



## Update Results



CITY OF OAKLAND

## Address History with Inspection Log

CONTACT\_TYPE = Applicant, Complainant, Neighbor, Occupant/Tenant, Tenant/Occupant, Vendor

CONTACT\_TYPE Blank

ADDR\_PARTIAL Begins With 1269 88TH AVE

APN = (blank)

DATE\_OPENED &gt;= 1/1/2013

DATE\_OPENED &lt;= 12/31/2020

RECORD\_TYPE\_SUBTYPE &lt;&gt; Soft Story Retrofit Validation

Record ID: **1504134**

Address: 1269 88TH AVE

APN: 042 427100500

Unit #:

Description: tenant is Spanish speaker- leak in kitchen sink, front stairs are loose, dry rot around exterior windows

Date Opened: 11/18/2015

Record Status: Violation Verified

Record Status Date: 1/5/2016

Job Value: \$0.00

Requestor:

: Sarai Cruz

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/20/2015	Ivan G Ramirez	1st Inspection	Violation Verified	
1/5/2016	Ivan G Ramirez	Follow-up Inspection	No Abated	Date: 1/5/2016 No progress
2/19/2016	Ivan G Ramirez	Follow-Up Inspection	Pass	

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



## Update Results



CITY OF OAKLAND

## Address History with Comments

CONTACT\_TYPE = Applicant, Complainant, Neighbor, Occupant/Tenant, Tenant/Occupant, Vendor

CONTACT\_TYPE Blank

ADDR\_PARTIAL Begins With 1269 88TH AVE

APN = (blank)

DATE\_OPENED &gt;= 1/1/2013

DATE\_OPENED &lt;= 12/31/2020

RECORD\_TYPE\_SUBTYPE &lt;&gt; Soft Story Retrofit Validation

Record ID: [1504134](#)

Address: 1269 88TH AVE

APN: 042 427100500

Unit #:

Description: tenant is Spanish speaker- leak in kitchen sink, front stairs are loose, dry rot around exterior windows

Date Opened: 11/18/2015

Record Status: Violation Verified

Record Status Date: 1/5/2016

Job Value: \$0.00

Requestor:

: Sarai Cruz

Business Name:

License #:

Comment Date	Commenter	Comment
11/24/2015 6:21:18 PM	IRAMIREZ	Water heater was replaced without a permit. Obtain required permits, inspections and approvals. Dilapidated guardrail on stairs at the front of the house is came of the wall. Obtain required permits, inspections and approvals. Drain components are missing or damaged under the kitchen sink. Repair or replace in an approved manner. Obtain required permits, inspections and approvals. Wall heater is not working properly in the hallway. Bars on windows are coming off at the front of the house. Damage to the top of the wall between the hallway and kitchen. Repair in an approved manner to prevent problem from recurring. Smoke and carbon monoxide detectors are missing or not working properly in the hallway. Provide.
11/24/2015 6:30:35 PM	IRAMIREZ	verified 11/20. nov 11/25. follow up on 1/5/16
11/25/2015 12:37:01 PM	KCHENG	Ownership checked; NOV sent reg & cert mail w/ appeal form on 11/25/15, cert mailing # is 2418 3363
1/5/2016 3:31:49 PM	IRAMIREZ	no progress or contact from the owner. fees to come
1/13/2016 5:06:50 PM	IRAMIREZ	Re-Inspection notice to be mailed 1/14/16
1/13/2016 5:23:53 PM	IRAMIREZ	Billing to be submitted to R.Fielding 1/14/16
1/14/2016 9:40:23 AM	ABLUNT	Ownership verified via County Assessor Office, Re-Inspection Notice mailed regular and certified. Certification #70083230000111620105
1/15/2016 5:28:27 PM	IRAMIREZ	Left Alexis a message 383-5179 responding to her questions and concerns.
1/19/2016 1:44:53 PM	RFIELDING	signed request for billing, forward to DR for processing

