



Update Results

RECORD_MODULE = Enforcement
 CONTACT_TYPE = Complainant, Lienes, Neighbor, Occupant/Tenant, Tenant/Occupant, Vendor
 CONTACT_TYPE Blank
 ADDR_PARTIAL Begins With (blank)
 APN = 045 536901103
 DATE_OPENED >= 1/1/2010
 DATE_OPENED <= 12/31/2020



Complaint History with Inspection Log

Record ID: [1601590](#)

Address: 324 105TH AVE

APN: 045 536901103

Unit #:

Description: Unattended Unapproved donation collection box

Date Opened: 5/3/2016

Record Status: Violation Verified

Record Status Date: 5/18/2016

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
5/18/2016	Greg Clarke	1st Inspection	Violation Verified	
6/21/2016	Greg Clarke	Follow-up Inspection	Abated	

Record ID: [1504351](#)

Address: 314 105TH AVE

APN: 045 536901103

Unit #:

Description: Water is not draining out of parking lot

Date Opened: 12/15/2015

Record Status: Abated

Record Status Date: 12/31/2015

Job Value:

Requestor:

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/21/2015	Ivan G Ramirez	1st Inspection	Violation Verified	Verified one large puddle.3" deep
12/31/2015	Ivan G Ramirez	Follow-up Inspection	Abated	

Record ID: [1504354](#)

Address: 314 105TH AVE

APN: 045 536901103

Unit #:

Description: Driveway throughout apartments frequently floods due to rain, possible drainage issue.

Date Opened: 12/15/2015

Record Status: Abated

Record Status Date: 12/31/2015

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/21/2015	Ivan G Ramirez	1st Inspection	Violation Verified	Verified one large puddle.3" deep
12/31/2015	Ivan G Ramirez	Follow-up Inspection	Abated	

Record ID: [1504175](#)

Address: 314 105TH AVE

APN: 045 536901103

Unit #:

Description: Apt A. Electricity was shut off. No meter.

Date Opened: 11/23/2015

Record Status: Partially Abated
 Record Status Date: 12/31/2015
 Job Value: \$0.00
 Requestor:

: ANA

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/25/2015	Ivan G Ramirez	1st Inspection	Violation Verified	Verified and prepared nov
12/31/2015	Ivan G Ramirez	Follow-up Inspection	No Entry	

Record ID: [1502239](#)

Address: 324 105TH AVE

APN: 045 536901103

Unit #:

Description: Cracked concrete(driveway/walkway) between apartment buildings 314 and 324. Is a hazard for people walking and drivers.

Date Opened: 6/29/2015

Record Status: Abated

Record Status Date: 8/25/2015

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/7/2015	Ivan G Ramirez	1st Inspection	Violation Verified	
8/24/2015	Ivan G Ramirez	Follow-up Inspection	Abated	

Record ID: [1500523](#)

Address: 318 105TH AVE

APN: 045 536901103

Unit #:

Description: MOLD IN BEDROOM (UNIT F)

Date Opened: 2/13/2015

Record Status: Abated

Record Status Date: 2/17/2015

Job Value: \$0.00

Requestor:

: MICHAEL JACKSON

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
	Robert Walker	1st Inspection	Cancelled	
		1st Inspection	Pending	

Record ID: [1500426](#)

Address: 324 105TH AVE, APT E

APN: 045 536901103

Unit #: E

Description: Damaged & inoperable front window; deteriorated kitchen floor; dilapidated kitchen cabinets; holes in walls; faulty electrical outlets; broken bathroom faucet; plumbing drainage issues.

Date Opened: 2/4/2015

Record Status: Abated

Record Status Date: 4/9/2015

Job Value: \$0.00

Requestor:

: Jose Ibarra

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/6/2015	Hugo Barron	1st Inspection	Violation Verified	several plumbing and building code violations
4/8/2015	Hugo Barron	Follow-up Inspection	Abated	
	Hugo Barron	Follow-up Inspection	Cancelled	

Record ID: [1404047](#)

Address: 324 105TH AVE

APN: 045 536901103

Unit #:

Description: Unit #F: leaking sink and toilet, drainage problem with kitchen sink, windows cannot open and close, and broken door knob also.

Date Opened: 11/18/2014

Record Status: Violation Verified

Record Status Date: 11/20/2014

Job Value: \$0.00

Requestor:

: Lucila Santa Cruz

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/20/2014	Hugo Barron	1st Inspection	Violation Verified	several code violations plumbing and electrical
12/22/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and tenant, case abated.
	Hugo Barron	Follow-up Inspection	Cancelled	

Record ID: [1403550](#)**Address:** 320 105TH AVE, UNIT F**APN:** 045 536901103**Unit #:** F**Description:** LEAK IN BATHROOM RUNNING INTO KITCHEN**Date Opened:** 10/2/2014**Record Status:** Abated**Record Status Date:** 11/26/2014**Job Value:** \$0.00**Requestor:**

: Rosa

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/8/2014	Hugo Barron	1st Inspection	Violation Verified	verified code violations.
11/12/2014	Hugo Barron	Follow-up Inspection	Partially Abated	need to repair the furnace and the hole in the wall behind the range
11/25/2014	Hugo Barron	Follow-up Inspection	Abated	abated
	Greg Clarke	Follow-up Inspection	Scheduled	

Record ID: [1403241](#)**Address:** 318 105TH AVE**APN:** 045 536901103**Unit #:****Description:** UNIT W- TENANT COMPLAINT- EXPOSED ELECTRICAL WIRE, ELECTRICAL PROBLEMS**Date Opened:** 8/29/2014**Record Status:** Abated**Record Status Date:** 9/23/2014**Job Value:** \$0.00**Requestor:**

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/23/2014	Robert Walker	Follow-up Inspection	Abated	9/23/14 Repairs made. case abated
	Greg Clarke	1st Inspection	Scheduled	
	Greg Clarke	Follow-up Inspection	Scheduled	

Record ID: [1402487](#)**Address:** 314 105TH AVE**APN:** 045 536901103**Unit #:****Description:** APT D: Mold, Deteriorated interior walls and damaged outlets.**Date Opened:** 6/30/2014**Record Status:** Closed**Record Status Date:** 8/27/2014**Job Value:** \$0.00**Requestor:**

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/30/2014	Hugo Barron	1st Inspection	Violation Verified	6/30/14 : unit d : code violations were verified on 6/26/14, notice will e sent to owner.
8/5/2014	Hugo Barron	Follow-up Inspection	Partially Abated	met the owner and tenant , need to abate items 1, 6 and 12 of NOV dated 7/1/14
8/26/2014	Hugo Barron	Follow-up Inspection	Abated	original list was abated, but tenant will send any code problems to manager
	Hugo Barron	Follow-up Inspection	Cancelled	

Record ID: [1402488](#)**Address:** 324 105TH AVE, UNIT H**APN:** 045 536901103**Unit #:** H**Description:** Tenant Complaint.

Date Opened: 6/30/2014
 Record Status: Abated
 Record Status Date: 8/8/2014
 Job Value: \$0.00
 Requestor:

:
 Business Name:
 License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/30/2014	Hugo Barron	1st Inspection	Violation Verified	6/30/14 : unit h : code violations were verified on 6/26/14, notice will be sent to owner.
8/7/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and the tenant, case abated.
	Hugo Barron	Follow-up Inspection	Cancelled	

Record ID: [1402489](#)

Address: 324 105TH AVE
 APN: 045 536901103
 Unit #:

Description: Tenant complaint Apt K.

Date Opened: 6/30/2014
 Record Status: Violation Verified
 Record Status Date: 6/26/2014
 Job Value:
 Requestor:

:
 Business Name:
 License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/30/2014	Hugo Barron	1st Inspection	Violation Verified	6/30/14 : unit k : code violations were verified on 6/26/14, notice will be sent to owner
8/6/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and the tenant, case abated.

Record ID: [1402375](#)

Address: 320 105TH AVE
 APN: 045 536901103
 Unit #:

Description: UNIT F. BATHROOM TUB LEAKS INTO KITCHEN CEILING, PLUMBING PROBLEMS, MOLD LOCATED IN BATHROOM, ELECTRICAL SOCKETS DO NOT WORK.

Date Opened: 6/20/2014
 Record Status: Abated
 Record Status Date: 8/7/2014
 Job Value:
 Requestor:

:
 Business Name:
 License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	
8/6/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and the tenant, case abated.

Record ID: [1402382](#)

Address: 314 105TH AVE
 APN: 045 536901103
 Unit #:

Description: UNIT B MOLD, WATER LEAKING FROM UPPER UNIT, WINDOWS DO NOT CLOSE PROPERLY, ROACH AND SPIDER INFESTATION.

Date Opened: 6/20/2014
 Record Status: Closed
 Record Status Date: 8/27/2014
 Job Value: \$0.00
 Requestor:

: MARIA AMBRIZ
 Business Name:
 License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	
8/5/2014	Hugo Barron	Follow-up Inspection	No Entry	no access, owner was present but tenant was not.
8/26/2014	Hugo Barron	Follow-up Inspection	No Entry	met the owner for second time and there was no access to verify, owner stated that made repairs, case closed.

Record ID: [1402355](#)

Address: 314 105TH AVE
 APN: 045 536901103
 Unit #:

Description: UNIT E - WINDOWS DON'T LOCK PROPERLY, VERY OLD CARPETS, BATHTUB NOT SEALED PROPERLY

Date Opened: 6/19/2014
 Record Status: Abated
 Record Status Date: 8/6/2014
 Job Value: \$0.00
 Requestor:
 : MONICA
 Business Name:
 License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	
8/5/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and tenant, case was abated.

Address: 314 105th AVE, #E

APN: 045 536901103

Unit #: E

Description: UNIT E - WINDOWS DON'T LOCK PROPERLY, VERY OLD CARPETS, BATHTUB NOT SEALED PROPERLY

Date Opened: 6/19/2014

Record Status: Abated

Record Status Date: 8/6/2014

Job Value: \$0.00

Requestor:

: MONICA

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	
8/5/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and tenant, case was abated.

Record ID: [1402360](#)

Address: 314 105TH AVE

APN: 045 536901103

Unit #:

Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets broken or missing handles, clogged drains, insect infestation, mold on walls

Date Opened: 6/19/2014

Record Status: Pending Investigation

Record Status Date: 6/19/2014

Job Value:

Requestor:

: Luis Ortega

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
	Dennis Foster	1st Inspection	Scheduled	

Address: 324 105TH, #B

APN: 045 536901103

Unit #: B

Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets broken or missing handles, clogged drains, insect infestation, mold on walls

Date Opened: 6/19/2014

Record Status: Pending Investigation

Record Status Date: 6/19/2014

Job Value:

Requestor:

: Luis Ortega

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
	Dennis Foster	1st Inspection	Scheduled	

Record ID: [1402361](#)

Address: 324 105TH AVE

APN: 045 536901103

Unit #:

Description: Unit B - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls

Date Opened: 6/19/2014

Record Status: Abated

Record Status Date: 8/8/2014

Job Value: \$0.00

Requestor:

: CONSUELA OLIVAREZ

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	
8/7/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and the tenant, case abated.
	Hugo Barron	Follow-up Inspection	Cancelled	
Address: 324 105TH AVE, #E APN: 045 536901103 Unit #: E Description: Unit B - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls Date Opened: 6/19/2014 Record Status: Abated Record Status Date: 8/8/2014 Job Value: \$0.00 Requestor: : CONSUELA OLIVAREZ Business Name: License #:				
Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	
8/7/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and the tenant, case abated.
	Hugo Barron	Follow-up Inspection	Cancelled	
Record ID: 1402363 Address: 320 105TH AVE APN: 045 536901103 Unit #: Description: Unit E - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls Date Opened: 6/19/2014 Record Status: Abated Record Status Date: 8/7/2014 Job Value: Requestor: : YOLANDA ORTEGA Business Name: License #:				
Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	
8/6/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and the tenant, case abated.
Address: 320 105TH, #E APN: 045 536901103 Unit #: E Description: Unit E - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls Date Opened: 6/19/2014 Record Status: Abated Record Status Date: 8/7/2014 Job Value: Requestor: : YOLANDA ORTEGA Business Name: License #:				
Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	
8/6/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and the tenant, case abated.
Record ID: 1402364 Address: 324 105TH AVE APN: 045 536901103 Unit #: Description: Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls Date Opened: 6/19/2014 Record Status: Abated Record Status Date: 8/8/2014 Job Value: \$0.00 Requestor: : SONIA VALDEZ Business Name: License #:				
Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	

8/7/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and the tenant, case abated.
	Hugo Barron	Follow-up Inspection	Cancelled	

Address: 324 105th AVE, #C**APN: 045 536901103****Unit #:** C**Description: Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls****Date Opened: 6/19/2014****Record Status: Abated****Record Status Date: 8/8/2014****Job Value: \$0.00****Requestor:****: SONIA VALDEZ****Business Name:****License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	
8/7/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and the tenant, case abated.
	Hugo Barron	Follow-up Inspection	Cancelled	

Record ID: [1402365](#)**Address: 320 105TH AVE****APN: 045 536901103****Unit #:****Description: Unit C - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls****Date Opened: 6/19/2014****Record Status: Abated****Record Status Date: 8/7/2014****Job Value:****Requestor:****: CECILIA VILLEGAS****Business Name:****License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	
8/6/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and tenant, case abated.

Address: 320 105TH AVE, #C**APN: 045 536901103****Unit #:** C**Description: Unit C - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls****Date Opened: 6/19/2014****Record Status: Abated****Record Status Date: 8/7/2014****Job Value:****Requestor:****: CECILIA VILLEGAS****Business Name:****License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	
8/6/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and tenant, case abated.

Record ID: [1402367](#)**Address: 320 105TH AVE****APN: 045 536901103****Unit #:****Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestations, mold on walls****Date Opened: 6/19/2014****Record Status: Abated****Record Status Date: 8/7/2014****Job Value: \$0.00****Requestor:****: ALMA GUZMAN****Business Name:****License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	
8/6/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and tenant, case abated.

Address: 320 105th AVE, #D**APN: 045 536901103**

Unit #: D

Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestations, mold on walls

Date Opened: 6/19/2014

Record Status: Abated

Record Status Date: 8/7/2014

Job Value: \$0.00

Requestor:

: ALMA GUZMAN

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/26/2014	Hugo Barron	1st Inspection	Violation Verified	
8/6/2014	Hugo Barron	Follow-up Inspection	Abated	met the owner and tenant, case abated.

Record ID: [1301303](#)

Address: 318 105TH AVE, #P

APN: 045 536901103

Unit #: P

Description: MOLD INSIDE UNIT, KITCHEN FAUCET IS LOOSE

Date Opened: 3/12/2013

Record Status: Abated

Record Status Date: 4/19/2013

Job Value: \$0.00

Requestor: NARCISO FUENTES

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/14/2013	GREGORY CLARKE	1st Inspection	Violation Verified	
4/19/2013	GREGORY CLARKE	1st Inspection	Violation Verified	SEE NOTES

Record ID: [1107224](#)

Address: 318 105TH AVE, #J

APN: 045 536901103

Unit #: J

Description: WATER LEAKING THRU WALLS AND WINDOWS CAUSING MOLD. WINDOWS ARE NOT SECURED.

Date Opened: 11/16/2011

Record Status: Abated

Record Status Date: 11/17/2011

Job Value: \$0.00

Requestor: ANDREA GREEN

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/17/2011	ANTHONY L HARBAUGH	1st Inspection	No Entry	CONTACT ANDREA @ 689-4597

Record ID: [1000415](#)

Address: 318 105TH AVE, #J

APN: 045 536901103

Unit #: J

Description: BLIGHTED PROPERTY SINK IS LEAKING; MOLD & MILDEW THROUGHOUT APT; WHOLE IN BEDROOM WALL; CARPET IS OLD AND DAMP

Date Opened: 1/28/2010

Record Status: Abated

Record Status Date: 5/4/2010

Job Value: \$0.00

Requestor: YOLANDA ORTEGA

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/29/2010	JAMES G ANDERS	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	PLEASE CALL YOLANDA ORTEGA, TENANT @ (510) 409-3694
4/1/2010	JAMES B ANDERS	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
4/26/2010	JAMES B ANDERS	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 05/04/10
5/4/2010	JAMES B ANDERS	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	

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Update Results

RECORD_MODULE = Enforcement
 CONTACT_TYPE = Complainant, Lienee, Neighbor, Occupant/Tenant, Tenant/Occupant, Vendor
 CONTACT_TYPE Blank
 ADDR_PARTIAL Begins With (blank)
 APN = 045 536901103
 DATE_OPENED >= 1/1/2010
 DATE_OPENED <= 12/31/2020



Complaint History with Comments

Record ID: [1601590](#)

Address: 324 105TH AVE

APN: 045 536901103

Unit #:

Description: Unattended Unapproved donation collection box

Date Opened: 5/3/2016

Record Status: Violation Verified

Record Status Date: 5/18/2016

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

Comment Date	Commenter	Comment
5/18/2016 7:58:54 AM	ELABAYOG	Case re-assigned to Greg Clarke
5/19/2016 10:27:25 AM	GCLARKE	5-18-16: Site visit today 5-18 verified the Donation Box for clothing located in the center of the parking area in this apartment complex. Noted a bike frame adjacent to the box. Place Posting on the donation box with the re-inspection scheduled for 6-1-16. GXC x2168.
5/27/2016 9:01:02 AM	SFORD	05/27/16 - Ownership verified thru county records. NOV mailed reg and cert mail 7015 0640 0003 5386 6639
6/28/2016 9:14:32 AM	GCLARKE	6-21-16: Site visit today 6-21 found donation box removed. Forward paper work to S. Smith. GXC x2168

Record ID: [1504351](#)

Address: 314 105TH AVE

APN: 045 536901103

Unit #:

Description: Water is not draining out of parking lot

Date Opened: 12/15/2015

Record Status: Abated

Record Status Date: 12/31/2015

Job Value:

Requestor:

:

Business Name:

License #:

Comment Date	Commenter	Comment
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Record ID: [1504354](#)

Address: 314 105TH AVE

APN: 045 536901103

Unit #:

Description: Driveway throughout apartments frequently floods due to rain, possible drainage issue.

Date Opened: 12/15/2015

Record Status: Abated

Record Status Date: 12/31/2015

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

Comment Date	Commenter	Comment
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12/21/2015 2:51:35 PM	IRAMIREZ	Noted puddle 3" deep at the deepest point will review with E.Labayog to make a determination.
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Record ID: [1504175](#)

Address: 314 105TH AVE

APN: 045 536901103

Unit #:

Description: Apt A. Electricity was shut off. No meter.

Date Opened: 11/23/2015

Record Status: Partially Abated

Record Status Date: 12/31/2015

Job Value: \$0.00

Requestor:

: ANA

Business Name:

License #:

Comment Date	Commenter	Comment
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11/25/2015 5:14:47 PM	IRAMIREZ	Electrical service meter is missing from the service equipment. There is no electrical supply to the outlets in unit A. Light and receptacles are not working properly throughout the unit. Obtain required permits, inspections and approvals. Window is broken in the kitchen. Hot water handle is not working properly for the lavatory in the bathroom upstairs. Electrical receptacles are missing cover plates in the living room. Smoke and carbon monoxide detectors are missing or not working properly Damaged floor in the living room is a tripping hazard.
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11/25/2015 5:38:12 PM	IRAMIREZ	Verified 11/25/15. Nov 11/30/15. Follow-up on 12/30/15.
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11/25/2015 5:52:09 PM	IRAMIREZ	Spoke with landlord who denies responsibility and says he does not need a meter reset despite what the report says from PG&E
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11/30/2015 3:14:25 PM	AMEEKINS	Ownership verified via County Assessor Records. NOV mailed certified and regular with appeal form Cert # 7015 1660 0000 0859 7735
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12/1/2015 6:06:55 PM	IRAMIREZ	Returned tenants call, says owner is still refusing to comply with pge requirement and balance has been paid. Tenant provided pge number as the only proof that would confirm the requirement for the meter reset. Called PGE and spoke with Tammy out of fresno 1-877-743-7782 who confirmed the PGE will not turn on power until a final permit is submitted to pge. Tammy confirmed PGE removed meter due to tampering. Tennant claims that they had called PGE to have the service turned on their name because they hadn't received and electric bill along with the gas bill the 1st 2 month. Tenant claims when PGE came in to install service they noted that unit had no meter and was being illegally supplied all along this way and even pge was unaware. PGE cut off power and required they pay balance and get a meter reset. Tenant paid balance and PGE confirmed meter reset is required. Called owner and he seemed upset and irritable I provided my PGE contact and attempted to explain tampered meter and reason it is required. He claimed that he could not hear me and hung up. I called him back and urged him to call me asap. But hasn't.
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12/1/2015 6:08:54 PM	IRAMIREZ	David owner 925-719-8241
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12/31/2015 1:25:16 PM	IRAMIREZ	David informed me all repairs have been made. Left a message to tenants contact person. No entry at inspection. left card.
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Record ID: [1502239](#)

Address: 324 105TH AVE

APN: 045 536901103

Unit #:

Description: Cracked concrete(driveway/walkway) between apartment buildings 314 and 324. Is a hazard for people walking and drivers.

Date Opened: 6/29/2015

Record Status: Abated

Record Status Date: 8/25/2015

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

Comment Date	Commenter	Comment
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7/9/2015 1:46:47 PM	IRAMIREZ	Damaged driveway and walking paths in the parking lot are a tripping hazard. Repair cracks, potholes, breaks and uneven surfaces on the ground in an approved manner.
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7/9/2015 1:47:20 PM	IRAMIREZ	7/7 verified. 7/10 NOV 8/24 follow up
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7/14/2015 11:17:10 AM	KCHENG	Ownership checked; NOV sent reg & cert w/ appeal form on 7/13/15, cert mailing # is 1795 9684
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Record ID: [1500523](#)

Address: 318 105TH AVE

APN: 045 536901103

Unit #:

Description: MOLD IN BEDROOM (UNIT F)

Date Opened: 2/13/2015

Record Status: Abated

Record Status Date: 2/17/2015

Job Value: \$0.00

Requestor:**: MICHAEL JACKSON****Business Name:****License #:****Comment Date Commenter Comment**

2/17/2015 10:11:16 AM RWALKER 2/17/15 Tenant called to withdraw his complaint.

Record ID: [1500426](#)**Address:** 324 105TH AVE, APT E**APN:** 045 536901103**Unit #:** E**Description:** Damaged & inoperable front window; deteriorated kitchen floor; dilapidated kitchen cabinets; holes in walls; faulty electrical outlets; broken bathroom faucet; plumbing drainage issues.**Date Opened:** 2/4/2015**Record Status:** Abated**Record Status Date:** 4/9/2015**Job Value:** \$0.00**Requestor:****: Jose Ibarra****Business Name:****License #:****Comment Date Commenter Comment**

2/13/2015 2:41:34 PM KCHENG Ownership checked; NOV sent reg & cert w/ appeal form on 2/13/15, cert mailing # is 3989 2945

3/9/2015 9:07:11 AM HBARRON 3/6/15 : owner working in the unit, he will call by 3/13/15 to inspect the items except the carpet , he is planning to replace the carpet by wood floor.

4/9/2015 8:45:34 AM HBARRON 4/8/15: met the owner and tenant, case abated.

Record ID: [1404047](#)**Address:** 324 105TH AVE**APN:** 045 536901103**Unit #:****Description:** Unit #F: leaking sink and toilet, drainage problem with kitchen sink, windows cannot open and close, and broken door knob also.**Date Opened:** 11/18/2014**Record Status:** Violation Verified**Record Status Date:** 11/20/2014**Job Value:** \$0.00**Requestor:****: Lucila Santa Cruz****Business Name:****License #:****Comment Date Commenter Comment**

11/25/2014 11:36:45 AM KCHENG Ownership checked; NOV sent reg & cert w/ appeal form & brochures on 11/25/14, cert mailing # is 3985 2369

Record ID: [1403550](#)**Address:** 320 105TH AVE, UNIT F**APN:** 045 536901103**Unit #:** F**Description:** LEAK IN BATHROOM RUNNING INTO KITCHEN**Date Opened:** 10/2/2014**Record Status:** Abated**Record Status Date:** 11/26/2014**Job Value:** \$0.00**Requestor:****: Rosa****Business Name:****License #:****Comment Date Commenter Comment**

10/10/2014 11:57:22 AM KCHENG Ownership checked; NOV sent reg & cert w/ appeal form & brochures on 10/10/14, cert mailing # is 3988 6302

Record ID: [1403241](#)**Address:** 318 105TH AVE**APN:** 045 536901103**Unit #:****Description:** UNIT W- TENANT COMPLAINT- EXPOSED ELECTRICAL WIRE, ELECTRICAL PROBLEMS**Date Opened:** 8/29/2014**Record Status:** Abated**Record Status Date:** 9/23/2014**Job Value:** \$0.00

Requestor:

:

Business Name:**License #:**

Comment Date	Commenter	Comment
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9/3/2014 3:20:21 PM	RWALKER	9/3/14 Verified rear bedroom light fixture is hanging of wall. Bathroom exhaust fan cover is missing, Fire path for both bedroom windows is blocked with appliances and locked gates that can only be opened with a key. Windows in the living room and bedrooms are not locking and closing. Unapproved lighting in 2 sheds behind unit. Talked with owner. Chae Kim 925 719-8241 He stated tenant did not let him know about issues and will make repairs.
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9/15/2014 3:54:11 PM	RWALKER	9/15/14 Verified repairs made in the interior of unit W. Owner to address detached structures and call me complete.
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9/23/2014 1:27:21 PM	RWALKER	9/23/14 Repairs made. case abated
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Record ID: [1402487](#)**Address:** 314 105TH AVE**APN:** 045 536901103**Unit #:****Description:** APT D: Mold, Deteriorated interior walls and damaged outlets.**Date Opened:** 6/30/2014**Record Status:** Closed**Record Status Date:** 8/27/2014**Job Value:** \$0.00**Requestor:**

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Business Name:**License #:**

Comment Date	Commenter	Comment
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7/3/2014 3:41:52 PM	RTEGAN	Notice of Violation sent regular and certified mail (#5828 0075) with Violation Appeal on 7.2.14.
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7/9/2014 9:03:54 AM	HBARRON	Unit D : Tenant called requested a copy of the NOV, I told him to call 3 weeks after the day of the inspection.
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Record ID: [1402488](#)**Address:** 324 105TH AVE, UNIT H**APN:** 045 536901103**Unit #:** H**Description:** Tenant Complaint.**Date Opened:** 6/30/2014**Record Status:** Abated**Record Status Date:** 8/8/2014**Job Value:** \$0.00**Requestor:**

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Business Name:**License #:**

Comment Date	Commenter	Comment
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7/2/2014 9:02:55 AM	HBARRON	6/26/14 : Unit H , code violations were verified, owner was notified.
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7/3/2014 3:39:47 PM	RTEGAN	Notice of Violation sent regular and certified mail (#5828 0068) with Violation Appeal on 7.2.14.
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Record ID: [1402489](#)**Address:** 324 105TH AVE**APN:** 045 536901103**Unit #:****Description:** Tenant complaint Apt K.**Date Opened:** 6/30/2014**Record Status:** Violation Verified**Record Status Date:** 6/26/2014**Job Value:****Requestor:**

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Business Name:**License #:**

Comment Date	Commenter	Comment
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7/2/2014 8:57:35 AM	HBARRON	7/1/14 : Unit K : code violations were verified, owner was notified.
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7/3/2014 3:38:42 PM	RTEGAN	Notice of Violation sent regular and certified mail (#5828 0051) with Violation Appeal on 7.2.14.
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Record ID: [1402375](#)**Address:** 320 105TH AVE**APN:** 045 536901103**Unit #:****Description:** UNIT F. BATHROOM TUB LEAKS INTO KITCHEN CEILING, PLUMBING PROBLEMS, MOLD LOCATED IN BATHROOM, ELECTRICAL SOCKETS DO NOT WORK.**Date Opened:** 6/20/2014

Record Status: Abated
Record Status Date: 8/7/2014
Job Value:
Requestor:

:

Business Name:
License #:

Comment Date	Commenter	Comment
7/2/2014 8:54:09 AM	HBARRON	6/26/14 : Unit F : code violations were verified, owner was notified.
7/3/2014 3:37:57 PM	RTEGAN	Notice of Violation sent regular and certified mail (#5828 0044) with Violation Appeal on 7.2.14.

Record ID: [1402382](#)

Address: 314 105TH AVE

APN: 045 536901103

Unit #:

Description: UNIT B MOLD, WATER LEAKING FROM UPPER UNIT, WINDOWS DO NOT CLOSE PROPERLY, ROACH AND SPIDER INFESTATION.

Date Opened: 6/20/2014

Record Status: Closed

Record Status Date: 8/27/2014

Job Value: \$0.00

Requestor:

: MARIA AMBRIZ

Business Name:

License #:

Comment Date	Commenter	Comment
7/2/2014 8:44:04 AM	HBARRON	6/26/14 : Unit B : Code violations verified, owner was notified, owner was notified.
7/2/2014 4:50:56 PM	MEARLY	NOV sent reg/cert mail #1292 6028, sent by M. Early
7/17/2014 10:05:39 AM	HBARRON	7/17/14 : owner called and returned his phone call at 925-719-8241

Record ID: [1402355](#)

Address: 314 105TH AVE

APN: 045 536901103

Unit #:

Description: UNIT E - WINDOWS DON'T LOCK PROPERLY, VERY OLD CARPETS, BATHTUB NOT SEALED PROPERLY

Date Opened: 6/19/2014

Record Status: Abated

Record Status Date: 8/6/2014

Job Value: \$0.00

Requestor:

: MONICA

Business Name:

License #:

Comment Date	Commenter	Comment
7/2/2014 8:46:51 AM	HBARRON	6/26/14 : Unit E , code violations were verified, owner was notified.
7/2/2014 4:53:01 PM	MEARLY	NOV sent reg/cert mail #1292 6011, sent by M. Early

Address: 314 105th AVE, #E

APN: 045 536901103

Unit #: E

Description: UNIT E - WINDOWS DON'T LOCK PROPERLY, VERY OLD CARPETS, BATHTUB NOT SEALED PROPERLY

Date Opened: 6/19/2014

Record Status: Abated

Record Status Date: 8/6/2014

Job Value: \$0.00

Requestor:

: MONICA

Business Name:

License #:

Comment Date	Commenter	Comment
7/2/2014 8:46:51 AM	HBARRON	6/26/14 : Unit E , code violations were verified, owner was notified.
7/2/2014 4:53:01 PM	MEARLY	NOV sent reg/cert mail #1292 6011, sent by M. Early

Record ID: [1402360](#)

Address: 314 105TH AVE

APN: 045 536901103

Unit #:

Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets broken or missing handles, clogged drains, insect infestation, mold on walls

Date Opened: 6/19/2014

Record Status: Pending Investigation

Record Status Date: 6/19/2014

Job Value:

Requestor:

: Luis Ortega

Business Name:

License #:

Comment Date	Commenter	Comment
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Address: 324 105TH, #B

APN: 045 536901103

Unit #: B

Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets broken or missing handles, clogged drains, insect infestation, mold on walls

Date Opened: 6/19/2014

Record Status: Pending Investigation

Record Status Date: 6/19/2014

Job Value:

Requestor:

: Luis Ortega

Business Name:

License #:

Comment Date	Commenter	Comment
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Record ID: [1402361](#)

Address: 324 105TH AVE

APN: 045 536901103

Unit #:

Description: Unit B - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls

Date Opened: 6/19/2014

Record Status: Abated

Record Status Date: 8/8/2014

Job Value: \$0.00

Requestor:

: CONSUELA OLIVAREZ

Business Name:

License #:

Comment Date	Commenter	Comment
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7/2/2014 8:59:16 AM HBARRON

6/26/14 : unit B : cove violations were verified, owner was notified

7/2/2014 4:43:35 PM MEARLY

NOV sent reg/cert mail #1292 6035, sent by M. Early

7/17/2014 11:02:40 AM HBARRON

7/17/14 : Previous comment made in error, this unit E has not been inspected because there was not access, tennat needs to call the office and request an inspection. Owner has not been notified yet.

Address: 324 105TH AVE, #E

APN: 045 536901103

Unit #: E

Description: Unit B - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls

Date Opened: 6/19/2014

Record Status: Abated

Record Status Date: 8/8/2014

Job Value: \$0.00

Requestor:

: CONSUELA OLIVAREZ

Business Name:

License #:

Comment Date	Commenter	Comment
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7/2/2014 8:59:16 AM HBARRON

6/26/14 : unit B : cove violations were verified, owner was notified

7/2/2014 4:43:35 PM MEARLY

NOV sent reg/cert mail #1292 6035, sent by M. Early

7/17/2014 11:02:40 AM HBARRON

7/17/14 : Previous comment made in error, this unit E has not been inspected because there was not access, tennat needs to call the office and request an inspection. Owner has not been notified yet.

Record ID: [1402363](#)

Address: 320 105TH AVE

APN: 045 536901103

Unit #:

Description: Unit E - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls

Date Opened: 6/19/2014

Record Status: Abated

Record Status Date: 8/7/2014

Job Value:

Requestor:**: YOLANDA ORTEGA****Business Name:****License #:****Comment Date Commenter Comment**

7/2/2014 8:51:52 AM HBARRON

6/26/14 : Unit E : code violations were verified, owner was notified.

7/3/2014 3:43:08 PM RTEGAN

Notice of Violation sent regular and certified mail (#5828 0099) with Violation Appeal on 7.2.14.

Address: 320 105TH, #E**APN: 045 536901103****Unit #:** E**Description: Unit E - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls****Date Opened: 6/19/2014****Record Status: Abated****Record Status Date: 8/7/2014****Job Value:****Requestor:****: YOLANDA ORTEGA****Business Name:****License #:****Comment Date Commenter Comment**

7/2/2014 8:51:52 AM HBARRON

6/26/14 : Unit E : code violations were verified, owner was notified.

7/3/2014 3:43:08 PM RTEGAN

Notice of Violation sent regular and certified mail (#5828 0099) with Violation Appeal on 7.2.14.

Record ID: [1402364](#)**Address: 324 105TH AVE****APN: 045 536901103****Unit #:****Description: Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls****Date Opened: 6/19/2014****Record Status: Abated****Record Status Date: 8/8/2014****Job Value: \$0.00****Requestor:****: SONIA VALDEZ****Business Name:****License #:****Comment Date Commenter Comment**

7/2/2014 9:01:32 AM HBARRON

6/26/14 : Unit C , code violations were verified, owner was notified.

7/3/2014 3:42:27 PM RTEGAN

Notice of Violation sent regular and certified mail (#5828 0082) with Violation Appeal on 7.2.14.

Address: 324 105th AVE, #C**APN: 045 536901103****Unit #:** C**Description: Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls****Date Opened: 6/19/2014****Record Status: Abated****Record Status Date: 8/8/2014****Job Value: \$0.00****Requestor:****: SONIA VALDEZ****Business Name:****License #:****Comment Date Commenter Comment**

7/2/2014 9:01:32 AM HBARRON

6/26/14 : Unit C , code violations were verified, owner was notified.

7/3/2014 3:42:27 PM RTEGAN

Notice of Violation sent regular and certified mail (#5828 0082) with Violation Appeal on 7.2.14.

Record ID: [1402365](#)**Address: 320 105TH AVE****APN: 045 536901103****Unit #:****Description: Unit C - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls****Date Opened: 6/19/2014****Record Status: Abated****Record Status Date: 8/7/2014****Job Value:****Requestor:****: CECILIA VILLEGAS**

Business Name:**License #:****Comment Date Commenter Comment**

7/2/2014 8:48:24 AM HBARRON

6/26/14 : Unit C : code violations were verified, owner was notified.

7/3/2014 3:35:45 PM RTEGAN

Notice of Violation sent regular and certified mail (#5828 0037) with Violation Appeal on 7.2.14.

Address: 320 105TH AVE, #C**APN: 045 536901103****Unit #:** C**Description: Unit C - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestation, mold on walls****Date Opened: 6/19/2014****Record Status: Abated****Record Status Date: 8/7/2014****Job Value:****Requestor:****: CECILIA VILLEGAS****Business Name:****License #:****Comment Date Commenter Comment**

7/2/2014 8:48:24 AM HBARRON

6/26/14 : Unit C : code violations were verified, owner was notified.

7/3/2014 3:35:45 PM RTEGAN

Notice of Violation sent regular and certified mail (#5828 0037) with Violation Appeal on 7.2.14.

Record ID: [1402367](#)**Address: 320 105TH AVE****APN: 045 536901103****Unit #:****Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestations, mold on walls****Date Opened: 6/19/2014****Record Status: Abated****Record Status Date: 8/7/2014****Job Value: \$0.00****Requestor:****: ALMA GUZMAN****Business Name:****License #:****Comment Date Commenter Comment**

7/2/2014 8:49:44 AM HBARRON

6/26/14 : Unit D : code violations were verified, owner was notified.

7/2/2014 4:53:33 PM MEARLY

NOV sent reg/cert mail #1292 6004, sent by M. Early

Address: 320 105th AVE, #D**APN: 045 536901103****Unit #:** D**Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect infestations, mold on walls****Date Opened: 6/19/2014****Record Status: Abated****Record Status Date: 8/7/2014****Job Value: \$0.00****Requestor:****: ALMA GUZMAN****Business Name:****License #:****Comment Date Commenter Comment**

7/2/2014 8:49:44 AM HBARRON

6/26/14 : Unit D : code violations were verified, owner was notified.

