



Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant

CONTACT_TYPE = Blank

ADDR_PARTIAL : Begins With 4117 INTERNATIONAL

APN = (Blank)

DATE_OPENED >= 1/1/1985

DATE_OPENED <= 12/31/2020

RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation

Record ID: 1504229

Address: 4117 INTERNATIONAL BLVD

APN: 033 215400103

Unit #:

Description: Vehicle damage to building on International side.. Light pole is damaged also on 11/26/15 at ~9am

Date Opened: 11/30/2015

Record Status: Abated

Record Status Date: 4/18/2016

Job Value: \$0.00

Requestor:

: FPB

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/1/2015	Hugo Barron	1st Inspection	Violation Verified	
1/4/2016	Hugo Barron	Follow-up Inspection	Partially Abated	
4/15/2016	Hugo Barron	Follow-up Inspection	Abated	
		Follow-up Inspection	Scheduled	

Record ID: B1600115

Address: 4117 INTERNATIONAL BLVD

APN: 033 215400103

Unit #:

Description: Vehicle damage repair to exterior wall on International Blvd side (SMART & FINAL STORE) to abate CE1504229. ZW1600021.

Date Opened: 1/11/2016

Record Status: Final

Record Status Date: 4/6/2016

Job Value: \$15,000.00

Requestor: Mark Toquam

:

Business Name: P S R WEST COAST BUILDERS INC

License #: 919541

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/12/2016	Dave Velez	Field Check	Ok to Issue	Single story building occupied by a single tenant. No structural damage. No plans required. No ADA upgrades required. In ready to issue file. Date: 3/14/2016 Rough framing OK. OK to stucco finish. Date: 4/6/2016 Final OK.
3/14/2016	Dave Velez	Frame	Pass	
4/6/2016	Dave Velez	Final Building	Pass	

Record ID: DET07007

Address: 4117 INTERNATIONAL BLVD

APN: 033 215400103

Unit #:

Description:

Date Opened: 1/24/2007

Record Status: TBD

Record Status Date:

Job Value: \$0.00

Requestor: ZONING INFORMATION SERVICES

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
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Record ID: DS980020

Address: 4117 INTERNATIONAL BLVD

APN: 033 215400103

Unit #:

Description: Application for Small Project Design Review for a new sign. (Smart and Final)

Date Opened: 3/31/1998

Record Status: TBD

Record Status Date:

Job Value: \$0.00

Requestor: BIAS, BOB

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
-----------------	----------------	-----------------	-----------------	-----------------

Record ID: E9800938

Address: 4117 INTERNATIONAL BLVD

APN: 033 215400103

Unit #:

Description: electrical for replacement of sign atop existing pole **Transferred 5/22/98**

Date Opened: 4/15/1998

Record Status: Final

Record Status Date: 5/29/1998

Job Value: \$0.00

Requestor: A BETTER IMAGE SIGN CO.

:

Business Name:

License #: 533480

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
5/29/1998		FINAL ELECTRICAL 04P	APPROVED	FINAL OK

Record ID: [S9800062](#)

Address: 4117 INTERNATIONAL BLVD

APN: 033 215400103

Unit #:

Description: replace sign atop existing pole *Transferred 5/22/98*****

Date Opened: 4/14/1998

Record Status: Expired

Record Status Date: 2/23/1999

Job Value: \$10,000.00

Requestor: A BETTER IMAGE SIGN CO.

:

Business Name:

License #: 533480

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
5/29/1998		Frame	No Status	
6/5/1998		FINAL SIGN 00P	CORRECTION NOTICE	NO CONTRACTOR/PLANS AVAIL
6/9/1998		FINAL SIGN 00P	APPROVED	FINAL

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



Address History with Comments Log

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Date Opened: 11/30/2015

Record Status: Abated

Record Status Date: 4/18/2016

Job Value: \$0.00

Requestor:

: FPB

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
12/2/2015	KCHENG	Ownership checked; NOV sent reg & cert w/ appeal form on 12/2/15, cert mailing # is 0859 8282
4/18/2016	HBARRON	4/15/16 : " abated
1/5/2016	HBARRON	1/4/16 : owner working on the plans
1/4/2016	HBARRON	12/1/15: exterior wall covered with plywood.
12/2/2015	KCHENG	Ownership checked; NOV sent reg & cert w/ appeal form on 12/2/15, cert mailing # is 0859 8282
4/18/2016	HBARRON	4/15/16 : " abated
1/5/2016	HBARRON	1/4/16 : owner working on the plans
1/4/2016	HBARRON	12/1/15: exterior wall covered with plywood.
12/2/2015	KCHENG	Ownership checked; NOV sent reg & cert w/ appeal form on 12/2/15, cert mailing # is 0859 8282
4/18/2016	HBARRON	4/15/16 : " abated
1/5/2016	HBARRON	1/4/16 : owner working on the plans
1/4/2016	HBARRON	12/1/15: exterior wall covered with plywood.
12/2/2015	KCHENG	Ownership checked; NOV sent reg & cert w/ appeal form on 12/2/15, cert mailing # is 0859 8282
4/18/2016	HBARRON	4/15/16 : " abated
1/5/2016	HBARRON	1/4/16 : owner working on the plans
1/4/2016	HBARRON	12/1/15: exterior wall covered with plywood.