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



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

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

## NOTICE OF VIOLATION

November 25, 2015

*Certified and Regular mail*

To: MARTIN WILLIAM D & ERMESTINE  
1001 MACDONALD AVE  
RICHMOND CA 94801

Code Enforcement Case No.: 1504134

Property: 1269 88TH AVE

Parcel Number: 42-4271-5

Re-inspection Date: 1/5/16

Code Enforcement Services inspected your property on 11/20/15 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
	<b>Property Maintenance</b>		
	Building Maintenance (Code)		
yes	Dilapidated guardrail on stairs at the front of the house is came of the wall. Replace or repair in a approved manner. Obtain required permits, inspections and approvals.	Front of the house	15.08.250 15.08.050 15.08.140
yes	Water heater was replaced without a permit. Obtain required permits, inspections and approvals.	Kitchen	15.08.140 15.04.015 15.08.050 15.08.230.D 15.08.230.G
yes	Drain components are missing or damaged under the kitchen sink. Repair or replace in an approved manner. Obtain required permits, inspections and approvals.	Kitchen	15.08.050 15.08.140 15.08.230.D 15.08.230.G
yes	Wall heater is not working properly in the hallway. Repair or replace in an approved manner. If replacing equipment, fixtures, components, obtain required permits, inspections and approvals.	Hallway	15.08.260.A 15.08.050
yes	Bars on windows are coming off wall on the front of the house. Remove or repair in an approved manner.	Front of the House	15.08.270 15.08.050 15.08.220.A-C
yes	Damage to the top of the wall between the hallway and kitchen. Repair in an approved manner to prevent problem from recuring.	Kitchen, Hallway	15.08.230.O 15.08.250.B 15.08.050
yes	Smoke and carbon monoxide detectors are missing or not working properly in the hallway. Provide.	Hallway	15.08.320 15.08.050


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 **Ivan Ramirez**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-6212 and by email at [IRamirez2@oaklandnet.com](mailto:IRamirez2@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.*

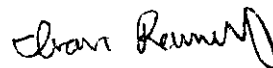
If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (B)(3) and a Final Decision is determined. An appeal 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, 2<sup>nd</sup> 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:

- |   |  |  |
|---|--|--|
| <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 type="checkbox"/> Photographs                  | <input type="checkbox"/> Stop Work brochure                    | <input type="checkbox"/> Condominium Conversion brochure |

July, 2015

Scan to: Code Enforcement-Chronology-Abatement Activities



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

**Instructions**

1. Review the property address and owner information shown at the left and make any necessary corrections.
2. If applicable, before the Re-inspection date shown at the left, complete and 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  
Bureau of Building  
250 Frank H. Ogawa Plaza Suite 2340  
Oakland, CA 94612-2031  
(Envelope enclosed – no postage required)

**PROPERTY OWNER CERTIFICATION**

**CORRECTED OR REMOVED VIOLATIONS**

Property: 1269 88TH AVE

Parcel no. 42-4271-5

Case no.: 1504134

Owner: MARTIN WILLIAM D & ERMESTINE

Courtesy Notice date: N/A

Re-inspection date: 1/5/16

*I certify that I have corrected the following* violations identified in the Notice of Violation I received from the City of Oakland:

---

---

---

---

***Property Owner Certification***

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

Date \_\_\_\_\_

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

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

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

Return to:

# County Assessor Display

## Assessor Parcel Record for APN 042- -4271-005-00

Parcel Number:	42-4271-5
Property Address:	1269 88TH AVE, OAKLAND 94621
Owner Name:	MARTIN WILLIAM D & ERNESTINE
Care of:	
Attention:	
Mailing Address:	1001 MACDONALD AVE, RICHMOND CA 94801-3113
Use Code:	TRIPLEX; DOUBLE OR DUPLEX WITH SINGLE FAMILY HOME
Recorder Number:	1978-018731
Recorder Date:	2/1/1978
Mailing Address Effective Date:	2/1/1978
Last Document Input Date:	2/1/1978
Deactivation Date:	
Exemption Code:	

