



Record Detail with Inspection Log

▼ **Record ID:** **1502225**

▼ **Description:** **GRAFFITI**

▼ **APN:** **005 042000105**

▼ **Address:** **2140 MANDELA PARK**

▼ **Unit #:**

▼ **Date Opened:** 6/29/2015

▼ **Record Status:** Violation Verified and Posted

▼ **Record Status Date:** 7/22/2015

▼ **Job Value:** \$0.00

▼ **Requestor:**

▼ :

▼ **Business Name:**

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
6/29/2015	Tom Espinosa	1st Inspection	Violation Verified	Verified occupied bldg. w/graffiti on exterior



Record Detail with Comments

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▼ :

▼ **Business Name:**

Comment Date ▲	Commenter	Comment
7/8/2015 8:50:44 AM	TCAMPBELL	OWNERSHIP VERIFIED THROUGH COUNTY ASSESSOR - NOTICE OF VIOLATION MAILED - DUE DATE 07/24/2015



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

Graffiti Abatement

July 7, 2015

Certified and Regular mail

To: KS Properties One LLC
2100 Jackson Street
San Francisco, CA 94115-1528

Code Enforcement Case No.: **1502225**

Property: **2140 Mandela Pkwy**

Parcel Number: **005-0420-001-05**

Re-inspection Date: **07/24/2015**


The Bureau of Building, Code Enforcement Services inspected your property on **06/30/2015** and confirmed the violation of the Oakland Municipal Code (OMC) 8.10, City Council Ordinance 13146 CMS regarding Graffiti. You are in violation and must correct the violation within **10 days** from the date of this notice; **15 days** is allowed for vacant properties; and retailers of alcoholic beverages must correct violations within **3 days**.

Photo	Description of Violation	Location	OMC Section
X	Occupied building with graffiti. Remove.	Exterior of building	8.10.020, 8.10.220, 8.10.230, 8.10.240

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. You may contact Inspector **Thomas Espinosa**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-2949 and by email at tespinosa@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 **\$113.61** and return it with supporting documentation in the enclosed envelope. If Code Enforcement Services does not receive your written Appeal within **10 days** of the date of this notice, you will waive your right for administrative review.

Sincerely,


THOMAS ESPINOSA
Specialty Combination Inspector
Planning and Building Department

Enclosures as applicable:

☒ Blight brochure

☒ Property Owner Certification (follow instructions on the form for submittal)

cc:
April, 2015

City of Oakland



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PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 2140 Mandela Pkwy

Parcel no. 005-0420-001-05

Case no.: 1502225

Owner: KS Properties One LLC

Deadline to Respond: 07/24/2015

Instructions

1. Review the property address and owner information shown at the left and make any necessary corrections.
2. 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
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 violation identified in the Notice of Violation I received from the City of Oakland.

☒ Graffiti

Print Name (print)

Property Owner Signature

Day time telephone ()

Return to:

Property Owner Certificate

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

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

OFFICIAL USE

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

Postmark
Here

Sent
To: KS Properties One LLC
2100 Jackson Street
San Francisco, CA 94115-1528
Street or P.O. Box: 1502225/2140 Mandela Pkwy
City: 07/08/2015/NOV/T Espinosa

IMPORTANT INFORMATION

If you do not correct the violations before the Re-inspection date and have not contacted your inspector the following actions may be taken:

Fee Charged Re-inspection

A re-inspection is scheduled for **07/24/2015**. You or your agent must be present at the scheduled re-inspection (s). The inspector will be at the site:

☒ 9:00 a.m. – 12:00 p.m.

OR

☐ 12:00 p.m. – 3:00 p.m.

If you **do not** notify your inspector why you cannot comply and if the **re-inspection** verifies that all violations have not been corrected:

- a. You may be charged for inspection and administrative costs, which can total **\$2,045.00**. A separate invoice will be mailed. Please note: If subsequent re-inspections must be conducted the fees are **\$1,136.00** each instance.
- b. The City may need access onto the premises and may petition the court to issue an Inspection and Abatement Warrant. A separate invoice will be mailed in the amount of **\$1,136.00**.
- c. The City may abate the violations and charge you for the contracting and administrative costs, which can also total over **\$1,000.00**.
- d. 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.
- e. Administrative Citations may be applied OMC Chapter 1.2 as follows: 1st Citation: \$150.00, 2nd Citation \$250.00 and 3rd Citation \$500.00.
- f. Civil Penalties may also be applied in accordance with OMC Chapter 1.08.

Inspection and Abatement Warrant

If you have failed to correct violations fully or refuse to provide us access onto the premises to do so ourselves we will immediately petition the court to issue an **Inspection and Abatement Warrant** authorizing the City and its agents to enter your property forcibly. All costs for obtaining the warrant and completing the abatement work will be charged to you and lien against your property title and collected with your property taxes.

Please advise us immediately of your decision either to abate the violations or to allow us entry onto your property or to refute our warrant petition. Please contact **Inspector Thomas Espinosa by telephone at (510) 238-2949**. You may also come to our office at 250 Frank Ogawa Plaza, 2nd Floor. Office hours are 8:00 a.m. – 4:00 p.m. Monday, Tuesday, Thursday and Friday. Wednesday office hours are 9:30 a.m. – 4:00 p.m.



2140 Mandela Parkway from 20th St. 2 Grand Ave

West Oakland, Oakland
June 30, 2015 4:02 PM