements.*
- ☐ Razor Wire (OMC 17.102.420)
- ☐ Garbage cans stored in public view. Remove or enclose.

Any of the above is in violation of the Blight Ordinance, OMC 8.24; The Building Conservation Code (OMC) 15.08, and/or OMC 17.102.420. This notice constitutes your **Official Notice to Abate** the violation (s) listed above.

**DUE DATE, FEES AND CHARGES:** Failure to secure the buildings(s) and/or remove all trash, debris, overgrowth, and/or graffiti and to commence reasonable action to abate the remaining items on the List of Violations within ten (10) days of the date of this Notice, shall result in the City cleaning, removing the graffiti, installing galvanized chain link fencing, and/or securing the premises as necessary. The owner of record will be billed for all incurred charges.

## OFFICIAL NOTICE TO ABATE A BLIGHT

Estimated charges to clean, secure premises, remove any junk, trash, debris, graffiti and secure openings: To Be Determined by Final Bid Cost.

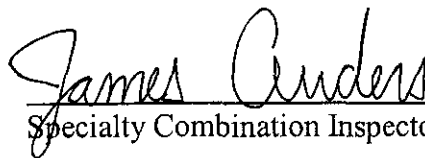
In addition to these charges, there will be an Administrative Fee of **\$598.00\***, or **31%** of contract, whichever is greater, and Fee-Charged Re-inspections of **\$360.00\*** each, to cover the City's costs. Section 15.08.130 OMC stipulates that all charges not paid within five (5) days shall be secured by the recording of lien filed with the Alameda County Recorder's Office, for which there is a fee of **\$204.00\***. The fee for releasing of the same lien is **\$20400\***. Therefore, to forestall any further action by this department, you are advised to abate the above-listed conditions immediately.

If you have recently sold the property, you may be liable for the costs if you have not made a good faith effort to notify the new owner of this notice and its contents. Please call the Inspector if this is the situation or if you need help with this problem.

*Without further notice* to the property owner, the City may contract with licensed Contractors (Third Party) to enter the property and abate the violations (remove graffiti, Board unsecured vacant building, paint vacant building exterior, remove trash/debris/vegetation/abandoned vehicles, installed galvanized chain link fencing, etc.). Third party work may be done even after the property owner has attempted to correct the violation if the work completed by the owner does not conform to minimum City standards. Third Party charges are substantive and are invoiced to the property owner and subsequently liened against the property title and collected with property taxes. The property owner is responsible for immediately notifying the inspector shown on the Notice of Violation/Order to abate when the owner will correct the violations and for determining how the corrective work must be done to avoid additional abatement charges.

***Property owners must contact the inspector shown on the notice of Violations/Order to Abate before starting any work to ensure all requirements are understood. Unsatisfactory corrective work will result in continuing abatement charges.***

**QUESTIONS:** If you have any questions about this notice, please contact the Combination/Specialty Inspector **James Anders**, at (510) 238-6144 within ten (10) days from the date of this Notice, during the Inspector's office hours: Monday through Friday, from 8:00 a.m. to 9:00 a.m. or 3:00p.m.to 4:00 p.m. A phone call to the inspector will often clear up many problems.



Specialty Combination Inspector, (for)

John Stewart

Principal Inspection Supervisor

Official Notice to Abate  
Revised July 08

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

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ONUAGULUCHI, VICTOR  
9741 ELMHURST DR.  
GRANITE BAY, CA 95746  
#0807817/JGA/RT 11/20/08

Sent To

Street, Apt. No.,  
or PO Box No.  
City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions





CITY OF OAKLAND

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

Department of Planning and Building

[www.oaklandnet.com](http://www.oaklandnet.com)

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

## NOTICE OF VIOLATION

October 25, 2013

*Certified and Regular mail*

To: ONUAGULUCHI VICTOR  
9741 ELMHURST DR  
GRANITE BAY CA 95746

Code Enforcement Case No.: **1305243**  
Property: **6918 LACEY AVE**  
Parcel Number: **040A-3417-034-00**  
Re-inspection Date: **11/25/13**

