



Record Detail with Inspection Log

▼ **Record ID:** **1501018**

▼ **Description:** Fire-damaged property, unapproved use of building, commercial to live work.

▼ **APN:** 008 066300600

▼ **Address:** 674 23RD ST

▼ **Unit #:**

▼ **Date Opened:** 3/25/2015

▼ **Record Status:** Violation Verified

▼ **Record Status Date:** 3/25/2015

▼ **Job Value:** \$0.00

▼ **Requestor:**

▼ :

▼ **Business Name:**

▼ **License #:**

| Inspection Date ▲ | Inspector Name | Inspection Type | Status / Result | Result Comments |
|-------------------|-----------------|-----------------------|--------------------|---|
| 3/24/2015 | Gene Martinelli | 1st Inspection | Violation Verified | 3-24-15, Red Tagged building due to structural fire damage, fire damage to electrical systems, and fire damaged to plumbing systems, including gas lines. A 3R report will be needed, and is current in progress. |
| 7/8/2016 | Gene Martinelli | Follow-up Inspection | Inspection Voided | |
| | Gene Martinelli | 1st Inspection | Scheduled | |
| | Gene Martinelli | Follow-up Inspection | Scheduled | |
| | Gene Martinelli | Follow-up Inspection | Scheduled | |
| | Gene Martinelli | Monitoring Inspection | Cancelled | |



Record Detail with Comments

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| Comment Date ▲ | Commenter | Comment |
|--------------------------|-------------|---|
| 3/25/2015 12:33:25 PM | GMARTINELLI | 3-24-15, Red Tagged building due to structural fire damage, fire damage to electrical systems, and fire damaged to plumbing systems, including gas lines. A 3R report will be needed, and is current in progress. |
| 5/13/2015 1:23:39 PM | GMARTINELLI | 5-13-15, submitted N.O.V. with re-inspection date of 6-16-15. |
| 5/14/2015 5:05:59 PM | RTEGAN | Notice of Violation sent regular and certified mail (#7014 0510 0001 3988 9846) on 5-13-15 with a Violation Appeal and Brochure(s). Ownership verified per County Assessor: no change to owner name or mailing address. |
| 6/18/2015 7:29:08 AM | KCHENG | CERT MAIL RETURNED AS "RETURN TO SENDER / UNCLAIMED" |
| 1/5/2016 10:15:40 AM | GMARTINELLI | 1-5-16, spoke to owner Juxt Beck 510-543-7448, who said he will be selling building and will be closing in three weeks to Claude (Sammy) Saenz. |
| 2/4/2016 9:14:34 AM | GMARTINELLI | 2-4-16, Meet with Juxt and potential new buyer Shammy in office. They both informed me that zoning has been completed to convert building to a live work. As built's have been completed by Architect Tom Dolan. Tom Dolan and Engineer Kayland Smith are working on final drawings to completely redesigning building to a live work upstairs and commercial spaces downstairs and should be done within one month. They will be giving me a weekly progress report. Juxt said they should be getting their insurance settlement by this week. |
| 2/23/2016 8:27:12 | GMARTINELLI | 2-23-16, update email from owner Jux. Gene, Wanted to give you our update on 674 23rd Street from |