7/2/2014 4:53:33 PM MEARLY

NOV sent reg/cert mail #1292 6004, sent by M. Early

Record ID: [1301303](#)**Address: 318 105TH AVE, #P****APN: 045 536901103****Unit #:** P**Description: MOLD INSIDE UNIT, KITCHEN FAUCET IS LOOSE****Date Opened: 3/12/2013****Record Status: Abated****Record Status Date: 4/19/2013****Job Value: \$0.00****Requestor: NARCISO FUENTES****:****Business Name:****License #:****Comment Date Commenter Comment**

3/12/2013 12:00:00 PTS
AM MOLD INSIDE UNIT, KITCHEN FAUCET IS LOOSE

1/21/2014 8:35:21 PTS
PM [Called complainant NARCISO FUENTES 912-7878, had M. Flores do translation. Site visit schedule between 1-3 today 3-14-13. GXC x2168]>>> 03/14/2013 09:43:00 CLARK#G 001F|Site visit on 3-14-13 verified the complaints. Property ownership|verified through the County Assessor Display. Violation letter|submitted with the re-inspection set for 4-19-13. GXC x2168.|>>> 03/19/2013 12:49:49 CLARK#G 001W|*****|OWNERSHIP CHANGED AND UPDATED AS FOLLOW:|PREVIOUS OWNER INFO:|LU MIANDA PROPERTIES LLC|544 INTERNATIONAL BLVD|OAKLAND CA Zip: 94606|NEW OWNER INFO:|KIM CHAE & JIMMY|10081 ALCOSTA BLVD|SAN RAMON CA 94583|>>> 03/21/2013 13:29:40 CHENG#K 000W|OWNERSHIP IS VERIFIED; NO CHANGE IN OWNER NAME & MAILING ADDRESS|NOV SENT REG & CERT W/APPEAL ON 3/21/13 - KXC|>>> 03/21/2013 13:30:40 CHENG#K 000W|Owner called stating he has replaced the faucet and cleaned the mold.|GXC x2168.|>>> 03/28/2013 12:39:45 CLARK#G 002B|Owner called stating he has completed the work. GXC x2168.|>>> 04/15/2013 11:04:52 CLARK#G 001N|Received self certification letter from owner along with photos. This|complaint is abated. GXC x2168.|>>> 04/17/2013 13:44:08 CLARK#G 0015|CERT MAIL RETURNED AS "UNCLAIMED" - KXC|>>> 05/14/2013 16:53:57 CHENG#K 002T

Record ID: [1107224](#)

Address: 318 105TH AVE, #J

APN: 045 536901103

Unit #: J

Description: WATER LEAKING THRU WALLS AND WINDOWS CAUSING MOLD. WINDOWS ARE NOT SECURED.

Date Opened: 11/16/2011

Record Status: Abated

Record Status Date: 11/17/2011

Job Value: \$0.00

Requestor: ANDREA GREEN

:

Business Name:

License #:

Comment Date	Commenter	Comment
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11/16/2011 12:00:00 AM	PTS	WATER LEAKING THRU WALLS AND WINDOWS CAUSING MOLD. WINDOWS ARE NOT SECURED.
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1/21/2014 8:31:23 PM	PTS	Visited site and was not able to varify complaint. Coding dar 12/97. >>> 11/21/2011 10:58:00 HARBA#A 0019
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Record ID: [1000415](#)

Address: 318 105TH AVE, #J

APN: 045 536901103

Unit #: J

Description: BLIGHTED PROPERTY SINK IS LEAKING; MOLD & MILDEW THROUGHOUT APT; WHOLEIN BEDROOM WALL; CARPET IS OLD AND DAMP

Date Opened: 1/28/2010

Record Status: Abated

Record Status Date: 5/4/2010

Job Value: \$0.00

Requestor: YOLANDA ORTEGA

:

Business Name:

License #:

Comment Date	Commenter	Comment
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1/28/2010 12:00:00 AM	PTS	BLIGHTED PROPERTY SINK IS LEAKING; MOLD & MILDEW THROUGHOUT APT; WHOLE IN BEDROOM WALL; CARPET IS OLD AND DAMP
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1/21/2014 8:38:47 PM	PTS	01/29/10 complaint verified. >>> 03/11/2010 15:35:22 ANDER#J 0001 02/25/10 Prepared NTA and forwarded to clerical staff for mailing to the property owner. >>> 03/11/2010 15:37:09 ANDER#J 0001 04/01/10 Unable to gain access to inspect. Left business card. >>> 04/12/2010 08:32:53 ANDER#J 0011 04/12/10 Sent reinspections schedule with follow up dates of 04/26/10 and 05/10/10. >>> 04/12/2010 08:33:30 ANDER#J 0011 Ownership verified per County Assessor: NO CHANGES to information. >>> 04/12/2010 09:11:21 TEMP#PTS 002W 04/29/10 Property manager will participate in the inspection of 05/04/10. He can be reached at 589-0172. >>> 04/29/2010 10:04:24 ANDER#J 0007 05/04/10 Complaint abated. >>> 05/26/2010 15:54:56 ANDER#J 0001
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For real-time, direct access to information via the Internet, 24 hours a day - <https://aca.accela.com/oakland>



Community and Economic Development Agency
Building Services
250 Frank H. Ogawa Plaza 2nd Floor
Oakland, California 94612
(510) 238-3381

NOTICE TO ABATE

To: LU MIANDA PROPERTIES LLC
c/o MEKONG REALTY
544 International Blvd #1
OAKLAND CA 94606-2973

Date: February 25, 2010
Complaint#: 1000415
Property Address: 318 105th Ave #J
APN: 045- -5369-011-03

An inspection of your property was made on 01/29/10
Attached is a List of Violations which must be corrected within the required time frame and in accordance with the codes and regulations of the City of Oakland. ***Failure to comply with this order by the compliance due dates(s) for noted hazards (*), Non Hazards, may result in reinspection fee charges, all required enforcement costs, permits and related fees.*** Substandard action may also be taken to vacate the premises should conditions warrant.

Note: You or your agent **must** be present at the scheduled re-inspections. Should you or your agent not keep the appointment or the work is not performed and accessible for inspection you will be billed and notified of the next **Fee-Charged Reinspection** date. Should the bill not be paid within the prescribed time a lien shall be recorded against the property for the amount of the bill plus a lien fee of **\$420.00**. The fee for releasing a lien is an additional **\$210.00**.

The first Fee Charged Reinspection is scheduled below. Morning appointments are from 9:00 a.m. to 12:00 p.m. Afternoon appointments are from 12:00 p.m. to 3:00 p.m. Reinspections made after the compliance due date will be fee-charged at **\$371.00*** per re-inspection until compliance is achieved:

Compliance Due Date: 03/18/10

By: James Anders
Specialty Combination Inspector
Building Services, Inspections Services Unit
janders@oaklandnet.com
Phone No.: (510) 238-6144 _____

First Fee Charged Re-inspection Date: 03/18/10

Morning ☐ Afternoon ☒

Second Fee Charged Re-inspection:

Morning ☐ Afternoon ☐

*Fees Do Not Include 9.5% Records Management Fee and 5.25% Technology Enhancement Fee

Notice to Abate

Property Address: 318 105th Ave #J_____

Date: February 25, 2010_____

LIST OF VIOLATIONS

**** Life-threatening conditions requiring immediate correction.**

*** Hazardous conditions seriously affecting habitability.**

Item No.	(**)	(*)	Description of Violation	OMC & OPC Codes
1.			There is a leak under the kitchen sink. Repair the leak.	15.08.230.D
2.			The bedroom window leaks and the bathroom window is not air tight. Repair the water and air leaks.	15.08.250.B
3.			There is wall damage in the bedroom. Repair the dmaged wall.	15.08.230.O

Failure to comply will result in substantial fees and penalties



Certain areas were not open for inspection any violations or deficiencies subsequently identified shall become a component part of this report and shall be corrected in an approved manner.

7009 1410 0002 1861 3351

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C/O MEKONG REALTY
544 INTERNATIONAL BLVD #1
OAKLAND, CA 94606
1000415/JGA/03/01/2010/TEC

Sent To
Street,
or PO B
City, Sta

PS Form 3800, August 2006

See Reverse for Instructions



Community and Economic Development Agency
Building Services
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612
(510) 238-3381

FEE-CHARGED REINSPECTION(S) SCHEDULE

To: LU MIANDA PROPERTIES LLC
c/o MEKONG REALTY
544 INTERNATIONAL BLVD #1
OAKLAND CA 94606-2973

Date: April 12, 2010
Complaint#: 1000415
Re: 324 105TH AVE
Parcel #: 045- -5369-011-03

A scheduled Fee-Charged Reinspection made on 04/01/10 has revealed that previously described code violations have not been completely corrected. You are hereby notified that Fee-Charged Reinspections of the subject premises are scheduled to take place on the following dates:

	Date	AM (9 – 12)	PM (1 – 3)	Reinspection Performed (Inspector's initials)
Fee-Charged Reinspection #1.	04/26/10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fee-Charged Reinspection #2.	05/10/10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fee-Charged Reinspection # _____		<input type="checkbox"/>	<input type="checkbox"/>	
Fee-Charged Reinspection # _____		<input type="checkbox"/>	<input type="checkbox"/>	

(NOTE: Should abatement not be fulfilled by the above time frame, an additional Fee-Charged Reinspection schedule will be sent to you.)

You or your agent is required to be present to permit access for the required Reinspections. Should access not be possible, you will be billed accordingly. Should the bill not be paid as required, a lien shall be placed on the property with the Alameda County Recorder's Office. If you have any questions regarding this matter, contact the undersigned inspector.

MASTER FEE SCHEDULE

Fee-Charge Re-inspection Fee \$371.00*
Lien Fee (3 x \$210.00) \$630.00

Antoinette Renwick
Inspections Manager

By: James Anders
Combination/Specialty Inspector
Phone: (510) 238 - 6144

*Fee Does Not Include 9.5% Records Management Fee and 5.25% Technology Enhancement Fee

FOR OFFICE USE ONLY:
BILLING REQUEST

Date Submitted _____
APN No. _____

Supervisor's Initials _____
For Fee-Charge # _____

County Assessor Display

Assessor Parcel Record for APN 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	LU MIANDA PROPERTIES LLC
Care of:	MEKONG REALTY
Attention:	
Mailing Address:	544 INTERNATIONAL BLVD #1, OAKLAND CA 94606-2973
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	1996-332117
Recorder Date:	12/31/1996
Mailing Address Effective Date:	11/19/2004
Last Document Input Date:	12/31/1996
Deactivation Date:	
Exemption Code:	

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

7009 1410 0002 1658 6075

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C/O MEKONG REALTY	
(Endc	544 INTERNATIONAL BLVD #1
	OAKLAND, CA 94606
Res	#1000415/JGA/RT 4/13/10
(Endc	
Total Postage & Fees \$	
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Street, Apt. No., or PO Box No.	
City, State, ZIP+4	
PS Form 3800, August 2006	
See Reverse for Instructions	



Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX:(510) 238-2959
TDD:(510) 238-3254

March 19, 2013

Certified and Regular mail

Code Enforcement Case No.: **1301303**
Property: **318 105th Ave. #P**
Parcel Number: **045- -5369-011-03**
Re-inspection Date: **April 19, 2013**

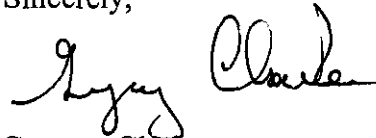
[illegible]

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 **Gregory Clarke**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-2168 and by email at gclarke@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,



Gregory Clarke
Specialty Combination Inspector
Department of Planning, Building and
Neighborhood Preservation

Encl: Blight Brochure
Violation Appeal Form

☒ Surface mold present on ceilings & walls in bedroom and bathroom. 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, Building and

Neighborhood Preservation

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 318 105th Ave. #P

Parcel no. 045- -5369-011-03

Case no.: 1301303

Owner: KIM CHAE & JIMMY

Courtesy Notice date: N/A

Notice of Violation date: March 19, 2013

Deadline to Respond: **April 19, 2013**

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

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)

I certify that I have corrected the following violations
or allegations identified in the Courtesy Notice I received from the City of Oakland:

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Yard and Vacant Lot

Landscaping		Storage	
	Dead tree (<i>non-imminent hazard</i>)		Laundry in the front yard/ porch/ balcony
	Overgrown shrubbery/ weeds/ grass in the front/ side/ rear yard (<i>under 18 inches</i>)		Unregistered or immobile vehicles or trailers in the front yard
	Overgrown vegetation obstructing the sidewalk (<i>with reasonable movement</i>)		Appliances, furniture, material in the front/ side/rear yard or front porch (<i>does not exceed reasonable levels</i>)
Trash and Debris (<i>not household garbage</i>)		Fencing	
	In the front/ side/ rear yard (<i>does not exceed reasonable levels</i>)		Graffiti
	On the sidewalk (<i>does not exceed reasonable levels</i>)		Deteriorated boards or posts
Odors		Other	
	Pets		
	Spray paint or chemicals		

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS			
Building Exterior			
	Graffiti		Broken window glass – vacant building (w/o security risks)
	Deteriorated roof		Deteriorated downspouts
	Deteriorated paint (see enclosed Lead Paint brochure)		Deteriorated/damaged exterior doors (w/o security risks)
	Deteriorated gutters		
Building Interior			
	Damaged walls and ceilings		Damaged or missing interior and entry door hardware.
	Damaged interior doors (w/o security risks)		Deteriorated or missing baseboards, door trim and window trim
	Damaged or missing window (vacant building) and door locks		Deteriorated kitchen counters
	Deteriorated bathroom counters		Deteriorated or missing kitchen cabinet doors
	Deteriorated or missing bathroom cabinet doors		Deteriorated kitchen floor covering
	Deteriorated bathroom floor covering	X	Mold present
Plumbing			
X	Leaky or loose faucets		Leaky toilets (w/o mold issues)
	Stopped up toilets (must have 2 nd working toilet)		Stopped up sink drains (must have 2 nd working sink)
	Deteriorated or missing plumbing fixture handles		Deteriorated hot water heater (must be operable)
Electrical			
	Deteriorated or missing outlet or switch cover plates		Deteriorated or missing light fixtures
	Deteriorated wall switches		
Heating			
			Defective or missing thermostat
Zoning			
Parking		Landscaping	
	Vehicles or trailers in the front yard landscape area		New concrete paving covering more than 50% of required front yard area
Fencing		Commercial	
	New residential front yard fencing over 42 inches in height		Unapproved sidewalk display of merchandise
	New barbed or razor wire		Unapproved sidewalk advertising
Residential		Other	
	Unapproved home business related to auto repair, recycling; construction contractor, frequent retail		

	sales, or food sales		
	Exterior lighting glare into adjacent residences		
	Excessive noise beyond property line		
Public Right-of-Way			
Commercial Use of Public Sidewalk & Streets		Other	
	Unapproved sidewalk display of merchandise		
	Unapproved advertising		
	Unapproved mobile food vending		
Nuisance			
Animals		Other	
	Keeping roosters on the property		
Garbage/ Green Waste/ Recycle Cans			
	Cans not removed from the sidewalk/right-of-way by <i>noon</i> of the <i>day-after collection</i>		Dumpster or cans not removed from public view by the <i>evening</i> of the <i>day of collection</i>
			Cans not placed at the sidewalk/right-of-way on the day of collection
Other			

Property Owner Certification

Property Owner signature _____

Date _____

Day time telephone (_____) _____

E-mail: _____

Please help us to improve our service by completing our customer service survey at:

<https://www.research.net/s/TXZ7YN8>

Property Owner Certification

County Assessor Display

Assessor Parcel Record for APN 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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[Property Details](#)
[GIS Parcel Map](#)
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Restricted Delivery Fee (Endorsement Required)	

Postmark Here

To: **KIM CHAE & JIMMY**

Send: **10081 ALCOSTA BLVD**

Street or P.O. Box: **SAN RAMON CA 94583**

City, State, ZIP+4: **1301303 / GXC / KXC / 3-19-13**

PS Form 3800, August 2006 See Reverse for Instructions







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

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

2/10/15

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Bl
San Ramon CA 94583

Code Enforcement Case No.: 1500426

Property: 324 105th Av Unit E

Parcel Number: 45-5369-11-3

Re-inspection Date: 3/6/15

The Code Enforcement Division inspected your property on 2/6/15 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
	Property Maintenance		
	Building Maintenance (Code)		
x	1.- Carpet is damaged in the living room close to the window of the front wall and near the vinyl floor. Also vinyl floor exhibits damage in the kitchen and entry door. Repair or replace in approved manner.	Living room/kitchen/entry	15.08.230.O
	2.- Doors of the kitchen base cabinets are deteriorated. Repair or replace in approved manner.	Kitchen	15.08.230.O
x	3.- Drywall is damaged and/or have holes under the stairway and kitchen near the stove. Repair or replace in approved manner.	Stairway/kitchen	15.08.230.O
	4.- Lavatory faucets and valves are malfunctioning or missing. Repair or replace in approved manner.	Bathroom	15.08.230.D
	5.- Shower walls are broken. Repair or replace in approved manner.	Bathroom	15.08.230.O
	6.- Smoke detectors are missing or in disrepair. Repair or replace in approved manner.	Unit	15.08.320
x	7.- Some cover plates are missing for outlets. Repair or replace in approved manner.	Unit	15.08.260.C

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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,



Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

cc:

☐ Surface mold present on _____. See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls)

City of Oakland



CITY OF OAKLAND

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Planning and Building Department

Bureau of Building

www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 324 105th Av - Unit E

Parcel no. 45-5369-11-3

Case no.: 1500426

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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

May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities

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

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 Signature _____

Day time telephone () _____

E-mail: _____

County Assessor Display 1500426

Assessor Parcel Record for APN 045- -5369-011-03

E

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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[Property Details](#)
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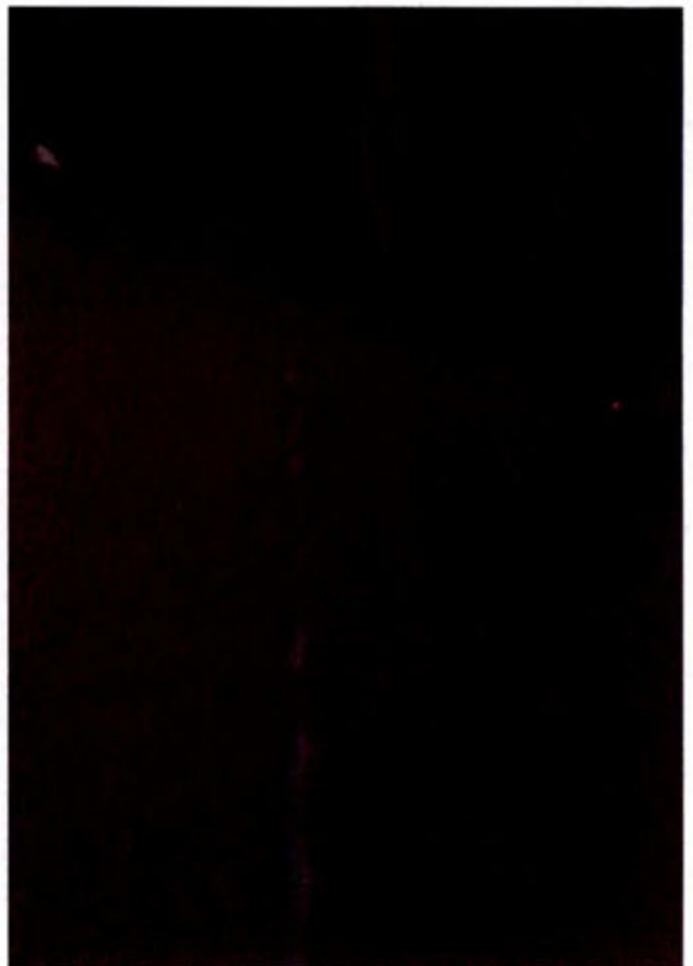
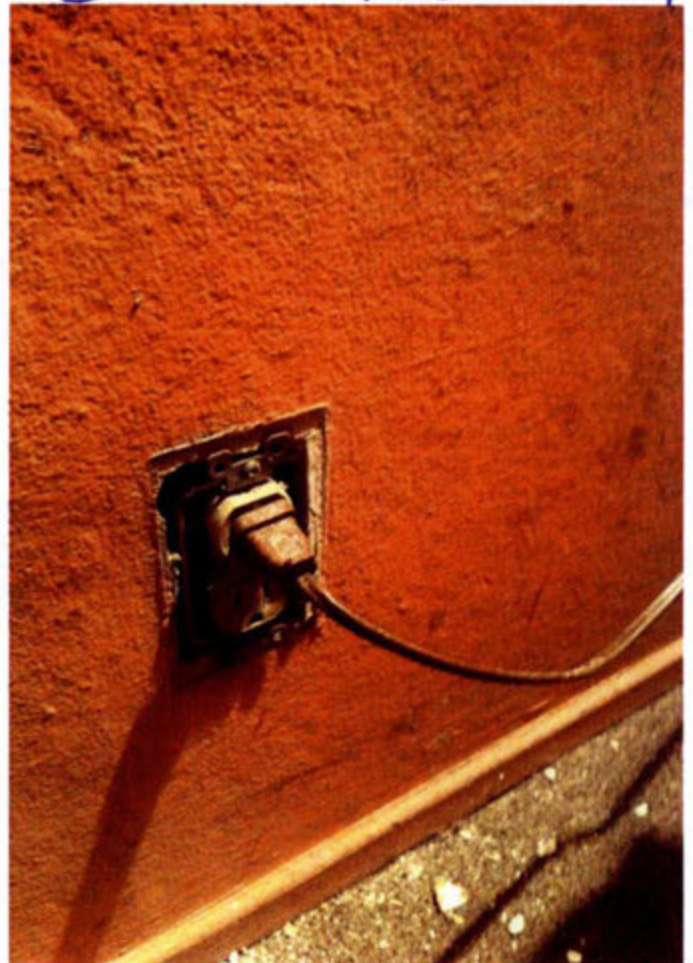
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
KIM CHAE & JIMMY Total 10081 ALCOSTA BLV SAN RAMON CA 94583 1500426 / HB / KXC / 2-10-15		
Sent		
Street or PO		
City, State		

2-6-15

324 - 105th & (E) 1500426

1 of 3



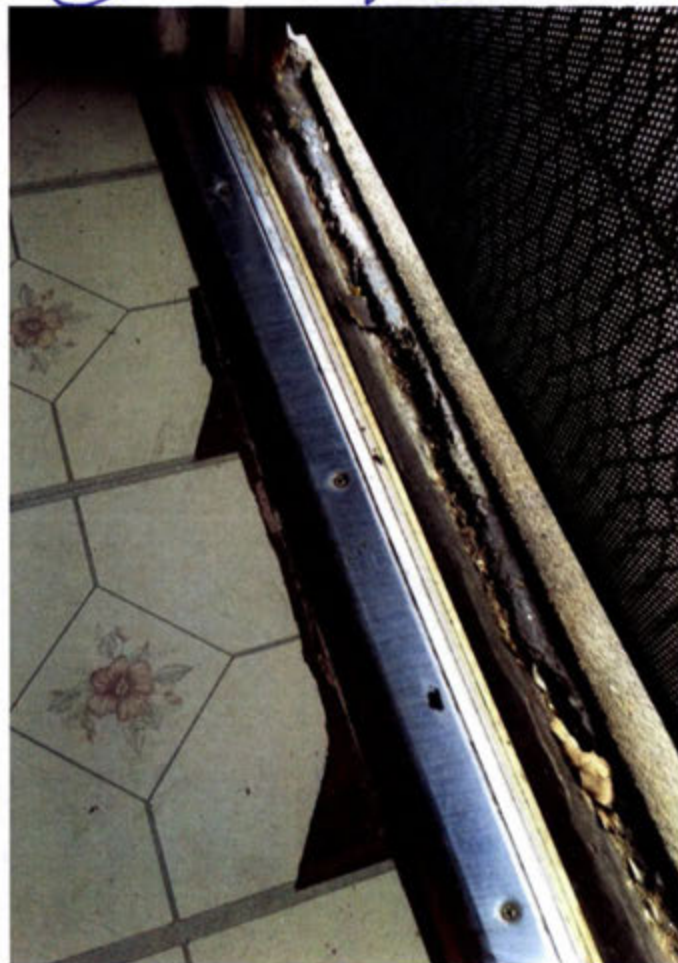
2-6-15

324-JOS

①

1500426

2 of 3



2-6-15

324-JO~~8~~¹⁴ Ar (E) 1500426

3 of 3





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

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Bl
San Ramon, CA 94583-3001

Code Enforcement Case No.: 1402355

Property: 314 105th av Unit E

Parcel Number: 45-5369-11-3

Re-inspection Date: 8/05/14

The Code Enforcement Division inspected your property on 6/25/14 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.

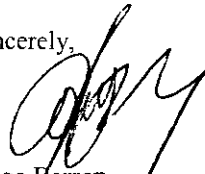
Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
	1.-Locking device of window in bedroom No. 1 is in disrepair. Repair in approved manner.	Bedroom No.1	15.08.240
X	2.- Closet doors in bedroom No. 1 are off track. Replace or repair in approved manner.	Bedroom No.1	15.08.240
X	3.- Caulking in bathtub/shower combination is deteriorated. Repair in approved manner.	Bathroom	15.08.050
X	4.- Drawers in the base cabinets are in disrepair. Repair or replace in approved manner.	Kitchen	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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,



Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

CC:

☐ 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

Planning and Building Department

Bureau of Building

www.oaklandnet.com

(510) 238-6402

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 314 105th av Unit E

Parcel no. 45-5369-11-3

Case no.: 1402355

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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

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)

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: _____



City of Oakland

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

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

Request for Service Tenant Complaint

Property Address: 314-105th Ave. E Date: 6-25-14
Complaint Number: 1402355

Reported by: ☒ Tenant ☐ Other _____
Name: Monica Marquez Day Phone: 510-798-2827
Address: 314-105th Ave. E Zip Code: _____ Night Phone: _____
Email Address: _____

Owner: N/A. Don't know 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 _____

☐ 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: Monica A. Marquez Date: 6-25-14

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

Email: 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 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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

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City, State, ZIP+

PS Form 3800, August 2005

See Reverse for Instructions

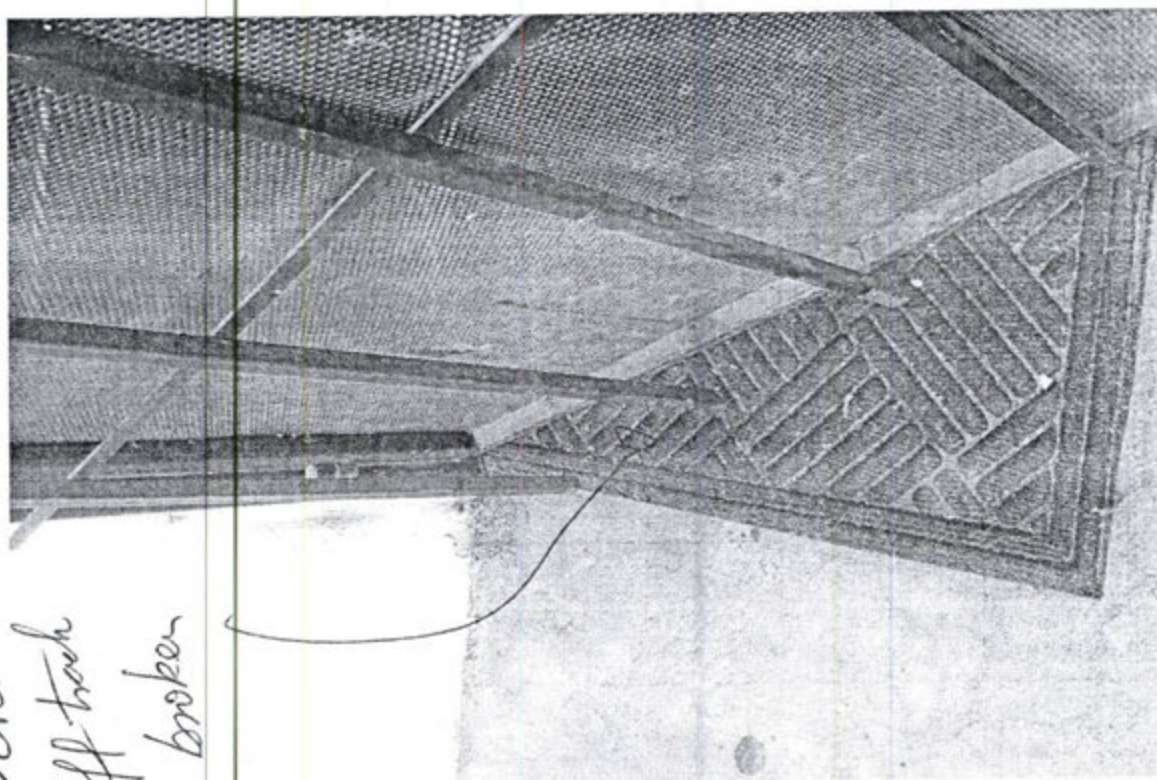
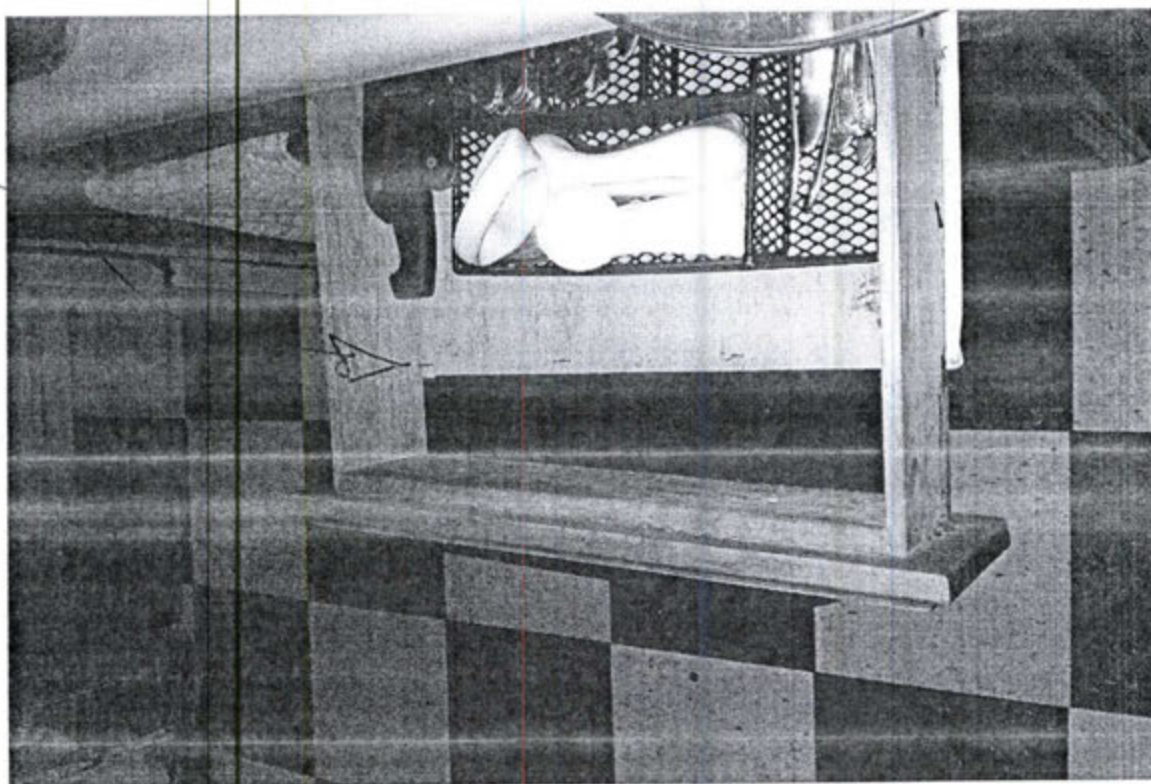
6-26-14

5 of 2

1402355

314-105th Ave E

Draw-A



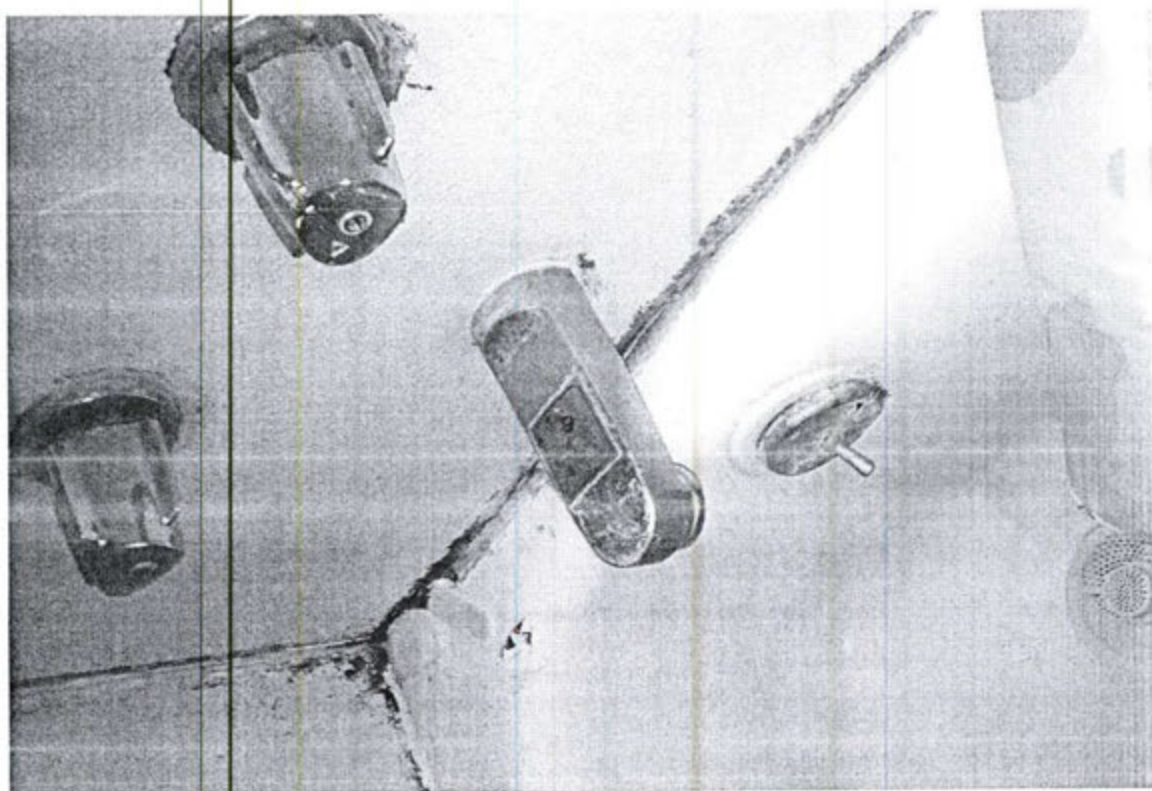
Screen
off track
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6-26-14

314-105th Ave E

1 of 2

1402355





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

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Bl
San Ramon, CA 94583-3001

Code Enforcement Case No.: 140 **2363**

Property: 320 105th Av. Unit E

Parcel Number: 45-5369-11-3

Re-inspection Date: 8/6/14

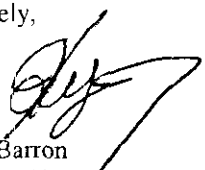
The Code Enforcement Division inspected your property on 6/25/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	1.- Handles of kitchen sink valves are missing. Repair or replace in approved manner.	Kitchen	15.08.230.D
X	2.- Tile floor is broken and/or missing. Repair or replace in approved manner.	Bathroom	15.08.230.O
	3.- Lavatory base support is loose. Repair or replace in approved manner.	Bathroom	15.08.050
	4.- Wall furnace is in disrepair. Repair in approved manner or replace with permit.	Living room	15.08.260.A & 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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,

Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

cc:

☐ 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

Planning and Building Department

Bureau of Building

www.oaklandnet.com

(510) 238-6402

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 320 105th av - Unit E

Parcel no. 45-5369-11-3

Case no.: 1402363

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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:

May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities

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

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

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

Request for Service Tenant Complaint

Property Address: 320-105th E
Complaint Number: 1402363

Date: 6-25-14

Reported by: ☒ Tenant ☐ Other

Name: Yolanda Ortega

Day Phone: 510-638-3646

Address: 320-105th E

Zip Code: _____ Night Phone: _____

Email Address: _____

Owner: Chae Kim

Day Phone: 925-719-8241

Address: P.O. Box 2163

Night Phone: _____

City: San Ramon, CA 94583

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 Flooring
- ☐ Other _____

☐ 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: Yolanda Ortega

Date: 6-25-14

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

Email: 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 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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Kim, Chae & Jimmy
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 (Endorse)

Restrict
 (Endorse)

Total 1

(re: #1402363 / 320 105th Ave, Unit E /
 7.2.14 / HSB / RT)

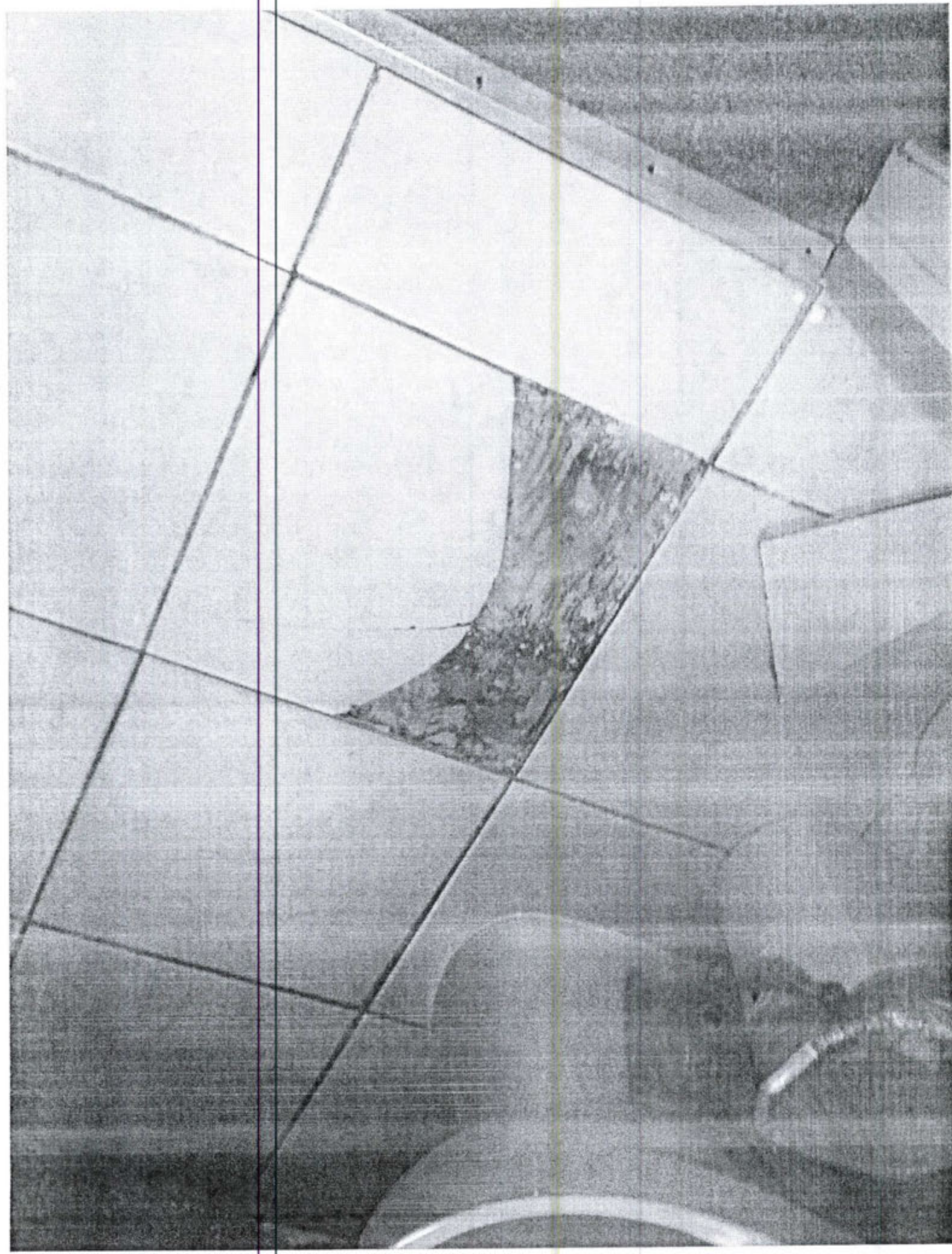
Sent To

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

Planning and Building Department

Bureau of Building

Inspections, Permits and Code Enforcement Services

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Bl
San Ramon, CA 94583-3001

Code Enforcement Case No.: 1402364

Property: 324 105th Av Unit C

Parcel Number: 45-5369-11-3

Re-inspection Date: 8/7/14

The Code Enforcement Division inspected your property on 6/25/14 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.