The Code Enforcement Division inspected your property on **10/23/13** 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
	<b>Property Maintenance</b>		
	<b>Building Maintenance (Code)</b>		
X	Fire and smoke damage to car port exterior walls and framing members. Repair / replace with permits.	Carport.	15.08.250 15.08.140
	Fire and smoke damage to flooring and walls of Unit # 3 above carport. Repair / replace with permits/	Unit # 3.	15.08.250 15.08.140
	Unit # 1 left of carport has smoke damage. Remove.	Unit # 1.	15.08.050 15.08.140
	All units have no electrical service due to fire at electrical panel in carport. Repair / replace with permits.	All units and carport.	15.08.260 C 15.08.140
	All units have no water due to fire in carport. Repair supply line to provide water service. If supply line is replaced a permit is required.	All units and carport.	15.08.230 G 15.08.140

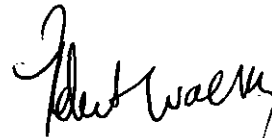
**At this point no fees or other charges have been assessed** for these violations. To stop further code enforcement action, you are advised to correct the above violations and either mail or fax the enclosed Owner Certification form with photographs or contact Inspector **Robert Walker**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-4773 and by email at **rwalker@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,

Robert Walker



Department of Planning and Building

Encl: Blight Brochure  
Violation Appeal Form

☐ Surface mold present on \_\_\_\_\_, 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](http://www.oaklandnet.com)

## PROPERTY OWNER CERTIFICATION

### REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: **6918 LACEY AVE**

Parcel no. 040A-3417-034-00

Case no.: 1305243

Owner: ONUAGULUCHI VICTOR

Courtesy Notice date: N/A

Deadline to Respond: **12/10/13**

***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"/>                             |  |   |                                  |                                  |  |

#### 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](mailto: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)

## *Property Owner Certification*

Print Name (print) \_\_\_\_\_

Date \_\_\_\_\_

Property Owner Signature \_\_\_\_\_

Day time telephone (\_\_\_\_\_) \_\_\_\_\_

E-mail: \_\_\_\_\_

# County Assessor Display

## Assessor Parcel Record for APN 040-A-3417-034-00

Parcel Number:	40A-3417-34
Property Address:	6918 LACEY AVE, OAKLAND 94605
Owner Name:	ONUAGULUCHI VICTOR
Care of:	
Attention:	
Mailing Address:	9741 ELMHURST DR, GRANITE BAY CA 95746-7112
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2003-045322
Recorder Date:	1/27/2003
Mailing Address Effective Date:	1/27/2003
Last Document Input Date:	1/27/2003
Deactivation Date:	
Exemption Code:	

[Home](#)
[Enter  
Assessor  
Parcel  
Number](#)
[Assessments](#)
[Property  
Details](#)
[GIS Parcel  
Map](#)
[Alameda  
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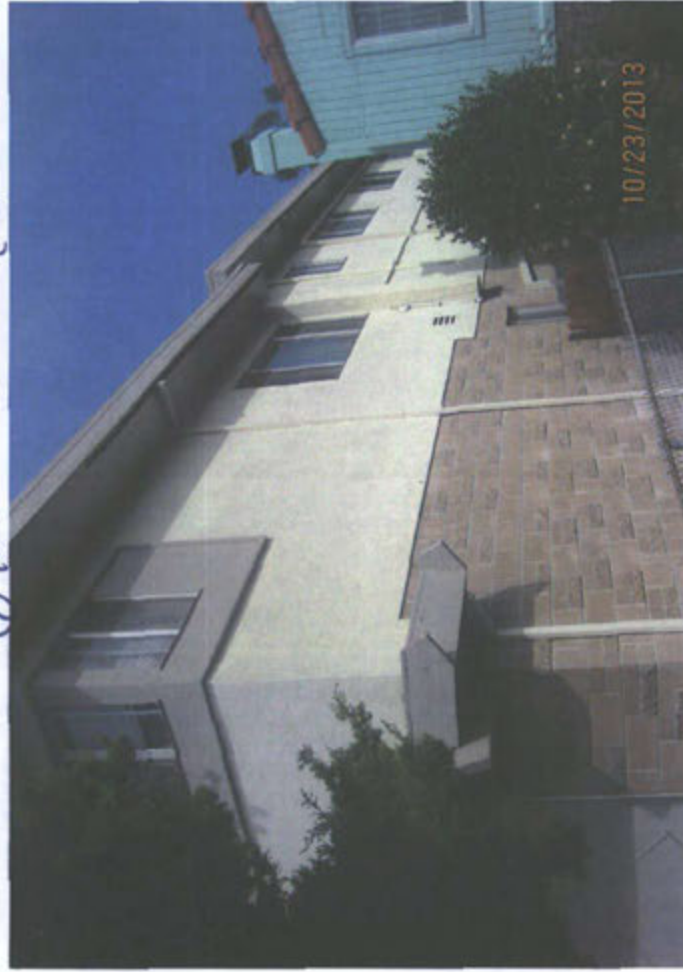
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark Here

