



CITY OF OAKLAND

## Record Detail with Comments

**Date Opened: 9/11/2014**

**Record ID: 1403349**

**APN: 012 100402500**

**Address: 374 41ST ST**

**Unit #:**

**Owner Name: BATAVIA CLYDE D & GAIL S TRS ETAL**

**Description: MAJOR CONSTRUCTION TO LOWER RIGHT UNIT W/OLUT PERMITS, BALCONY IS ROTTED, REAR STAIRS ARE NOT BUILT TO CODE, RAILING FALLING OFF,**

**Record Status: Closed**

**Record Status Date: 1/30/2015**

Comment Date	Commenter	Comment
9/15/2014 9:07:01 AM	DFOSTER	9/12/14 Site visited. Plaster on interior walls removed and replaced with sheet rock. Plumbing fixtures removed. NOV to be sent.
9/17/2014 3:46:49 PM	DFOSTER	9/17/14 RB,RE,RP permits issued. monitoring progress.
9/30/2014 5:11:58 PM	KCHENG	Ownership checked; NOV sent reg & cert w/ appeal form & brochures on 9/30/14, cert mailing # is 3988 5664
10/13/2014 4:12:05 PM	KCHENG	CERT MAIL RETURNED AS "REFUSED / RETURN TO SENDER"
10/20/2014 10:40:17 AM	DFOSTER	10/20/14 NOV to be resent to new owner -TP Partners LLC
10/21/2014 5:37:07 PM	KCHENG	Ownership checked; NOV sent reg & cert w/ appeal form & brochures on 10/21/14, cert mailing # is 3988 6845
1/30/2015 11:01:08 AM	GCLARKE	1-30-15: Refer to open complaint # 1403467. GXC x2168.

**Date Opened: 9/23/2014**

**Record ID: 1403467**

**APN: 012 100402500**

**Address: 374 41ST ST**

**Unit #:**

**Owner Name: BATAVIA CLYDE D & GAIL S TRS ETAL**

**Description: Construction w/out permits - demo of an existing front deck (no permit, only zoning counter conversation)**

**Record Status: Re-Activated**

Record Status Date: 10/6/2014

Comment Date	Commenter	Comment
9/29/2014 2:13:00 PM	DFOSTER	9/29/14 Applicant had received zoning approval to demo front deck.(ZW1400272) Application for deck and rear stairs T/C.
10/6/2014 12:16:51 PM	DFOSTER	10/03/14 Per directive from supervisor, a Stop Work Notice was posted at front porch of property. There was no sign of current activity, and there were no workers at site.
10/14/2014 4:03:48 PM	GCLARKE	10-10-14: Site visit today 10-10 verified locksmith replaced dead bolts on the upstairs units and the dead bolt for the main entry door. Keys given to tenants. GXC x2168.
10/14/2014 4:05:52 PM	GCLARKE	10-14-14: Site visit today 10-14 found work has stopped, GXC x2168.
10/27/2014 3:35:01 PM	DMILES	All permits at this property suspended , property manager has failed to bring in plans for the work which has been done beyond the scope of issued permits. Notified Property manager Vickie Corley ,via email.
1/30/2015 11:48:23 AM	GCLARKE	1-30-15: Email tenant to inform her that I will call her Monday AM 2-3-15 to schedule inspection. Tenant's contact #415-218-9205. GXC x2168.
2/2/2015 9:03:16 AM	GCLARKE	2-2-15: called and spoke to tenant. Reschedule site visit for 2-6-15. GXC x2168.
2/11/2015 10:19:00 AM	GCLARKE	2-11-15: Site visit on 2-6-15 verified violations, peeling chipping paint on the interior & exterior of the building. Damage door jamb at front entry and leaking rain down spouts. Violation letter to come. GXC x2168.
2/11/2015 2:59:15 PM	GCLARKE	2-11-15: Property ownership verified through the County Assessor Display. Violation letter submitted along with photos of the violations and a self-certification letter. Compliance date set for 3-12-15. GXC x2168.
2/13/2015 2:23:29 PM	KCHENG	Ownership checked; NOV sent reg & cert w/ appeal form on 2/13/15, cert mailing # is 3989 3119
3/13/2015 1:46:02 PM	GCLARKE	3-12-15: Site visit on 3-12 found scaffolding erected around building and protective netting hanging from scaffolding. Permits issued. Progress is being made. Once permits are final this case will be abated. Next site visit scheduled for 5-6-15. GXC x2168.

