



## Update Results

RECORD\_MODULE = Enforcement  
 CONTACT\_TYPE = Complainant, Lienes, Neighbor, Occupant/Tenant, Tenant/Occupant, Vendor  
 CONTACT\_TYPE Blank  
 ADDR\_PARTIAL Begins With 1659 46TH AVE  
 APN = (blank)  
 DATE\_OPENED >= 1/1/2010  
 DATE\_OPENED <= 12/31/2020



CITY OF OAKLAND

## Complaint History with Inspection Log

**Record ID: [1502496](#)**

Address: 1659 46TH AVE

APN: 035 235801000

Unit #:

Description: 1657 46th St (main house): Deteriorated building; faulty electrical wiring; heat not functioning properly; plumbing problems, water intrusion creating mold.

Date Opened: 7/17/2015

Record Status: Abated

Record Status Date: 6/8/2016

Job Value: \$0.00

Requestor:

: Guadalupe Ceron

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/20/2015	Hugo Barron	1st Inspection	Violation Verified	
9/4/2015	Hugo Barron	Follow-up Inspection	No Entry	
12/7/2015	Hugo Barron	Follow-up Inspection	Partially Abated	
1/26/2016	Hugo Barron	Follow-up Inspection	Abated	
1/26/2016	Hugo Barron	Follow-up Inspection	No Entry	
2/26/2016	Hugo Barron	Follow-up Inspection	No Abated	
5/5/2016	Hugo Barron	Follow-up Inspection	Partially Abated	
6/7/2016	Hugo Barron	Follow-up Inspection	Abated	
	Hugo Barron	Follow-up Inspection	Scheduled	
	Hugo Barron	Follow-up Inspection	Scheduled	

**Record ID: [1502491](#)**

Address: 1659 46TH AVE

APN: 035 235801000

Unit #:

Description: Upstairs Unit. Plumbing problems-Kitchen and bathroom. Heater not working. Unstable exiting stairs.

Date Opened: 7/16/2015

Record Status: Abated

Record Status Date: 1/27/2016

Job Value: \$0.00

Requestor:

: FLORINDA

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/22/2015	Hugo Barron	1st Inspection	Violation Verified	
9/4/2015	Hugo Barron	Follow-up Inspection	No Entry	
10/12/2015	Hugo Barron	Follow-up Inspection	Partially Abated	
12/7/2015	Hugo Barron	Follow-up Inspection	Partially Abated	
1/26/2016	Hugo Barron	Follow-up Inspection	Abated	

**Record ID: [1502349](#)**

Address: 1659 46TH AVE

APN: 035 235801000

Unit #:

Description: Bottom Unit. Electrical wiring, no heat, plumbing problems, moisture erosion.

Date Opened: 7/7/2015

Record Status: Abated

Record Status Date: 6/8/2016

**Job Value: \$0.00**

**Requestor:**

**: Carlos**

**Business Name:**

**License #:**

<b>Inspection Date</b>	<b>Inspector Name</b>	<b>Inspection Type</b>	<b>Status / Result</b>	<b>Result Comments</b>
7/16/2015	Hugo Barron	1st Inspection	Unable to Verify	
9/4/2015	Hugo Barron	Follow-up Inspection	No Entry	
10/12/2015	Hugo Barron	Follow-up Inspection	Partially Abated	
12/7/2015	Hugo Barron	Follow-up Inspection	Partially Abated	
1/26/2016	Hugo Barron	Follow-up Inspection	Partially Abated	
2/26/2016	Hugo Barron	Follow-up Inspection	Partially Abated	
3/30/2016	Hugo Barron	Follow-up Inspection	Partially Abated	
5/5/2016	Hugo Barron	Follow-up Inspection	Partially Abated	
6/7/2016	Hugo Barron	Follow-up Inspection	Abated	
	Hugo Barron	Follow-up Inspection	Scheduled	

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



## Update Results

**RECORD\_MODULE** = Enforcement  
**CONTACT\_TYPE** = Complainant, Liencee, Neighbor, Occupant/Tenant, Tenant/Occupant, Vendor  
**CONTACT\_TYPE** Blank  
**ADDR\_PARTIAL** Begins With 1659 46TH AVE  
**APN** = (blank)  
**DATE\_OPENED** >= 1/1/2010  
**DATE\_OPENED** <= 12/31/2020



CITY OF OAKLAND

## Complaint History with Comments

Record ID: **1502496**

Address: 1659 46TH AVE

APN: 035 235801000

Unit #:

**Description:** 1657 46th St (main house): Deteriorated building; faulty electrical wiring; heat not functioning properly; plumbing problems, water intrusion creating mold.