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

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**01634 00**

Certified Mail Fee  
 \$ \_\_\_\_\_

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

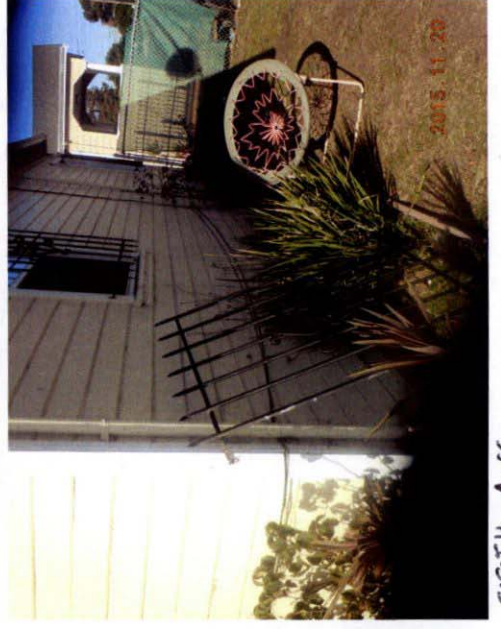
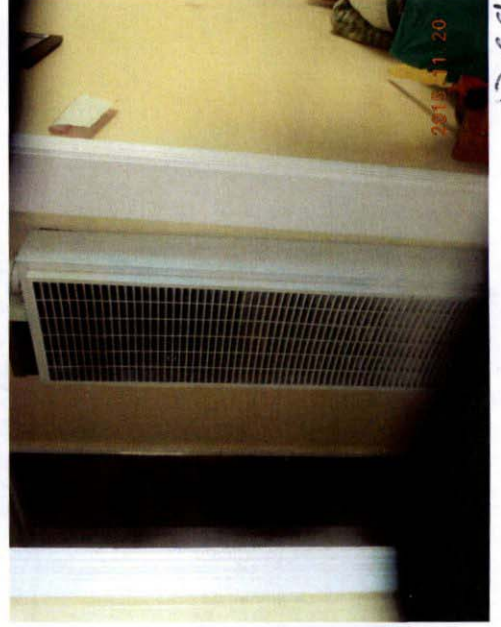
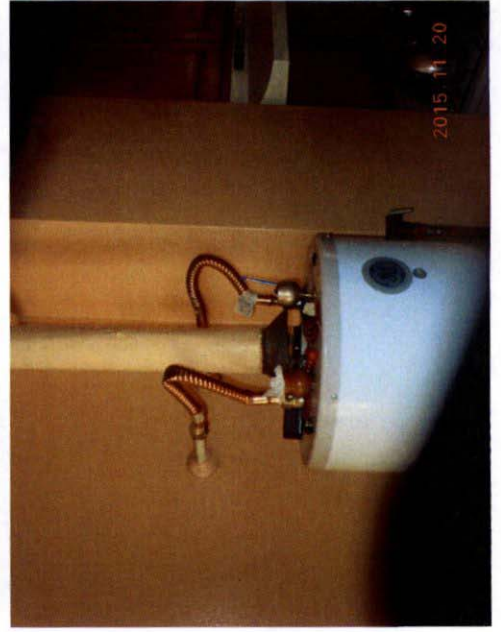
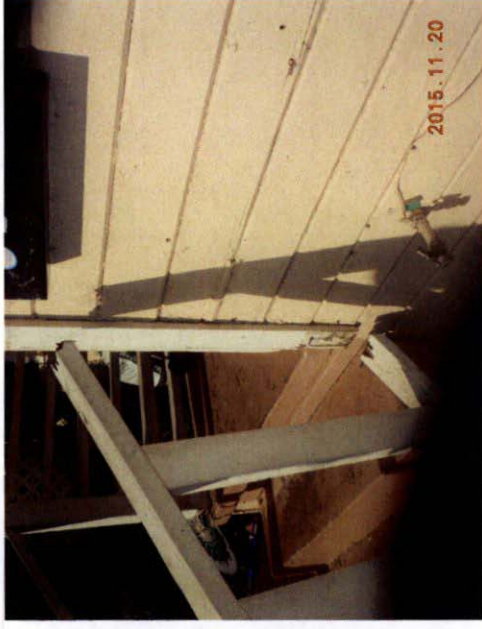
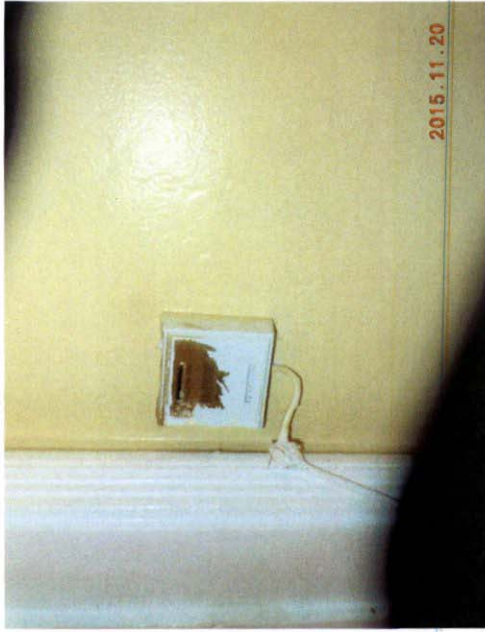
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