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| AM | | the past week. Our main emphasis has been with Tom Dolan and fire and life safety means of egress for each unit. Below is our building progress summary for the current week: o Tom Dolan met with us for a double meeting Thursday morning as well as the afternoon. We were able to finalize unit layout and identify each unit's alternate means of egress. o Tom Dolan was also able to identify a third means of building fire rescue / building refuge. o Our upcoming meeting with Tom scheduled for Wednesday, will focus on square footage count of each unit and the application of the Oakland Live-Work Code regulations for the identified spaces. o We will be in contact again this coming week with Calin Smith for his initial structural calculations on the building seismic upgrades. o Tom Dolan's office expects to continue / finalize as-builts and have the preliminary building design plans that we can present to the Oakland Building Dept soon. o The building sale details have been completed. We will now proceed with the final drafting and legal review and then set a close of escrow date. We will update again you next Thursday/Friday on the upcoming week's progress. Again, if you have any questions, please contact me at the above email or by phone at 510-543-7448. Thank you, Juxt |
| 4/25/2016 8:34:31 AM | WLOO | email update: 674 23rd Street: 04/22 Update For this week's update on the progress on the building at 674 23rd Street, I am including both Thomas Dolan, our architect and Zephyr Buechler, one of the new owners. Our plan in about two weeks as the transitioning phase is complete, is to have Zephyr take over the weekly updates to you and the Oakland Building Dept. For the past week we made good progress including: On Wednesday, April 20th, Tom Dolan and Zephyr Buechler had a second meeting with Kenny Lau at the Planning Dept to discuss the current permitted occupancy use as well as the upcoming process to open up permits to repair the fire damaged areas. Calin Smith was able to complete the Red line mark-ups for the preliminary structural and seismic upgrades as anticipated for the building. Again the plan is to upgrade the entire building to at least the minimum 75% of current code standards required for live-work rehabilitations with the first floor commercial likely being the full 100% requirement. During the week, the new owners met with Black Oak Builders who are in the process of preparing the scope and quote for the structural work on the building as well as the overall building costs estimates for the building code and compliance upgrades. The final building escrow and close, adding Zephyr Buechler and his Bedrock Pacific Louise LLC to the title will likely occur this Wednesday or Thursday of the coming week. Next week, we will update you on the completion of the final title transfer, information we get back from Black Oak Builders on the full construction and an update on Calin Smith's engineering progress with the structural/seismic upgrades. Of course, if you have any questions, please contact me at the above email or by phone at 510-543-7448. Thank you, Juxt |



Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant

CONTACT_TYPE = Blank

ADDR_PARTIAL : Begins With 669 24TH ST

APN = (Blank)

DATE_OPENED >= 1/1/1980

DATE_OPENED <= 12/31/2020

RECORD_TYPE_GROUP = Enforcement

Record ID: 0000637

Address: 669 24TH ST, ##B

APN: 008 066301700

Unit #: #B

Description: NO HEATER IN APARTMENT UNIT

Date Opened: 1/25/2000

Record Status: Open

Record Status Date:

Job Value: \$0.00

Requestor: SUSAN

:

Business Name:

License #:

| Inspection Date | Inspector Name | Inspection Type | Status / Result | Result Comments |
|-----------------|----------------|-----------------|------------------|-----------------|
| 1/26/2000 | | 1st Inspection | No Entry | SUSAN 834-3274 |
| 1/27/2000 | | 1st Inspection | Unable to Verify | REQUEST CK |

Record ID: 0000801

Address: 669 24TH ST, #C

APN: 008 066301700

Unit #: C

Description: LEAKY ROOF & NO HEAT --NO PHONE JACKS/FUMES/MICE/BATHTUBDOESN'T DRAIN/HOLE IN KITCHEN SINK DRAIN.

Date Opened: 1/27/2000

Record Status: Open

Record Status Date:

Job Value: \$0.00

Requestor: RICHARD TAYLOR

:

Business Name:

License #:

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

Record ID: 0703607

Address: 669 24TH ST

APN: 008 066301700

Unit #:

Description: PROPERTY HAS TRASH & DEBRIS.

Date Opened: 5/18/2007

Record Status: Abated

Record Status Date: 6/21/2007

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

| Inspection Date | Inspector Name | Inspection Type | Status / Result | Result Comments |
|-----------------|----------------|---|-----------------------------------|---|
| 5/11/2007 | | OMC - BLIGHT ABATEMENT OMC- Injurious OMC-1 | Viol. verified / not corrected | |
| 6/7/2007 | | OMC - BLIGHT ABATEMENT OMC- Injurious OMC-1 | Inspection voided | SCHEDULED IN ERROR |
| 6/21/2007 | | OMC - BLIGHT ABATEMENT OMC- Injurious OMC-1 | Complaint ABated | Scheduled reinsp from 63 result on 05/11/07 |

Record ID: 1500969

Address: 669 24TH ST

APN: 008 066301700

Unit #:

Description: 3rd alarm blaze at the former National Guard armory at 3am on Saturday 3/21/2015

Date Opened: 3/22/2015

Record Status: Violation Verified

Record Status Date: 3/23/2015

Job Value: \$0.00

Requestor:

: FPB

Business Name:

License #:

| Inspection Date | Inspector Name | Inspection Type | Status / Result | Result Comments |
|-----------------|-----------------|-----------------------|--------------------|--|
| 3/23/2015 | Gene Martinelli | 1st Inspection | Violation Verified | 3/23/15, Red tagged building due to the following; structural fire damage, fire damage to electrical systems, and fire damaged to plumbing systems, including gas lines. A 3R report will be needed, and is current in progress. |
| 10/20/2015 | Gene Martinelli | Monitoring Inspection | No Progress | |