Date Opened: 7/17/2015

Record Status: Abated

Record Status Date: 6/8/2016

Job Value: \$0.00

Requestor:

: Guadalupe Cerna

Business Name:

License #:

Comment Date	Commenter	Comment
7/21/2015 8:52:01 AM	HBARRON	7/20/15: met the tenant and verified that the rear unit 1657 has several code violations
7/21/2015 8:52:46 AM	HBARRON	7/20/15 : according to the tenant , there is a new owner Derek rodriguez at 925-683-7291 ,
7/21/2015 10:24:44 AM	HBARRON	7/21/15 : received a phone call from mr Derek rodriguez 925-683-7291 , he stated that he is evicting all the tenant because his intention is occupy the property. I asked him for an email confirmation about his name , phone number, mailing address an email. he will contact his attorney to verify the status of the eviction
8/3/2015 3:31:56 PM	RTEGAN	Notice of Violation sent regular and certified mail (#7010 0290 0001 1292 6103) on 8-03-15 with a Violation Appeal, a Minimum Residential Maintenance Standards Brochure and a Blight Brochure. (CC sent to Alexa and Derek Rodriguez, certified mailing #7010 0290 0001 1292 6127). Ownership verified per County Assessor: No change to owner name or mailing address.
9/8/2015 9:20:54 AM	HBARRON	9/4/15 : no access
9/8/2015 10:07:08 AM	HBARRON	9/8/15 : called the owner and she will come to the office to pick the notices concerning the three units and also will provide with copies of any eviction document served to the tenants this week or next week.
9/11/2015 10:33:36 AM	HBARRON	9/11/15 : copy of the nov was provided to the new owner rodriguez
12/9/2015 12:23:39 PM	HBARRON	12/7/15 : met the owner and tenant moves out by the end of December.
1/27/2016 8:43:31 AM	HBARRON	1/26/16 : no access.
2/29/2016 9:06:04 AM	HBARRON	2/26/16 : tenant of rear unit is being evicted and repairs will start in 2 weeks
5/6/2016 8:41:19 AM	HBARRON	5/5/16 : no access
6/8/2016 9:17:55 AM	HBARRON	6/7/16 : met the owner and verified that the rear unit was vacated and code violations corrected.

Record ID: **1502491**

Address: 1659 46TH AVE

APN: 035 235801000

Unit #:

**Description:** Upstairs Unit. Plumbing problems-Kitchen and bathroom. Heater not working. Unstable exiting stairs.

Date Opened: 7/16/2015

Record Status: Abated

Record Status Date: 1/27/2016

Job Value: \$0.00

Requestor:

: FLORINDA

Business Name:

License #:

Comment Date	Commenter	Comment
7/24/2015 8:48:05 AM	HBARRON	7/22/15 : met the tenant and verified code violations
8/3/2015 3:05:06 PM	RTEGAN	Notice of Violation sent regular and certified mail (#7010 0290 0001 1292 6110) on 7-29-15 with a Violation Appeal and a Minimum Residential Maintenance Standards Brochure. (CC sent to Alexa and Derek Rodriguez, certified mail #7010 0290 0001 1292 6080). Ownership verified per County Assessor on 7-20-15: No change to owner name or mailing address.
8/7/2015 10:41:12 AM	HBARRON	8/7/15 : received a phone call from the realtor margarita bonita stating that this property was sold and she will mail the documents. 510-610-3070.
9/8/2015 9:24:20 AM	HBARRON	9/4/15 : no access
9/11/2015 10:34:55 AM	HBARRON	9/11/15 : copy of the nov was provided to the new owner rodriguez
10/14/2015 9:54:28 AM	HBARRON	10/14/15 : received an email from the owner that she took possession of the main level and the eviction process continue
12/9/2015 12:21:52 PM	HBARRON	12/7/15 : met the owner he took possession of the main level, tenant moved out.
1/27/2016 8:40:10 AM	HBARRON	1/26/16 : owner living in the main level code violations abated, case closed.