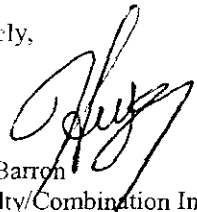
Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	1.- Window glass is broken. Replace in approved manner.	Bedroom No. 2	15.08.240

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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,


Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

cc:

☐ Surface mold present on
guidelines.

_____. See enclosed brochure for remediation
(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

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 324 105th av - Unit C

Parcel no. 45-5369-11-3

Case no.: 1402364

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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

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: _____



City of Oakland

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

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

Request for Service Tenant Complaint

Property Address: 324-105th Ave C Date: 6-25-14
Complaint Number: 1402364

Reported by: ☒ Tenant ☐ Other Raymundo Santiago
Name: Same Day Phone: 510 485-4092
Address: _____ Zip Code: _____ Night Phone: _____
Email Address: _____

Owner: Kim Day Phone: _____
Address: _____ Night Phone: _____
City: _____ State: _____ Zip Code: _____
Email Address: _____

Investigate:

- | | |
|---|--|
| <input type="checkbox"/> Electric – lights/outlets/switch | <input type="checkbox"/> Peeling paint |
| <input type="checkbox"/> Elevator operation | <input type="checkbox"/> Plumbing leak |
| <input type="checkbox"/> Entry door locks | <input type="checkbox"/> Required exit blocked |
| <input type="checkbox"/> House sewer blockage | <input type="checkbox"/> Resident manager (16 or more units) |
| <input type="checkbox"/> Lack of electric service | <input type="checkbox"/> Roof leak |
| <input type="checkbox"/> Lack of gas service | <input type="checkbox"/> Stairs/railing/deck |
| <input type="checkbox"/> Lack of heat | <input checked="" type="checkbox"/> Window(s) operation/broken |
| <input type="checkbox"/> Lack of hot water or water service | <input type="checkbox"/> Other <u>See Correction Notice</u> |
| <input type="checkbox"/> Lack of smoke detector | <input type="checkbox"/> Other _____ |
- ☐ 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: Raymundo Santiago C. Date: 6-25-14

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

Email: 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 045- -5369-011-03

Parcel Number	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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Kim, Chae & Jimmy
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San Ramon, CA 94583

R
(Endor)
 Restr
(Endor)

(re: #1402364 / 324 105th Ave, Unit C /
 7.2.14 / HSB / RT)

Total Postage & fees \$

Sent To

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

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

324-105¹¹² Ae
-C

6-26-14

1402364





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

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Bl
San Ramon, CA 94583-3001

Code Enforcement Case No.: 1402361

Property: 324 105th Av. Unit B

Parcel Number: 45-5369-11-3

Re-inspection Date: 8/7/14

The Code Enforcement Division inspected your property on 6/25/14 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.

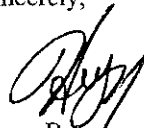
Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
	1.- Telephone box adjacent to the stove is in disrepair. Repair or replace in approved manner.	Kitchen	15.08.050
X	2.- Brackets supporting the handrail of stairway are broken or loose. Repair or replace in approved manner.	Stairway	15.08.050
	3.- Handrail has sharp and/or damaged surface areas. Repair or replace in approved manner.	Stairway	15.08.050
X	4.- Telephone box adjacent to bed in bedroom No. 2 is in disrepair. Repair or replace in approved manner.	Bedroom No.2	15.08.050
X	5.- Locking device of door leading to the deck is in disrepair. Repair or replace in approved manner.	Bedroom No.1	15.08.240

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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,



Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

cc:

☐ 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

Planning and Building Department

Bureau of Building
www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 324 105th av - Unit B

Parcel no. 45-5369-11-3

Case no.: 1402361

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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

May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities

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

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)

Day time telephone (_____) _____

E-mail: _____



City of Oakland

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

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

Request for Service Tenant Complaint

Property Address: 324-105th Ave B Date: 6-25-14
Complaint Number: 1402361

Reported by: ☒ Tenant ☐ Other

Name: Consuelo Olivera Day Phone: 510-485-2369
Address: 324-105th Ave B Zip Code: _____ Night Phone: _____

Email Address: _____

Owner: Chae Kim Day Phone: 925-719-8241
Address: _____ Night Phone: _____
City: _____ State: _____ Zip Code: _____
Email Address: _____

Investigate:

- | | |
|---|--|
| <input type="checkbox"/> Electric – lights/outlets/switch | <input type="checkbox"/> Peeling paint |
| <input type="checkbox"/> Elevator operation | <input type="checkbox"/> Plumbing leak |
| <input type="checkbox"/> Entry door locks | <input type="checkbox"/> Required exit blocked |
| <input type="checkbox"/> House sewer blockage | <input type="checkbox"/> Resident manager (16 or more units) |
| <input type="checkbox"/> Lack of electric service | <input type="checkbox"/> Roof leak |
| <input type="checkbox"/> Lack of gas service | <input checked="" type="checkbox"/> Stairs/railing/deck |
| <input type="checkbox"/> Lack of heat | <input checked="" type="checkbox"/> Window(s) operation/broken |
| <input type="checkbox"/> Lack of hot water or water service | <input type="checkbox"/> Other <u>See Violation Notice</u> |
| <input type="checkbox"/> Lack of smoke detector | <input type="checkbox"/> Other _____ |
- ☐ 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: 6-25-14

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

Email: www.oaklandnet.com

County Assessor Display

Assessor Parcel Record for APN 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE. OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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

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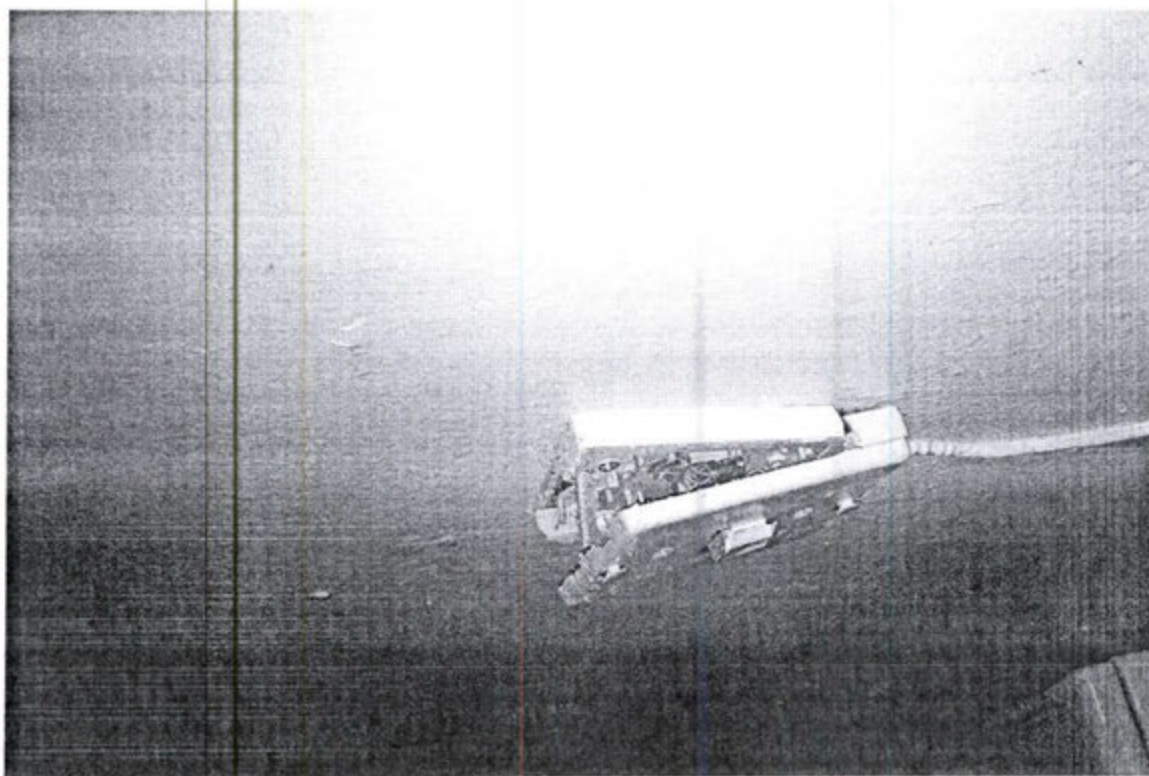
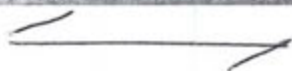
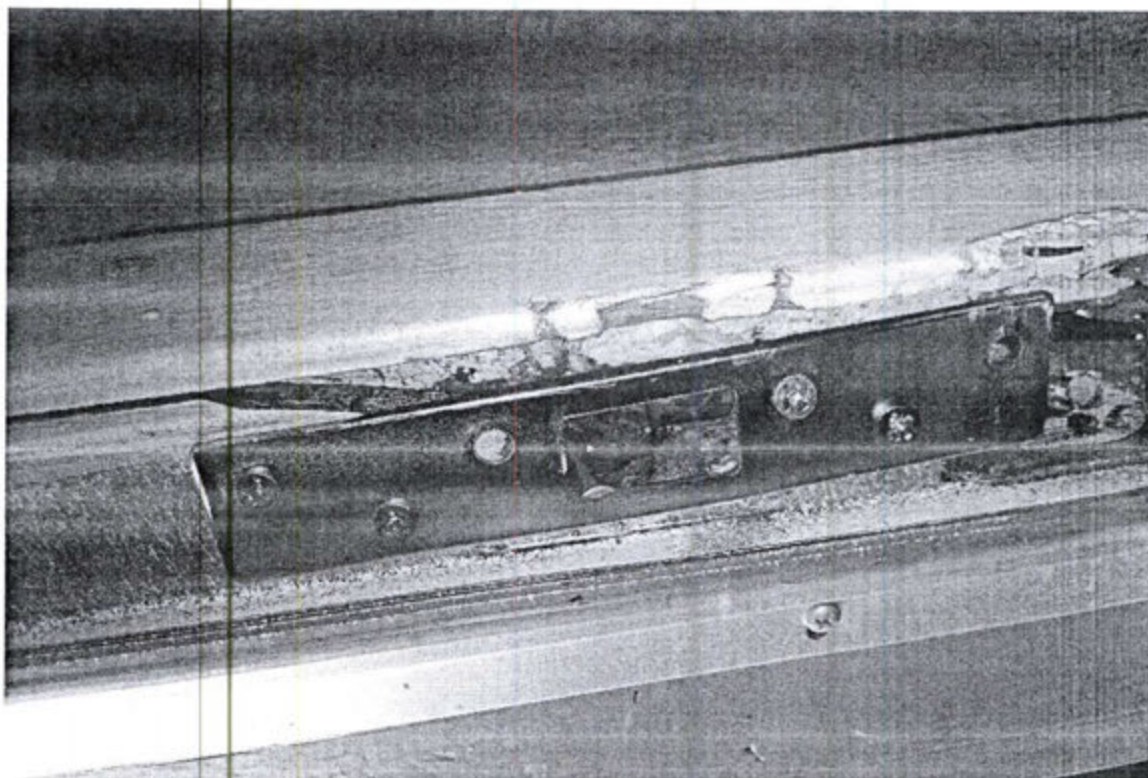
PS Form 3800, August 2006

See Reverse for Instructions

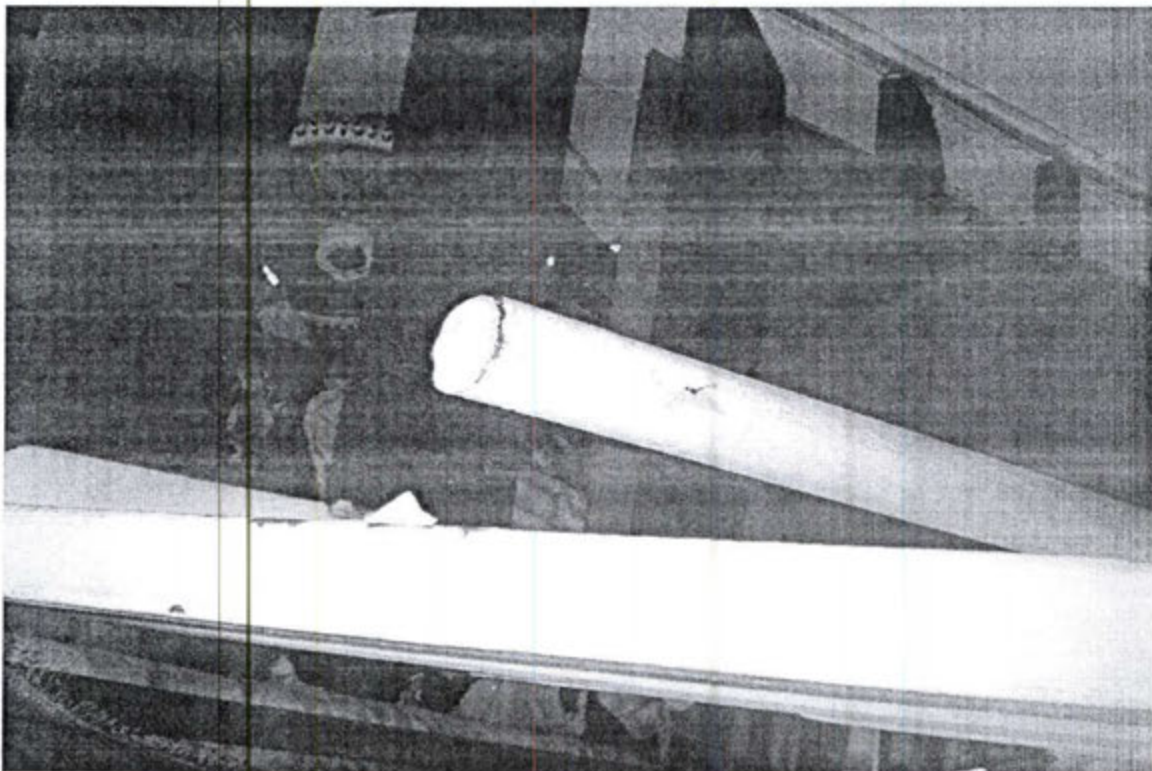
6-26-14

324-1054A-B 1 of 2

1402361



6-26-14 324-105th A-B 2 of 2
1402361





CITY OF OAKLAND

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Planning and Building Department

Bureau of Building

Inspections, Permits and Code Enforcement Services

www.oaklandnet.com

(510) 238-6402

FAX:(510) 238-2959

TDD:(510) 238-3254

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Bl
San Ramon, CA 94583-3001

Code Enforcement Case No.: 1402365

Property: 320 105th Av. Unit C

Parcel Number: 45-5369-11-3

Re-inspection Date:8/06/14

The Code Enforcement Division inspected your property on 6/25/14 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.

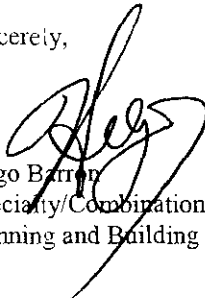
Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
	1.- Base of lower cabinets is deteriorated. Repair or replace in aproved manner.	Kitchen	15.08.050
	2.- Lavatory faucetts are in disrepair. Repair or replace in approved manner.	Bathroom	15.08.050

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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,


Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

cc:

☐ **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

Planning and Building Department

Bureau of Building

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 320 105th av Unit C

Parcel no. 45-5369-11-3

Case no.: 1402365

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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

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

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

Request for Service Tenant Complaint

Property Address: 320 105th A C
Complaint Number: 1402365

Date: 6-25-14

Reported by: ☒ Tenant ☐ Other

Name: Cecilia Vellegas

Day Phone: 510-385-4038

Address: /

Zip Code: _____

Night Phone: _____

Email Address: _____

Owner: Chae Kim

Day Phone: 925-719-8291

Address: P.O. Box 2163

Night Phone: _____

City: San Ramon

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 _____

☐ 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: Cecilia Vellegas

Date: 6-25-14

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

Email: 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 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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Kim, Chae & Jimmy
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 San Ramon, CA 94583

(re: #1402365 / 320 105th Ave, Unit C /
 7.2.14 / HSB / RT)

Sent To

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

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

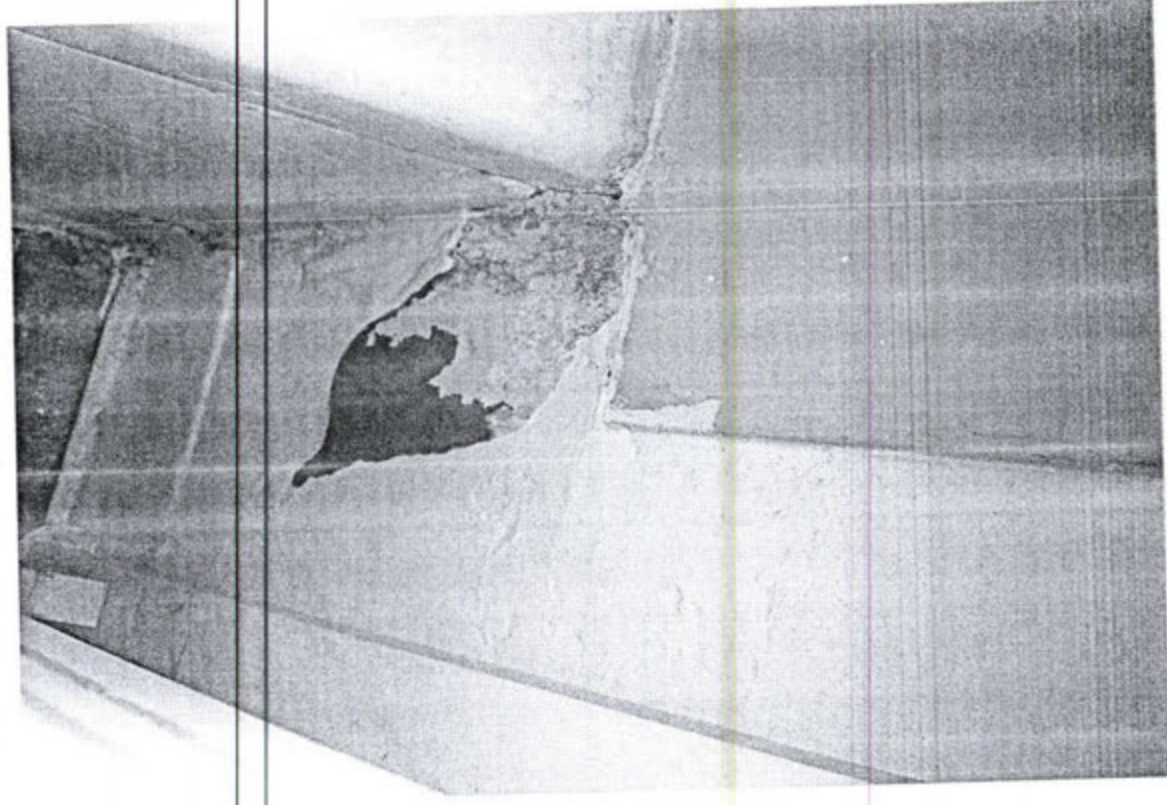
1402365

6-26-14



320-105th Ave Unit C

1402365





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

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Bl
San Ramon, CA 94583-3001

Code Enforcement Case No.: 1402367

Property: 320 105th Av Unit D

Parcel Number: 45-5369-11-3

Re-inspection Date: 8/6/14

The Code Enforcement Division inspected your property on 6/25/14 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.

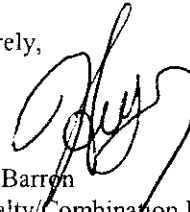
Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	1.- Unapproved installation of shower water line. Obtain permit and repair or replace in approved manner.	Bathroom	15.08.140
X	2.- Drywall adjacent to tub is damaged. Repair or replace in approved manner.	Bathroom	15.08.230.O
X	3.- Exit door leading to the rear deck has an excess gap between the weather strip and floor. Repair or replace in approved manner.	Bedroom No. 1	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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,



Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

cc:

☐ 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

Planning and Building Department
Bureau of Building
www.oaklandnet.com

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

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 320 105th av - Unit D

Parcel no. 45-5369-11-3

Case no.: 1402367

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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

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: _____



City of Oakland

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

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

Request for Service Tenant Complaint

Property Address: 320-105th Ave D Date: 6-25-14
Complaint Number: 142367

Reported by: ☒ Tenant ☐ Other

Name: Olivia Edgman

Day Phone: 510-798-6091

Address: _____

Zip Code: _____ Night Phone: _____

Email Address: _____

Owner: Danny Do

Day Phone: 510-465-7076

Address: David Kim

Night Phone: 925-719-8241

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 _____

☐ 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: 6-25-14

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

Email: 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 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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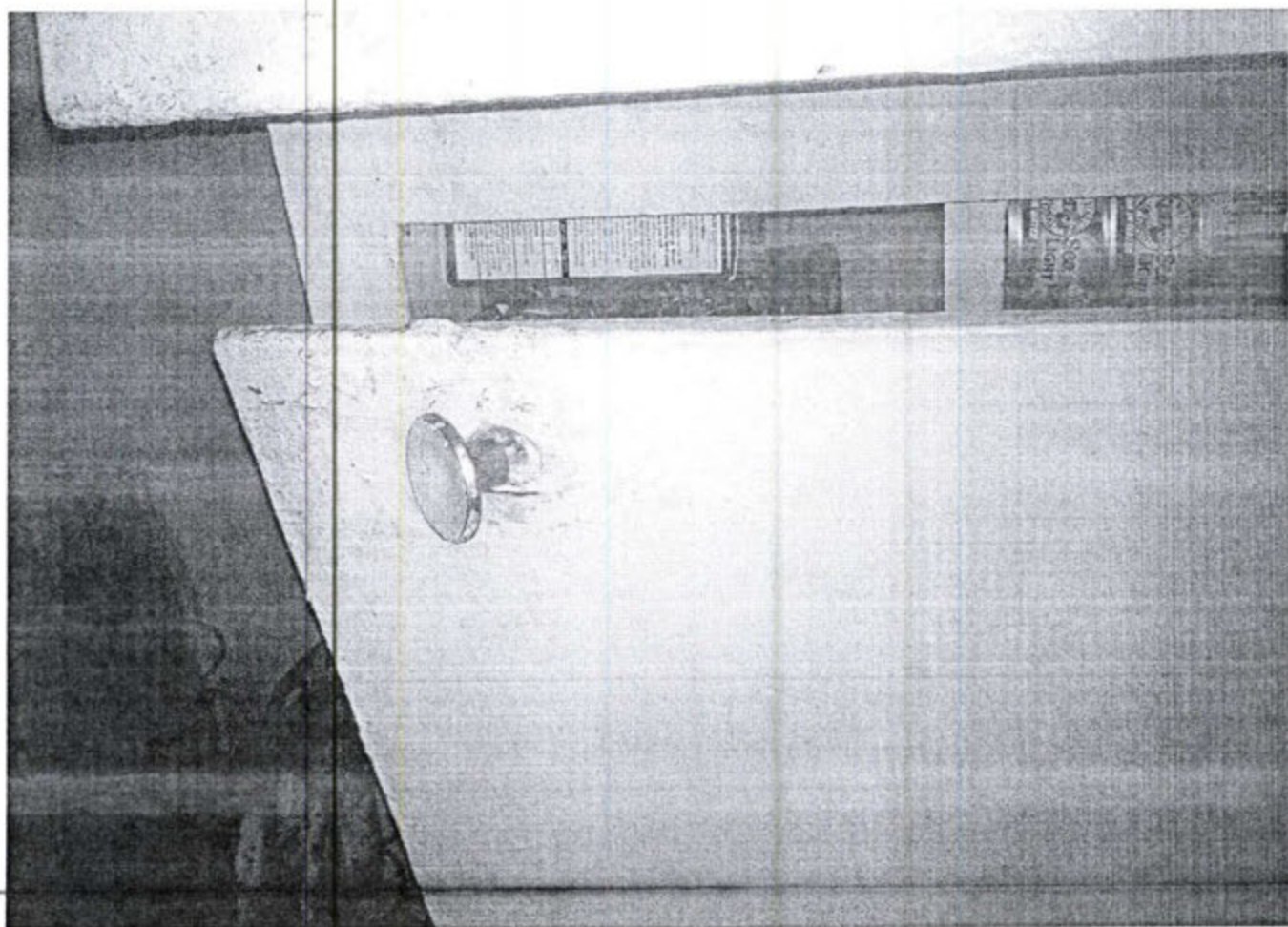
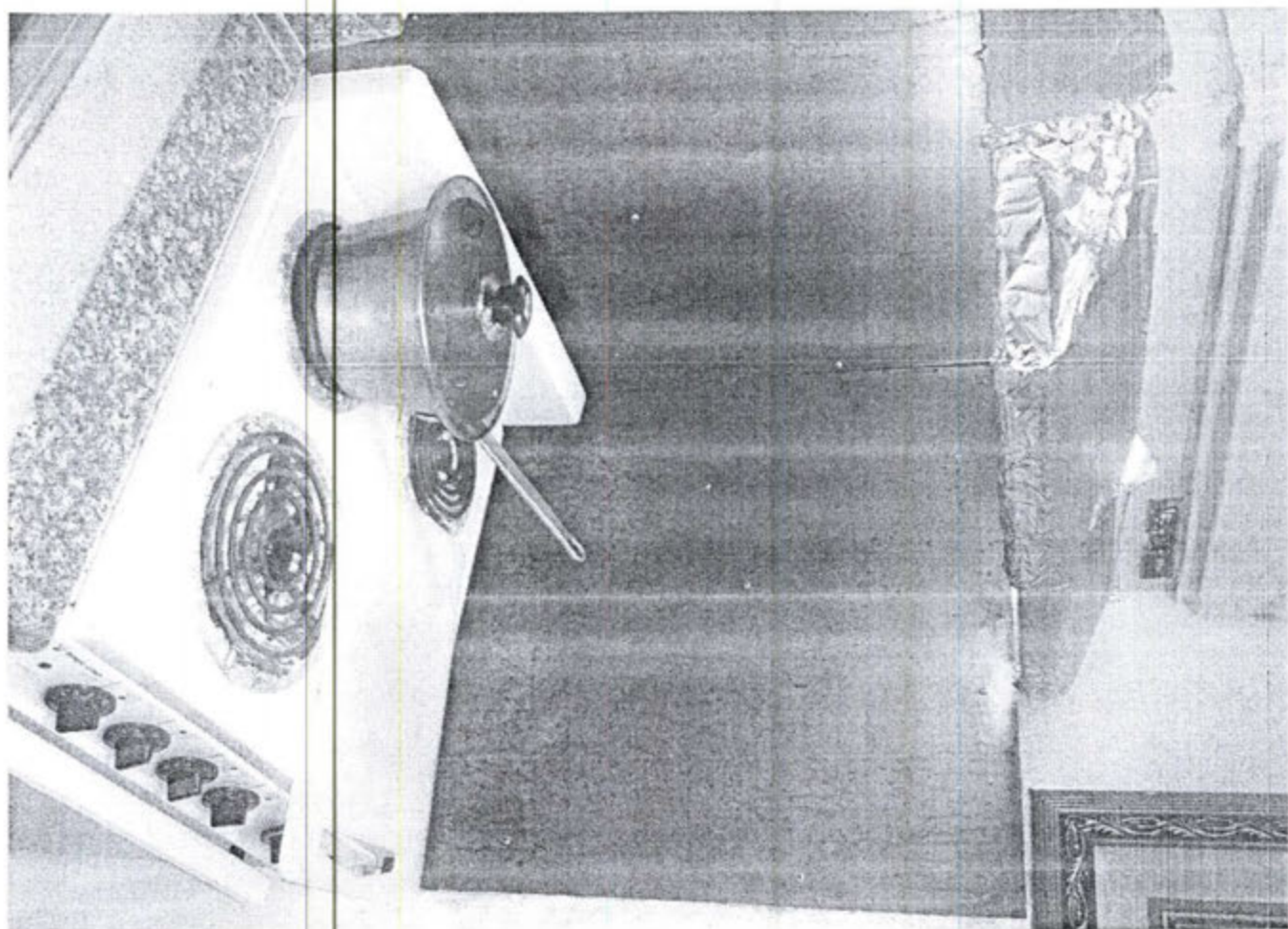
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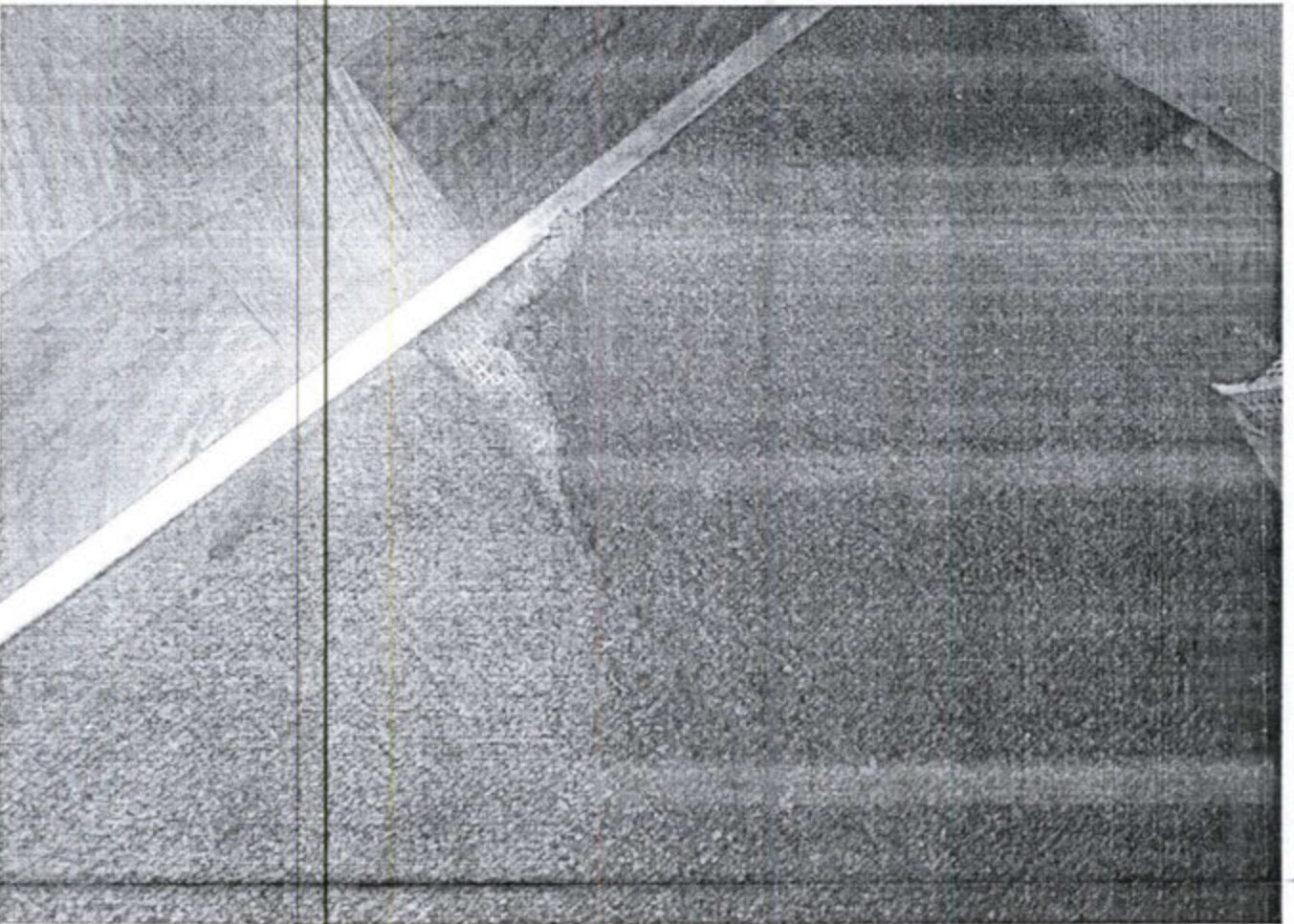
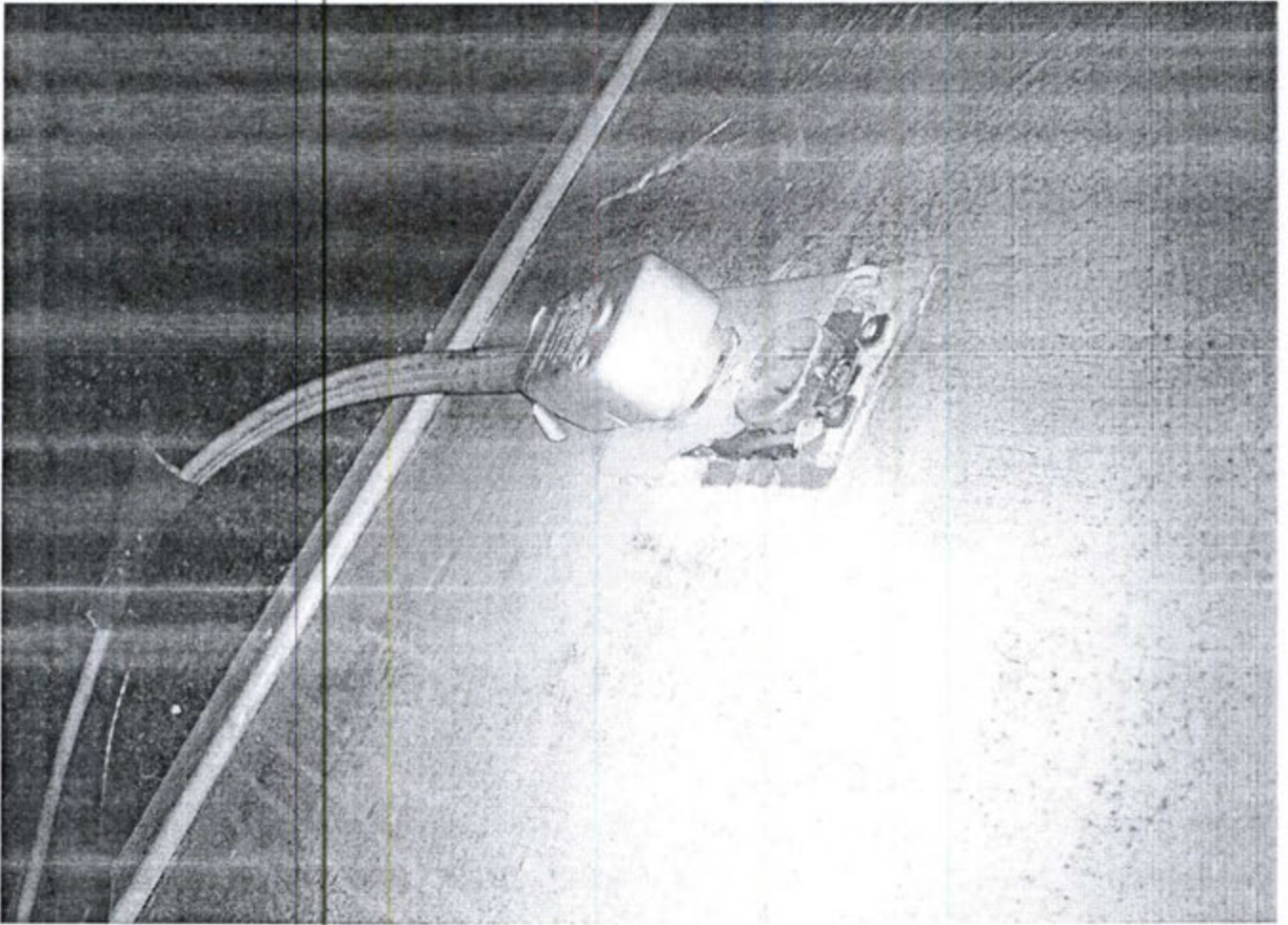
KIM CHAE & JIMMY
10081 ALCOSTA BL
SAN RAMON CA 94583-3001
1402367/HB/ME/7-2-14