**Date Opened: 12/11/2014****Record ID: 1404292****APN: 012 100402500****Address: 374 41ST ST****Unit #:****Owner Name: TP PARTNERS LLC****Description: CRUMBLD CONCRETE FOUNDATION AND BLIGHT****Record Status: Suspended****Record Status Date: 1/30/2015**

Comment Date	Commenter	Comment
1/14/2015 10:18:16 AM	AMEEKINS	COURTESY NOTICE MAILED 12/12/14, DEADLINE 1/2/15
1/30/2015 10:58:58 AM	GCLARKE	1-30-15: Closing this complaint. Refer to open complaint #1403467, GXC x2168.

**Date Opened: 3/27/2015****Record ID: 1501047****APN: 012 100402500****Address: 374 41ST ST****Unit #:****Owner Name: TP PARTNERS LLC****Description: Dry rot repair without permit. Plans are required for the proposed scope.****Record Status: Open**

Record Status Date: 3/27/2015

Comment Date	Commenter	Comment
--------------	-----------	---------

**Date Opened: 5/12/2015****Record ID: 1501586****APN: 012 100402500****Address: 374 41ST ST****Unit #:****Owner Name: TP PARTNERS LLC**

Description: Blighted property. Plastic sheeting has 'lead paint warnings' but has torn open and is an attractive nuisance for children and pets.

Record Status:

Record Status Date: 5/12/2015

Comment Date	Commenter	Comment
--------------	-----------	---------

**Record ID: 1501589****APN: 012 100402500****Address: 374 41ST ST****Unit #:****Owner Name: TP PARTNERS LLC**

Description: Back Stairs had a yellow sign from the City of Oakland Building Inspection Department that was posted on 10/10/2014 indicating that the back stairs were UNSAFE and RESTRICTED use. This sign was not protected, and is now almost gone. These stairs are dangerous, and this sign needs to be replaced.

Record Status: Open

Record Status Date: 5/12/2015

Comment Date	Commenter	Comment
--------------	-----------	---------

**Record ID: 1501594****APN: 012 100402500****Address: 374 41ST ST****Unit #:****Owner Name: TP PARTNERS LLC**

Description: There is no exterior lighting for this property (parking lot, side of building, front of building). The lack of exterior lighting makes it an attractive nuisance and safety issue for neighbors (it is an easy hiding place for muggers) Construction is not an excuse for lack of exterior lighting on a property. Please have the owners resolve this ASAP.

Record Status:

Record Status Date: 5/12/2015

Comment Date	Commenter	Comment
--------------	-----------	---------

**Date Opened: 7/1/2015**

**Record ID: 1502279**

**APN: 012 100402500**

**Address: 374 41ST ST**

**Unit #:**

**Owner Name: TP PARTNERS LLC**

Description: Back Stairs were demo'ed on June 30, 2015. Construction debris from back stairs (which may contain lead paint and/or asbestos) was left in the middle of the parking lot overnight. This is a violation of EPA Renovation Rules, an attractive nuisance for neighborhood pets and children. "Waste from these activities must be contained to prevent releases of dust and debris before the waste is removed from the work area for storage or disposal. If a chute is used to remove waste from the work area, it must be covered. At the conclusion of each work day and at the conclusion of the renovation, waste that has been collected from renovation activities must be stored under containment, in an enclosure, or behind a barrier that prevents release of dust and debris out of the work area and prevents access to dust and debris. When the firm transports waste from renovation activities, the firm must contain the waste to prevent release of dust and debris."

Record Status: Intake-Completed

Record Status Date: 7/13/2015

Comment Date	Commenter	Comment
7/13/2015 8:01:29 AM	MEARLY	See Marie Taylor for update on this property.