**Record ID:** [1502349](#)

**Address:** 1659 46TH AVE

**APN:** 035 235801000

**Unit #:**

**Description:** Bottom Unit. Electrical wiring, no heat, plumbing problems, moisture erosion.

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

**Record Status:** Abated

**Record Status Date:** 6/8/2016

**Job Value:** \$0.00

**Requestor:**

**:** Carlos

**Business Name:**

**License #:**

Comment Date	Commenter	Comment
7/17/2015 9:58:03 AM	HBARRON	7/16/15 : met the tenant , but need to verify if the basement conversion is approved prior to notify the owner for code violations regarding trades.
7/20/2015 11:30:46 AM	HBARRON	7/20/15 : left a message to the tenant asking for the owner's phone number
7/21/2015 10:23:57 AM	HBARRON	7/21/15 : received a phone call from mr Derek rodriguez 925-683-7291 , he stated that he is evicting all the tenant because his intention is occupy the property. I asked him for an email confirmation about his name , phone number, mailing address an email. he will contact his attorney to verify the status of the eviction
9/8/2015 9:14:14 AM	HBARRON	9/4/15 : no access left my card on the door, owner late in the afternoon called and stated that he is evicting all the tenant to take possession of the property as owner.
9/8/2015 9:15:47 AM	HBARRON	9/8/15 : called the owner and requested copies of any eviction process documents. Also requesting her to show a the office to pick a copy fof the notice.
9/11/2015 10:34:10 AM	HBARRON	9/10/15 : copy of the nov was provided to the new owner rodriguez
10/14/2015 9:52:18 AM	HBARRON	10/12/15 : no access, left my card on the door.
12/9/2015 12:20:14 PM	HBARRON	12/7/15 : tenant moved out (met the owner).
1/27/2016 8:38:05 AM	HBARRON	1/26/16 : met the owner (now living in the main level house) verified that all partitions, plumbing fixtures, cabinets and electrical system were removed, still need to verify more electrical removal work.
2/29/2016 9:03:08 AM	HBARRON	2/26/16 : met the owner and all the partitions were removed, he get an electrical permit to legalize the electrical work in the basement.
3/31/2016 8:56:56 AM	HBARRON	3/30/16 : owner obtained building and electrical permits for the basement
5/6/2016 8:37:09 AM	HBARRON	5/5/16 : owner passed rough inspection for the basement
6/8/2016 9:19:00 AM	HBARRON	6/7/16 : met the owner and verified that the basement was restored as basement.

**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

7/29/15

*Certified and Regular mail*

To: Ramos Benjamin & Maria  
24331 Machado Ct  
Hayward CA 94541

Code Enforcement Case No.: **1502491**

Property: **1659 46<sup>th</sup> Av - Main Level**

Parcel Number: **35-2358-10**

Re-inspection Date:**9/4/15**

Code Enforcement Services inspected your property on 7/ 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>		
	<b>Building Maintenance (Code)</b>		
Yes	1.- Wall furnace does not work. Repair or replace in approved manner.	Main level	15.08.260.B
Yes	2.- Shelves of the pantry closet are broekn and/or loose. Repair or replace in approved manner.	Kitchen	15.08.230.O
Yes	3.- Deteriorated cauking in the shower walls. Repair or replace in approved manner.	Bathroom	15.08.230.O
Yes	4.- Unapproved railing and some runs are deteriorated or loose of the stairway serving the rear exit. Repair or replace in approved manner.	Rear area.	15.08.230.O

**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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-6612 and by email at [hbarron@oaklandnet.com](mailto:hbarron@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.*

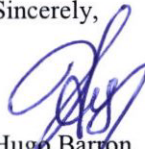
If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (B)(3) and a Final Decision is determined. An appeal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

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

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

Sincerely,



Hugo Barron  
Specialty Combination Inspector  
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: Derek & Alexa Rodriguez. Address : 1211 Embarcadero E # 220, Oakland CA 94606



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**

**CORRECTED OR REMOVED VIOLATIONS**

Property: **1659 46<sup>th</sup> Av**

Parcel no. 35-2358-10

Case no.: 1502491

Owner: Ramos Benjamin & Maria

Courtesy Notice date:

Re-inspection date:

**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)

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

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***Property Owner Certification***

Print Name (print)

Date

Property Owner Signature

Day time telephone ( )

E-mail:

Return to:



City of Oakland

*Ins: Hugo Barron 510-238-6612*

**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: 1659-46th A Date: 7-22-15  
Complaint Number: 1502491

Reported by: ☒ Tenant ☐ Other \_\_\_\_\_  
Name: Flerinda Day Phone: 563-9501 (510)  
Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Night Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Owner: \_\_\_\_\_ Day Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Night Phone: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
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 \_\_\_\_\_
- ☐ Other See Notice

*Recomp: 8-29-15*

☐ 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: *Flerinda* Date: 7-22-15

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)