10-20-15, site inspection found workers removing sheet rock and cleaning inside burned unit without permits. Stop work issued to worker foreman Adrian from Synergy for demo work. Re-tagged building again with Red tag, that was placed at front outside of main building at address 669 24th Street. Synergy's number is 800-439-9610. Called owner Kim Marienthal on 10-22-15, to inform him that permits will be required before any demolition can start. Architect is Robert Nebolon @ 510-525-2725. General contractor is Ken Winfield @ 510-928-6875, 510-652-4712. Owner number for Kim Marienthal is 510-410-7083, 510-981-3036.

| | | | |
|----------|-----------------|-----------------------|-------------------|
| 7/8/2016 | Gene Martinelli | Monitoring Inspection | Inspection Voided |
| 9/6/2016 | Ed Labayog | Monitoring Inspection | Not Abated |
| | Gene Martinelli | 1st Inspection | Scheduled |
| | Ed Labayog | Monitoring Inspection | Scheduled |
| | | Monitoring Inspection | Pending |
| | Gene Martinelli | Monitoring Inspection | Cancelled |
| | Gene Martinelli | Follow-up Inspection | Scheduled |

Monitoring case, plans in plan check.

Record ID: 1603421

Address: 669 24TH ST

APN: 008 066301700

Unit #:

Description: Graffiti in front of building. 9/06/16 - fire-damaged, vacant building, unsecured; homeless living inside.

Date Opened: 9/2/2016

Record Status: Violation Verified and Posted

Record Status Date: 10/25/2016

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

| Inspection Date | Inspector Name | Inspection Type | Status / Result | Result Comments |
|-----------------|----------------|-----------------|------------------|-----------------|
| 10/24/2016 | Wing Loo | 1st Inspection | Unable to Verify | |

Record ID: 9912386

Address: 669 24TH ST, #B

APN: 008 066301700

Unit #: B

Description: NO HEAT/FUMES FROM DOWNSTAIRS/NO INSULATION/GARBAGE LEFT ON STREET.

Date Opened: 12/1/1999

Record Status: Closed

Record Status Date: 11/17/2000

Job Value: \$0.00

Requestor: SUSAN HAYES

:

Business Name:

License #:

| Inspection Date | Inspector Name | Inspection Type | Status / Result | Result Comments |
|-----------------|----------------|-----------------|------------------|-----------------|
| 12/2/1999 | | 1st Inspection | Unable to Verify | |

| | | | | |
|------------|-------------------------|----------------|---------------|---|
| 12/14/1999 | | 1st Inspection | No Entry | |
| 12/14/1999 | | 1st Inspection | No Violations | |
| 12/21/1999 | PERMIT TRACKING CODE | 1st Inspection | No Entry | Inspection voided 11/17/00 - complaint closed 11/17/00 |

Record ID: 9912388**Address: 669 24TH ST****APN: 008 066301700****Unit #:****Description: GARBAGE LEFT ON STREET.**

Date Opened: 12/1/1999

Record Status: Closed

Record Status Date: 12/1/1999

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

| Inspection Date | Inspector Name | Inspection Type | Status / Result | Result Comments |
|-----------------|-------------------------|-----------------|-----------------|---------------------|
| 12/2/1999 | PERMIT TRACKING CODE | 1st Inspection | No Entry | Inspection canceled |

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Date Opened: 1/25/2000

Record Status: Open

Record Status Date:

Job Value: \$0.00

Requestor: SUSAN

:

Business Name:

License #:

| COMMENT DATE | COMMENTER | COMMENTS |
|--------------|-----------|-----------------------------|
| 1/25/2000 | PTS | NO HEATER IN APARTMENT UNIT |
| 1/25/2000 | PTS | NO HEATER IN APARTMENT UNIT |

Record ID: 0000801

Address: 669 24TH ST, #C

APN: 008 066301700

Unit #: C

Description: LEAKY ROOF & NO HEAT --NO PHONE JACKS/FUMES/MICE/BATHTUBDOESN'T DRAIN/HOLE IN KITCHEN SINK DRAIN.