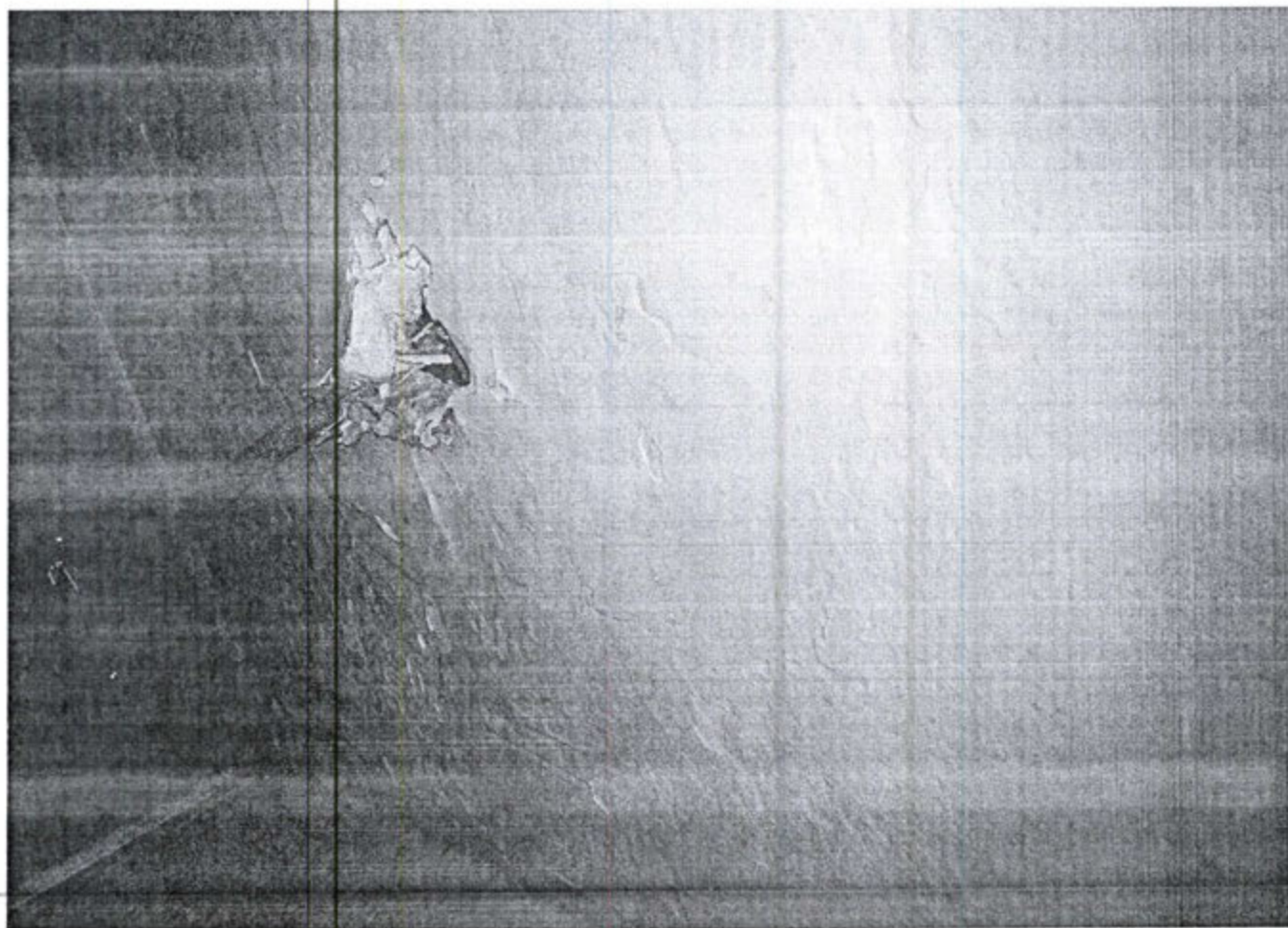
Sent To

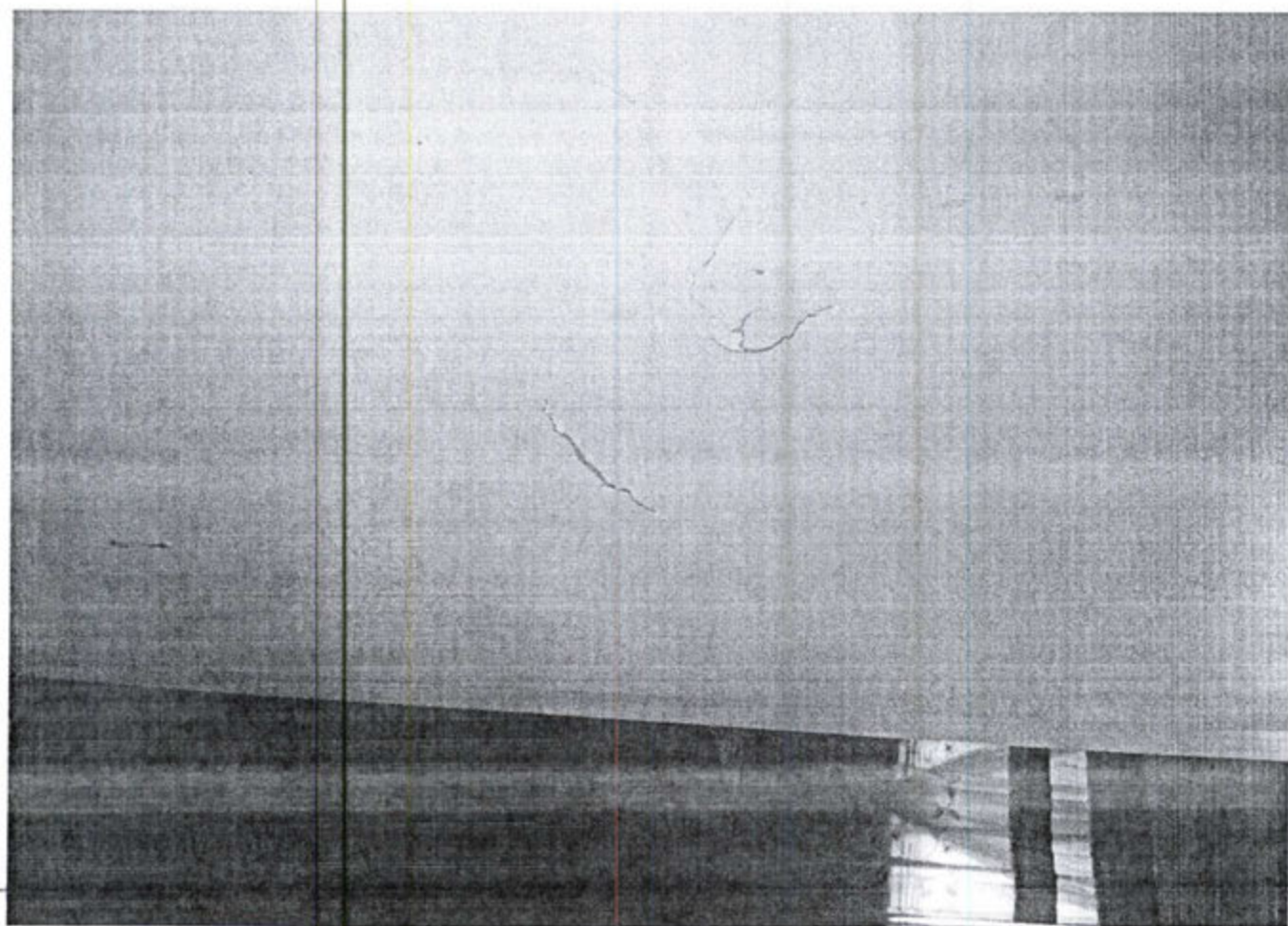
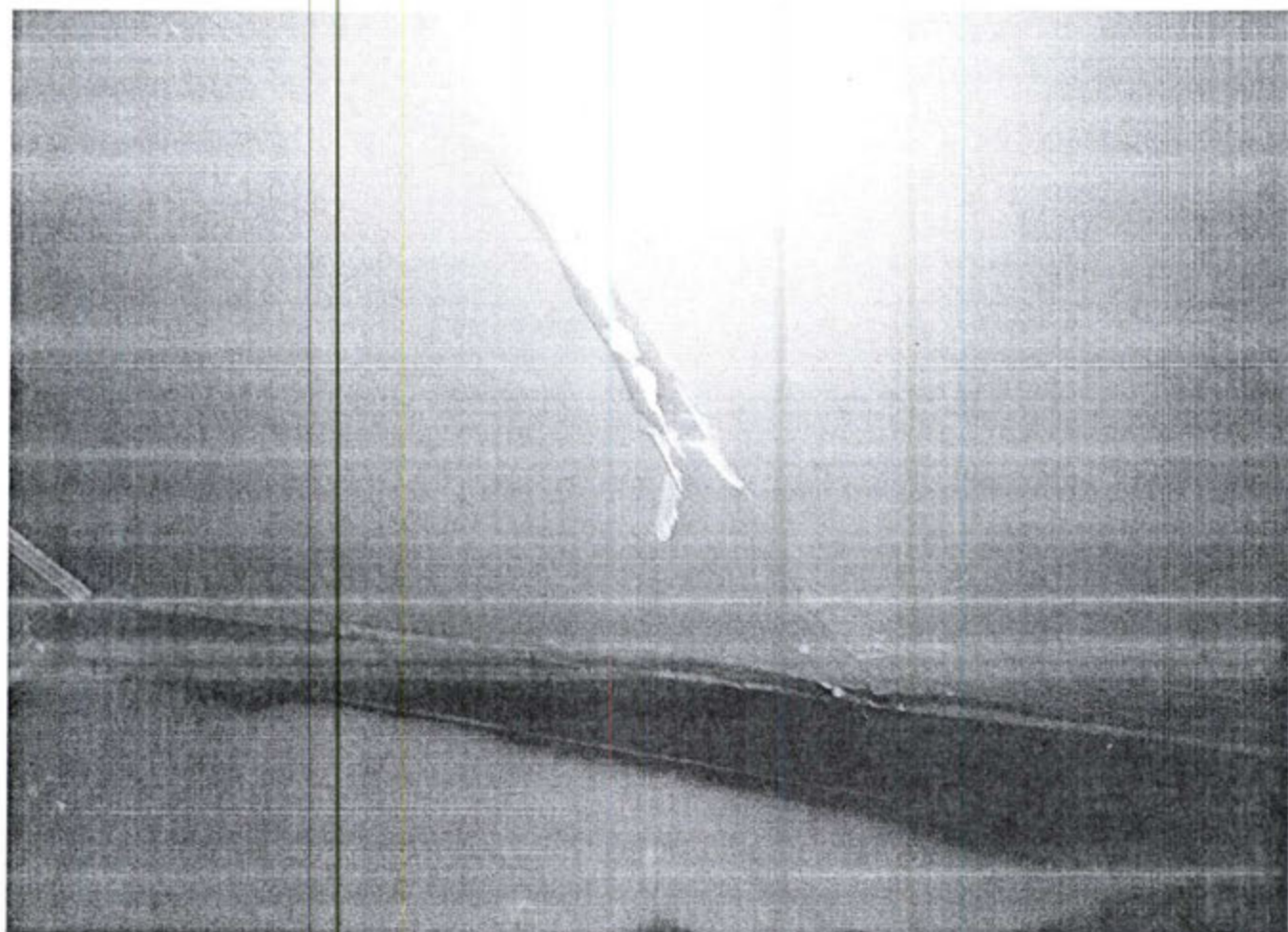
Street, Apt. No.,
or PO Box No.
City, State, ZIP

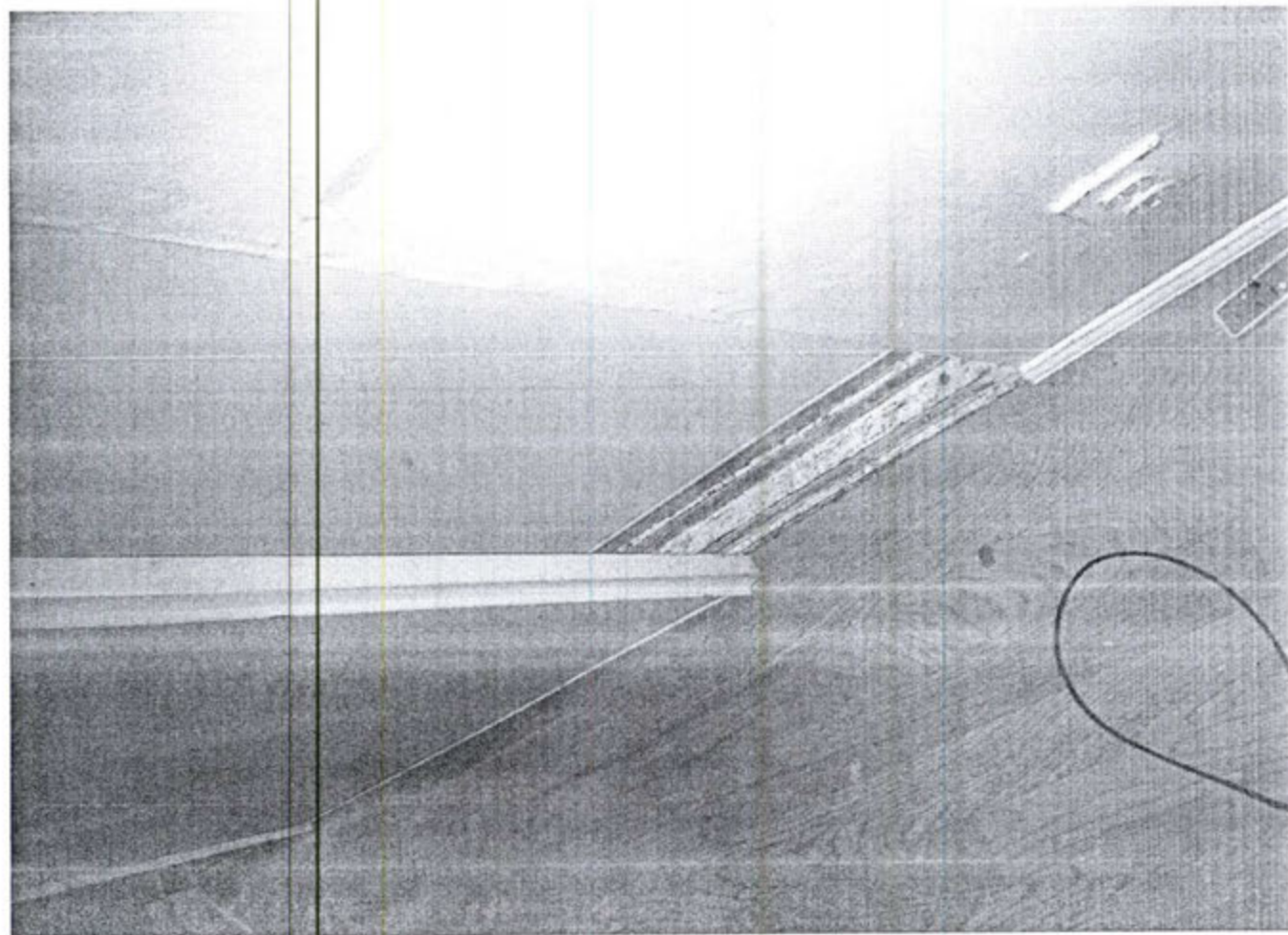














CITY OF OAKLAND

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Planning and Building Department

Bureau of Building

Inspections, Permits and Code Enforcement Services

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Bl
San Ramon, CA 94583-3001

Code Enforcement Case No.: 1402375

Property: 320 105th Av Unit F

Parcel Number: 45-5369-11-3

Re-inspection Date: 8/6//14

The Code Enforcement Division inspected your property on 6/25/14 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
	Property Maintenance		
	Building Maintenance (Code)		
X	1.- Counter top is in disrepair. Repair or replace in approved manner.	Kitchen	15.08.230.O & 15.08.230.C
	2.- Faucett of kitchen sink is loose. Repair or replace in approved manner.	Kitchen	15.08.230.D
X	3.- Drywall in several areas in the kitchen is damaged and/or paint is deteriorated. Repair or replace in approved manner.	Kitchen	15.08.230.O
X	4.- Overflow valve in bathtub is missing and water leaks from the termination. Repair or replace in approved manner.	Bathroom	15.08.230.D
X	5.- Section of the carpet in the bedroom No. 1 is broken. Repair or replace in approved manner.	Bedroom No. 1	15.08.230.O
X	6.- Switch in the living room is broken. Repair or replace in approved manner.	Living room	15.08.260.C
	7.- Furnace is in disrepair. Repair in approved manner or replace with permit.	Living room	15.08.260.A

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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,



Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

cc:

☐ 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

Planning and Building Department

Bureau of Building
www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 320 105th av - Unit F

Parcel no. 45-5369-11-3

Case no.: 1402375

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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

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

May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities

Property Owner Signature

Day time telephone ()

E-mail: _____



City of Oakland

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

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

Request for Service Tenant Complaint

Property Address: 380 105th Ave F Date: 6-25-14
Complaint Number: 1402375

Reported by: ☒ Tenant ☐ Other
Name: Albert Ortega Day Phone: 510-372-4108
Address: _____ Zip Code: _____ Night Phone: _____
Email Address: _____

Owner: Not at Time of Day Phone: _____
Address: _____ Night Phone: _____
City: Inspect 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 Flour
- ☐ Other Counter - Kitchen

☐ 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: Albert Ortega Date: 6-25-14

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

Email: 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 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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

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Postage \$

Kim, Chae & Jimmy
10081 Alcosta Blvd
San Ramon, CA 94583

(End)

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(End)

Tot

(re: #1402375 / 320 105th Ave, Unit F /
7.2.14 / HSB / RT)

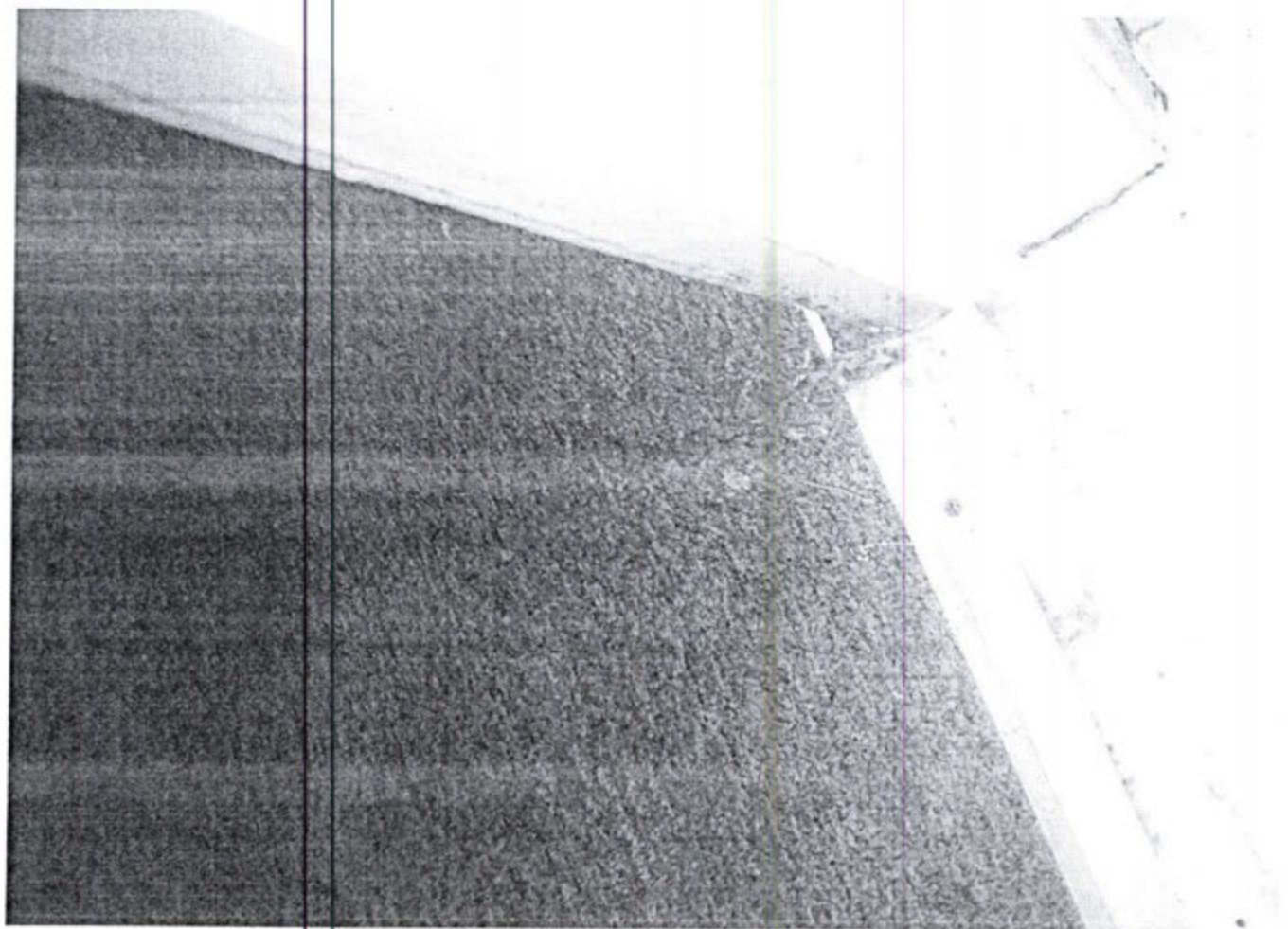
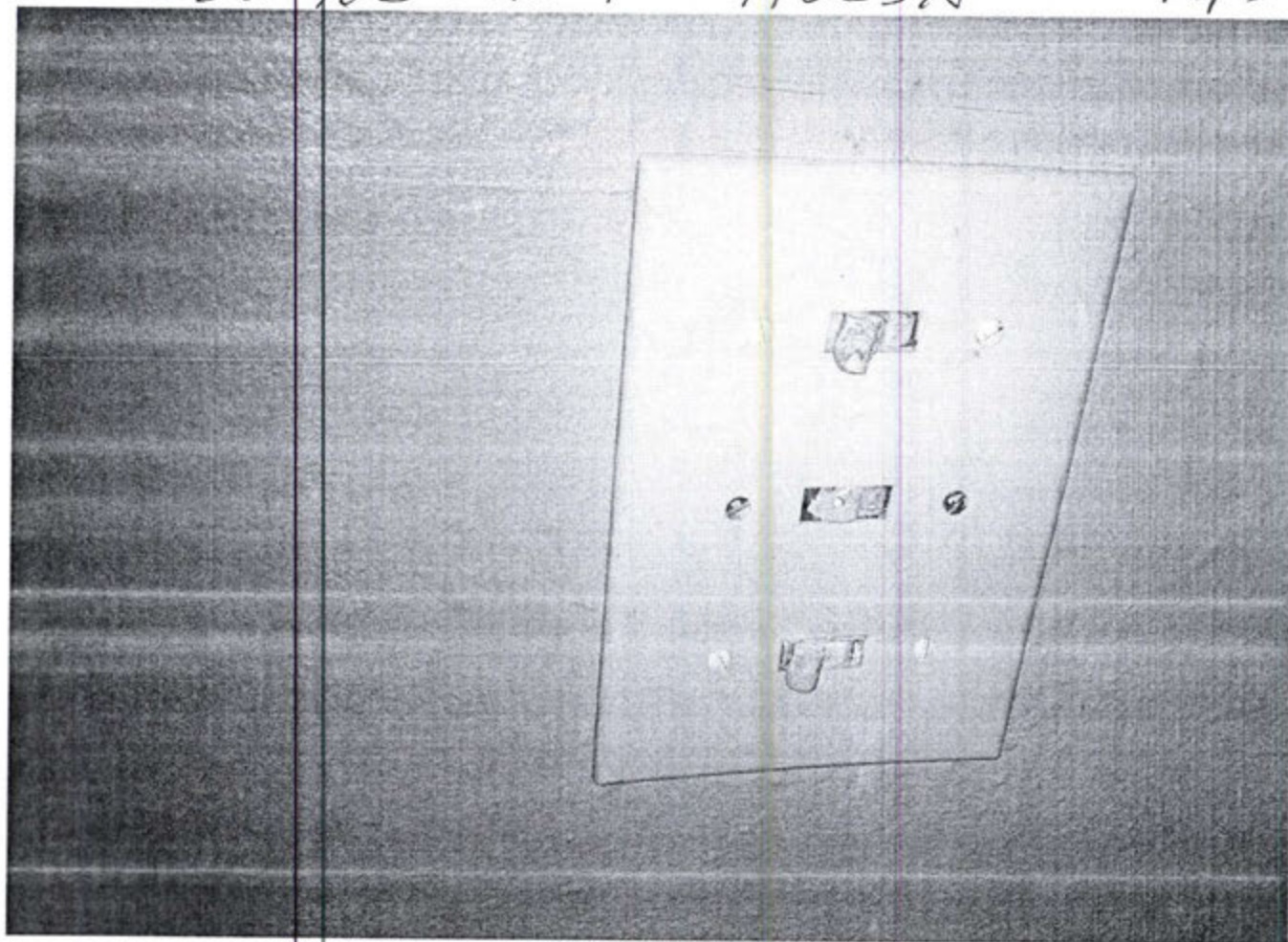
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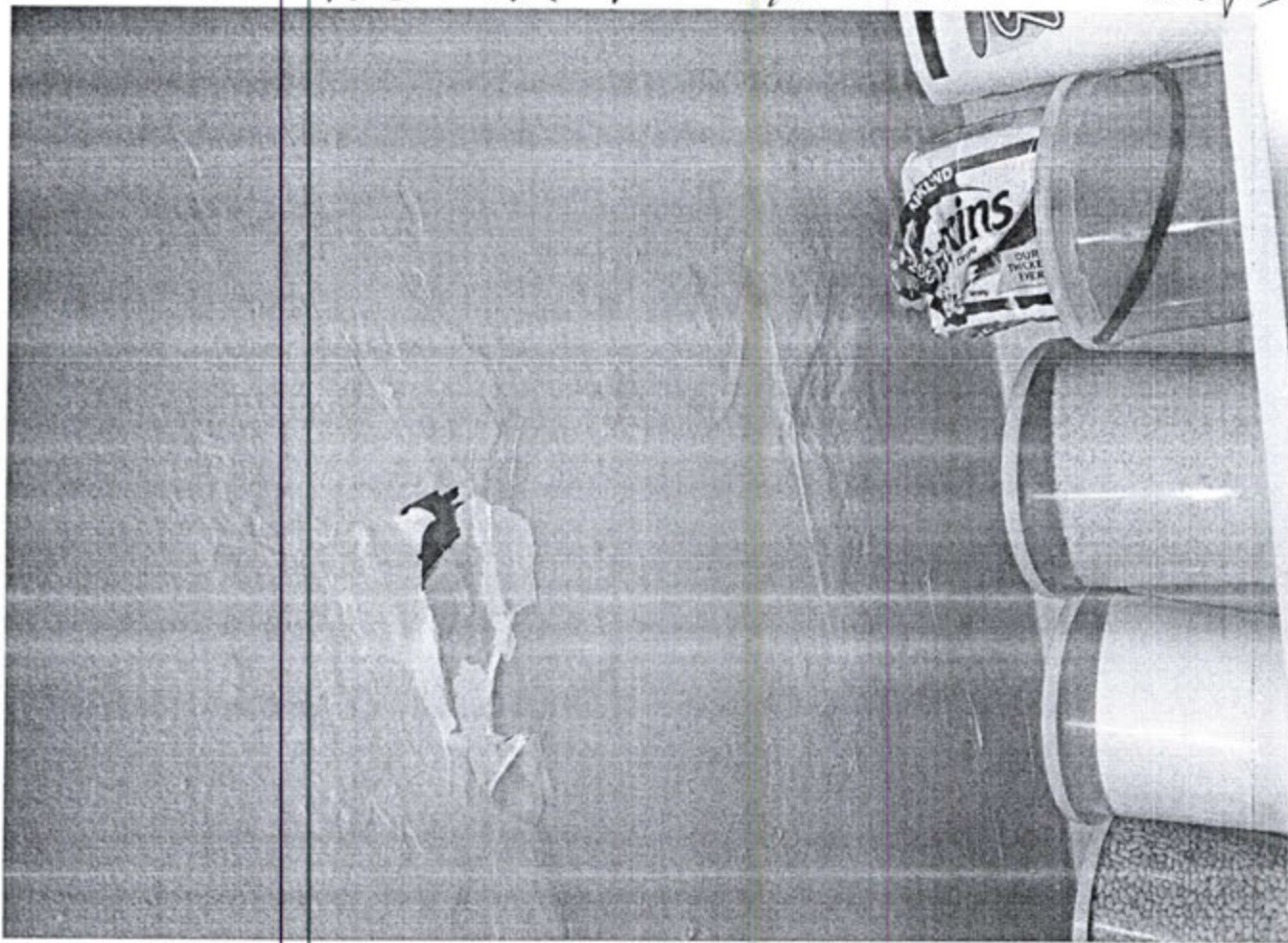
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

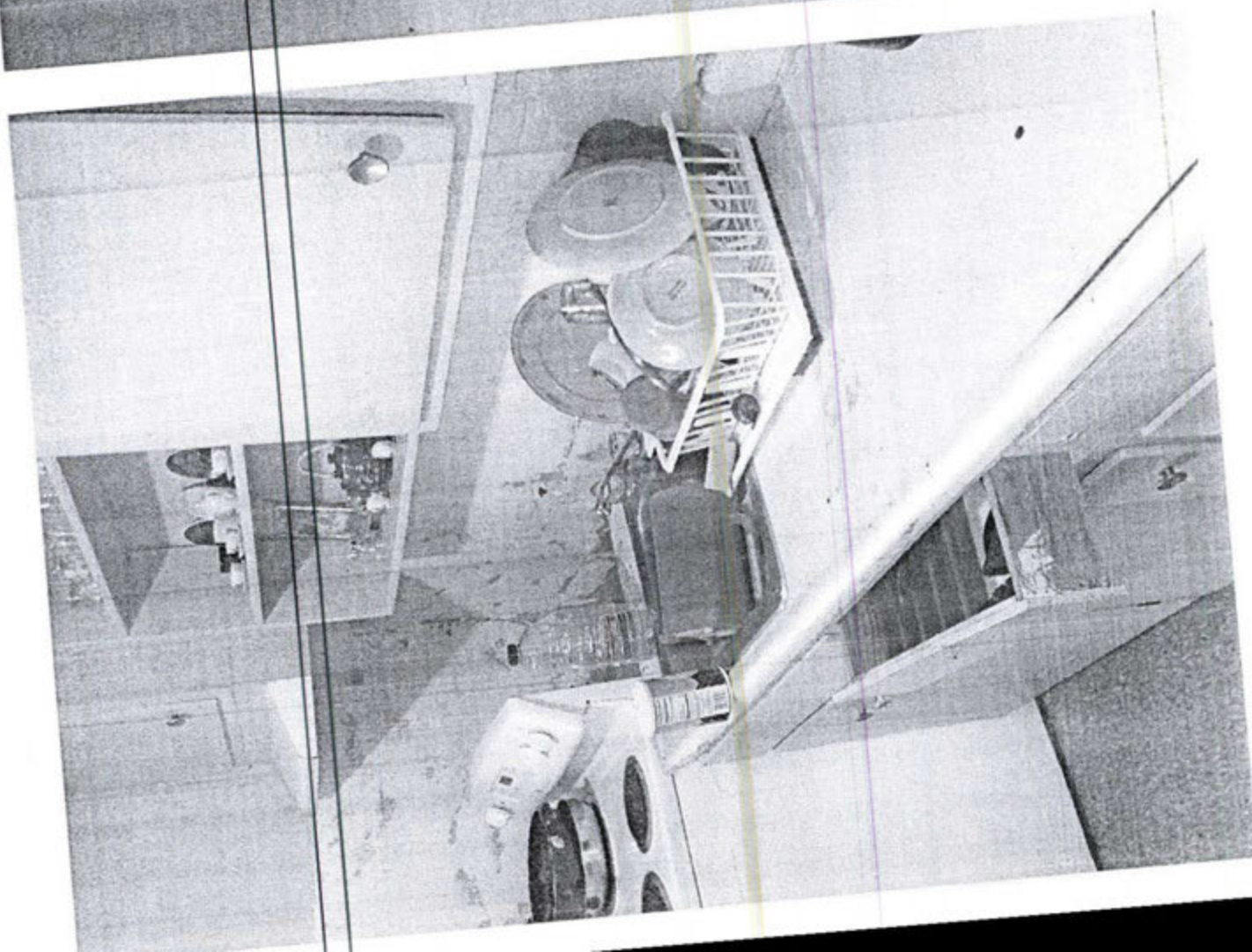
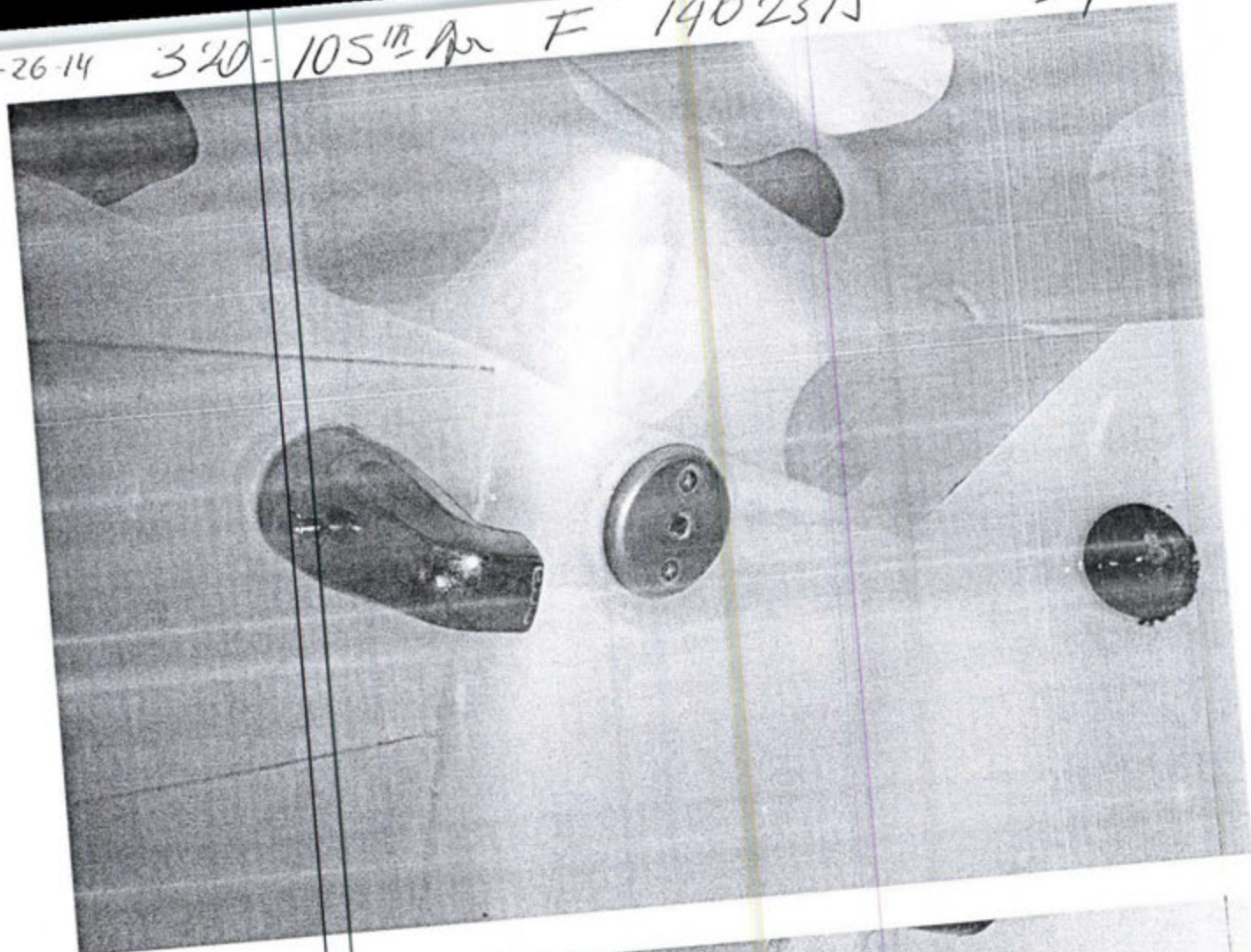
6-26-11 320-105th Ave F 1402375 1 of 3





6-26-14 320-105th Ave F 1402375

34





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

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Bl
San Ramon, CA 94583-3001

Code Enforcement Case No.: **1402382**

Property: **314 105th Av - Unit B**

Parcel Number: **45-5369-11-3**

Re-inspection Date: **8/5/14**

The Code Enforcement Division inspected your property on **6/25/14** 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.