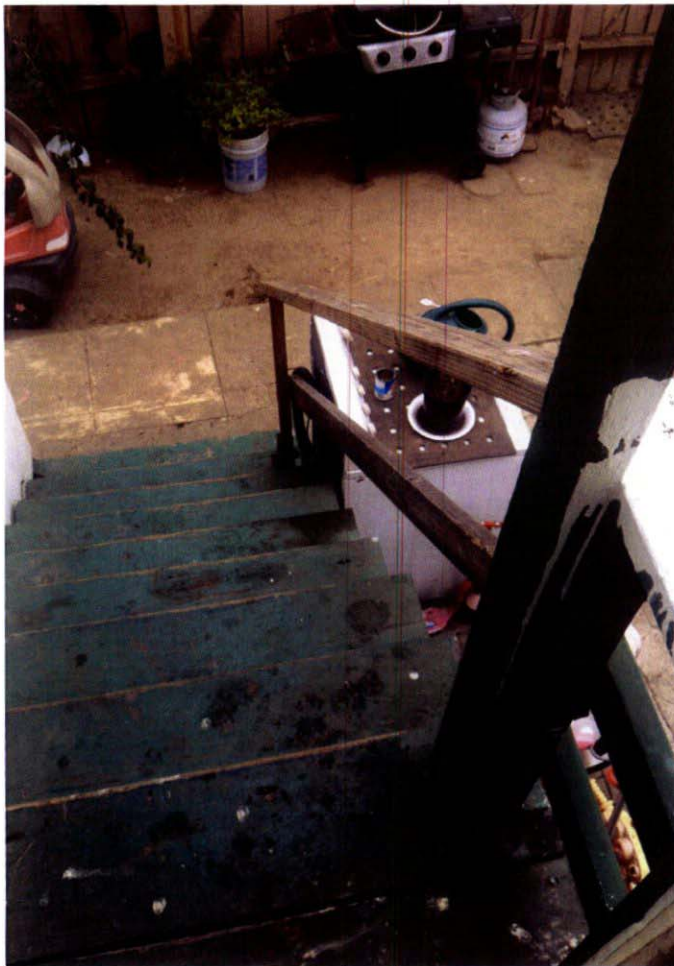
Scan to: Code Enforcement-Chronology-Abatement Activities

September 2012

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



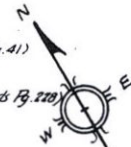
7-20-15 1659-46th Ave 1502491 (Main)



## Code Area No. 17-045

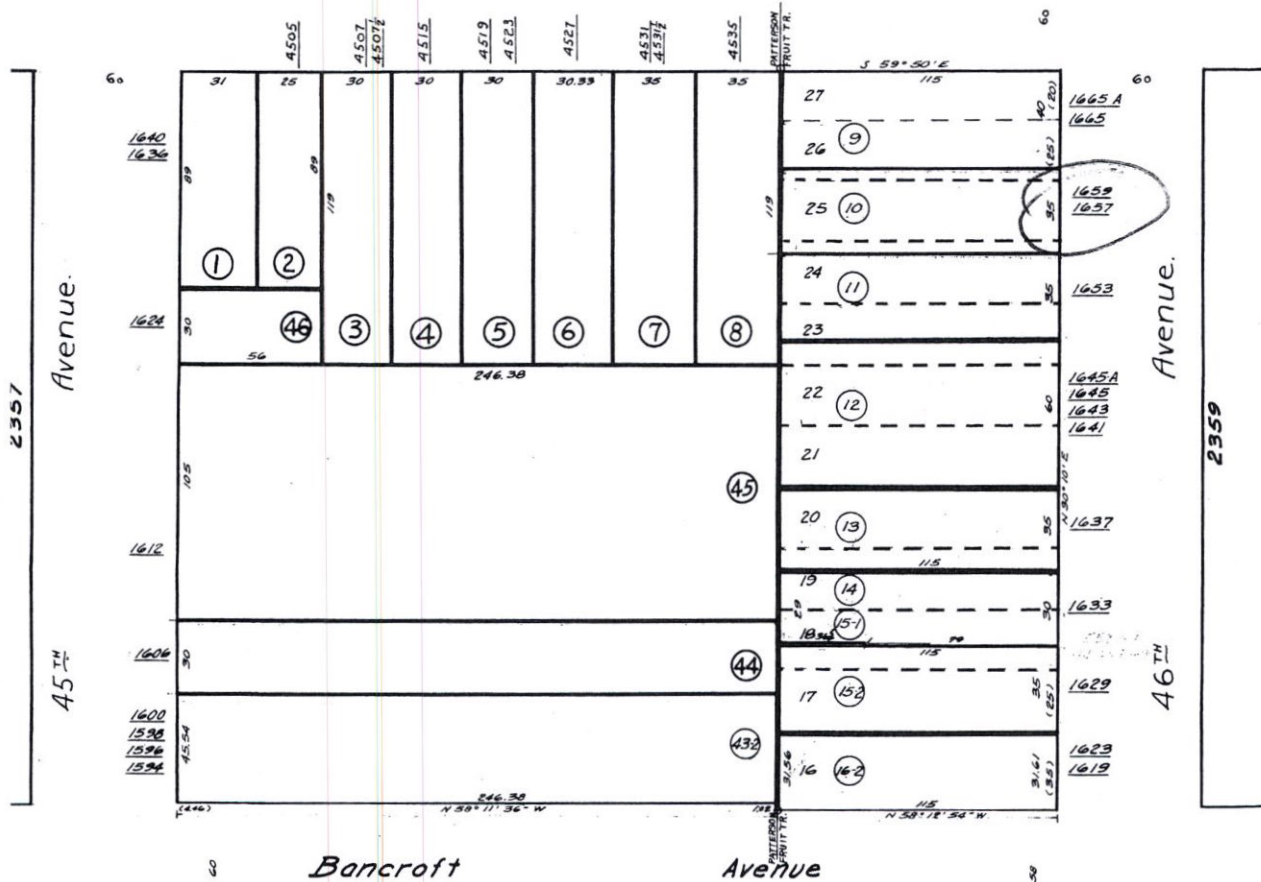
Map of the Patterson Ranch; Portion Plot 1 (Ex. 187 Deeds Pg. 228)