Date Opened: 1/27/2000

Record Status: Open

Record Status Date:

Job Value: \$0.00

Requestor: RICHARD TAYLOR

:

Business Name:

License #:

| COMMENT DATE | COMMENTER | COMMENTS |
|--------------|-----------|--|
| 1/27/2000 | PTS | LEAKY ROOF & NO HEAT --NO PHONE JACKS/FUMES/MICE/BATHTUB DOESN'T DRAIN/HOLE IN KITCHEN SINK DRAIN. |

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APN: 008 066301700

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Record Status: Abated

Record Status Date: 6/21/2007

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

| COMMENT DATE | COMMENTER | COMMENTS |
|--------------|-----------|--|
| 5/18/2007 | PTS | PROPERTY HAS TRASH & DEBRIS. |
| 1/21/2014 | PTS | [verified owner's info is correct per win2data.]>>> 05/18/2007 07:36:24 PATCH#W 0580 05/11/07 - verified complaint. sending an auto NTA. next 06/06/07 >>> 05/18/2007 07:36:51 PATCH#W 0580 OWNERSHIP VERIFIED PER WIN2DATA AS OF 05/22/07/LA WANDA >>> 05/22/2007 07:54:39 WYRIC#L 0124 06/21/07 - case abated >>> 07/05/2007 19:36:44 PATCH#W 0103 |
| 5/18/2007 | PTS | PROPERTY HAS TRASH & DEBRIS. |
| 1/21/2014 | PTS | [verified owner's info is correct per win2data.]>>> 05/18/2007 07:36:24 PATCH#W 0580 05/11/07 - verified complaint. sending an auto NTA. next 06/06/07 >>> 05/18/2007 07:36:51 PATCH#W 0580 OWNERSHIP VERIFIED PER WIN2DATA AS OF 05/22/07/LA WANDA >>> 05/22/2007 07:54:39 WYRIC#L 0124 06/21/07 - case abated >>> 07/05/2007 19:36:44 PATCH#W 0103 |
| 5/18/2007 | PTS | PROPERTY HAS TRASH & DEBRIS. |
| 1/21/2014 | PTS | [verified owner's info is correct per win2data.]>>> 05/18/2007 07:36:24 PATCH#W 0580 05/11/07 - verified complaint. sending an auto NTA. next 06/06/07 >>> 05/18/2007 07:36:51 PATCH#W 0580 OWNERSHIP VERIFIED PER WIN2DATA AS OF 05/22/07/LA WANDA >>> 05/22/2007 07:54:39 WYRIC#L 0124 06/21/07 - case abated >>> 07/05/2007 19:36:44 PATCH#W 0103 |

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APN: 008 066301700

Unit #:

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Date Opened: 3/22/2015

Record Status: Violation Verified

Record Status Date: 3/23/2015

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Business Name:

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| 9/6/2016 | ELABAYOG | Monitoring case, plans in plan check. |
| 6/3/2016 | ELABAYOG | Owner submitted building application. |
| 2/23/2016 | GMARTINELLI | 2-23-16, spoke to owner Kim Marintal @ 510-410-7083, 510-981-3036, who informed me still waiting for approvals from zoning to go from commercial to residential. Plans have been in review with the City of Oakland since early part of November. |
| 1/5/2016 | GMARTINELLI | 1-5-16, spoke to Kim, who said drawings have been submitted for design review. |
| 12/3/2015 | GMARTINELLI | 12-3-15, update from Architect Robert Nebolon, sent to my email on 12-3-15 Mr. Martinelli, On Nov. 30 2015, I submitted the above-referenced project to the Planning Department to begin the permit process. My office met with the building plan check division and the planning division in an informal manner to help assemble the necessary documents for the planning department submittal. This submittal starts the formal review of the project. I expect to hear from the Planning Department within the month with their thoughts and comments. For your reference, the planning permit number is: ZP-150129. See attached for the City documents and invoice, and receipt that were given to me after I submitted the project. I hope my action described above takes care of the violation notice. If you need anything else, please let me know. Please call if you have any questions. Best, Robert Nebolon, Architect |
| 11/25/2015 | GMARTINELLI | 11-23-15, progress report from Architect's email to me. Mr. Martinelli, Here is our status on the above referenced project: We will submit for the Change of Use for this project either this week (before Thanksgiving), or early in the following week. We are finishing up the plans and getting input from the Engineer of the Day since this project has unique circumstances in regard to the existing conditions and the building code. Once we get the approval for the Change of Use to Live/work, then we will begin immediately the plans necessary to obtain a building permit. Best, Robert Nebolon, Architect |
| 10/28/2015 | KCHENG | Ownership checked; NOV sent reg & cert w/ appeal form on 10/28/15, cert mailing # is 2418 1338 |
| 10/27/2015 | GMARTINELLI | 10-27-15, submitted N.O.V. with re-inspection date of 12-03-15 |
| 10/27/2015 | GMARTINELLI | 10-27-15, submitted billing request, for review to supervisor Rich Fielding, for Stop Work Notice issued on 10-20-15. |
| 10/22/2015 | GMARTINELLI | 10-20-15, site inspection found workers removing sheet rock and cleaning inside burned unit without permits. Stop work issued to worker foreman Adrian from Synergy for demo work. Re-tagged building again with Red tag, that was placed at front outside of main building at address 669 24th Street. Synergy's number is 800-439-9610. Called owner Kim Marienthal on 10-22-15, to inform him that permits will be required before any demolition can start. Architect is Robert Nebolon @ 510-525-2725. General contractor is Ken Winfield @ 510-928-6875, 510-652-4712. Owner number for Kim Marienthal is 510-410-7083, 510-981-3036. |
| 5/14/2015 | RTEGAN | Notice of Violation sent regular and certified mail (#7014 0510 0001 3989 0002) on 5-13-15 with a Violation Appeal and Brochure(s). Ownership verified per County Assessor on: no change to owner name or mailing address. |
| 5/13/2015 | GMARTINELLI | 5-13-15, submitted N.O.V, re-inspection date of 6-16-15. |
| 3/30/2015 | KCHENG | Letter of conversation summary sent to owner via reg & cert mail, cert mailing # is 3989 4369 |
| 3/30/2015 | GMARTINELLI | 3-30-15, submitted a letter for mailing to Kim Marienthal, regarding direction on limited access and full re-occupancy. Sent email to Kim Marienthal with attached letter regarding direction on limited access and full re-occupancy. |
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| | | |
|------------|-------------|--|
| | | This submittal starts the formal review of the project. I expect to hear from the Planning Department within the month with their thoughts and comments. For your reference, the planning permit number is: ZP-150129. See attached for the City documents and invoice, and receipt that were given to me after I submitted the project. I hope my action described above takes care of the violation notice. If you need anything else, please let me know. Please call if you have any questions. Best, Robert Nebolon, Architect |
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Record ID: 1603421

Address: 669 24TH ST

APN: 008 066301700

Unit #:

Description: Graffiti in front of building. 9/06/16 - fire-damaged, vacant building, unsecured; homeless living inside.

Date Opened: 9/2/2016

Record Status: Violation Verified and Posted

Record Status Date: 10/25/2016

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

COMMENT DATE COMMENTER

COMMENTS

Record ID: 9912386

Address: 669 24TH ST, #B

APN: 008 066301700

Unit #: B

Description: NO HEAT/FUMES FROM DOWNSTAIRS/NO INSULATION/GARBAGE LEFT ON STREET.

Date Opened: 12/1/1999

Record Status: Closed

Record Status Date: 11/17/2000

Job Value: \$0.00

Requestor: SUSAN HAYES

:

Business Name:

License #:

| COMMENT DATE | COMMENTER | COMMENTS |
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| 1/21/2014 | PTS | [12/2/99 called at the property no one home left card kb x6210 12/9/99 ph call from a Dean Treadwell who says he is thew owner he says that the tenant stated that the city inspector tod her not to turn on her stove because the fumes from dnstairs would explod. Advised the owner that i did not get in and i could not find that any of oyr other inspectors has been in the unit. Tenant has not called fo r another appt. Mr treadwells ph no is 510 874-1941 kb 12/9/99 tried to call tenant ph stays busy 12/13/99 PH TENANT AND LEFT MESSAGE TO CALL ALOS MADE CALL TO PROPERTY OWNER CALLED AGAIN ASKING IF I OR ANY OF OUR INSPECTORS HAD MADE AN INSPECTION. HE WAS TOLD NO ONWE HAS GOTTEN IN YET. KB 6210 |
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Record ID: [9912388](#)**Address: 669 24TH ST****APN: 008 066301700****Unit #:****Description: GARBAGE LEFT ON STREET.**