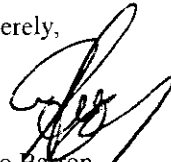
Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	1.- Laminated flooring in living room and vinyl flooring in kitchen exhibits gaps, damage and metal strip in disrepair. Repair in approved manner.	Living room/Kitchen	15.08.230.O
X	2.- Dining room window locking device is missing. Replace in approved manner.	Dinig room	15.08.240
	3.- Tiles adjacent to toilet are loose. Repair in approved manner.	Bathroom	15.08.230.O
	4.- Shower faucets are leaking and in disrepair. Repair in approved manner.	Bathroom	15.08.230.D
X	5.- Floor is in disrepair at upper landing of stairway. Repair in approved manner.	Stairway	15.08.230.O
	6.- Living room window does not properly. Repair in approved maner.	Living room	15.08.240

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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,



Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

cc:

☐ 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

Planning and Building Department

Bureau of Building
www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 314 105th av - Unit B

Parcel no. 45-5369-11-3

Case no.: 1402382

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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

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

May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities



City of Oakland

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

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

Request for Service Tenant Complaint

Property Address: 314-105^{1/2} A B Date: 6-25-14
Complaint Number: 1402382

Reported by: ☒ Tenant ☐ Other
Name: Maria Ambroz Day Phone: 510-437-0821
Address: 314-105^{1/2} A - B Zip Code: _____ Night Phone: _____
Email Address: _____

Owner: Dave Day Phone: 925-719-8241
Address: _____ Night Phone: _____
City: _____ State: _____ Zip Code: _____
Email Address: _____

Investigate:

- | | |
|---|--|
| <input type="checkbox"/> Electric – lights/outlets/switch | <input type="checkbox"/> Peeling paint |
| <input type="checkbox"/> Elevator operation | <input type="checkbox"/> Plumbing leak |
| <input type="checkbox"/> Entry door locks | <input type="checkbox"/> Required exit blocked |
| <input type="checkbox"/> House sewer blockage | <input type="checkbox"/> Resident manager (16 or more units) |
| <input type="checkbox"/> Lack of electric service | <input type="checkbox"/> Roof leak |
| <input type="checkbox"/> Lack of gas service | <input checked="" type="checkbox"/> Stairs/railing/deck |
| <input type="checkbox"/> Lack of heat | <input checked="" type="checkbox"/> Window(s) operation/broken |
| <input type="checkbox"/> Lack of hot water or water service | <input type="checkbox"/> Other <u>Floor</u> |
| <input type="checkbox"/> Lack of smoke detector | <input type="checkbox"/> Other _____ |

☐ 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: Maria Ambroz Date: 6-25-14

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

Email: www.oaklandnet.com

County Assessor Display

Assessor Parcel Record for APN 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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

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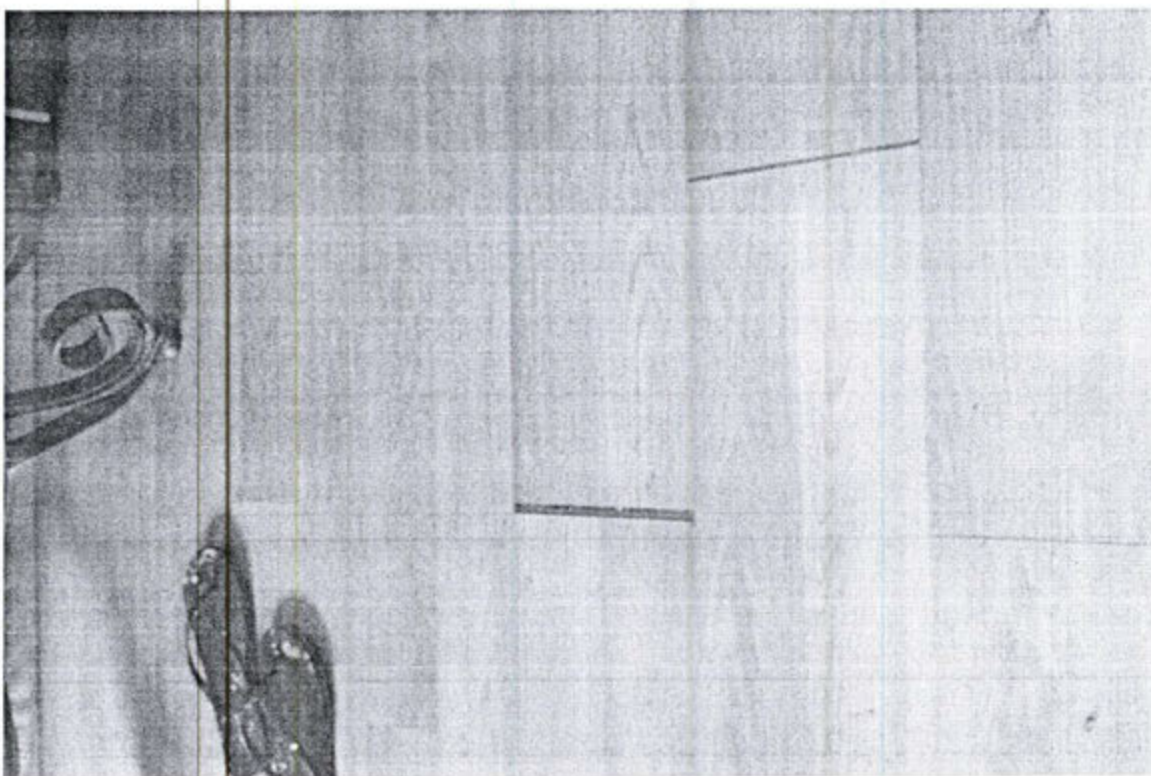
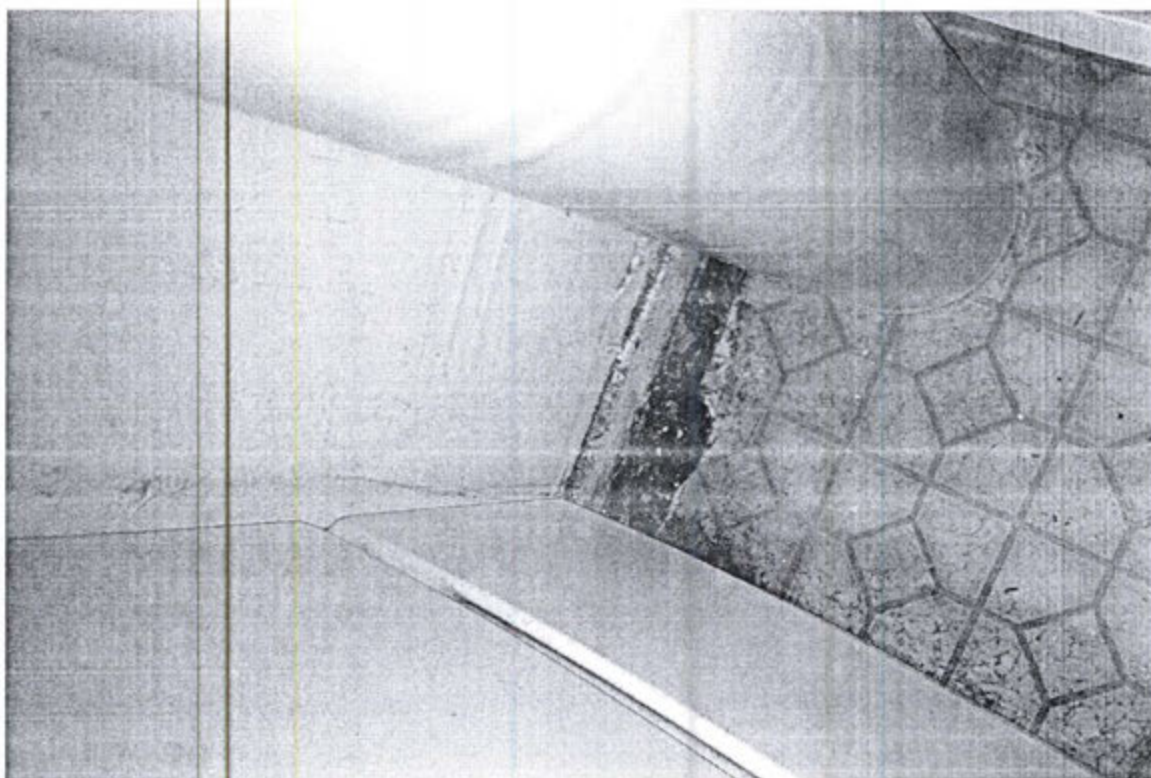
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
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Street, Ap or PO Box		
City, State		

KIM CHAE & JIMMY
 10081 ALCOSTA BL
 SAN RAMON CA 94583-3001
 1402382/HB/ME/7-2-14

1 of 2

314-105th Ave - Unit B

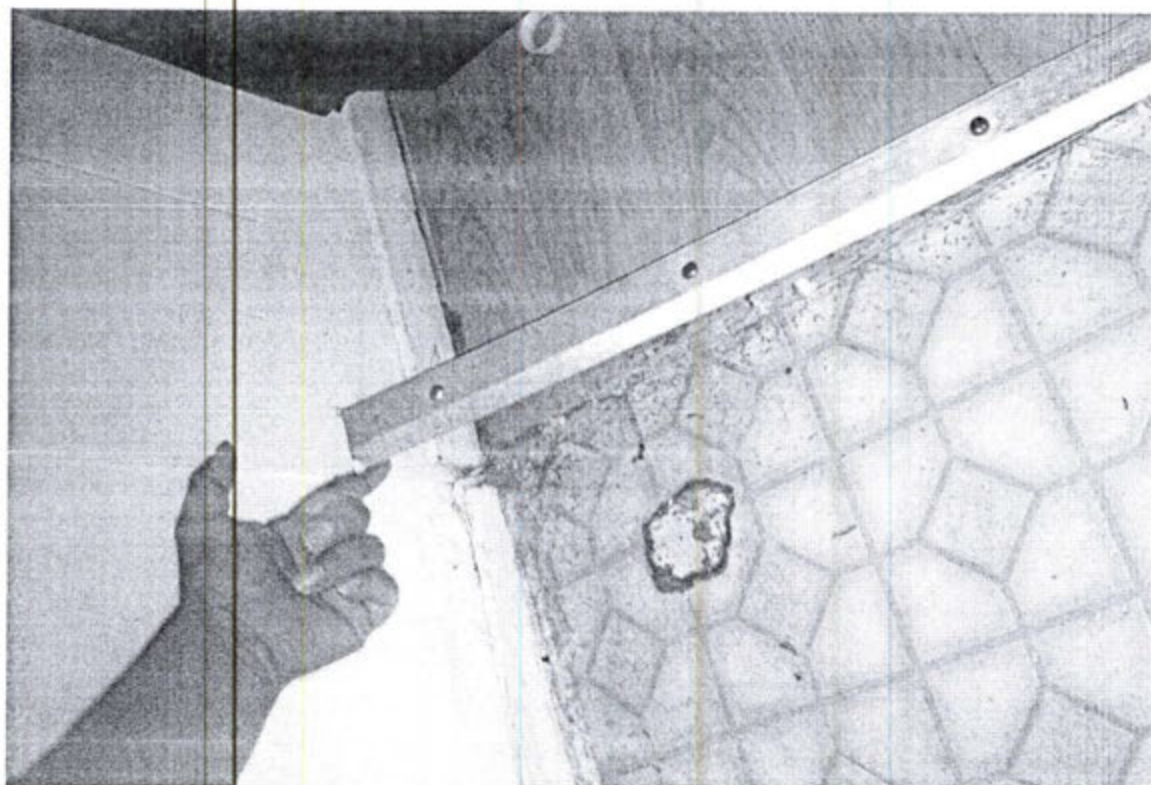
1402382



2 of 2

314-105th Ave - Unit B

1402382





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

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

7/1/14

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Bl
San Ramon, CA 94583-3001

Code Enforcement Case No.: 1402487

Property: 314 105th Av Unit D

Parcel Number: 45-5369-11-3

Re-inspection Date: 8/5/14

The Code Enforcement Division inspected your property on 6/25/14 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
	Property Maintenance		
	Building Maintenance (Code)		
X	1.- Wall furnace is in disrepair. Repair or replace in approved manner.	Kitchen	15.08.230.O
	2.- Upper cabinet handles are loose and/or missing. Repair or replace in approved manner.	Kitchen	15.08.230.D
X	3.- Drywall next to the stove is damaged and/or paint is deteriorated. Repair or replace in approved manner.	Kitchen	15.08.230.O
X	4.- Receptacle near to the stove is malfunctioning. Repair or replace in approved manner.	Bathroom	15.08.230.D
X	5.- Section of carpet near the bottom of the stairway is broken. Repair or replace in approved manner.	Bedroom No. 1	15.08.230.O
X	6.- Main entry door locking device is malfunctioning. Repair or replace in approved manner.	Living room	15.08.260.C
	7.- Bedroom No. 1 switch cover is loose. Repair in approved manner or replace with permit.	Living room	15.08.260.A
	8.- Bedroom no. 1 receptacle is broken. Repair or replace in approved manner.		



www.oaklandnet.com

TDD:(510) 238-3254

Address:

Complaint #: 6/26/14

[illegible]

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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,



Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

cc:

☐ 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

Planning and Building Department

Bureau of Building
www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 320 105th av - Unit F

Parcel no. 45-5369-11-3

Case no.: 1402375

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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)

May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities

Date

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

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 Signature _____

Day time telephone (____) _____

E-mail: _____



City of Oakland

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

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

Request for Service

Tenant Complaint

Property Address: 314 105th Ave "D" Date: 6-26-14
Complaint Number: 1402487

Reported by: ☒ Tenant ☐ Other

Name: Luis Ortega

Day Phone: 510-515-4980

Address: _____

Zip Code: _____

Night Phone: _____

Email Address: _____

Owner: Not available

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 Violation Notice
- ☐ Other _____

☐ Surface mold present on _____
guidelines.

(Description required, e.g. bedroom walls) See enclosed brochure for remediation

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: Luis Ortega

Date: 6-26-14

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

Email: 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 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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

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Postage \$

Kim, Chae & Jimmy
 10081 Alcosta Blvd
 San Ramon, CA 94583

(Endc

Res:
(Endc(re: #1402487 / 314 105th Ave, Unit D /

Total. 7.2.14 / HSB / RT)

Sent To

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

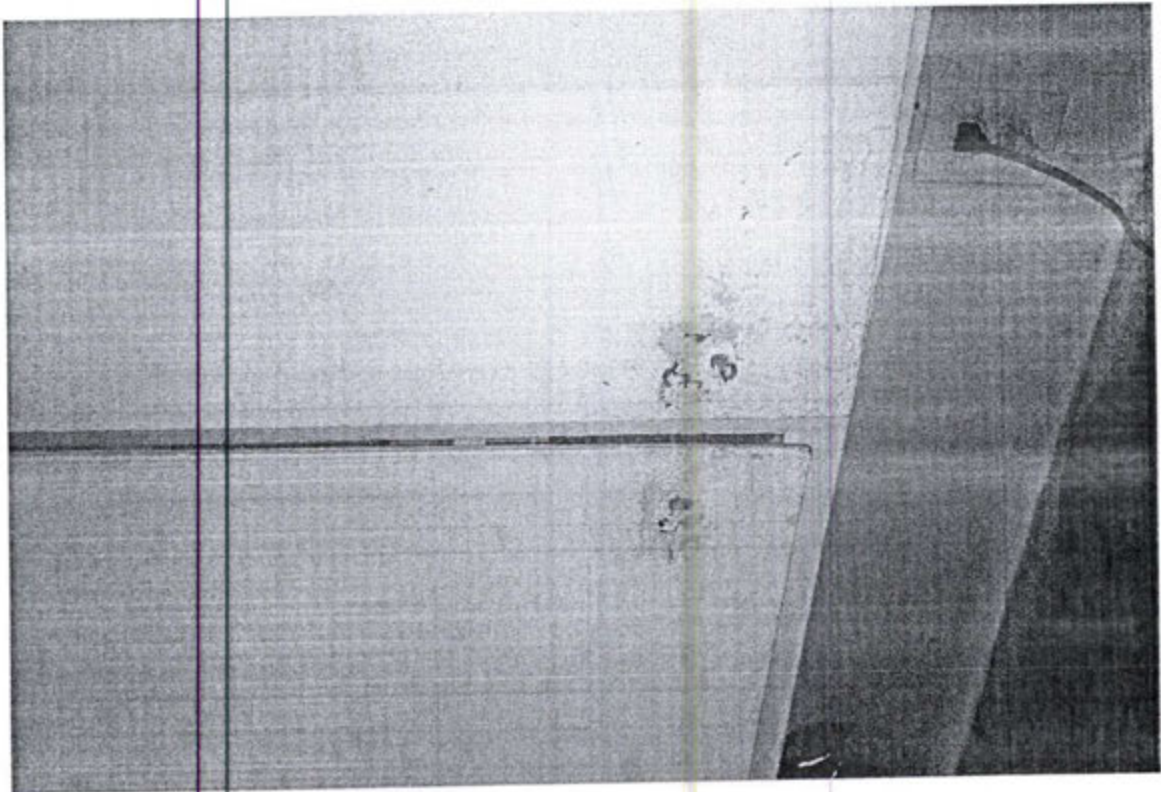
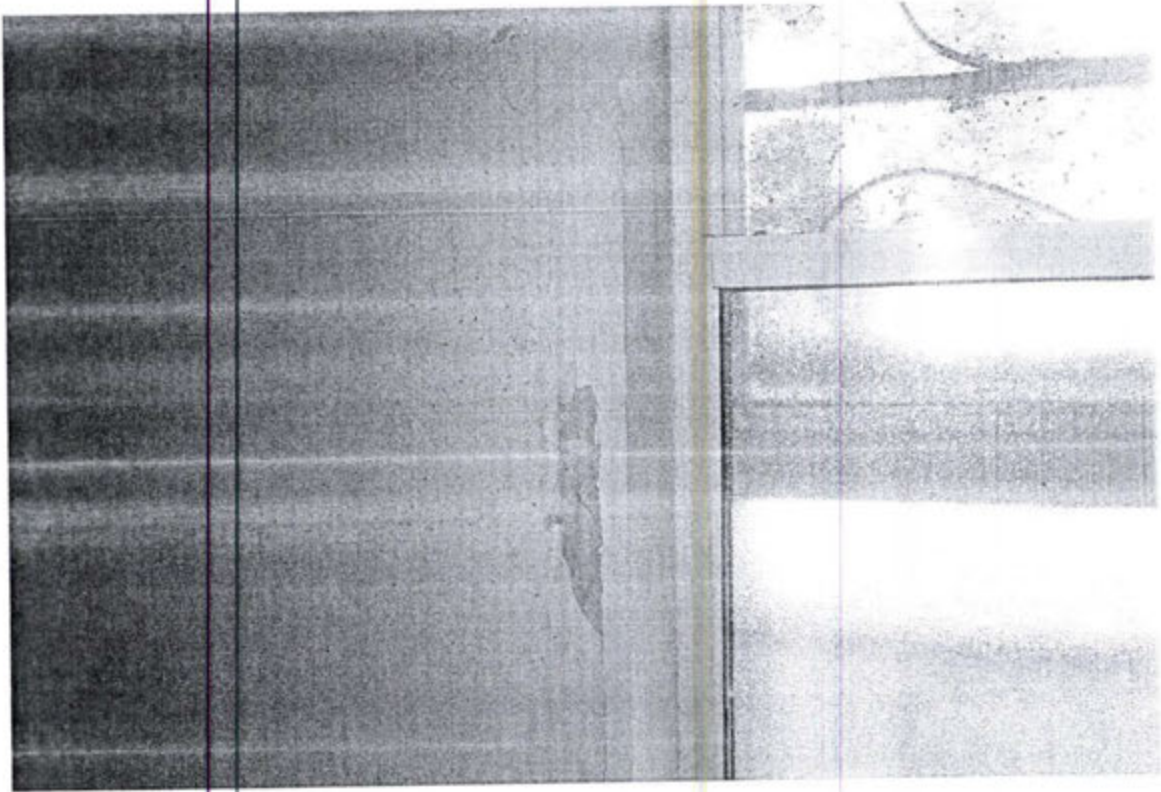
City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

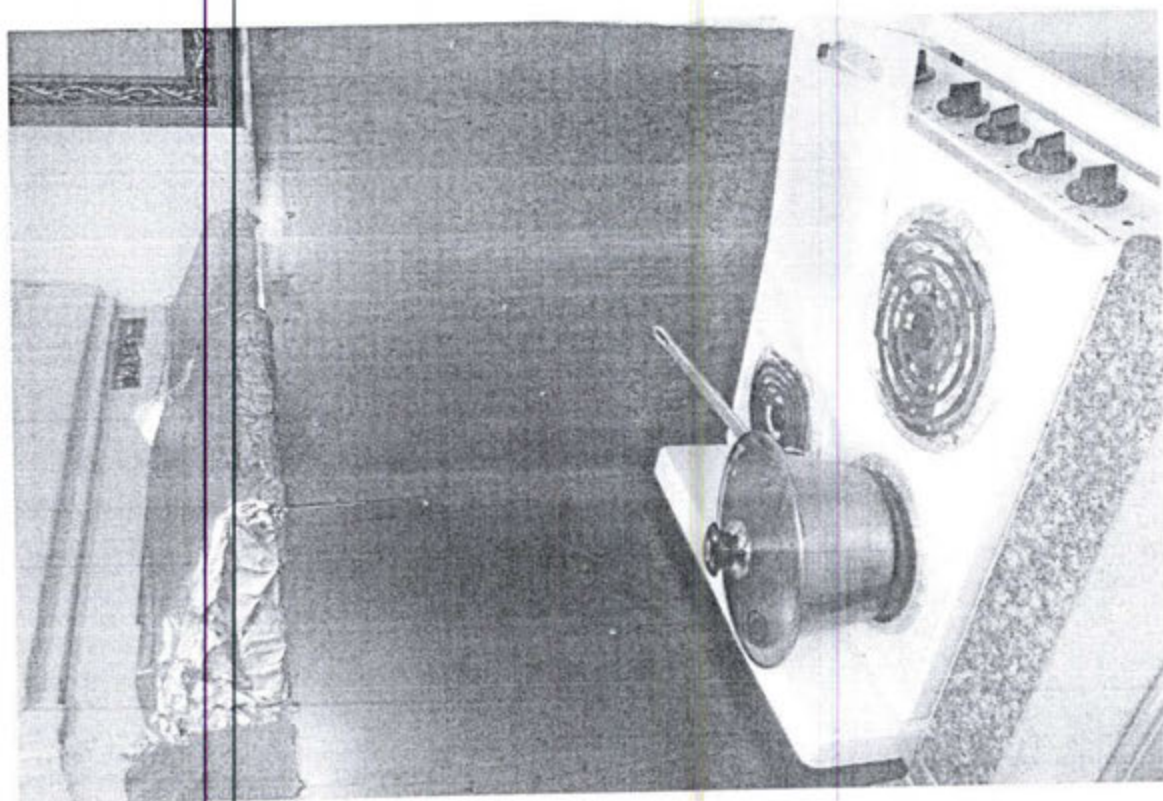
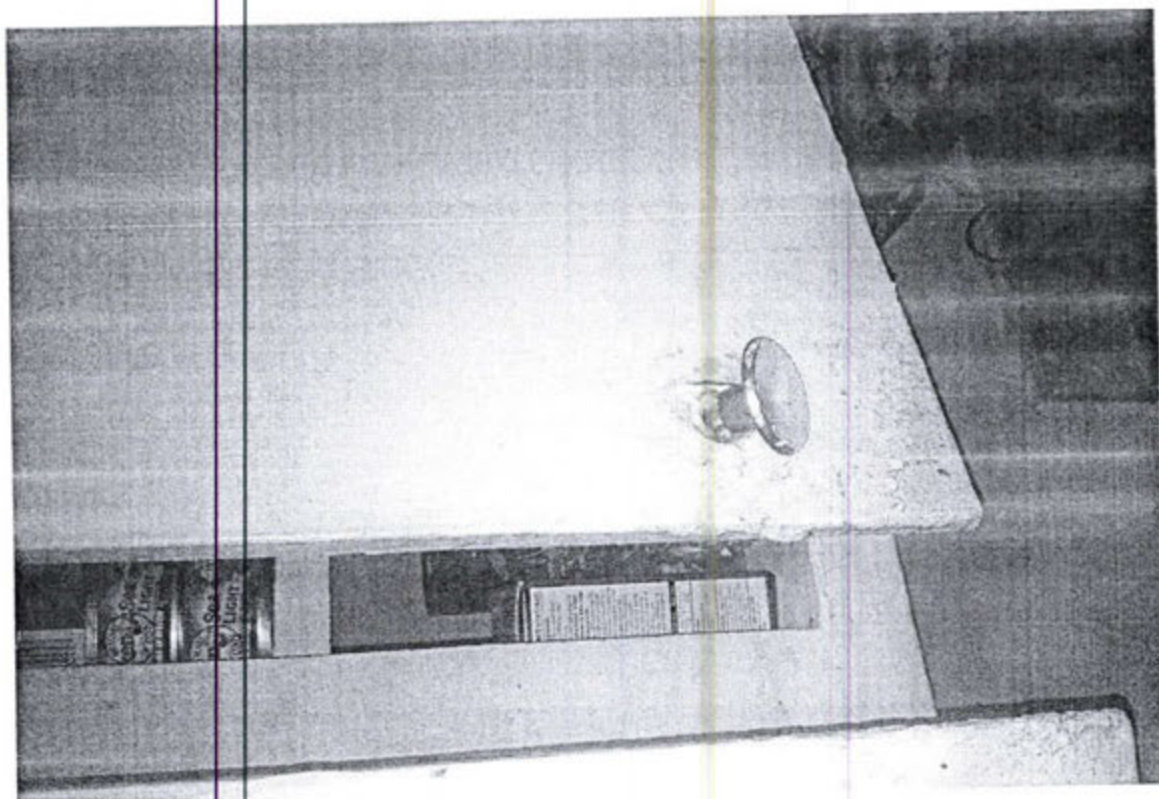
1 of 6

314-105 1/2 - ①



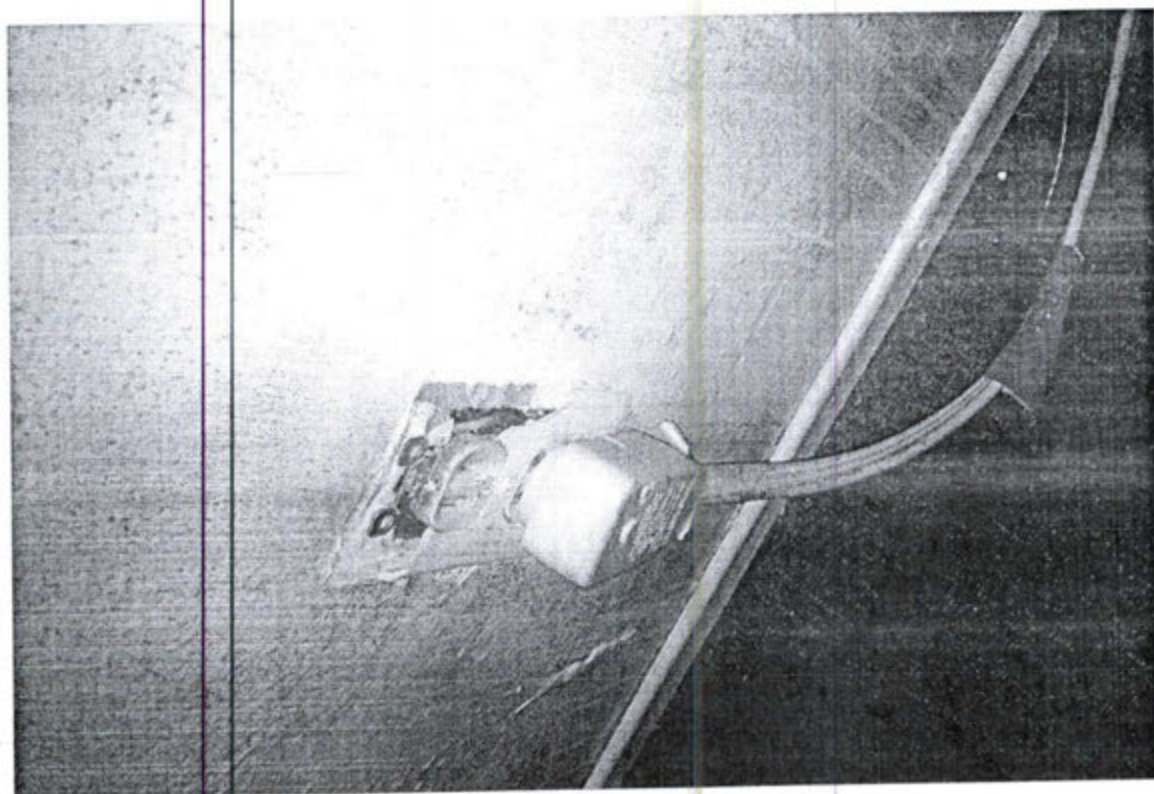
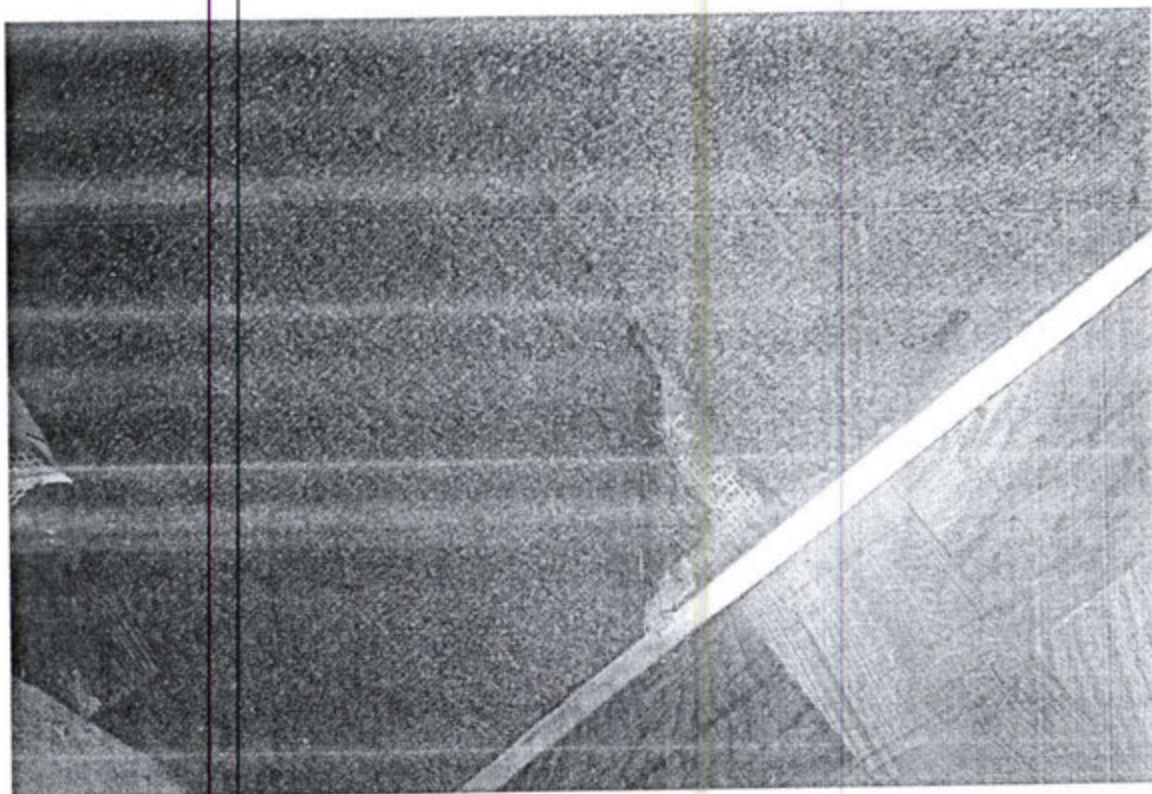
2 of 6

314-105 1/2 A - D



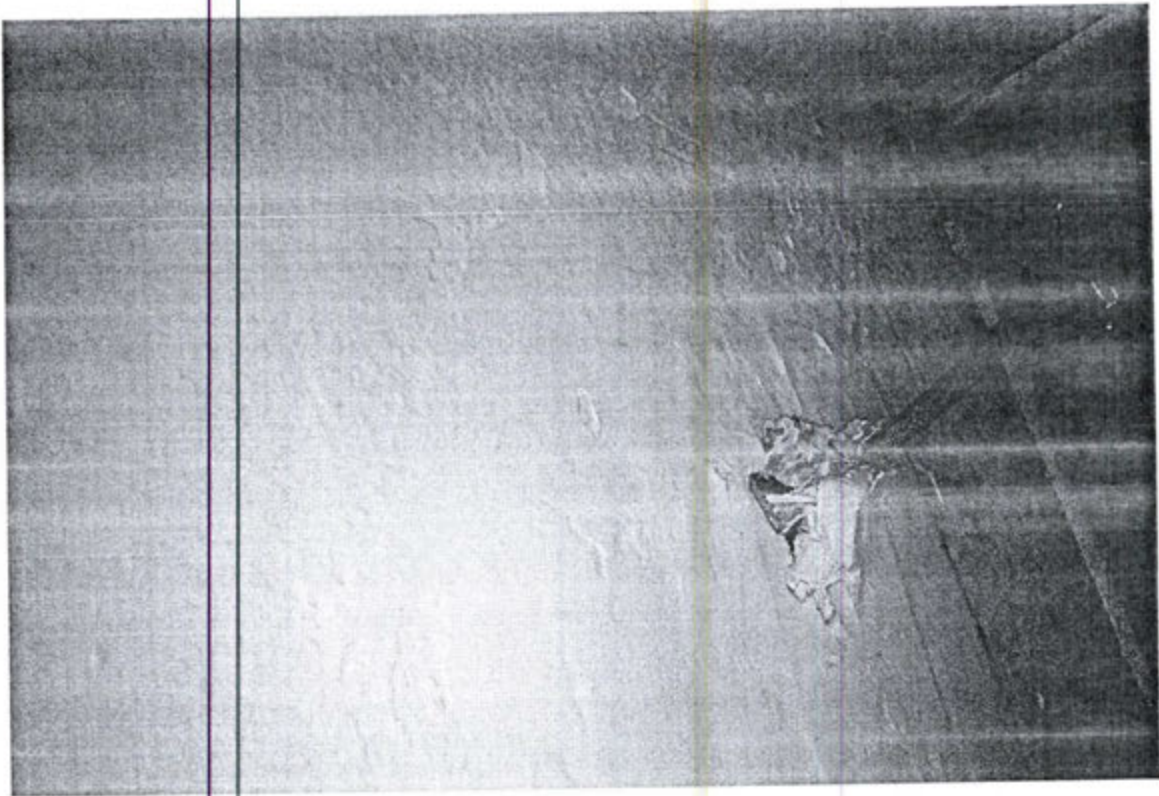
3 of 6

314-105-15A-D



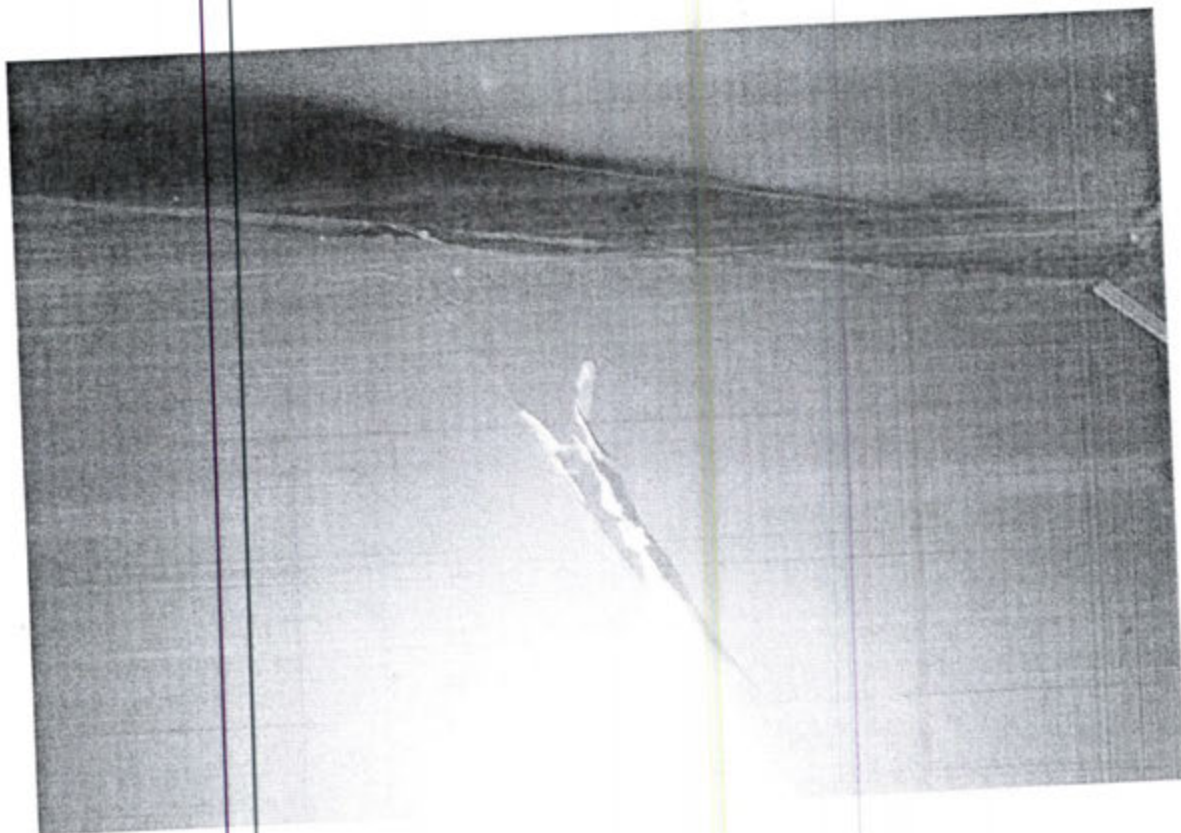
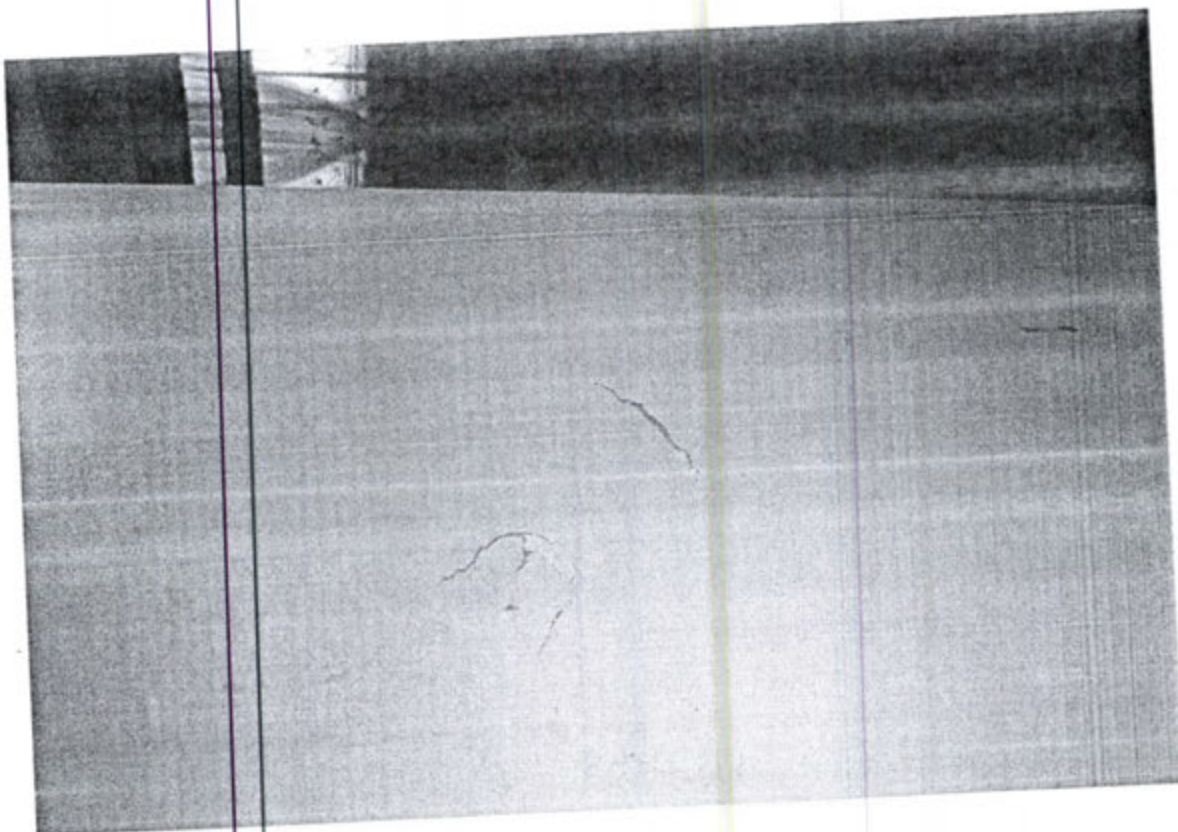
4 of 6

314-10512A-D



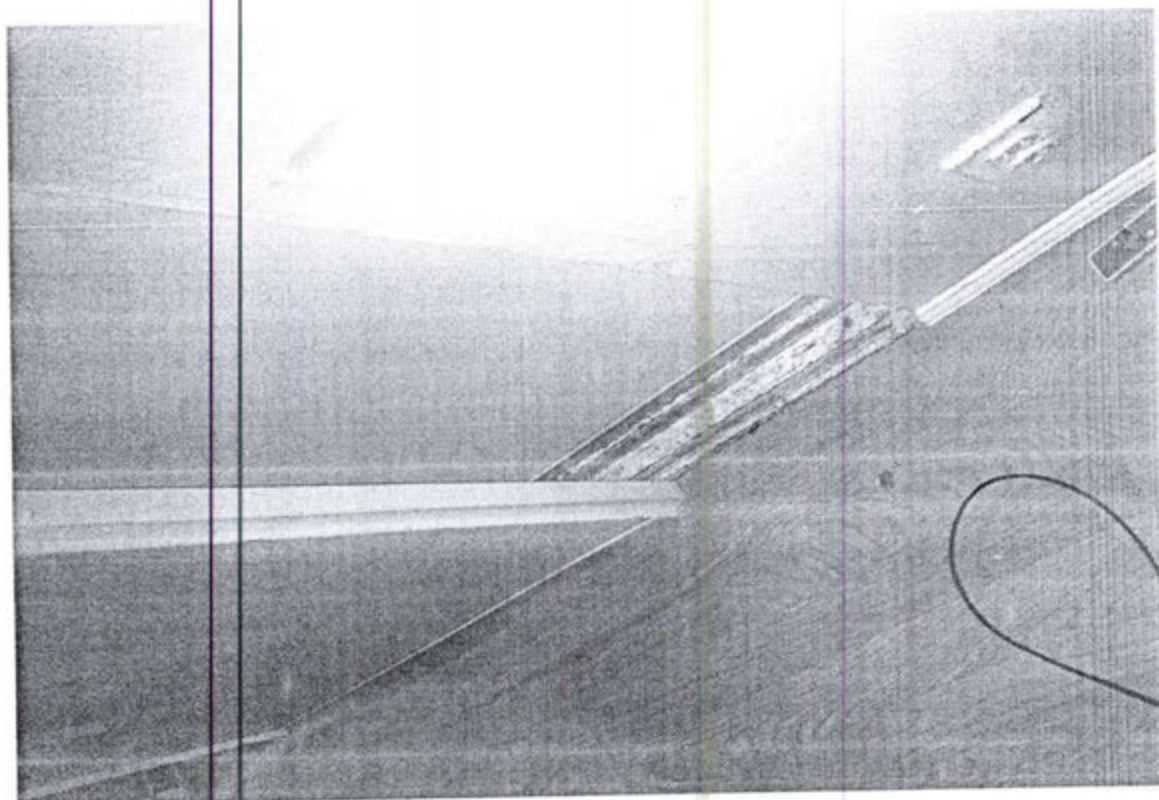
5 of 6

314 - 054A - D



6 of 6

314-105^{1/2}A - D





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

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Bl
San Ramon, CA 94583-3001

Code Enforcement Case No.: 1402488
Property: 324 105th Av - Unit H
Parcel Number: 45-5369-11-3
Re-inspection Date: 8/7/14

The Code Enforcement Division inspected your property on 6/25/14 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.