**MARTIN WILLIAM D & ERNESTINE**  
**1001 MACDONALD AVE**  
**RICHMOND CA 94801**  
**1504134 / IR / KXC / 11-25-15**

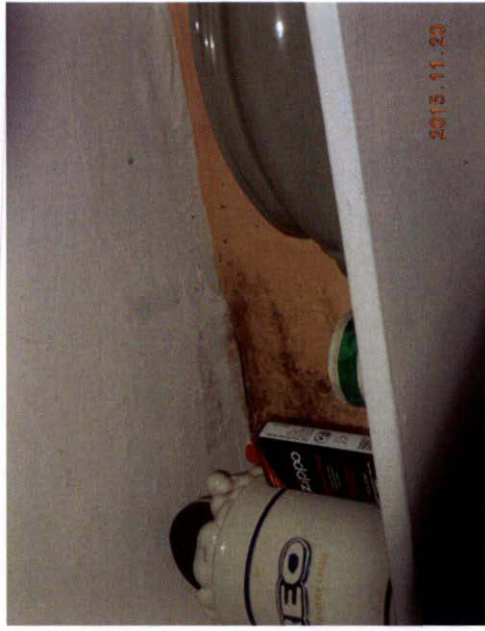
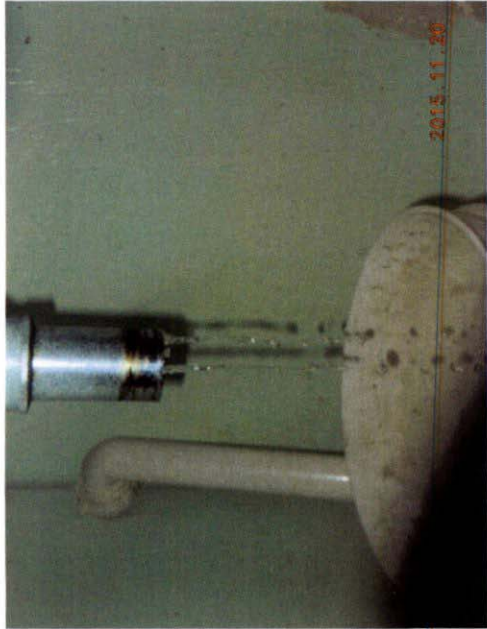
City, State, ZIP+4®





1269 88TH AVE





1269 88TH AVE





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

## RE-INSPECTION NOTICE

January 14, 2016

*Certified and Regular mail*

To: MARTIN WILLIAM D & ERMESTINE  
1001 MACDONALD AVE  
RICHMOND CA 94801

Code Enforcement Case No.: **1504134**  
Property: **1269 88TH AVE**  
Parcel Number: **42-4271-5**  
Notice of Violation Date: November 25, 2015  
Next Re-inspection Date: **2/19/16**

You are receiving this Re-inspection Notice because after sending you a Notice of Violation on **November 25, 2015**, Code Enforcement Services re-inspected your property on **1/5/16** 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.