Scale  $1\text{ in} = 40\text{ ft}$ .

REV. 5-13-80EN  
4-21-04 EG

2401

Street.



Row: 1502496

1657

2358  
Pg 2

16509

Basement - 150 2349  
Main - 150 2491

HPN 50



# County Assessor Display

## Assessor Parcel Record for APN 035- -2358-010-00

1502349-B  
1502491-M  
1502496-R

Parcel Number:	35-2358-10
Property Address:	1659 46TH AVE, OAKLAND 94601
Owner Name:	RAMOS BENJAMIN & MARIA
Care of:	
Attention:	
Mailing Address:	24331 MACHADO CT, HAYWARD CA 94541-4560
Use Code:	TWO, THREE OR FOUR SINGLE FAMILY HOMES

2013-388760

12/20/2013

12/20/2013

3/21/2014

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

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

**OFFICIAL USE**

RAMOS, BENJAMIN &amp; MARIA

24331 MACHADO CT

(En) HAYWARD, CA 94541

(Ri) (En) 1659 46<sup>th</sup> Ave, Main Level/#1502491/HB/RT/7-29-15]

Total Postage &amp; Fees \$

Sent To

Street, Apt. No.,  
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

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

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

**OFFICIAL USE**

Postage \$

ALEXA &amp; DEREK RODRIGUEZ

F 1211 EMBARCADERO E #220

OAKLAND, CA 94606

Total 1659 46<sup>th</sup> Ave, Main Level/#1502491/HB/RT/7-29-15]

Sent To

Street, Apt. No.,  
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006

City

Assessme

0809 2621 1000 0620 0702

New Owner: Alexa and Derek Rodriguez  
1211 Embarcadero E #220  
Oakland, CA 94606.

Ph: 925-577-5871



CITY OF OAKLAND

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

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(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

## NOTICE OF VIOLATION

8/03/15

*Certified and Regular mail*

To: Ramos Benjamin & Maria  
24331 Machado Ct  
Hayward CA 94541

Code Enforcement Case No.: **1502496**

Property: **1657 46<sup>th</sup> Av - Rear Unit**

Parcel Number: **35-2358-10**

Re-inspection Date: **9/4/15**

Code Enforcement Services inspected your property on **7/20/15** 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>		
Yes	Trash debris and appliances in open areas. Remove.	Open areas at rear yard	8.24.020.D
	<b>Building Maintenance (Code)</b>		
Yes	1.- Water heater installed without permit within rear setback. Install with plumbing permit.	Rear	15.08.140
Yes	2.- Drawers of base cabinets are deteriorated and/or broken and interior shelves are sagging. Repair or replace in approved manner.	Kitchen	15.08.230.O
Yes	3.- Section of the baseboards in the kitchen are missing. Repair or replace in approved manner.	Kitchen	15.08.230.O
Yes	4.- Water damage in the shower walls and ceiling. Repair or replace in approved manner.	Bathroom	15.08.230.O
Yes	5.- Bathroom door is broken. Repair or replace in approved manner.	Bathroom	15.08.230.O



**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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-6612 and by email at [hbarron@oaklandnet.com](mailto:hbarron@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**

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

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

Sincerely,



Hugo Barron  
Specialty Combination Inspector  
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 |

cc: Derek & Alexa Rodriguez. Address : 1211 Embarcadero E #220, Oakland CA 94606



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

### CORRECTED OR REMOVED VIOLATIONS

Property: 1659 46<sup>th</sup> Av

Parcel no. 35-2358-10

Case no.: 1502349

Owner: Ramos Benjamin & Maria

Courtesy Notice date:

Re-inspection date:

#### 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)

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

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### *Property Owner Certification*

Print Name (print)

Date

Property Owner Signature

Day time telephone ( )

E-mail:

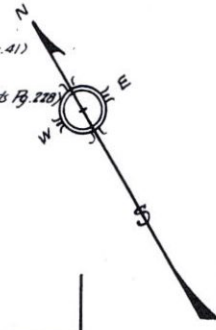
Return to:



## Code Area No. 17-045

Map of the Patterson Ranch; Portion Plot 1 (BK. 187 Dms. Pg. 270)

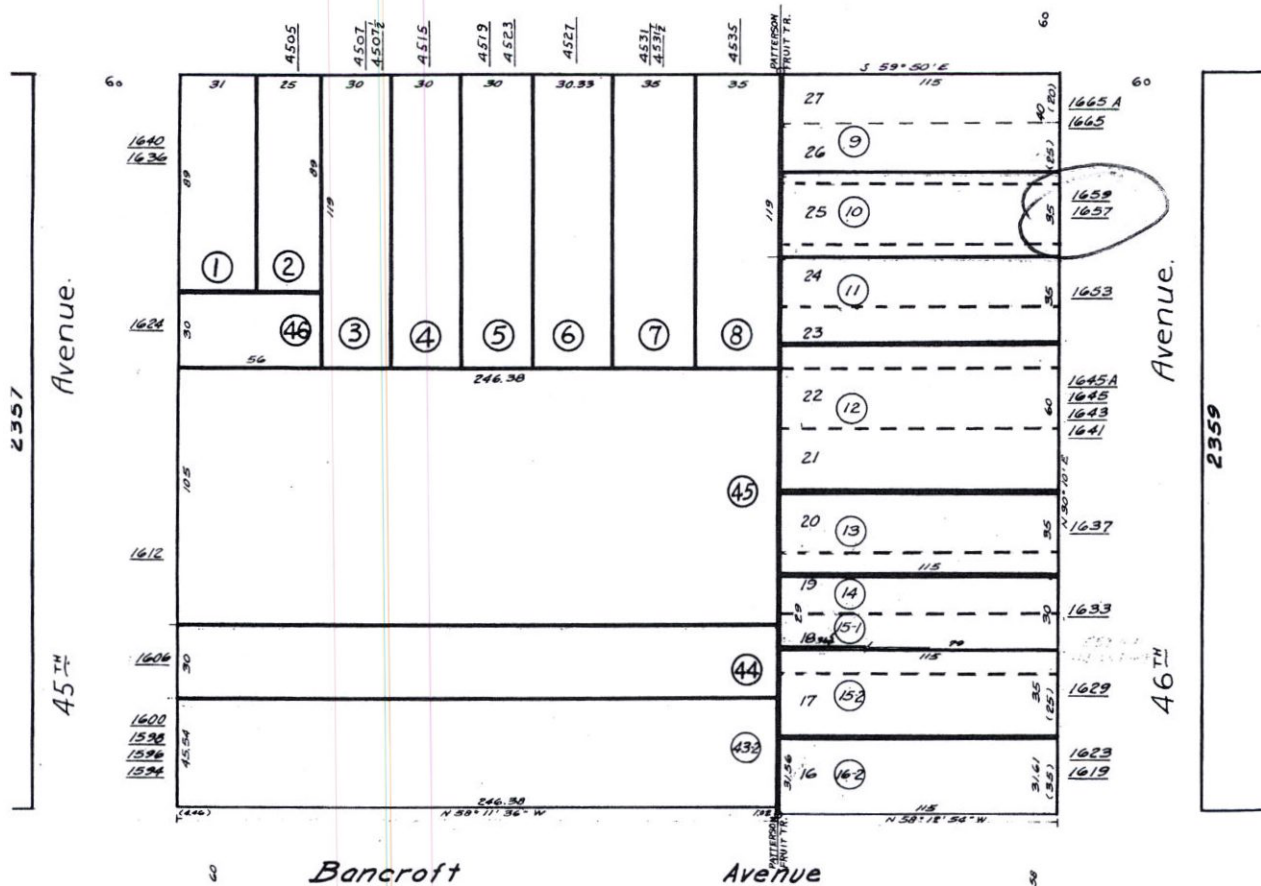
Scale  $1\text{ in} = 40\text{ ft}$ .