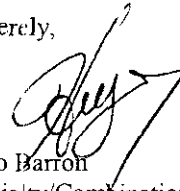
Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	1.- Carpet exhibits damage near entry door. Repair or replace in approved manner.		15.08.230.O
X	2.- Drywall adjacent to bottom of stairway exhibits damage. Repair or replace in approved manner.		15.08.230.O
X	3.- Uneven joint section between floors of kitchen and living room (metal strip). Repair or replace in approved manner.		15.08.230.O
X	4.- Drywall has holes behind the stove. Repair or replace in approved manner.		15.08.230.O
X	5.- Bathroom window glass is broken. Repair or replace in approved manner.		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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,



Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

CC:

☐ 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

Planning and Building Department

Bureau of Building
www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 324 105th av - Unit H

Parcel no. 45-5369-11-3

Case no.: 1402488

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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

May 2014

Scan to: Code Enforcement-Chronology-Apartment Activities

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

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)

Day time telephone () _____

E-mail: _____



City of Oakland

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

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

Request for Service Tenant Complaint

Property Address: 324 105th Ave H Date: 6-26-14
Complaint Number: 1402488

Reported by: ☒ Tenant ☐ Other

Name: Claudia Santos

Day Phone: 510-967-0932

Address: _____

Zip Code: _____

Night Phone: _____

Email Address: _____

Owner: Kim

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

☐ 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: 6-26-14

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

Email: 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 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL. BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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Assessor
Parcel
Number](#)
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OFFICIAL USE

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 San Ramon, CA 94583

Re
 (Endors)

Restrict
 (Endors)

(re: #1402488 / 324 105th Ave, Unit H /
 7.2.14 / HSB / RT)

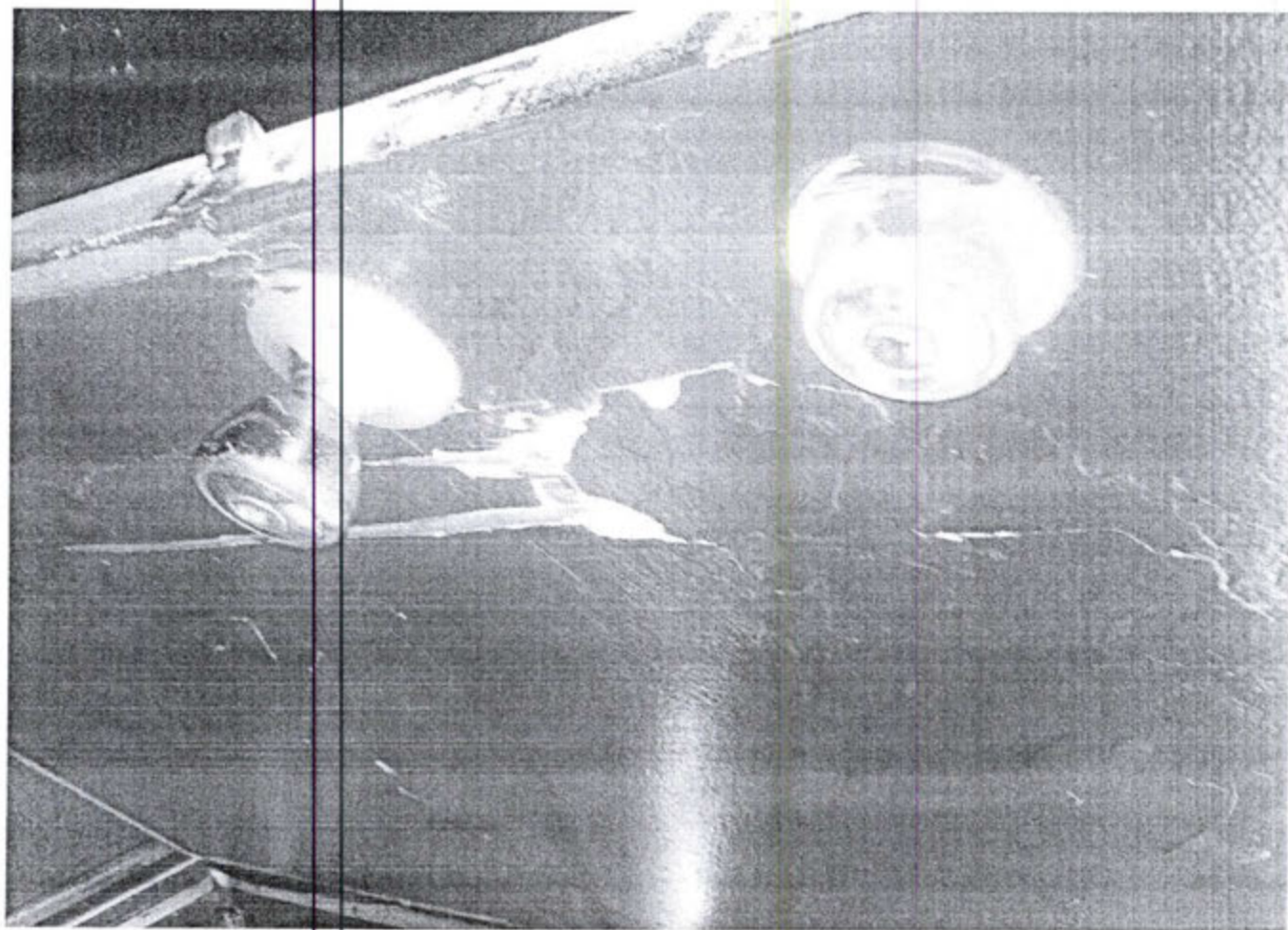
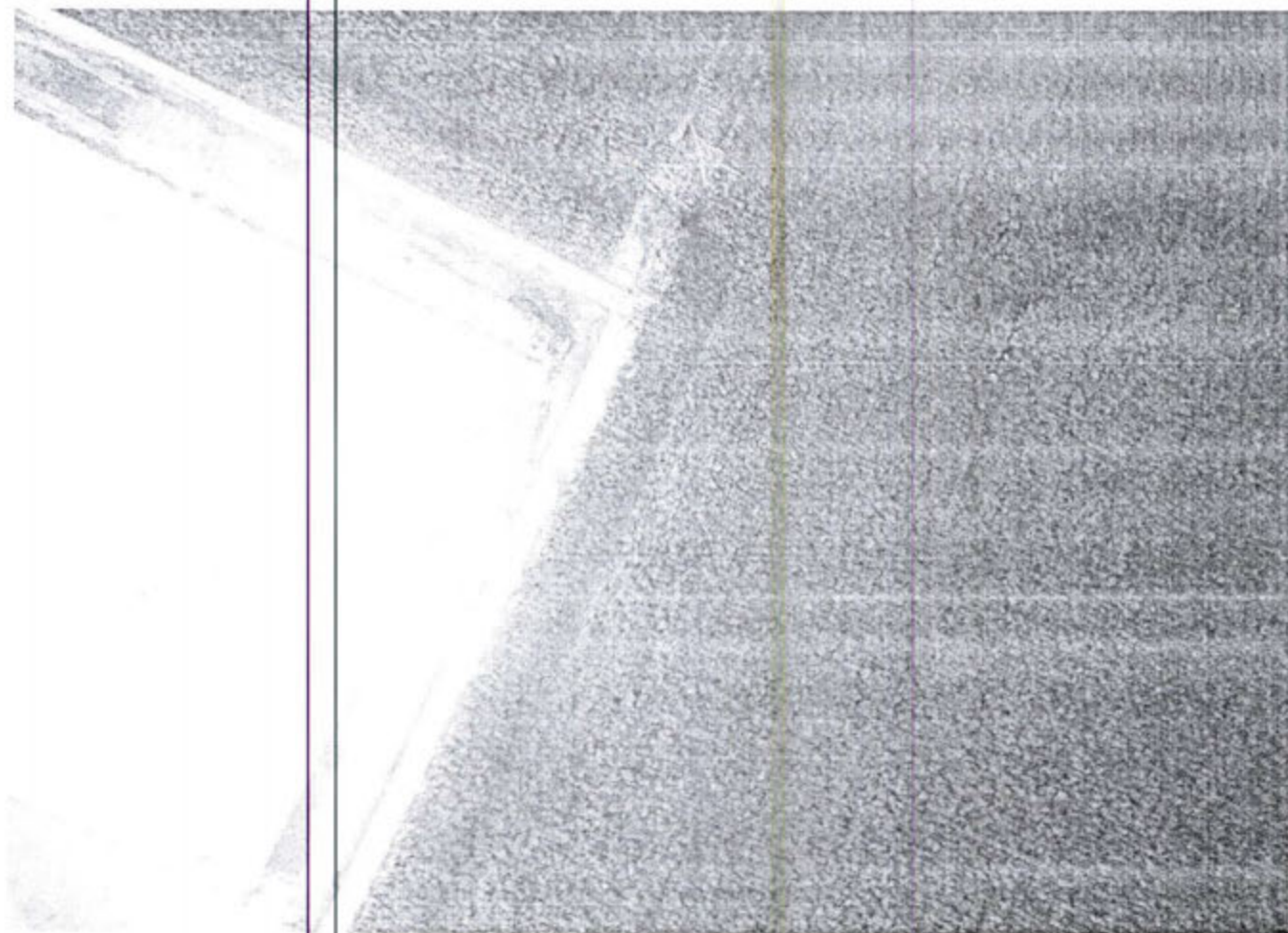
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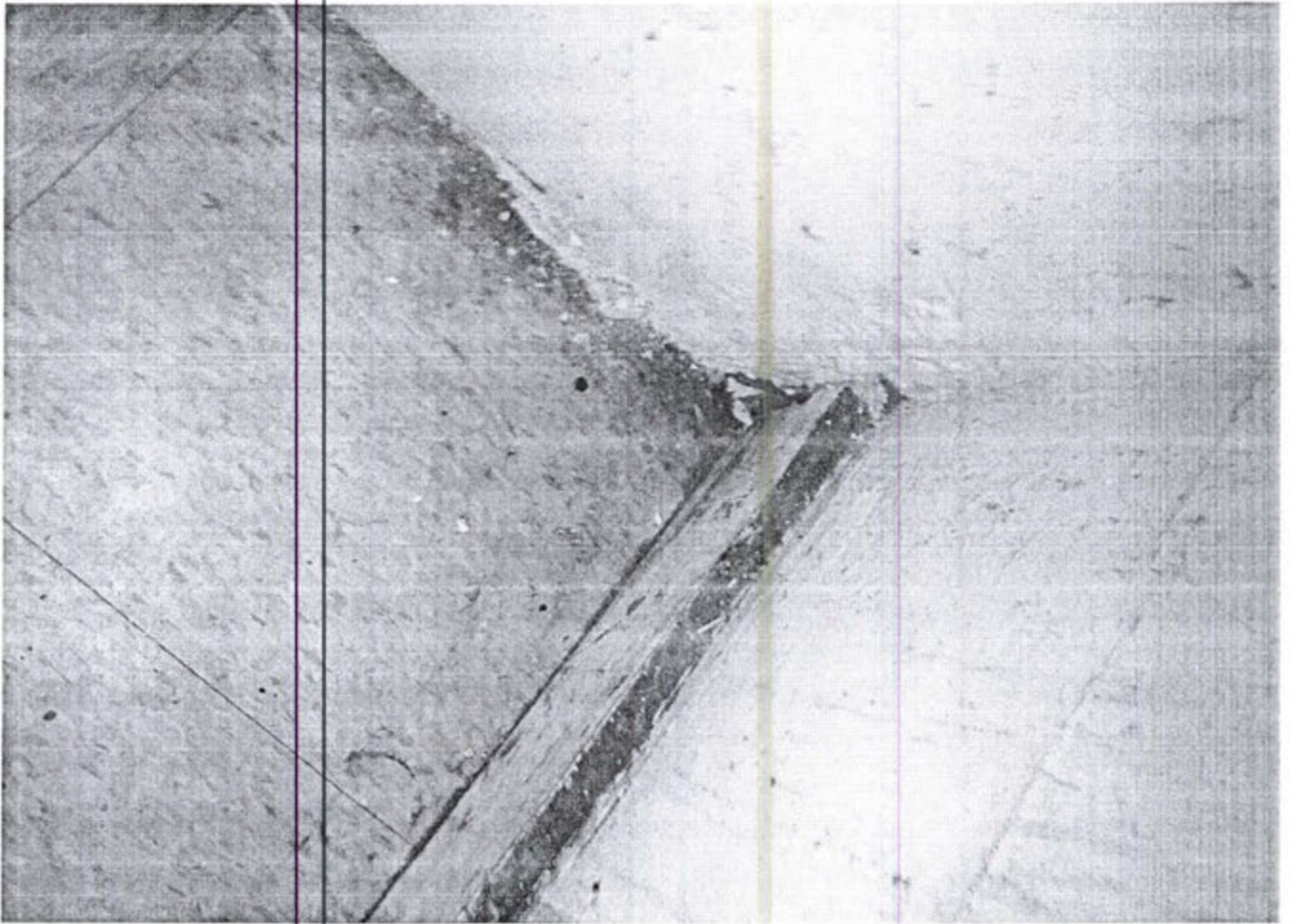
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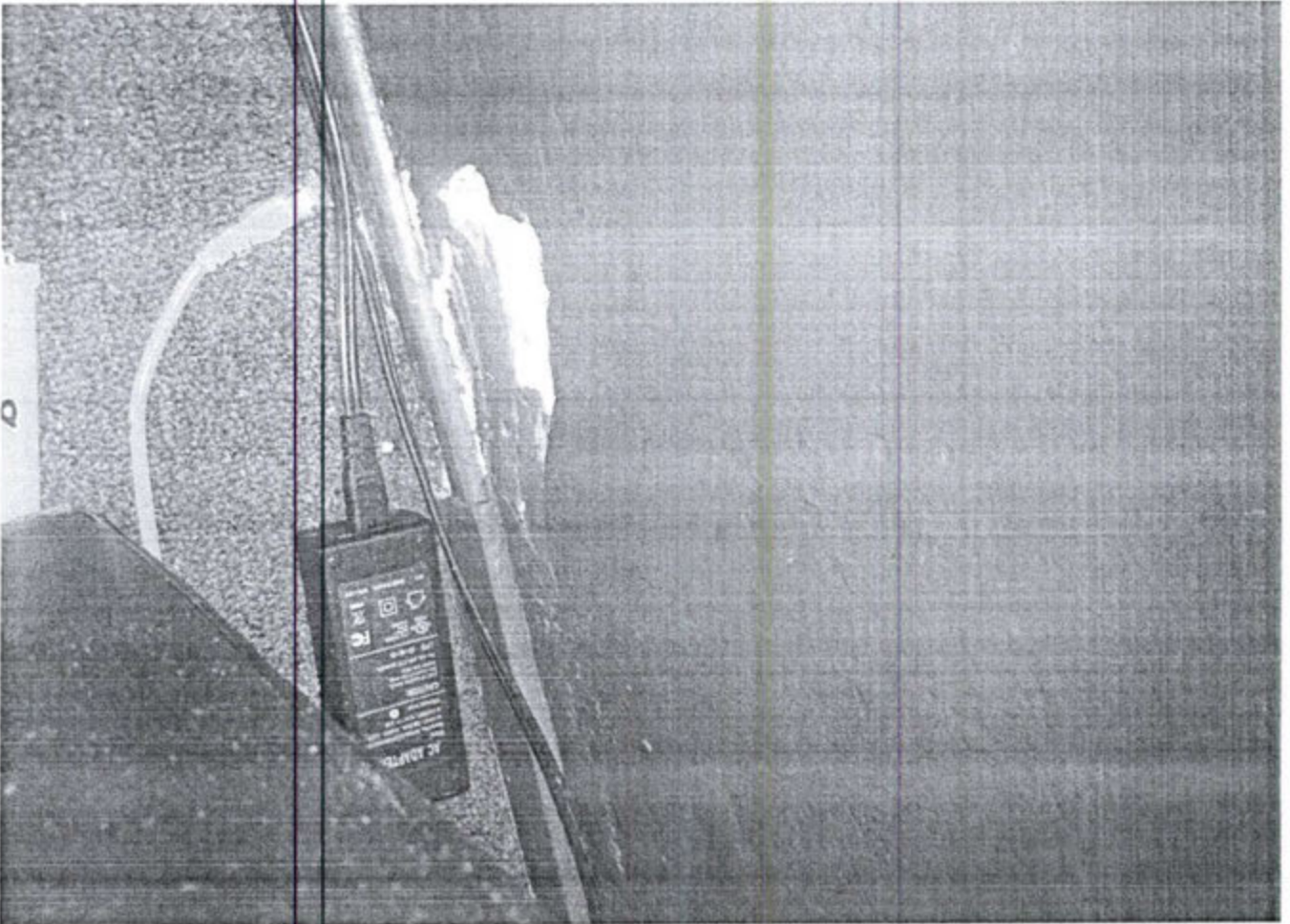
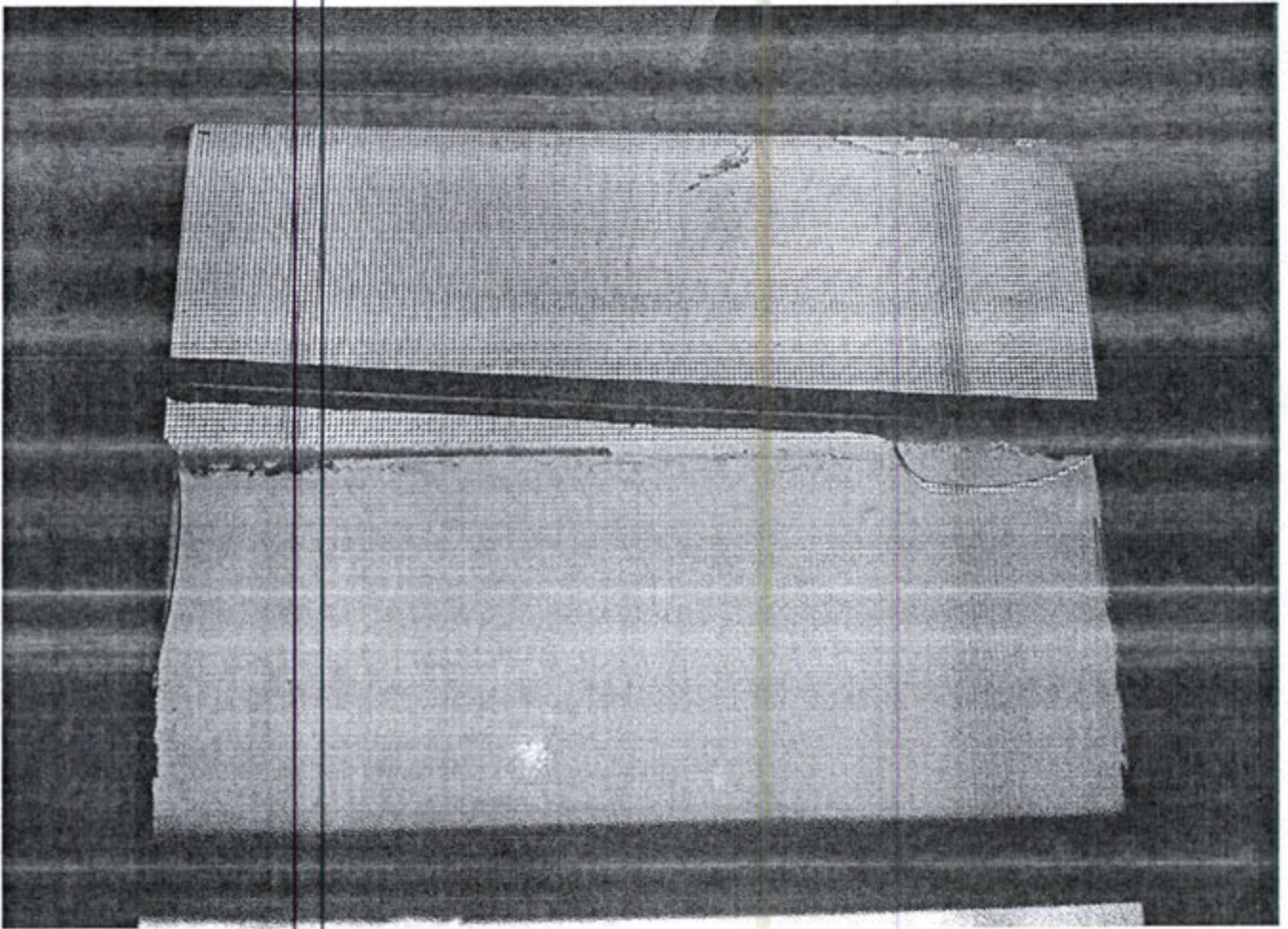
Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

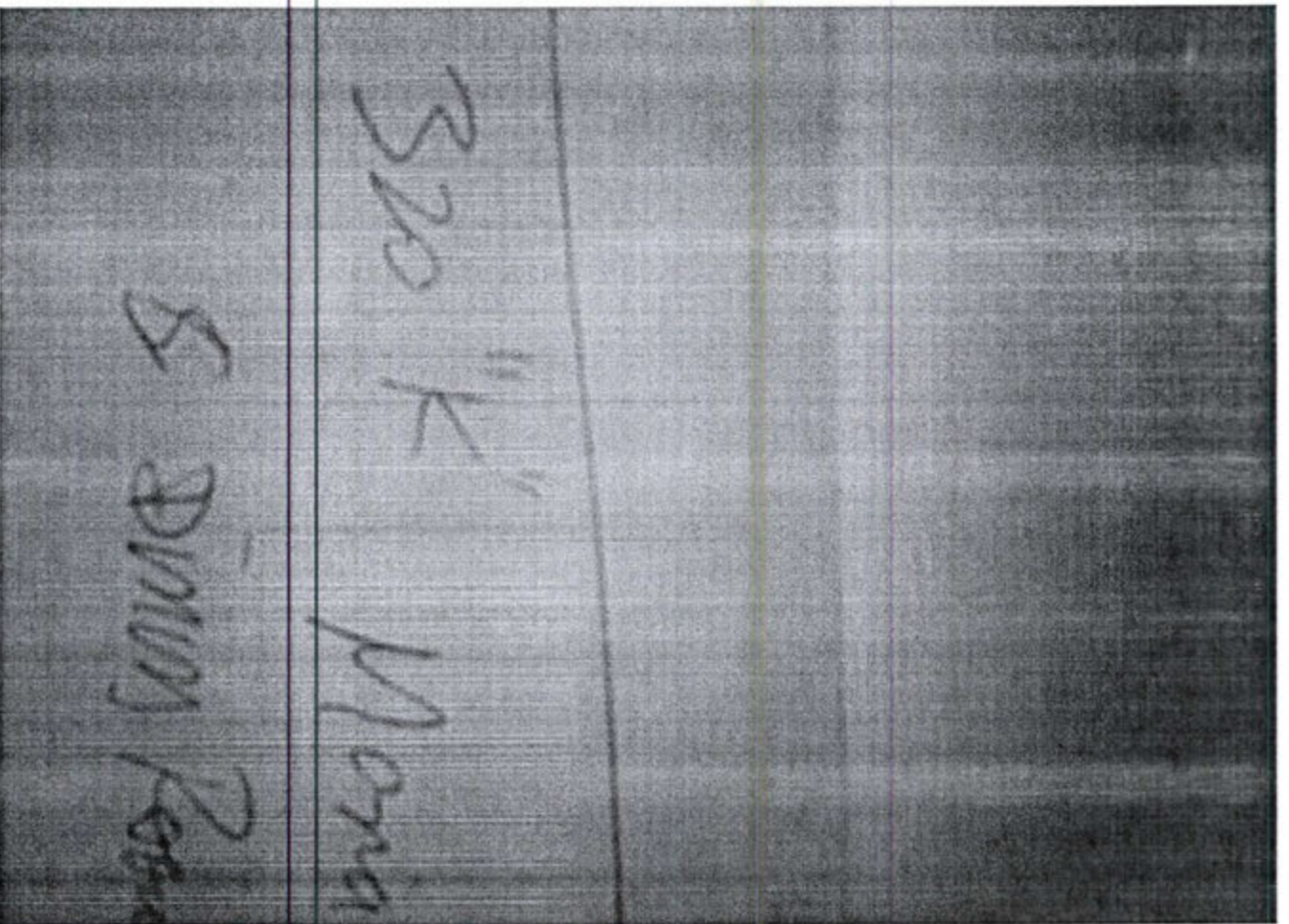
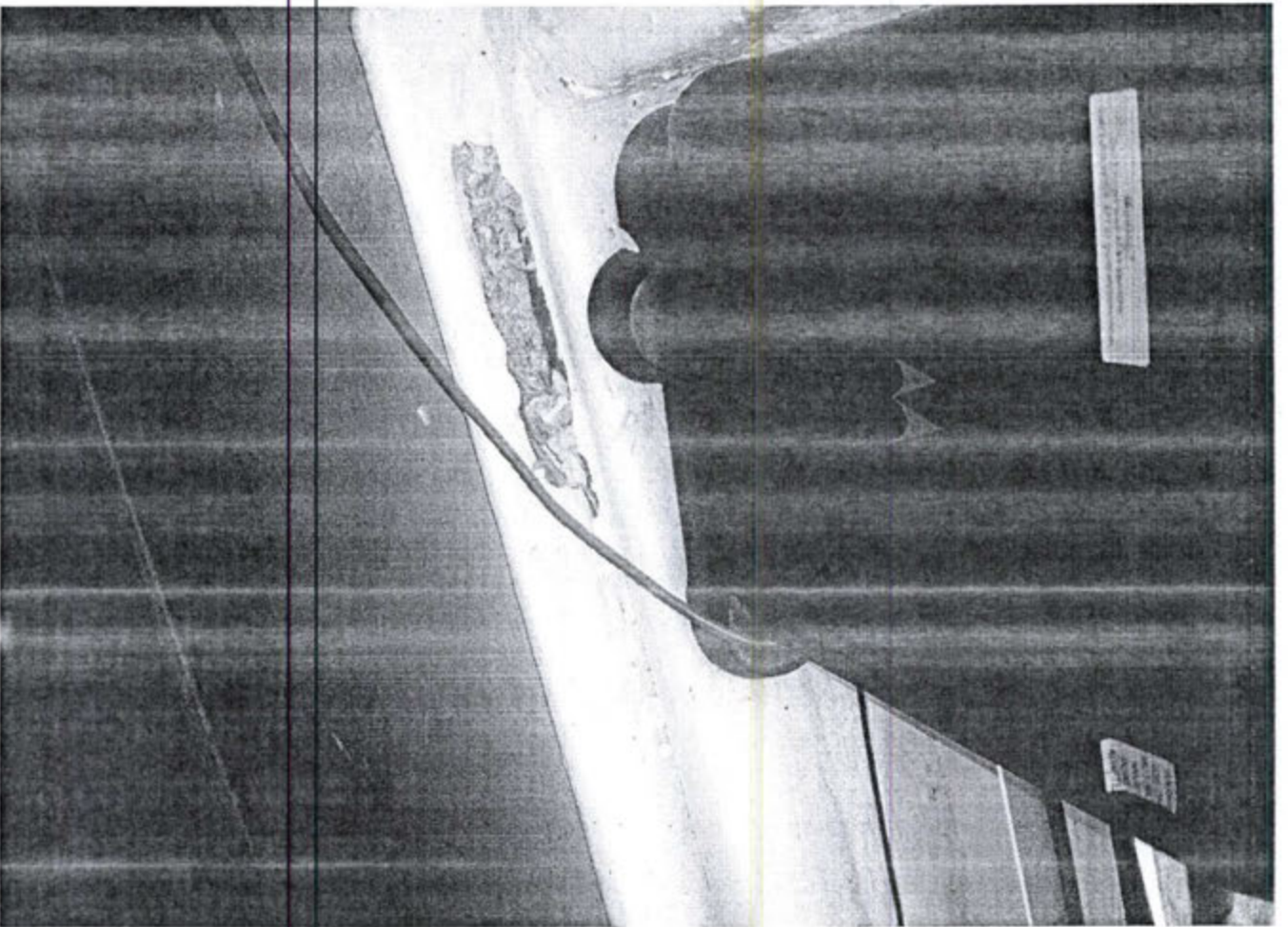
See Reverse for Instructions

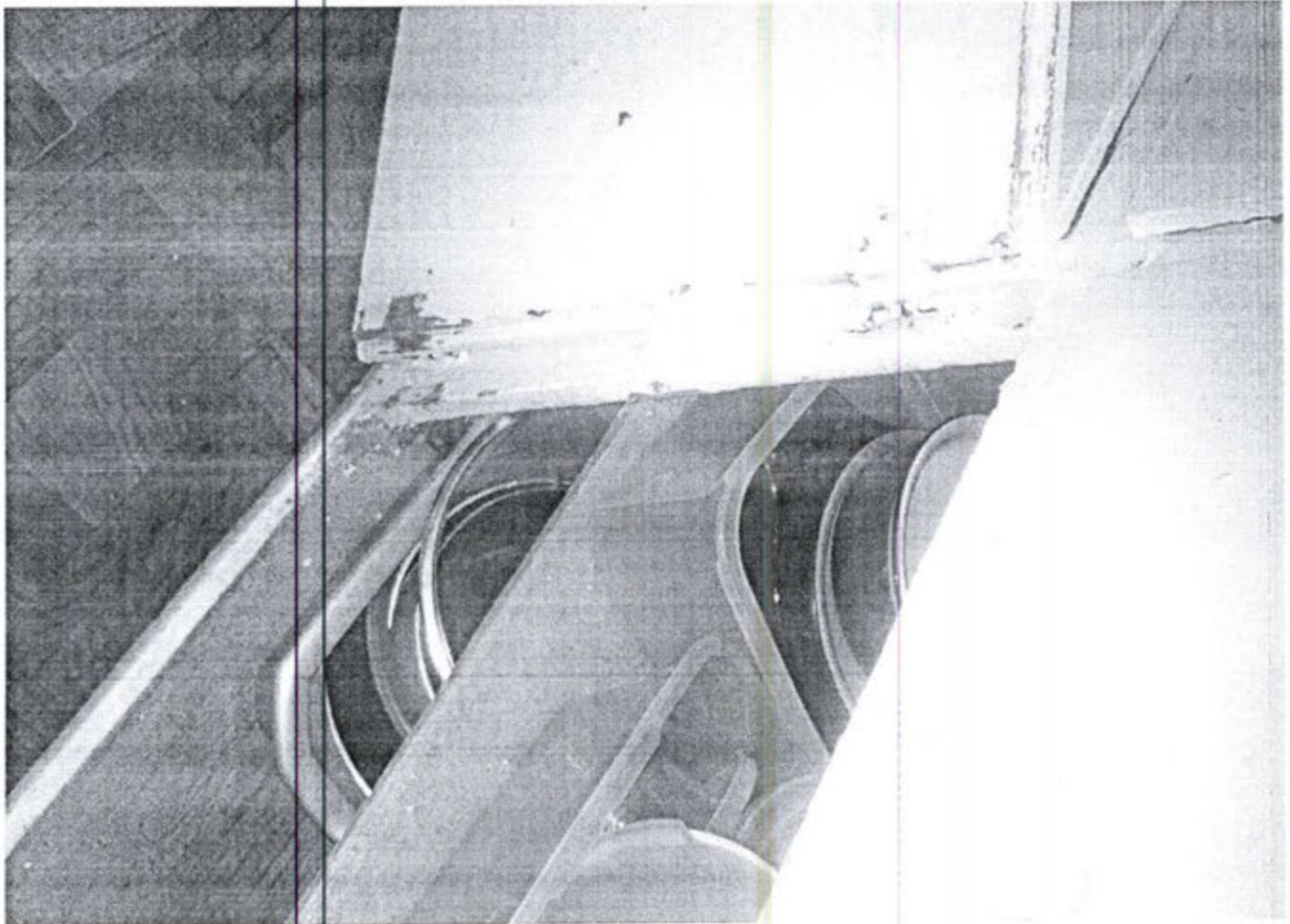
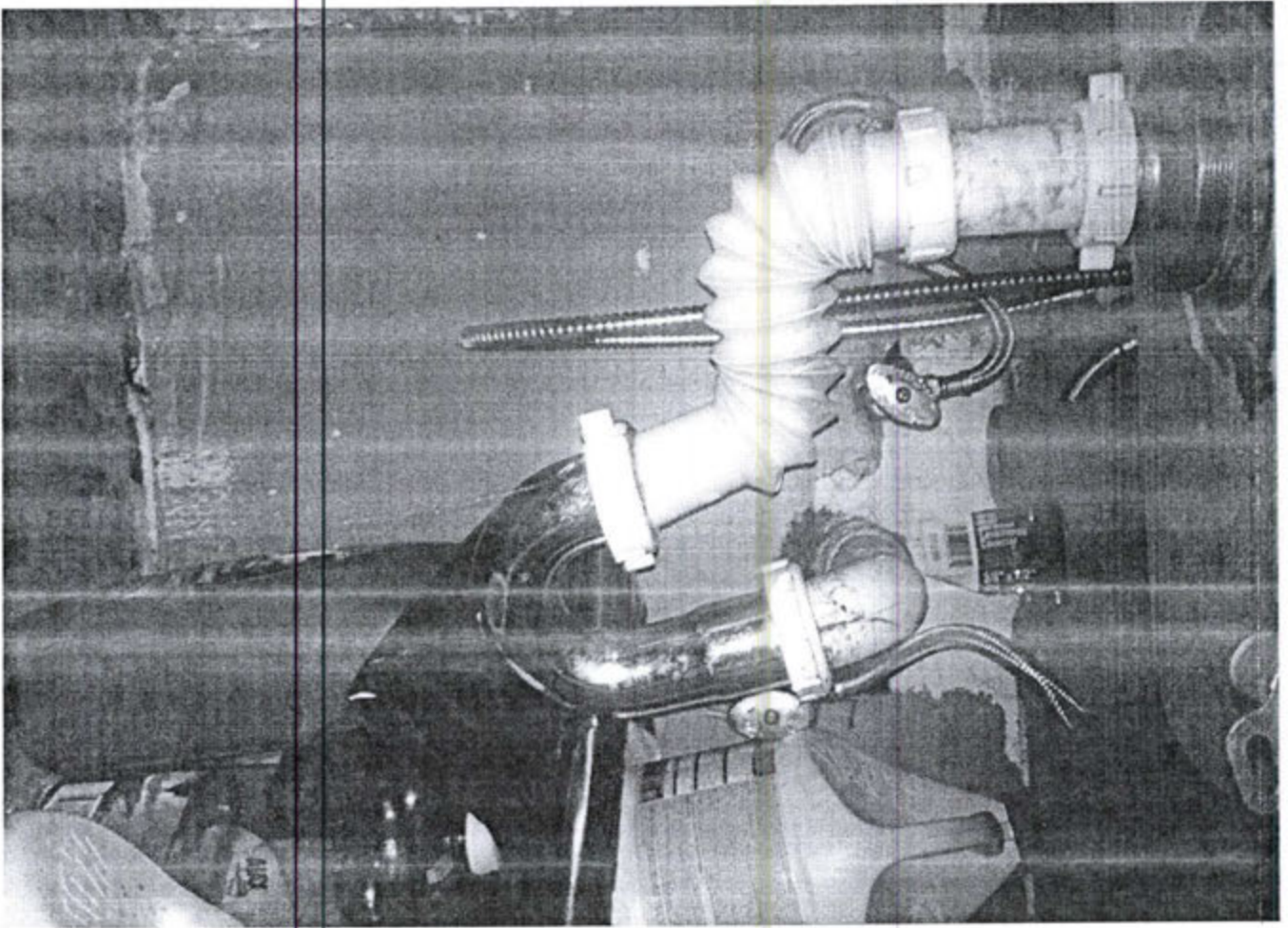
PS Form 3800, August 2006