Photo	Description of Violation	Location	OMC Section
	<b>Building Maintenance (Code)</b>		
yes	Dilapidated guardrail on stairs at the front of the house is came of the wall. Replace or repair in a approved manner. Obtain required permits, inspections and approvals.	Front of the House	15.08.250 15.08.050 15.08.140
yes	Water heater was replaced without a permit. Obtain required permits, inspections and approvals.	Kitchen	15.08.140 15.04.015 15.08.050 15.08.230.D 15.08.230.G
yes	Drain components are missing or damaged under the kitchen sink. Repair or replace in an approved manner. Obtain required permits, inspections and approvals.	Kitchen	15.08.050 15.08.140 15.08.230.D 15.08.230.G
yes	Wall heater is not working properly in the hallway. Repair or replace in an approved manner. If replacing equipment, fixtures, components, obtain required permits, inspections and approvals.	Hallway	15.08.260.A 15.08.050
yes	<b>Bars on windows are coming off wall on the front of the house. Remove or repair in an approved manner.</b>	Front of the House	15.08.270 15.08.050 15.08.220.A-C
yes	Damage to the top of the wall between the bathroom and kitchen. Repair in an approved manner to prevent problem from recurring.	Bathroom, Kitchen	15.08.230.O 15.08.250.B 15.08.050
yes	Smoke and carbon monoxide detectors are missing or not working properly in the hallway. Provide.	Hallway	15.08.320 15.08.050
yes			


**At this point, fees have been assessed in the amount of \$2078.** To stop further code enforcement action, you are advised to correct the above violations **and** contact Inspector **Ivan Ramirez**, who is assigned to your case. If required, another re-inspection is scheduled as shown above. Your inspector is available by phone at 510-238-6212 and by email at **IRamirez2@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 \$206.00 and administrative costs. A separate invoice will be mailed.
- ☐ Further enforcement action may be required to abate the violations to include referring the case to the City Attorney's Office and declaring the property Substandard Public Nuisance.
- ☐ 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 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](http://www.oaklandnet.com)

## PROPERTY OWNER CERTIFICATION

### REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 1269 88TH AVE

Parcel no. 42-4271-5

Case no.: 1504134

Owner: MARTIN WILLIAM D & ERMESTINE

Deadline to Respond: 02/19/16

***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) |   |                                  |                                  |  |

#### 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  
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 042- -4271-005-00

Parcel Number:	42-4271-5
Property Address:	1269 88TH AVE, OAKLAND 94621
Owner Name:	MARTIN WILLIAM D & ERNESTINE
Care of:	
Attention:	
Mailing Address:	1001 MACDONALD AVE, RICHMOND CA 94801-3113
Use Code:	TRIPLEX; DOUBLE OR DUPLEX WITH SINGLE FAMILY HOME
Recorder Number:	1978-018731
Recorder Date:	2/1/1978
Mailing Address Effective Date:	2/1/1978
Last Document Input Date:	2/1/1978
Deactivation Date:	
Exemption Code:	

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

<b>U.S. Postal Service</b> <b>CERTIFIED MAIL™ RECEIPT</b> <small>(Domestic Mail Only; No Insurance Coverage Provided)</small>	
<small>For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a></small>	
<b>OFFICIAL USE</b>	
Postage \$ Certified Fee Return Receipt Fee <small>(Endorsement Required)</small> Restricted Delivery Fee <small>(Endorsement Required)</small>	Postmark Here
MARTIN WILLIAM D & ERNESTINE 1001 MAC DONALD AVE RICHMOND CA 94801 #1504134- 01/14/16- IR: ab	
<small>PS Form 3800, August 2006 See reverse for instructions</small>	