REV. 5-13-80EN  
4-21-04 EG

2401

Street:



Rev: 1502496

1657

2358  
Pg 2

16509

Basement - 150 2349  
Main - 150 2491

Moim - 1502491

HPN 50



City of Oakland

*Insp Hugo BARRON 510-238-6612*

**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: 1659-46th Ave  
Complaint Number: 1502496

Date: 7-20-15

Reported by: ☒ Tenant ☐ Other

Name: Guadalupe

Day Phone: 510-689-8423

Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Night Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Owner: \_\_\_\_\_

Day Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Night Phone: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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 See NOTICE
- ☐ Other \_\_\_\_\_

*Remp - 8/20/15*

☐ 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: *[Signature]*

Date: 7-20-15

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)

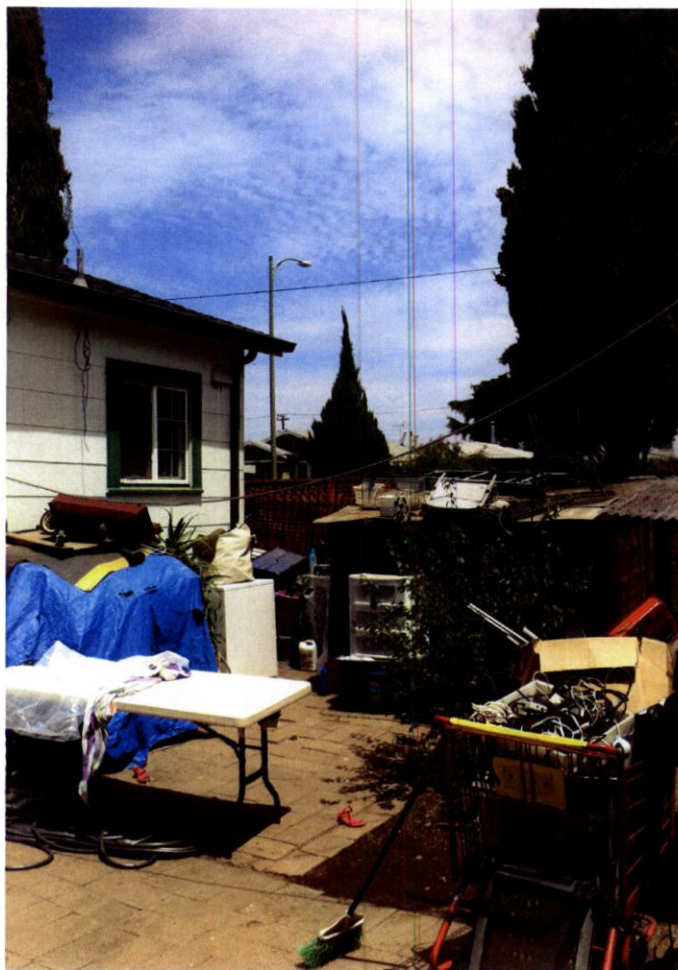
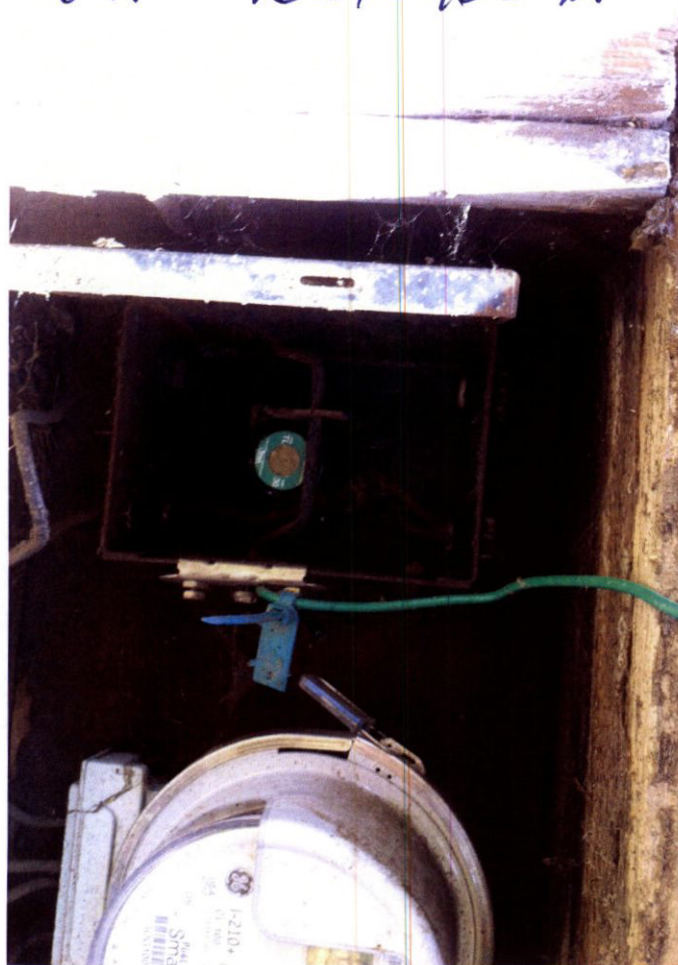
Scan to: Code Enforcement-Chronology-Abatement Activities