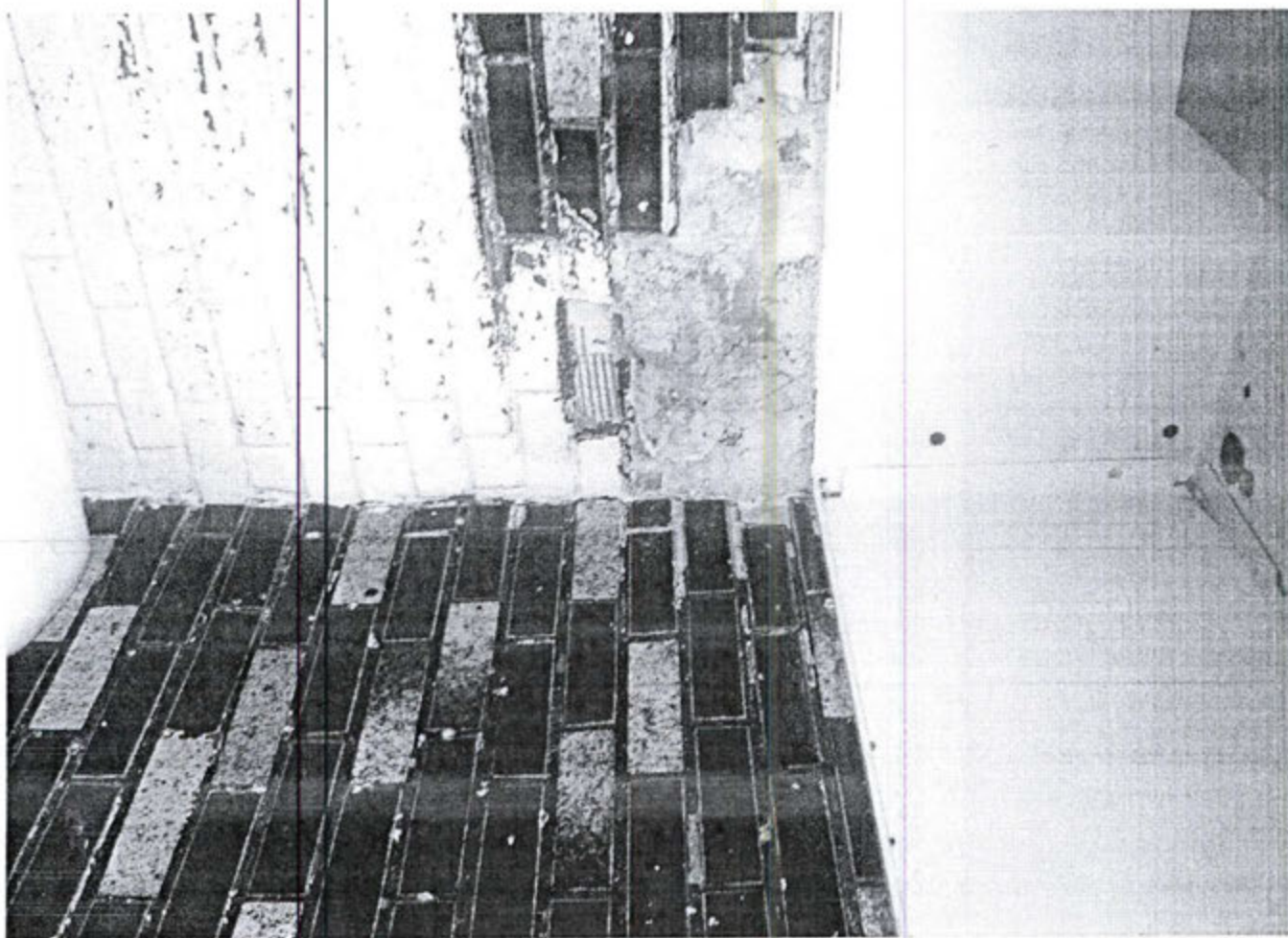
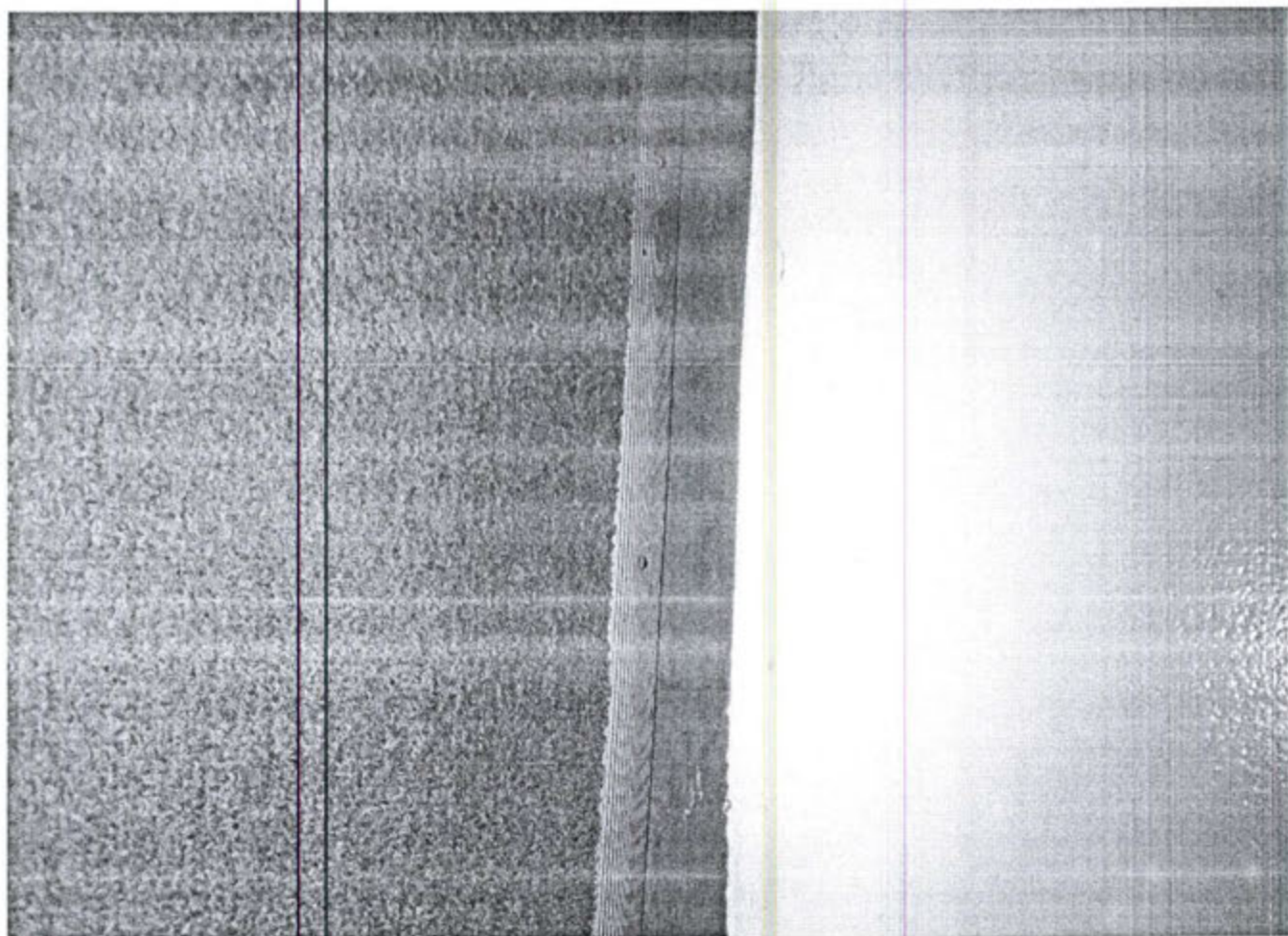


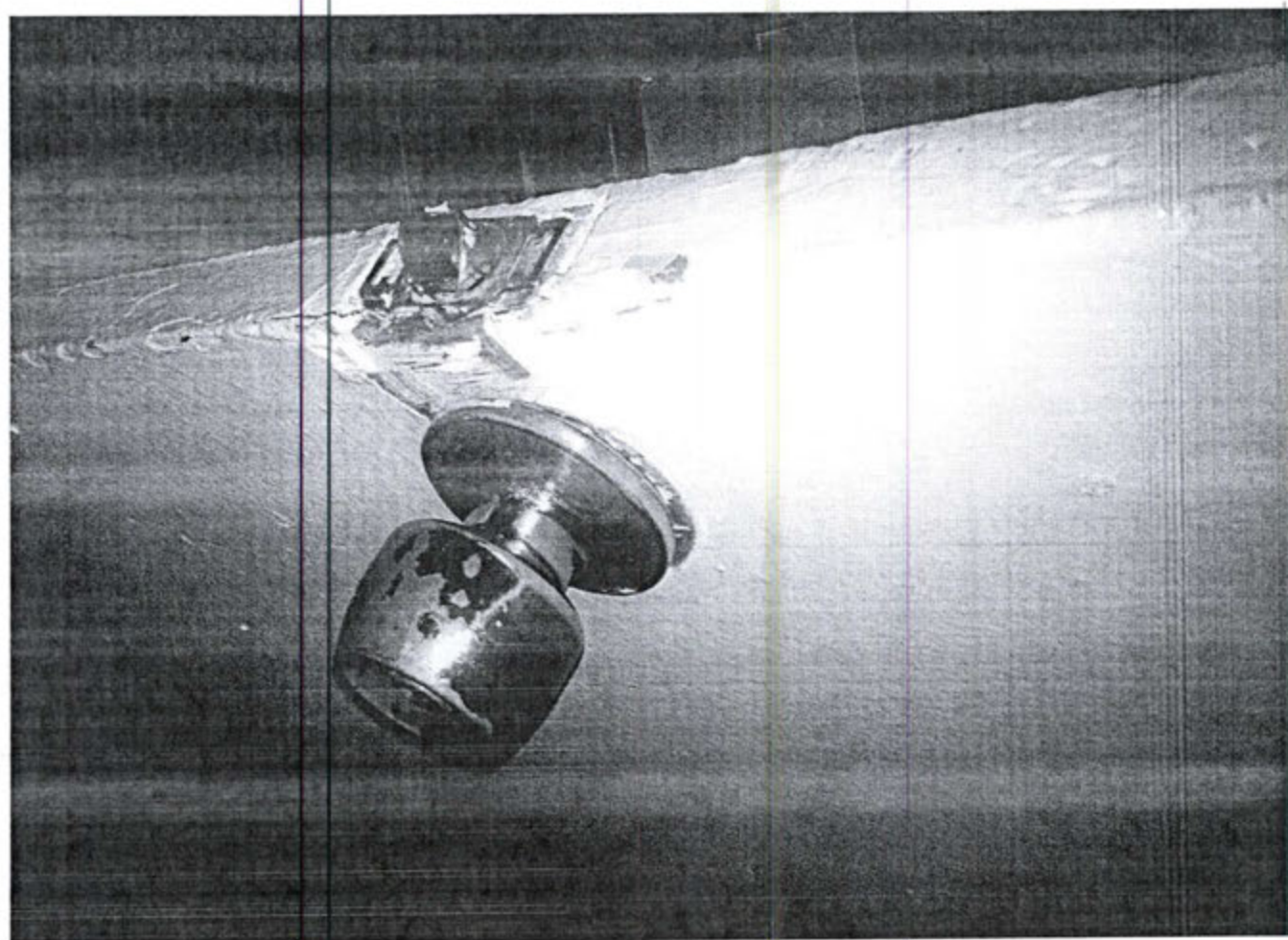
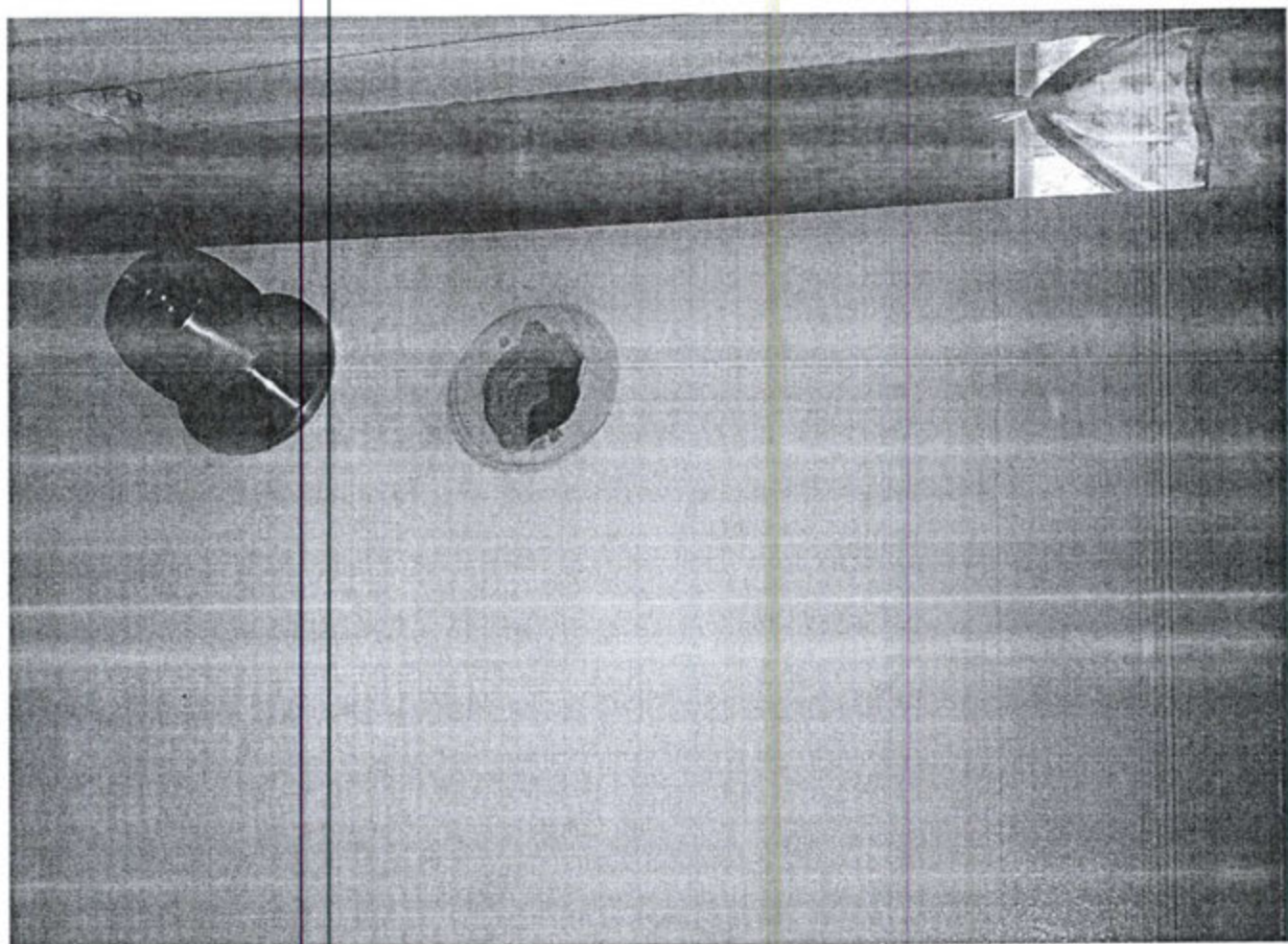














CITY OF OAKLAND

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

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

7/1/14

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Bl
San Ramon, CA 94583-3001

Code Enforcement Case No.: 1402489

Property: 320 105th Av Unit K

Parcel Number: 45-5369-11-3

Re-inspection Date: 8/6/14

The Code Enforcement Division inspected your property on 6/26/14 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.

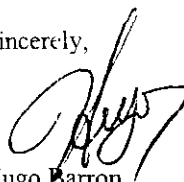
Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	1.- Drywall exhibits holes below the dining room window. Repair or replace in approved manner.	Living room	15.08.230.O
	2.- Base cabinet exhibits holes. Replace in approved manner.	Kitchen	15.08.230.O
X	3.- Kitchen sink trap has been altered. Repair or replace in approved manner.	Kitchen	15.08.230.D
X	4.- Tile adjacent to stove is in disrepair. Repair or replace in approved manner.	Kitchen	15.08.230.O
X	5.- Toilet does not have enough pressure to flush. Repair or replace in approved manner.	Bathroom	15.08.230.D
X	6.- Bathroom door has excessive gap at bottom. Repair or replace in approved manner.	Bathroom	15.08.240
	7.- Handle is broken of bedroom door leading to rear deck. Repair in approved manner or replace with permit.	Living room	15.08.240
	8.- Bedroom doors have locking devices broken or malfunctioning. Repair or replace in approved manner.	Bedrooms	15.08.240

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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,



Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

CC:

☐ Surface mold present on
guidelines.

_____. See enclosed brochure for remediation
(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

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 320 105th av - Unit K

Parcel no. 45-5369-11-3

Case no.: 1402489

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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

Facsimile: 510/ 238-2959

Mai.: 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

May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities

Property Owner Signature _____

Day time telephone (____) _____

E-mail: _____



City of Oakland

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

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

Request for Service Tenant Complaint

Property Address: 320 105th Ave K Date: 6-26-14
Complaint Number: 1402489

Reported by: ☒ Tenant ☐ Other _____
Name: Maria Rodriguez Day Phone: 510-569-6245
Address: _____ Zip Code: _____ Night Phone: _____
Email Address: _____

Owner: _____ Day Phone: _____
Address: Kimi Night Phone: _____
City: _____ State: _____ Zip Code: _____
Email Address: _____

Investigate:

- | | |
|--|--|
| <input type="checkbox"/> Electric – lights/outlets/switch | <input type="checkbox"/> Peeling paint |
| <input type="checkbox"/> Elevator operation | <input checked="" type="checkbox"/> Plumbing leak |
| <input type="checkbox"/> Entry door locks | <input type="checkbox"/> Required exit blocked |
| <input type="checkbox"/> House sewer blockage | <input type="checkbox"/> Resident manager (16 or more units) |
| <input type="checkbox"/> Lack of electric service | <input type="checkbox"/> Roof leak |
| <input type="checkbox"/> Lack of gas service | <input type="checkbox"/> Stairs/railing/deck |
| <input type="checkbox"/> Lack of heat | <input checked="" type="checkbox"/> Window(s) operation/broken |
| <input type="checkbox"/> Lack of hot water or water service | <input type="checkbox"/> Other <u>Floor</u> |
| <input type="checkbox"/> Lack of smoke detector | <input type="checkbox"/> Other <u>See Violation Notice</u> |
| <input type="checkbox"/> 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: Maria C Rodriguez Date: 6-26-14

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

Email: www.oaklandnet.com

Scan to: Code Enforcement-Chronology-Abatement Activities

September 2012

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

ASSESSOR'S MAP 45

Code Area No.
17-032

Scale 1"=100'

Knight-St.

CUNHA & WALKER PROPERTY (Bk. 24 Pg 90)

TRACT 2487 (Bk. 46 Pg 88) TR. 5818 195/99

TR. 6623 217/12

5368

3-11-81 ERM
7-16-81 D
9-21-81 B
5-23-94 CSL
05-08-96 VT
4-24-96 JT

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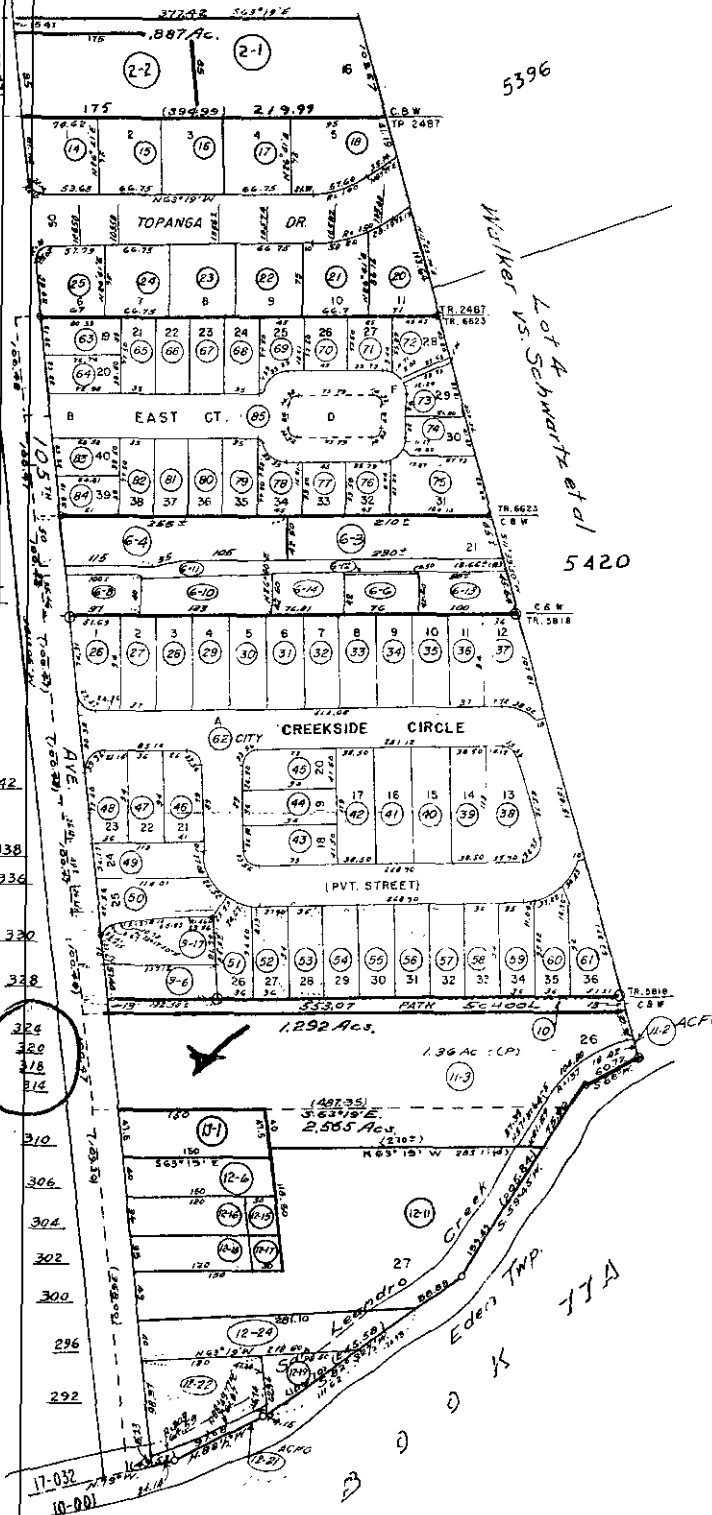
350

348

346

5370

1; TR. 5818, TR. 5819



County Assessor Display

Assessor Parcel Record for APN 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL. BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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

7012 3460 0000 946 2702 5828 0051

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Total Pct

Kim, Chae & Jimmy
10081 Alcosta Blvd
San Ramon, CA 94583

(re: #1402489 / 320 105th Ave, Unit K /
 7.2.14 / HSB / RT)

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

Planning and Building Department

Bureau of Building

Inspections, Permits and Code Enforcement Services

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

10/10/14

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Bl
San Ramon CA 94583

Code Enforcement Case No.: 1403550

Property: 320 105th av Unit F

Parcel Number: 45-5369-11-3

Re-inspection Date: 11/10/14

The Code Enforcement Division inspected your property on 10/6/14 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.

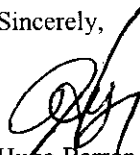
Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	1.- Ceiling is broken. Repair or replace in approved manner.	Kitchen	15.08.230.O
X	2.- Exposed range hood wiring. Repair or replace in approved manner.	Kitchen	15.08.260.C
X	3.- Base cabinets drawers do not fit nor operate properly. Repair or replace in approved manner.	Kitchen	15.08.230.O
	4.- Bathtub drain shows signs of rust. Repair or replace in approved manner.	Bathroom	15.08.230.D
	5.- Shower window does not operate properly. Repair or replace in approved manner.	Bathroom	15.08.240

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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,



Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

CC:

☐ 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

Planning and Building Department
Bureau of Building
www.oaklandnet.com

(510) 238-6402

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 320 105th Av - Unit F

Parcel no. 45-5369-11-3

Case no.: 1403550

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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

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)

County Assessor Display

Assessor Parcel Record for APN 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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[Property List](#)
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2014 0510 0001 3988 6302
 7014 0510 0001 3988 6302

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OFFICIAL USE

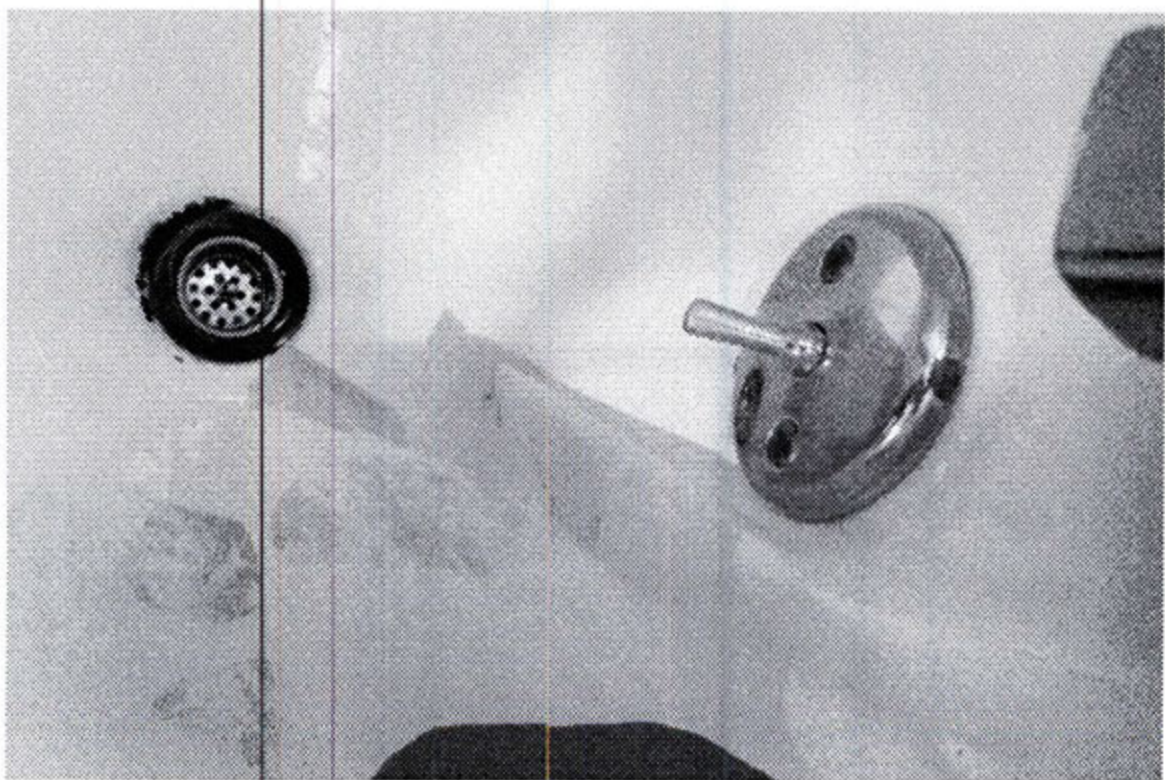
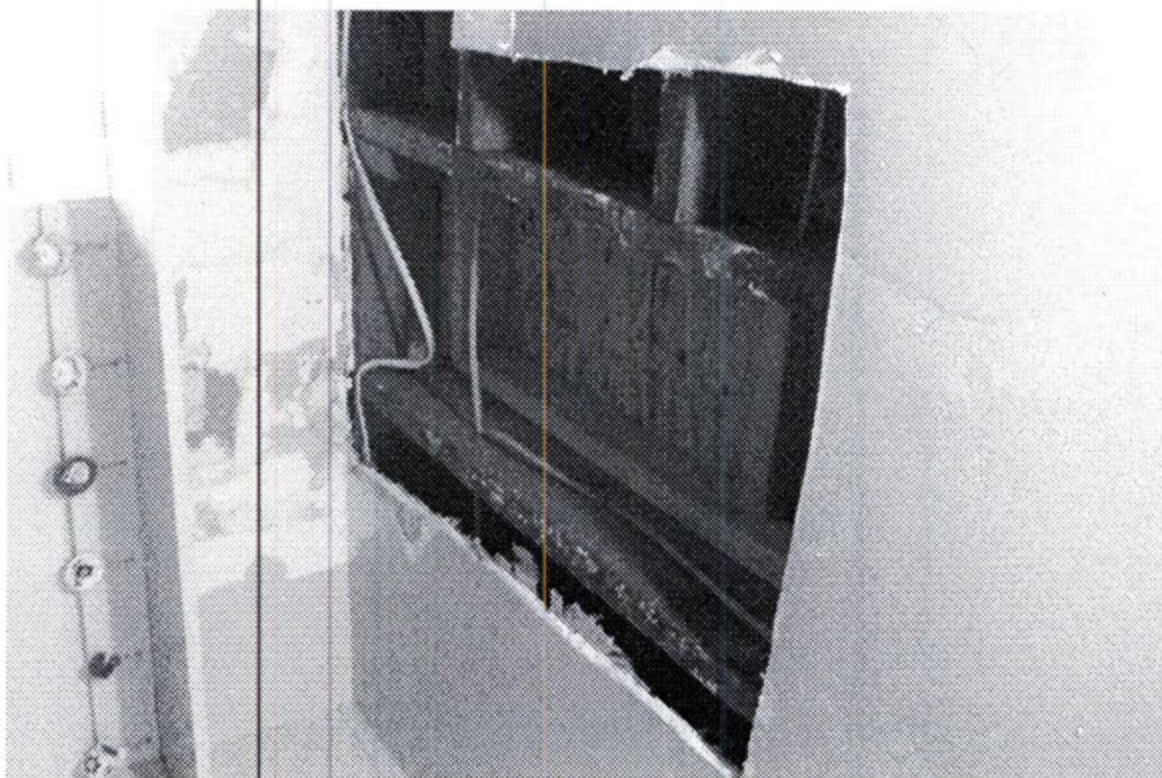
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark Here

1 **KIM CHAE & JIMMY**
 Se **10081 ALCOSTA BLVD**
 St **SAN RAMON CA 94583**
 or **1403550 / HB / KXC / 10-10-14**
 Ct

PS Form 3800, August 2006 See Reverse for Instructions

10-6-14 320- 105th N - F 1403550

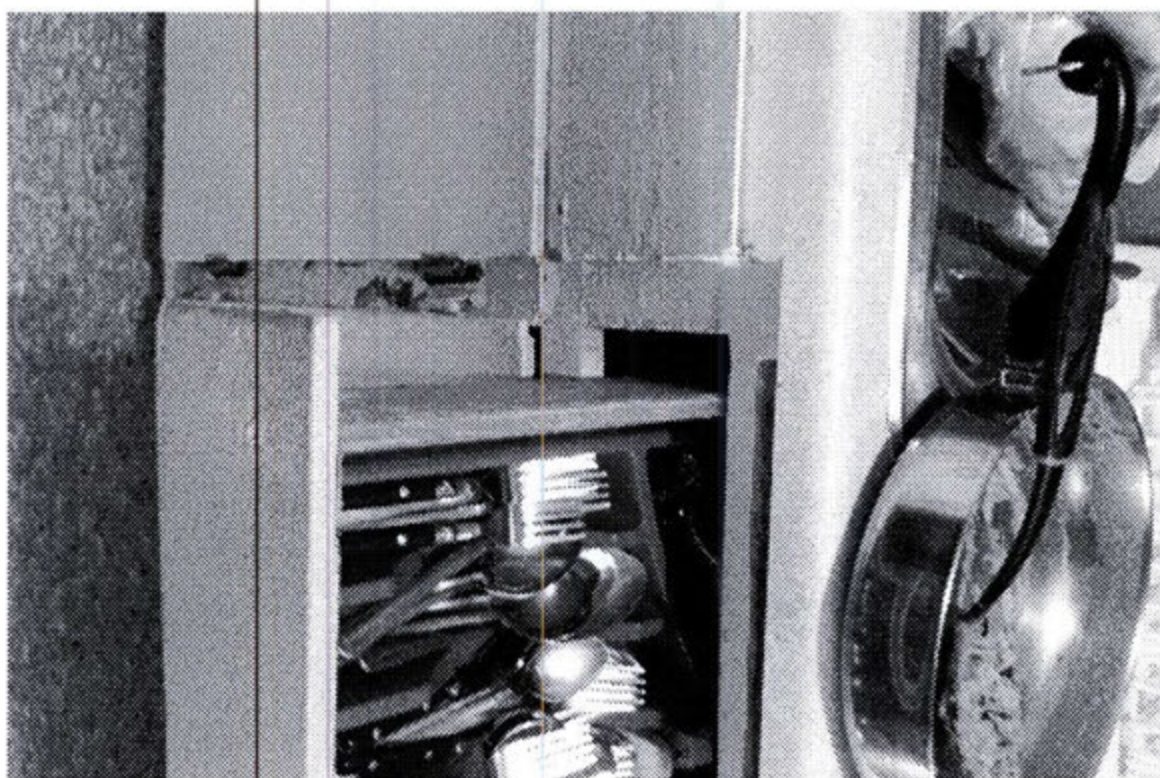
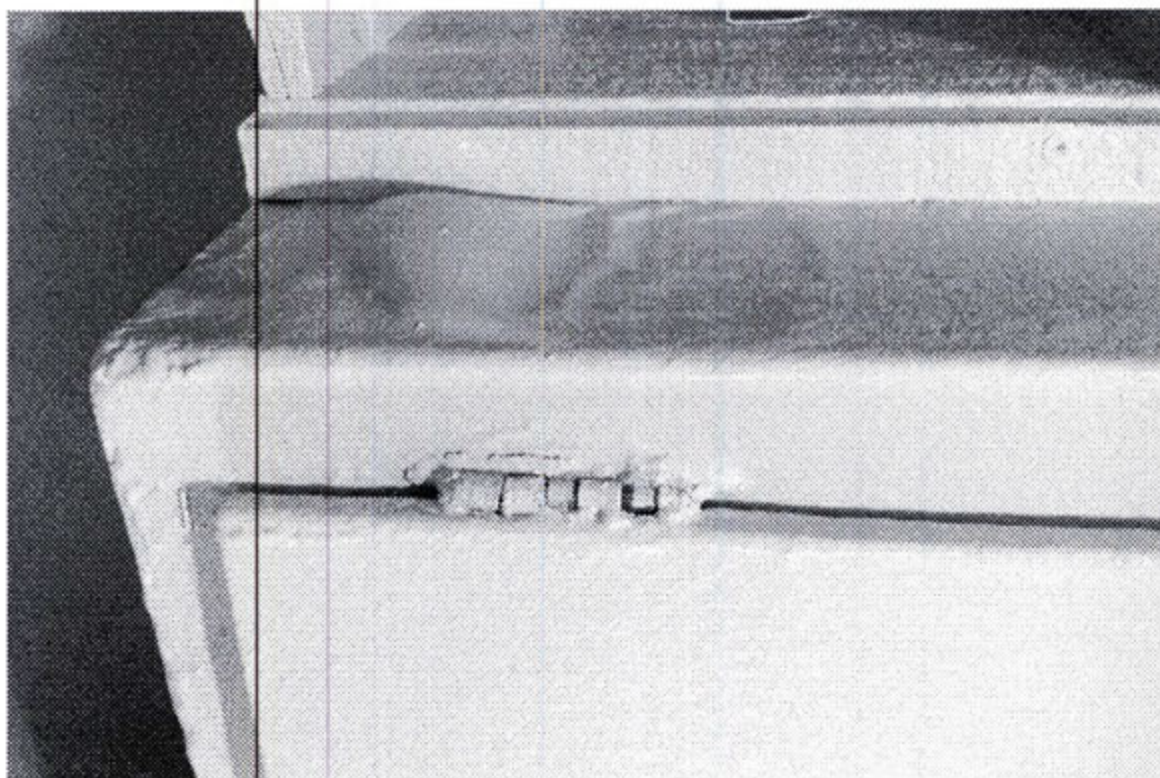


10-6-14 320-105th A - F 1403550



10-6-14

320-105th N - F 1403550





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

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(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

11/25/14

Certified and Regular mail

To: KimChae & Jimmy
10081 Alcosta Bl
San Ramon CA 94583

Code Enforcement Case No.: **1404047**

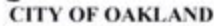
Property: **324 105th Av . Unit F**

Parcel Number: **45-5369-11-3**

Re-inspection Date: **12/22/14**

The Code Enforcement Division inspected your property on **11/20/14** 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
	Property Maintenance		
	Building Maintenance (Code)		
x	1.- Kitch sink faucett is loose. Repair or replace in approved manner.	Kitchen	15.08.230.D
	2.- Kitchen sink water line leaks. Repair or replace in approved manner.	Kitchen	15.08.230.D
x	3.- Main door weather strip is deteriorated. Replace in approved manner.	Entry door	15.08.230.O
x	4.- Wall has a hole near the door. Repair in approved manner.	Bedroom No. 1	15.08.230.O
x	5.- Wall plaster is damaged at bottom of window (bottom left corner) Repair or replace in approved manner.	Bedroom No. 1	15.08.230.O
x	6.- Cover plate for receptacle behind the computer desk is broken. Replace in approved manner.	Computer desk	15.08.260.C
x	7.- Toilet water supply cover is missing . Replace in approved manner.	Bathroom	15.08.230.D
	8.- Window handle is broken. Repair or replace in approved manner.	Bathroom	15.08.230.O



www.oaklandnet.com

Complaint #: 1404047

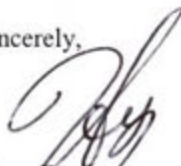
[illegible]

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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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,



Hugo Barron
Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure
Violation Appeal Form

CC:

☐ Surface mold present on _____ . See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls)

City of Oakland



CITY OF OAKLAND

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Planning and Building Department

Bureau of Building
www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 324 105th Av. Unit F

Parcel no. 45-5369-11-3

Case no.: 1404047

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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

May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities

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

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

Trst Hugo Barron
510-238-6612

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

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

Request for Service Tenant Complaint

Property Address: 324-105th Ave
Complaint Number: 1404047

Date: 11-20-14

(F)

Reported by: ☒ Tenant ☐ Other _____
Name: Lucila Day Phone: 510-697-6982
Address: _____ Zip Code: _____ Night Phone: _____
Email Address: _____

Owner: _____ Day Phone: _____
Address: _____ Night Phone: _____
City: _____ State: _____ Zip Code: _____
Email Address: _____

Investigate:

- | | |
|---|--|
| <input type="checkbox"/> Electric – lights/outlets/switch | <input type="checkbox"/> Peeling paint |
| <input type="checkbox"/> Elevator operation | <input checked="" type="checkbox"/> Plumbing leak |
| <input type="checkbox"/> Entry door locks | <input type="checkbox"/> Required exit blocked |
| <input type="checkbox"/> House sewer blockage | <input type="checkbox"/> Resident manager (16 or more units) |
| <input type="checkbox"/> Lack of electric service | <input type="checkbox"/> Roof leak |
| <input type="checkbox"/> Lack of gas service | <input type="checkbox"/> Stairs/railing/deck |
| <input type="checkbox"/> Lack of heat | <input type="checkbox"/> Window(s) operation/broken |
| <input type="checkbox"/> Lack of hot water or water service | <input type="checkbox"/> Other <u>Finishing</u> |
| <input type="checkbox"/> Lack of smoke detector | <input type="checkbox"/> Other <u>See c/w</u> |

☐ Surface mold present on *Lucila Santa Cruz. 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: _____ Date: 11-20-14

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

Email: www.oaklandnet.com

Scan to: Code Enforcement-Chronology-Abatement Activities

August 2012

Distribution: Owner -White Inspector-Yellow Scan Copy-Golden Rod

County Assessor Display

Assessor Parcel Record for APN 045- -5369-011-03

1403550
4047

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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 [Property List](#)
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 [Property Details](#)
 [GIS Parcel Map](#)
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Postmark Here

Total
KIM CHAE & JIMMY
10081 ALCOSTA BLVD
SAN RAMON CA 94583
1404047 / HB / KXC / 11-25-14

Sent To
 Street, or PO
 City, S

7014 0510 0001 3985 2369

11-22-14 324 - 105th N - F 140 4047 1 of 4



11-20-14 324-105th N - F

140 4047

2 of 4



11-22-14 324-105th N-F 140 4047 3 & 4



11-20-14 324-105th Ave - F 140 4047 4 of 4





CITY OF OAKLAND

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

Planning and Building Department

Bureau of Building

Building Permits, Inspections and Code Enforcement Services

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

July 10, 2015

Certified and Regular mail

To: KIM CHAE & JIMMY
10081 ALCOSTA BLVD
SAN RAMON CA 94583

Code Enforcement Case No.: 1502239

Property: 324 105TH AVE

Parcel Number: 45-5369-11-3

Re-inspection Date: 08/24/15

Code Enforcement Services inspected your property on 07/07/15 and confirmed:

- ☒ that the violations of the Oakland Municipal Code (OMC) marked below are present.
☐ that work was performed without permit or beyond the scope of the issued permit and you are receiving this Notice of Violation because you did not get the required permit within three (3) days of receiving the Stop Work Order. You must contact the inspector indicated below before the Re-inspection Date to stop further code enforcement action.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
Yes	Damaged driveway and concrete walking paths in the parking lot are a tripping hazard. Repair cracks, potholes, breaks and uneven surfaces on the ground in an approved manner.	Driveway and Walkways	8.24.020.C.4 8.24.020.D.9
	Building Maintenance (Code)		

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**.