Date Opened: 12/1/1999

Record Status: Closed

Record Status Date: 12/1/1999

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

| COMMENT DATE | COMMENTER | COMMENTS |
|--------------|-----------|----------|
|--------------|-----------|----------|

| | | |
|-----------|-----|---|
| 12/1/1999 | PTS | GARBAGE LEFT ON STREET. |
| 1/21/2014 | PTS | CLOSED AND INFO PUT UNDER COMPLAINT #9912386/SD |

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information via the Internet, 24
hours a day -
<https://aca.accela.com/oakland>



CITY OF OAKLAND

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

Department of Planning and Building
www.oaklandnet.com

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

NOTICE OF VIOLATION

May 13, 2015

Certified and Regular mail

To: Biggs David S TR
3212 Brookdale Ave.
Oakland, CA 94602-3114

Code Enforcement Case No.: **1501018**
Property: **674 23rd St.**
Parcel Number: **008-0663-006-00**
Re-inspection Date: **6-16-15**

The Code Enforcement Division inspected your property on **3-24-15** 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) | | |
| yes | Provide documentation use of building. | entire building | 15.08.140, 15.08.150 (A) |
| yes | Provide documentation of all work within the building has been permitted, if work inside the building has not been permitted, permits must be obtained for all interior modifications. | entire building | 15.08.120, 15.04.015 (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 **Gene Martinelli**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-2932 and by email at gmartinelli@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,



Gene Martinelli
Combination Building Inspector
Department of Planning and Building

Encl: Blight Brochure
Violation Appeal Form

cc:

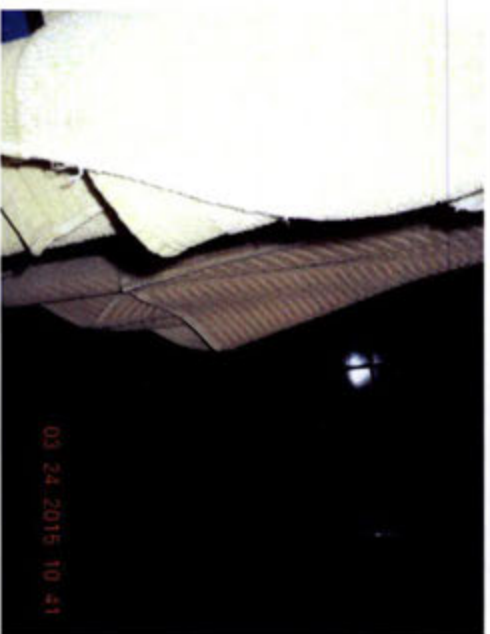
☐ Surface mold present on N/A. See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls)

City of Oakland

694 23rd ST 3/24/15



674 23rd ST 3/24/15



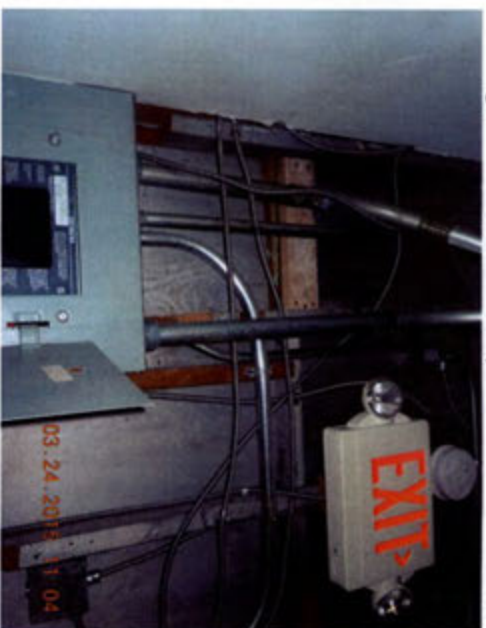
674 23rd St 3/24/15



674 23rd ST 3/24/15



674 23rd ST 3/24/15



674 23rd ST 3/24/15



674 23rd ST 3/24/15



674 23rd St 3/24/15



674 23-2 ST 3/24/15



County Assessor Display

Assessor Parcel Record for APN 008- -0663-006-00

| | |
|---------------------------------|---|
| Parcel Number: | 8-663-6 |
| Property Address: | 674 23RD ST, OAKLAND 94612 |
| Owner Name: | BIGGS DAVID S TR |
| Care of: | |
| Attention: | |
| Mailing Address: | 3212 BROOKDALE AVE, OAKLAND CA 94602-3114 |
| Use Code: | WAREHOUSE |
| Recorder Number: | 2008-333517 |
| Recorder Date: | 11/18/2008 |
| Mailing Address Effective Date: | 11/18/2008 |
| Last Document Input Date: | 12/31/2008 |
| Deactivation Date: | |
| Exemption Code: | |