September 2012

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



7-20-15 1657-46<sup>th</sup> Dr 1502496 Rear 1 of 3



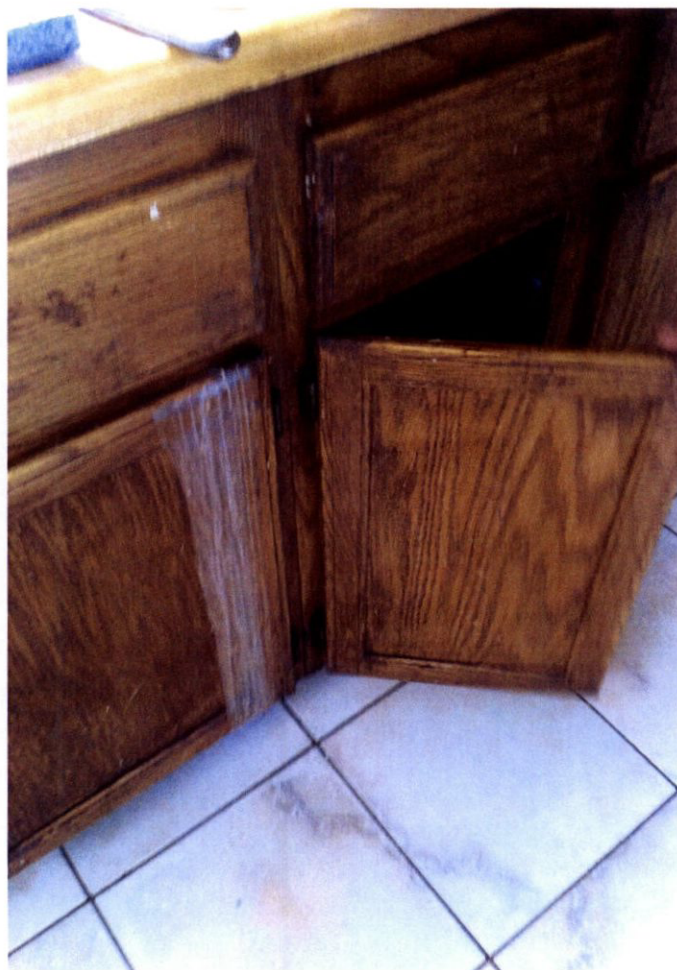


7-20-15

1657 - A6th Av

1502496 Rear

2 of 3





7-20-15

1657-46<sup>th</sup> St

1502496 Rear

3 of 3





# County Assessor Display

## Assessor Parcel Record for APN 035- -2358-010-00

1502349-B  
1502491-M  
1502496-R

Parcel Number:	35-2358-10
Property Address:	1659 46TH AVE, OAKLAND 94601
Owner Name:	RAMOS BENJAMIN & MARIA
Care of:	
Attention:	
Mailing Address:	24331 MACHADO CT, HAYWARD CA 94541-4560
Use Code:	TWO, THREE OR FOUR SINGLE FAMILY HOMES
Recorder Number:	2013-388760
Recorder Date:	12/20/2013

### U.S. Postal Service<sup>TM</sup> CERTIFIED MAIL<sup>TM</sup> RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

ALEXA & DEREK RODRIGUEZ  
1211 EMBARCADERO E #220  
OAKLAND, CA 94606

[1657 46<sup>th</sup> Ave, Rear Unit/#1502496/HB/RT/8-03-15]

Total Postage &amp; Fees \$

Sent To

Street, Apt. No.,  
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instr

12/20/2013

3/21/2014

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Assessments

Property  
Details

U.S. Postal Service<sup>TM</sup>

### CERTIFIED MAIL<sup>TM</sup> RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

RAMOS, BENJAMIN & MARIA  
24331 MACHADO CT  
HAYWARD, CA 94541

[1657 46<sup>th</sup> Ave, Rear Unit/#1502496/HB/RT/8-03-15]

Total Postage &amp; Fees \$

Sent To

Street, Apt. No.,  
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instr

New Owner: Alexa and Derek Rodriguez  
1211 Embarcadero E #220  
Oakland, CA 94606.

Ph: 925-577-5871