TO **ONUAGULUCHI VICTOR**  
 9741 ELMHURST DR  
 GRANITE BAY CA 95746  
 1305243 / RLW / KXC / 10-25-13

PS Form 3800, August 2006 See Reverse for Instructions

6918 Lacey Ave



Car Pore



Car Pore



CITY OF OAKLAND

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

Planning and Building Department

Bureau of Building

Inspections, Permits and Code Enforcement Services

[www.oaklandnet.com](http://www.oaklandnet.com)

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

## NOTICE OF VIOLATION

December 24, 2014

*Certified and Regular mail*

To: ONUAGULUCHI VICTOR  
9741 ELMHURST DR  
GRANITE BAY CA 95746

Code Enforcement Case No.: **1404378**  
Property: **6918 LACEY AVE (Unit # 1)**  
Parcel Number: **040-A-3417-034-00**  
Re-inspection Date: **1/28/15**

The Code Enforcement Division inspected your property on **12/23/14** 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
	<b>Property Maintenance</b>		
	<b>Building Maintenance (Code)</b>		
X	The heater in the unit is not working. Repair or replace. If heater is replaced a permit is required.	Living room.	15.08.260 A 15.08.140
X	Shower diverter knob for the bathroom tub is missing. Provide.	Bathroom.	15.08.230 G 15.08.140
X	Carpet in left rear bedroom is wet from water intrusion. Repair source of leak. Repair or replace water damaged carpet.	Left rear bedroom.	15.08.230 O 15.08.140



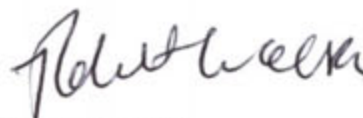
**At this point no fees or other charges have been assessed** for these violations. To stop further code enforcement action, you are advised to correct the above violations and either mail or fax the enclosed Owner Certification form with photographs or contact Inspector **Robert Walker**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-4773 and by email at **Rwalker@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,

Robert Walker



Planning and Building Department

Encl: Blight Brochure  
Violation Appeal Form

cc:

☒ **Surface mold present on Left rear bedroom corner.** 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

Planning and Building Department  
Bureau of Building  
[www.oaklandnet.com](http://www.oaklandnet.com)

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

## PROPERTY OWNER CERTIFICATION

### REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 6918 LACEY AVE (Unit # 1)

Parcel no. 040-A-3417-034-00

Case no.: 1404378

Owner: ONUAGULUCHI VICTOR

Courtesy Notice date: N/A

Deadline to Respond: 1/28/15

*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: \_\_\_\_\_

#### 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](mailto: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

Planning and Building Dept

Bureau of Building

[www.oaklandnet.com](http://www.oaklandnet.com)