If the Property Owner Certification is included in this notice you may also complete the form and include photographs of the corrected violations.

If you do not contact your inspector to discuss why you cannot comply or if applicable, complete the Property Owner Certification form and the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total **\$2,045.00**. The City may also abate the violations and charge you for the contracting and administrative costs, which can also total over \$1,000.00. In addition, Priority Lien fees in the amount of \$1,194.00 may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims or Superior Court. Furthermore, this Notice of Violation may be recorded on your property.

You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If Code Enforcement Services does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review. *Note: Incomplete appeals including, but not limited to an oral notification of your intention to appeal, a written appeal postmarked but not received by us within the time prescribed or a written appeal received by us without a filing fee are not acceptable and will be rejected.*

If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (B)(3) and a Final Decision is determined. An appeal will be scheduled within 60 days from the date the appeal was filed. A filing fee in the amount of **\$113.61** is due at the time of submittal. Payments may be made in person at the Bureau of Building, 250 Frank Ogawa Plaza, 2nd Floor, Cashiering Section or by phone by calling 510-238-4774 (**Please include the receipt number and date on your appeal**). MasterCard and Visa are accepted.

Administrative Hearing Fees

Filing Fee	\$ 113.61*
Conduct Appeals Hearing	Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Processing Fee	\$ 681.62*
Reschedule Hearing	\$ 113.61*

**Fee Includes 9.5% Records Management Fee and 5.25% Technology Enhancement Fee*

Sincerely,



Planning and Building Department

Enclosures as applicable:

- ☐ Blight brochure
- ☐ Property Owner Certification
- ☐ Lead Paint brochure
- ☐ Photographs

- ☐ Residential Code Enforcement brochure
- ☐ Mold and Moisture brochure
- ☐ Undocumented Dwelling Units brochure
- ☐ Stop Work brochure

- ☐ Vehicular Food Vending brochure
- ☐ Pushcart Food Vending brochure
- ☐ Smoke Alarms brochure
- ☐ Condominium Conversion brochure

CC:



CITY OF OAKLAND

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

Planning and Building Department

Bureau of Building

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

PROPERTY OWNER CERTIFICATION

CORRECTED OR REMOVED VIOLATIONS

Property: 324 105TH AVE

Parcel no. 45-5369-11-3

Case no.: 1502239

Owner: KIM CHAE & JIMMY

Courtesy Notice date: N/A

Re-inspection date: 08/24/15

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

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:

Property Owner Certification

Print Name (print) _____

Date _____

Property Owner Signature _____

Day time telephone (_____) _____

E-mail: _____

Return to:

ASSESSOR'S MAP 45

Code Area No.
17-032

CUNHA & WALKER PROPERTY (Bk. 24 Pg. 90)
TRACT 2487 (Bk. 46 Pg. 88) TR. 5818 193/99
TR. 6623 217/12

5368

Scale 1"=100'

Knight St.

5369

3-11-80 P.M.
7-16-80 D.Y.
9-17-81 P.B.
12-23-81 C.L.
4-24-82 T.

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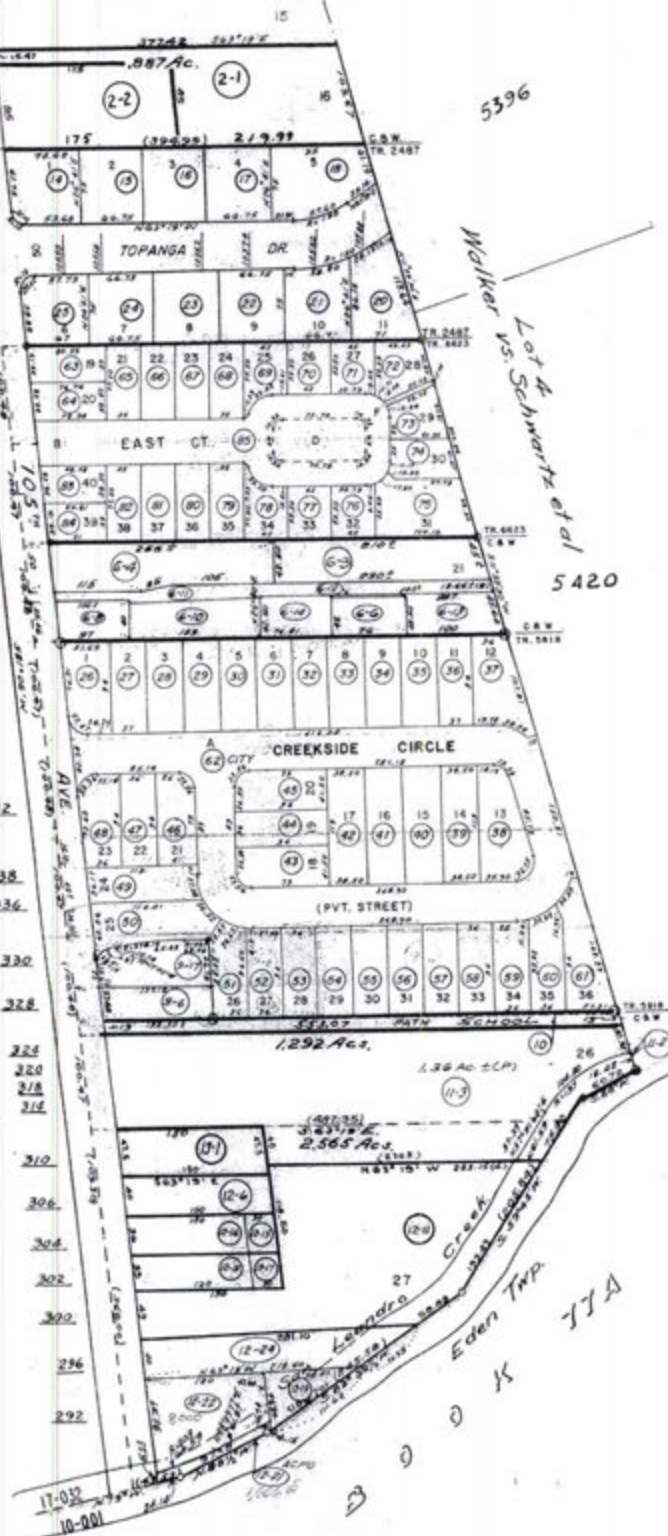
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296

292

17-032 TR. 5818, TR. 5819



County Assessor Display

Assessor Parcel Record for APN 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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

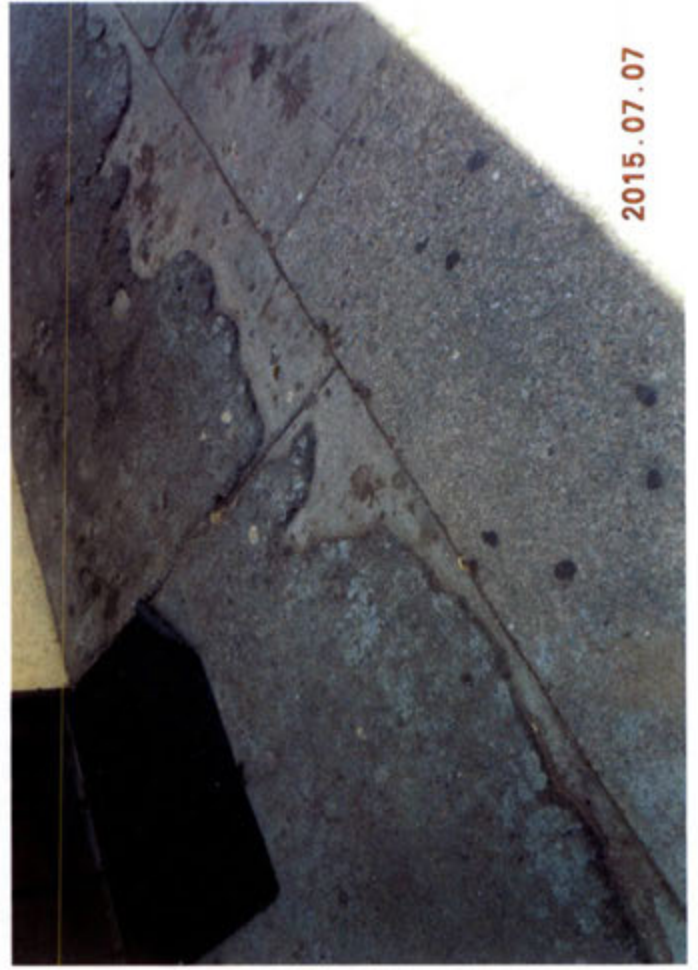
7014 1020 0002 1795 9684

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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total P	
Sent To	KIM CHAE & JIMMY
Street & A or PO Box	10081 ALCOSTA BLVD
City, State	SAN RAMON CA 94583
	1502239 / IR / KXC / 7-10-15

PS Form 3800, July 2014 See Reverse for Instructions



374 105TH AVE



324 165TH AVE



CITY OF OAKLAND

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

Planning and Building Department

Bureau of Building

Building Permits, Inspections and Code Enforcement Services

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

November 30, 2015

Certified and Regular mail

To: KIM CHAE & JIMMY
10081 ALCOSTA BLVD
SAN RAMON CA 94583

Code Enforcement Case No.: 1504175
Property: 324, 314 105TH AVE APT. A
Parcel Number: 45-5369-11-3
Re-inspection Date: 12/30/15

Code Enforcement Services inspected your property on 11/25/15 and confirmed:

- ☒ that the violations of the Oakland Municipal Code (OMC) marked below are present.
☐ that work was performed without permit or beyond the scope of the issued permit and you are receiving this Notice of Violation because you did not get the required permit within three (3) days of receiving the Stop Work Order. You must contact the inspector indicated below before the Re-inspection Date to stop further code enforcement action.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
yes	Electrical service meter is missing from the service equipment. There is no electrical supply to the outlets in unit A. Light and receptacles are not working properly throughout the unit. Replace or repair in a approved manner to obtain a meter from the service provider. Obtain required permits, inspections and approvals.	Unit A	15.08.260.C 15.08.270 15.08.050 15.08.140
yes	Window is broken in the kitchen. Replace or repair in an approved manner. Obtain required permits, inspections and approvals.	Kitchen Area	15.08.220.A-C 15.08.260.B
yes	Hot water handle is not working properly for the lavatory in the bathroom upstairs. Repair or replace in a approved manner. If replacing fixtures, components, equipment, obtain required permits, inspections and approvals.	Bathroom	15.08.230.D 15.08.230.G 15.08.140 15.08.050
yes	Electrical receptacles are missing cover plates in the living room. Provide.	Living Room	15.08.260.C 15.08.050
yes	Smoke and carbon monoxide detectors are missing or not working properly throughout the apartment. Provide a working smoke detector in each bedroom and another adjacent to the outside of the bedrooms such as a hallway. Provide a working carbon monoxide detectors adjacent to the outside of the bedrooms such as the hallways and at least one in each level.	Throughout the apartment	15.08.320 15.08.050
yes	Damaged floor in the living room is a tripping hazard. Repair or replace in a approved manner.	Living Room	15.08.230.O 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.

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.*

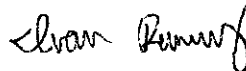
If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (B)(3) and a Final Decision is determined. An appeal 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, 2nd Floor, Cashiering Section or by phone by calling 510-238-4774 (**Please include the receipt number and date on your appeal**). MasterCard and Visa are accepted.

Administrative Hearing Fees

Filing Fee	\$ 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:

- ☐ Blight brochure
- ☐ Property Owner Certification
- ☐ Lead Paint brochure

- ☐ Residential Code Enforcement brochure
- ☐ Mold and Moisture brochure
- ☐ Undocumented Dwelling Units brochure

- ☐ Vehicular Food Vending brochure
- ☐ Pushcart Food Vending brochure
- ☐ Smoke Alarms brochure

July, 2015

Scan to: Code Enforcement-Chronology-Abatement Activities



CITY OF OAKLAND

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Planning and Building Department

Bureau of Building

www.oaklandnet.com

(510) 238-6402

FAX (510) 238-2959

PROPERTY OWNER CERTIFICATION

CORRECTED OR REMOVED VIOLATIONS

Property: 324, 314 105TH AVE APT. A

Parcel no. 45-5369-11-3

Case no.: 1504175

Owner: KIM CHAE & JIMMY

Courtesy Notice date: N/A

Re-inspection date: 12/30/15

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

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:

Property Owner Certification

Print Name (print)

Property Owner Signature

Day time telephone ()

Return to:

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

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

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Po:

\$

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Street an

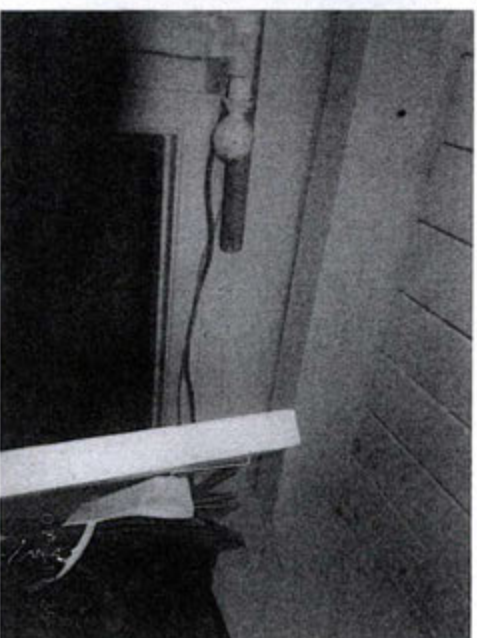
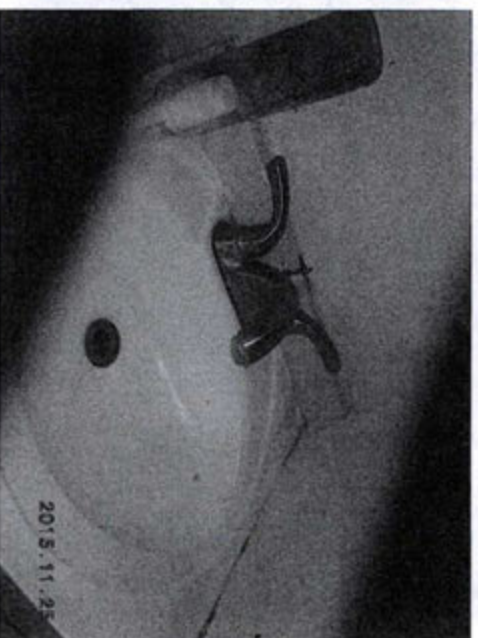
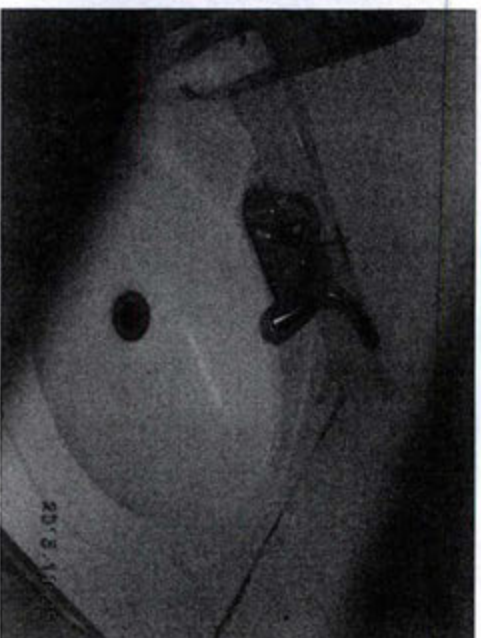
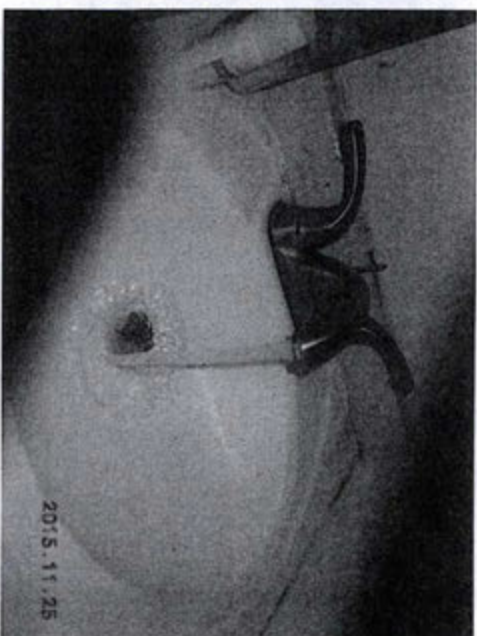
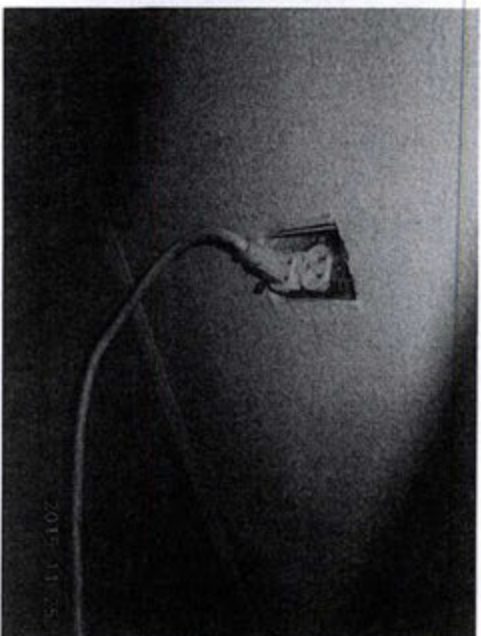
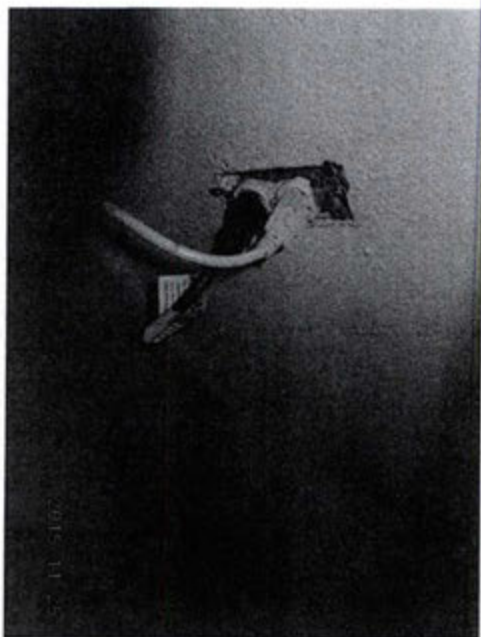
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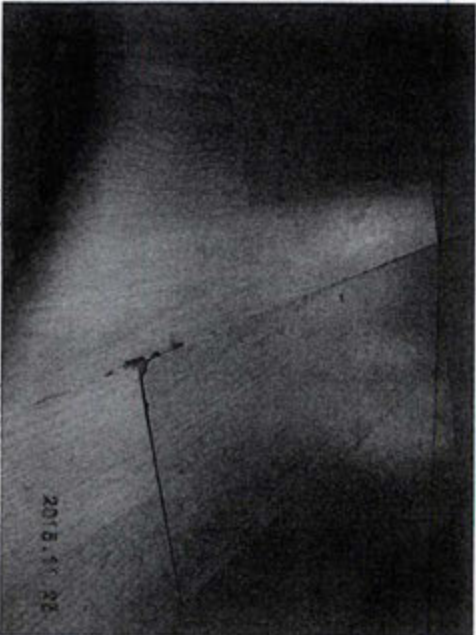
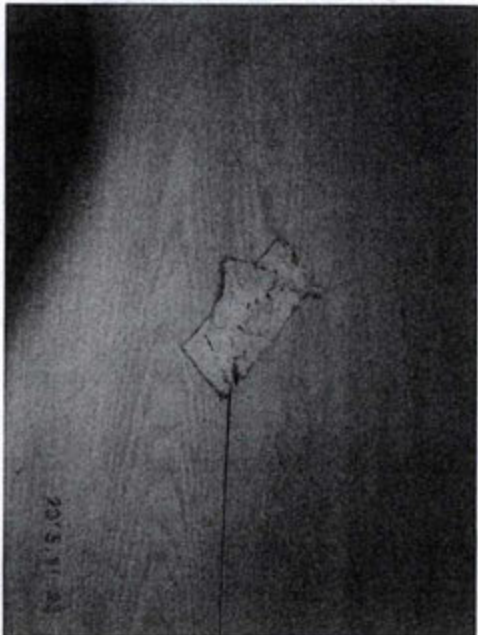
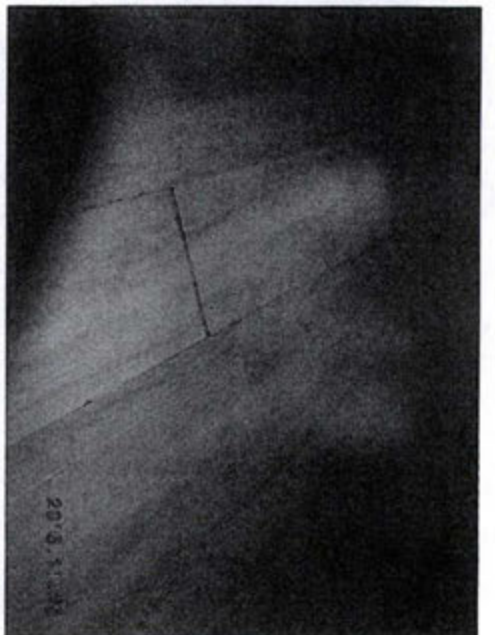
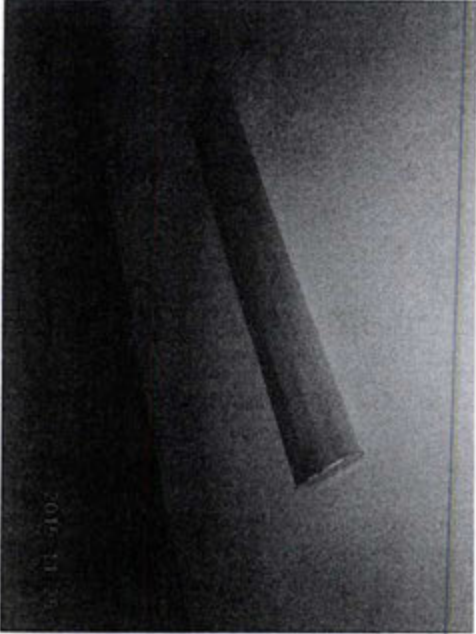
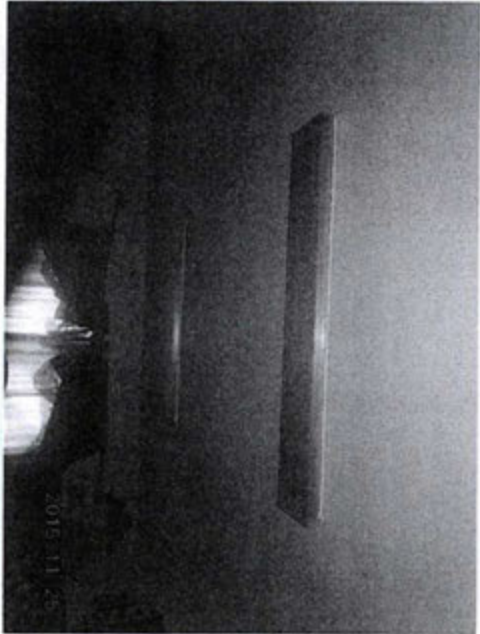
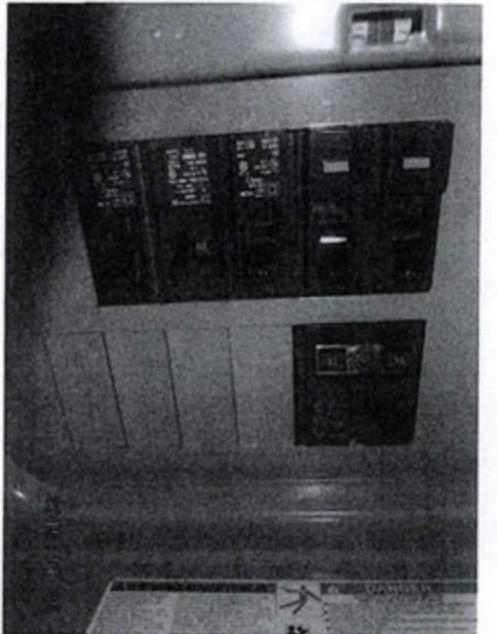
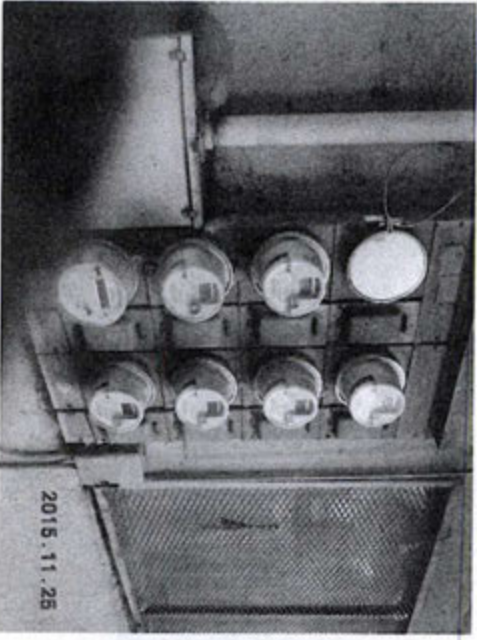
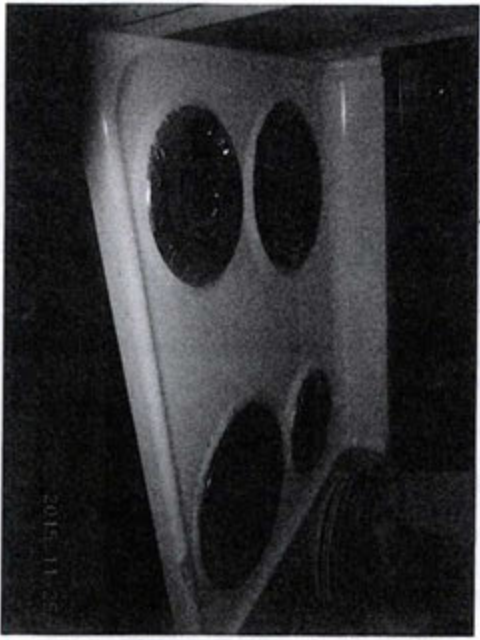
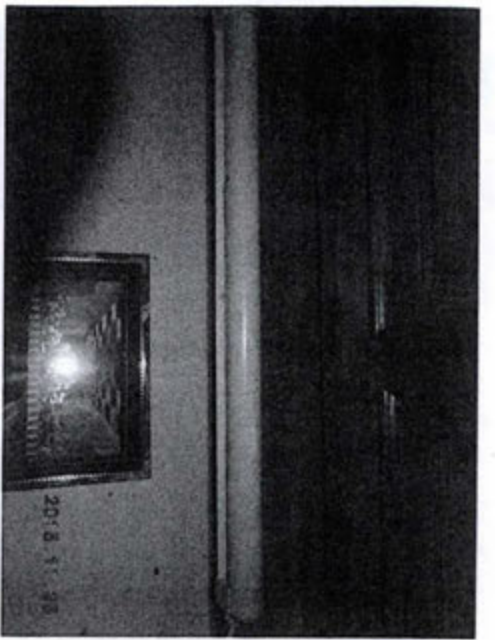
Kim Chae & Jimmy
10081 Alcosta Blvd
San Ramon CA 94583-3001
#1504175- 11/30/15- 1R: asm

July, 2015

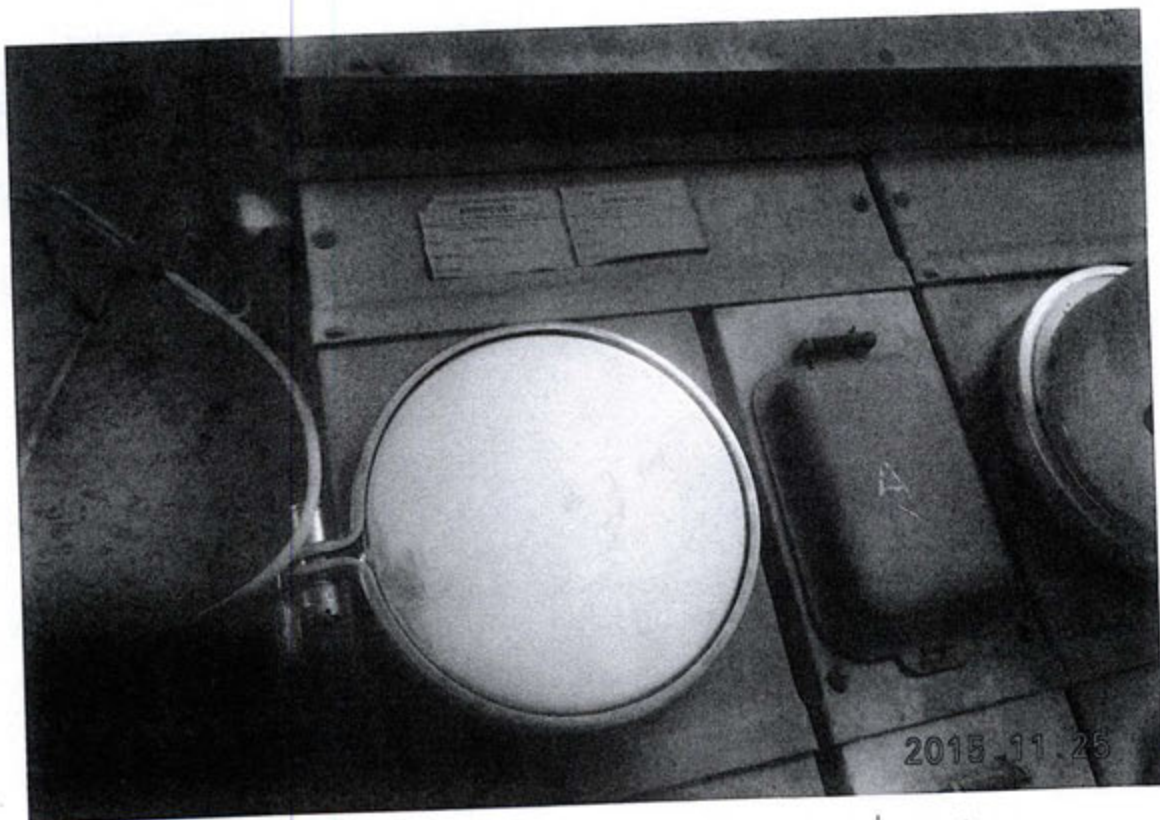
Scan to: Code Enforcement-Chronology-Abatement Activities



314 105TH AVE #A



314 105TH AVE #A



314 105TH AVE
#A

314 108th #4

2015.11.25

108th Ave
108th Ave



CITY OF OAKLAND

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Planning and Building Department

Bureau of Building

Building Permits, Inspections and Code Enforcement Services

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

Unattended Donation/Collection Box (UDCB)

May 27, 2016

Certified and Regular mail

To: Kim Chae & Jimmy
10081 Alcosta Blvd
San Ramon, CA 94583

Code Enforcement Case No.: 1601590
Property: 324 105th Avenue
Parcel Number: 045-5369-011-03
Re-inspection Date: 06/15/16

The Bureau of Building, Code Enforcement Services inspected the site on 05/18/16 and found that an Unattended Donation/Collection Box (UDCB) located on your property:

- ☒ Has no approved permit, therefore you are required to **remove** the UDCB and any blight from your property no later than **06/06/16** as confirmed in the Oakland Municipal Code (OMC) 5.19.190, City Council Ordinance 13335 CMS regarding Unattended Donation/Collection Box.
- ☐ Has blighted conditions as described below that must be cleaned no later than

Photo	Description of Violation	Location	OMC Section
X	Unpermitted Donation/Collection Box. Remove	Driveway	5.191.90
X	Bike fame	Driveway	5.191.90

At this point no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to **remove** the above violation(s). You may contact Inspector **Gregory Clarke**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-2168 and by email at gclarke@oaklandnet.com.

You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and pay the filing fee in the amount of **\$110.00** and return it with supporting documentation in the enclosed envelope. If Code Enforcement Services does not receive your written Appeal by **06/16/16** you will waive your right for administrative review.

If you do not correct the violation(s) before the re-inspection date and have not contacted your inspector the following actions will be taken:

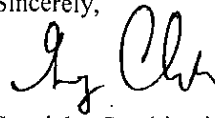
- ☒ a. You will be charged for inspection and administrative costs, which can total **\$2,665.00**. A separate invoice will be mailed.

Unattended Donation/Collection Box (UDCB)

Notice of Violation

- ☒ b. The City will abate the violations and charge you for the contracting and administrative costs, which can total over **\$1,000.00**.
- ☒ c. A Priority Lien in the amount of **\$1,926.00** will 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.
- ☐ d. Administrative Citations will be applied OMC Chapter 1.2 as follows: 1st Citation: \$150.00, 2nd Citation \$250.00 and 3rd Citation \$500.00. A separate invoice will be mailed.
- ☒ e. Administrative Citations will be applied OMC Chapter 1.2 as follows: 1st \$750.00, 2nd Citation \$1,000.00, and subsequent citations \$1,500.00 within a calendar year. A separate invoice will be mailed.
- ☒ f. Civil Penalties may also be applied in accordance with OMC Chapter 1.08.

Sincerely,



Specialty Combination Inspector

cc: Recycle for change, 1081 Essex Ave, Richmond, CA 94801



County Assessor Display

Assessor Parcel Record for APN 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Post	\$
Sent To	
Street and	
City, State,	

KIM CHAE & JIMMY
10081 ALCOSTA BLVD
SAN RAMON, CA 94583
1601590-LWM-05/27/2016-UDCB

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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May 27, 2016

Certified and Regular mail

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10081 Alcosta Blvd
San Ramon, CA 94583

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X	Bike fame	Driveway	5.191.90

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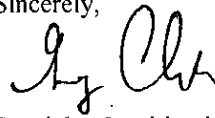
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Unattended Donation/Collection Box (UDCB)

Notice of Violation

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Sincerely,



Specialty Combination Inspector

cc: Recycle for change, 1081 Essex Ave, Richmond, CA 94801



County Assessor Display

Assessor Parcel Record for APN 045- -5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
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Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

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Parcel
Number](#)[Property
List](#)[Assessments](#)[Property
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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	\$
Postage	\$
Total Post	\$
Sent To	
Street and	
City, State,	

KIM CHAE & JIMMY
10081 ALCOSTA BLVD
SAN RAMON, CA 94583
1601590-LWM-05/27/2016-UDCB

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here