2016.01.05



2016.01.05



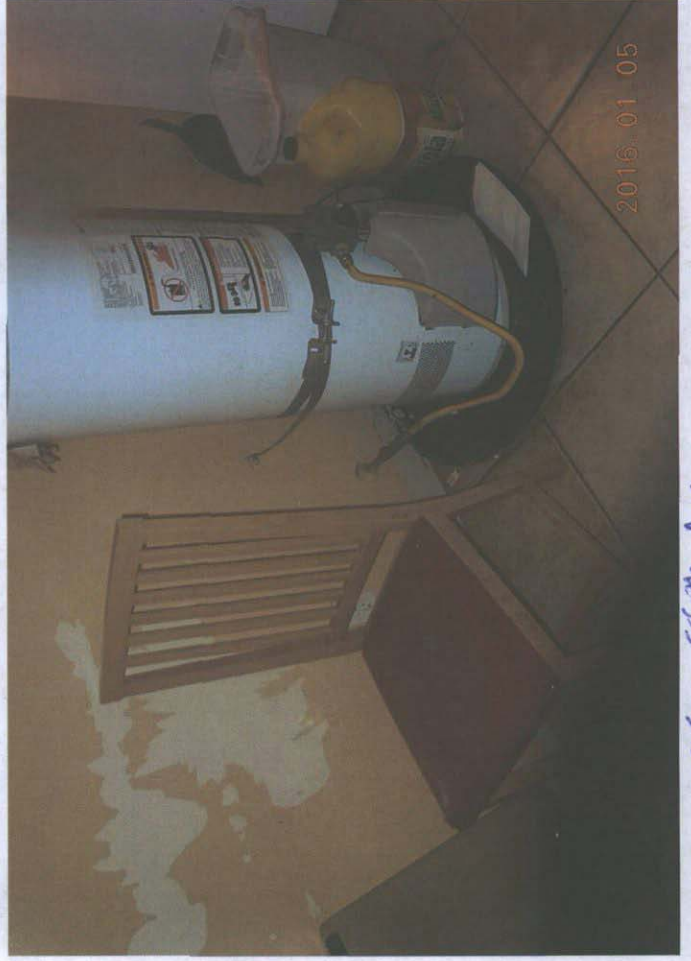
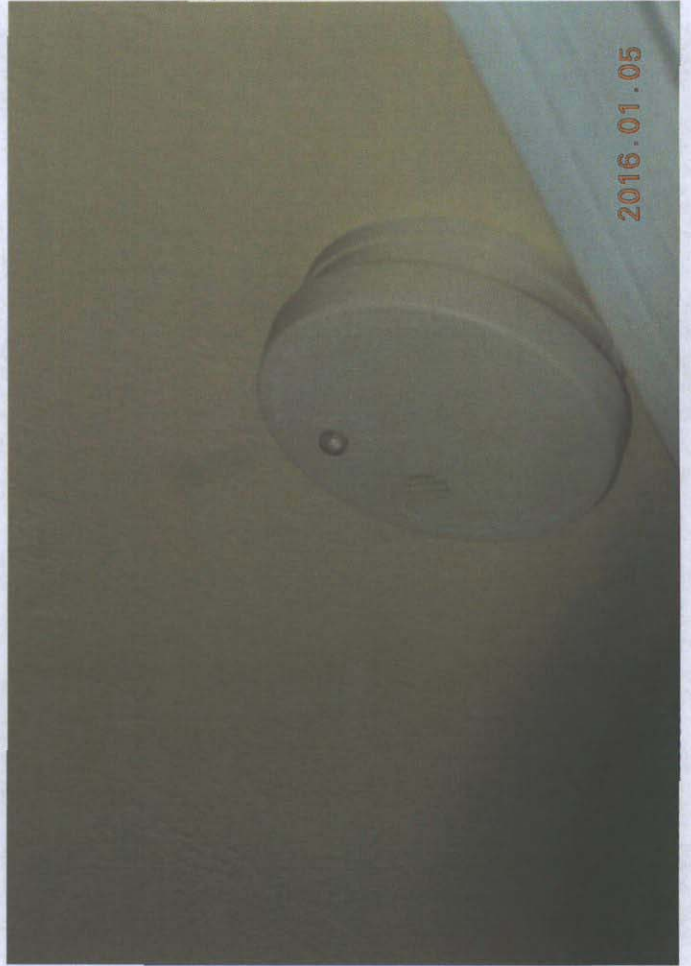
2016.01.05



2016.01.05

1269 88TH AVE





1269 88th Ave





1269 66th Ave