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

## Request for Service

### Tenant Complaint

Property Address: 6918 LACEY AVE #1 Date: 12-23-14

Complaint Number: 1404378

040 A 3417 034 00

Reported by: ☒ Tenant ☐ Other

Name: Maria Hunter Viet

Day Phone: (510) 564 4630

Address: 6918 Lacey Ave

Zip Code: 94605

Night Phone: (415) 511 9306

Email Address: Dixoncreat@yahoo.com

Owner: Leceta Dixon Victor onuz gulvchi

Day Phone: NA (559) 281-8021

Address: 6918 Lacey Ave 941

Night Phone: NA

City: Oakland

State: CA

Zip Code: 94605 95746

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 CARPET wet

☒ Other Knob on Shower missing

☒ Surface mold present on Rear Left wall Base. 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: Maria Hunter Viet

Date: 12/23/14

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

Email: [www.oaklandnet.com](http://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 040-A-3417-034-00

Parcel Number:	40A-3417-34
Property Address:	6918 LACEY AVE, OAKLAND 94605
Owner Name:	ONUAGULUCHI VICTOR
Care of:	
Attention:	
Mailing Address:	9741 ELMHURST DR, GRANITE BAY CA 95746-7112
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2003-045322
Recorder Date:	1/27/2003
Mailing Address Effective Date:	1/27/2003
Last Document Input Date:	1/27/2003
Deactivation Date:	
Exemption Code:	

[Home](#)
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Assessor  
Parcel  
Number](#)
[Assessments](#)
[Property  
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Map](#)
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**OFFICIAL USE**

Onuaguluchi, Victor  
 9741 Elmhurst Dr  
 Granite Bay, CA 95746  
 (re: 6918 Lacey Ave #1/#1404378/RW/RT/12-29-14)

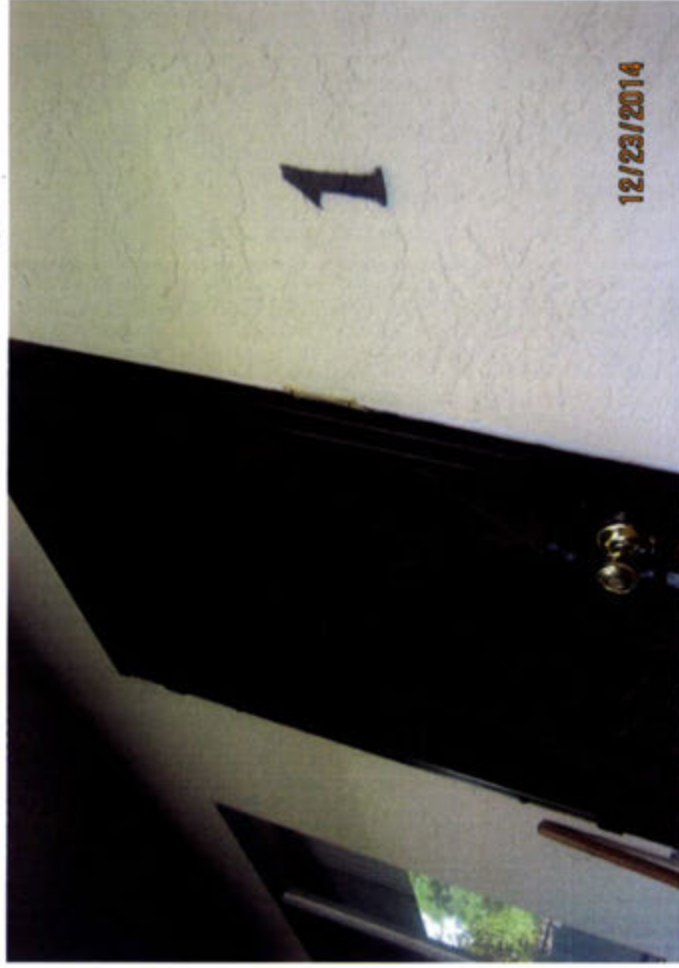
Total Postage is \$

Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions



6918 Lacey Ave #1



Carpet and mold area



Living Room Heater

6-918 Lacey Ave #1

TUB Diverter

Rear Bedroom Window