**Date Opened: 7/8/2015**

**Record ID: 15ROW00023**

**APN: 012 100402500**

**Address: 374 41ST ST**

**Unit #:**

**Owner Name: TP PARTNERS LLC**

Description: Construction work on 07/06/2015 blocked the sidewalk surrounding this building (Opal Street and 41st Street) while workers removed a tree from the foundation of this property. Soil from this construction site has been spread across the sidewalk. Construction debris and rubble is on the street and sidewalk

Record Status: Referred to Public Works

Record Status Date: 8/27/2015

Comment Date	Commenter	Comment
8/27/2015 10:54:04 AM	MEARLY	Referred to Public Works Agency.

**Date Opened: 7/11/2015**

**Record ID: 15ROW00025**

**APN: 012 100402500**

**Address: 374 41ST ST**

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

Unit #:

Owner Name: TP PARTNERS LLC

Description: Major construction taking place at this address is encroaching into the public right of way (the fencing is on the sidewalk. Dirt from construction is on the public sidewalk). A tree was removed with no warning signs to the public. This building is propped up, and demolition is taking place. In the interest of public safety, the sidewalk should be closed.

<http://www2.oaklandnet.com/Government/o/PBN/OurServices/permits/DOWD008813#obstruction>

Do you need to park construction vehicles, moving vans, or dumpsters at the curb? Do you need to close a portion of the sidewalk for scaffolding? Do you need to close a traveled lane of traffic? You need an obstruction permit.

Record Status: Intake - Completed

Record Status Date: 8/13/2015

Comment Date	Commenter	Comment
8/17/2015 4:10:42 PM	CCANDELL	Site visit, photos taken, this is a corner lot, the construction fence is located at the back of the sidewalk. The property line is back of curb 14' on Opal and 18' on 41st the construction fence is 9' 3" on Opal and nearly 12' on 41st St. The other parts of the complaint were that activities were taking place on the sidewalk and in the street. There was no activity on the site at the time of my inspection so those potential violations can not be confirmed. I spoke to the contractor who said he would obtain an obstruction permit on 8/18/15. I will inspect again before closing the case. CMC x 6986
8/21/2015 3:06:49 PM	CCANDELL	Site visit, photos taken. I had talked to the contractor the week before who said he would get an obstruction permit for the fence by my inspection date. On 8/20/15 I re-inspected, there was no permit on file and I found the fence still in the ROW but back of the sidewalk. I spoke to the contractor on 8/21/15 who said he had been to Engineering on 8/20/15 and has scheduled his crew to move the fence back to the property line on Saturday. I rescheduled an inspection for 8/24/15, if the fence has not been moved I will send a NOV to the property owner. CMC x6986
8/25/2015 3:56:14 PM	CCANDELL	Site visit, photos taken. The contractor was there and moved the fence in my presence and said he would obtain an Obstruction Permit and they would erect scaffolding to continue working on the existing permit. I checked for the permit on 8/25/15 and a permit has been issued for obstruction for the scaffolding. There is no violation at this time. CMC x6986

**Date Opened: 8/1/2015****Record ID: 1502711****APN: 012 100402500****Address: 374 41ST ST**

Unit #:

Owner Name: TP PARTNERS LLC

Description: Building numbers have been missing for several days. This is a violation of Oakland Municipal Codes, and part of the Bldg Inspector Checklist. Chapter 15.40 - BUILDING NUMBERS 15.40.010 - Building numbers required. At all primary entrances from public streets within the city, building addresses shall be displayed as hereinafter provided

<http://37441ststreetoakland.blogspot.com/2015/07/7292015-exterior.html>

<http://37441ststreetoakland.blogspot.com/2015/08/812015-exterior.html>

Record Status: Courtesy Letter Sent

Record Status Date: 8/26/2015

Comment Date	Commenter	Comment
8/27/2015 5:01:40 PM	MEARLY	Courtesy notice sent reg mail - deadline is 9/16/15. No change to ownership per county assessor.