Record ID: B1600115**Address: 4117 INTERNATIONAL BLVD****APN: 033 215400103****Unit #:****Description: Vehicle damage repair to exterior wall on International Blvd side (SMART & FINAL STORE) to abate CE1504229. ZW1600021.**

Date Opened: 1/11/2016

Record Status: Final

Record Status Date: 4/6/2016

Job Value: \$15,000.00

Requestor: Mark Toquam

:

Business Name: P S R WEST COAST BUILDERS INC

License #: 919541

COMMENT DATE	COMMENTER	COMMENTS
1/13/2016	DMCCARTNEY	no structural damage per field check inspection:" Single story building occupied by a single tenant. No structural damage. No plans required. No ADA upgrades required. In ready to issue file."
1/13/2016	DMCCARTNEY	no structural damage per field check inspection:" Single story building occupied by a single tenant. No structural damage. No plans required. No ADA upgrades required. In ready to issue file."
1/13/2016	DMCCARTNEY	no structural damage per field check inspection:" Single story building occupied by a single tenant. No structural damage. No plans required. No ADA upgrades required. In ready to issue file."

Record ID: DET07007**Address: 4117 INTERNATIONAL BLVD****APN: 033 215400103****Unit #:****Description:**

Date Opened: 1/24/2007

Record Status: TBD

Record Status Date:

Job Value: \$0.00

Requestor: ZONING INFORMATION SERVICES

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
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Record ID: DS980020**Address: 4117 INTERNATIONAL BLVD****APN: 033 215400103****Unit #:****Description: Application for Small Project Design Review for a new sign. (Smart and Final)**

Date Opened: 3/31/1998

Record Status: TBD

Record Status Date:

Job Value: \$0.00

Requestor: BIAS, BOB

:

Business Name:

License #:

COMMENT DATE COMMENTER

COMMENTS

Record ID: E9800938

Address: 4117 INTERNATIONAL BLVD

APN: 033 215400103

Unit #:

Description: electrical for replacement of sign atop existing pole **Transferred 5/22/98**

Date Opened: 4/15/1998

Record Status: Final

Record Status Date: 5/29/1998

Job Value: \$0.00

Requestor: A BETTER IMAGE SIGN CO.

:

Business Name:

License #: 533480

COMMENT DATE COMMENTER

COMMENTS

Record ID: S9800062

Address: 4117 INTERNATIONAL BLVD

APN: 033 215400103

Unit #:

Description: replace sign atop existing pole *Transferred 5/22/98*****

Date Opened: 4/14/1998

Record Status: Expired

Record Status Date: 2/23/1999

Job Value: \$10,000.00

Requestor: A BETTER IMAGE SIGN CO.

:

Business Name:

License #: 533480

COMMENT DATE COMMENTER

COMMENTS

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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

12/2/15

Certified and Regular mail

To: Realty Income Properties 16 LLC
Care of : Smart & Final Inc
600 Citadel Dr
Commerce CA 90040

Code Enforcement Case No.: **1504229**
Property: **4117 International Bl**
Parcel Number: **33-2154-1-3**
Re-inspection Date: **1/4/16**

Code Enforcement Services inspected your property on **12/1/15** 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	1.- Exterior wall on International Bl. covered with plywood. Repair with permit.	Exterior wall	15.08.230.O

At this point no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations and contact Inspector **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com.

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,



Hugo Barron
Specialty Combination Inspector
Planning and Building Department

Enclosures as applicable:

- | | | |
|---|--|--|
| <input type="checkbox"/> Blight brochure | <input type="checkbox"/> Residential Code Enforcement brochure | <input type="checkbox"/> Vehicular Food Vending brochure |
| <input type="checkbox"/> Property Owner Certification | <input type="checkbox"/> Mold and Moisture brochure | <input type="checkbox"/> Pushcart Food Vending brochure |
| <input type="checkbox"/> Lead Paint brochure | <input type="checkbox"/> Undocumented Dwelling Units brochure | <input type="checkbox"/> Smoke Alarms brochure |
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Stop Work brochure | <input type="checkbox"/> Condominium Conversion brochure |

cc: 3 of 3



CITY OF OAKLAND

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Bureau of Building

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FAX: (510) 238-2959

PROPERTY OWNER CERTIFICATION

CORRECTED OR REMOVED VIOLATIONS

Property: 4117 International Bl

Parcel no. 33-2154-1-3

Case no.: 1504229

Owner: Realty Income Properties 16 LLC

Courtesy Notice date:

Re-inspection date:

Instructions

1. Review the property address and owner information shown at the left and make any necessary corrections.
2. If applicable, before the Re-inspection date shown at the left, complete and return this signed form with dated photographs of your property to verify the violations were removed or not present:

E-mail: inspectioncounter@oaklandnet.com

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 33

Code Area No. 17-032

Map of Subdivisions of the Northeast portion of the
Sather Tract (BK. 19 Pg. 1)
Scale 1 in. = 40 ft.

5 cole 117 = 40 ft.

2154

2144

41st Ave.

2147

East 14th Street

4117

4123

4129

Avenue.

(Temple)

4151

Avenue.

(Fulton)

4220

East 12th Street

4221-11

County Assessor Display 150 9229

Assessor Parcel Record for APN 033- -2154-001-03

Parcel Number:	33-2154-1-3
Property Address:	4117 INTERNATIONAL BLVD, OAKLAND 94601
Owner Name:	REALTY INCOME PROPERTIES 16 LLC
Care of:	SMART & FINAL INC
Attention:	
Mailing Address:	600 CITADEL DR, COMMERCE CA 90040-1562
Use Code:	ONE STORY STORE
Recorder Number:	2012-001887
Recorder Date:	1/4/2012
Mailing Address Effective Date:	1/4/2012
Last Document Input Date:	1/24/2013
Deactivation Date:	
Exemption Code:	

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

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

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

OFFICIAL USE

Certified Mail Fee \$

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 Pos \$

Sent To **REALTY INCOME PROPERTIES 16 LLC**

Street an **C/O SMART & FINAL INC**

City, Sta. **600 CITADEL DR**

COMMERCE CA 90040

1504229 / HB / KXC / 12-2-15

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

12-1-15

4117 International Bl

1504229