[Home](#)
[Enter
Assessor
Parcel
Number](#)
[Property
List](#)
[Assessments](#)
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For delivery information visit our website at www.usps.com

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Postage \$
BIGGS, DAVID S TR
3212 BROOKDALE AVE
OAKLAND, CA94602
 (674 23RD ST/#1501018/GM/5-13-15)
 Total:

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

Department of Planning and Building

www.oaklandnet.com

(510) 238-6402

FAX:(510) 238-2959

TDD:(510) 238-3254

NOTICE OF VIOLATION

October 27, 2015

Certified and Regular mail

To: MARIENTHAL KIM L & BARBARA M TRS Code Enforcement Case No.: **1500969**

740 SAN LUIS RD

Property: **669 24TH ST, OAKLAND**

BERKELEY CA 94707-2030

Parcel Number: **008- -0663-017-00**

Re-inspection Date: **12-3-15**

The Code Enforcement Division inspected your property on **3-23-15, 10-20-15** 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.

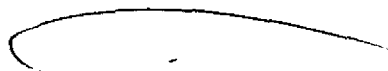
| Photo | Description of Violation | Location | OMC Section |
|-------|--|-----------------|-----------------------------|
| | Property Maintenance | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | Building Maintenance (Code) | | |
| yes | Provide documentation use of building. | entire building | 15.08.140, 15.08.150 (A) |
| yes | Provide documentation of all work within the building has been permitted, if work inside the building has not been permitted, permits must be obtained for all interior modifications. | entire building | 15.08.120, 15.04.015 (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 **Gene Martinelli**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-2932 and by email at **gmartinelli@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,



Gene Martinelli
Combination Building Inspector
Department of Planning and Building

Encl: Blight Brochure
Violation Appeal Form

cc:

☐ Surface mold present on N/A. 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 and Building

www.oaklandnet.com

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property:

Parcel no.

Case no.:

Owner:

Courtesy Notice date: N/A

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

County Assessor Display

Assessor Parcel Record for APN 008- -0663-017-00

| | |
|---------------------------------|---|
| Parcel Number: | 8-663-17 |
| Property Address: | 669 24TH ST, OAKLAND 94612 |
| Owner Name: | MARIENTHAL KIM L & BARBARA M TRS |
| Care of: | |
| Attention: | |
| Mailing Address: | 740 SAN LUIS RD, BERKELEY CA 94707-2030 |
| Use Code: | MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS. |
| Recorder Number: | 2012-381421 |
| Recorder Date: | 11/14/2012 |
| Mailing Address Effective Date: | 11/14/2012 |
| Last Document Input Date: | 1/11/2013 |
| 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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☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

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Total Po

MARIENTHAL KIM L & BARBARA M TRS

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Sent To

740 SAN LUIS RD

Street at

BERKELEY CA 94707

City, Sta

1500969 / GM / KXC / 10-27-15

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

UNSAFE

**DO NOT ENTER OR OCCUPY
(THIS PLACARD IS NOT A DEMOLITION ORDER)**

This structure has been inspected, found to be seriously damaged and is unsafe to occupy, as described below.

Structural Damage to floors
Electrical damage
Roofing damage to gutters

Do not enter, except as specifically authorized in writing by jurisdiction. Entry may result in death or injury.

Facility Name and Address
669/011 2nd St

Date 3/23/15
Time 14:44

This facility was inspected under emergency conditions for:
Roofing damage
(jurisdiction)

Inspector ID / Agency
Gee P. Smith / Bully-Head

Do Not Remove, Alter, or Cover this placard until Authorized by Governing Authority

669/011 2nd St



3/23/15





03.23.2015 13:12

669/671 24th St 3/23/15



03.23.2015 13:13



03.24.2015 10:08



03.23.2015 13:12



03.23.2015 13:16

669/671 24x 25



03.23.2015 13:15



03.23.2015 13:16



03.23.2015 13:16



03-23-2015 13:17



669/671 24th ST

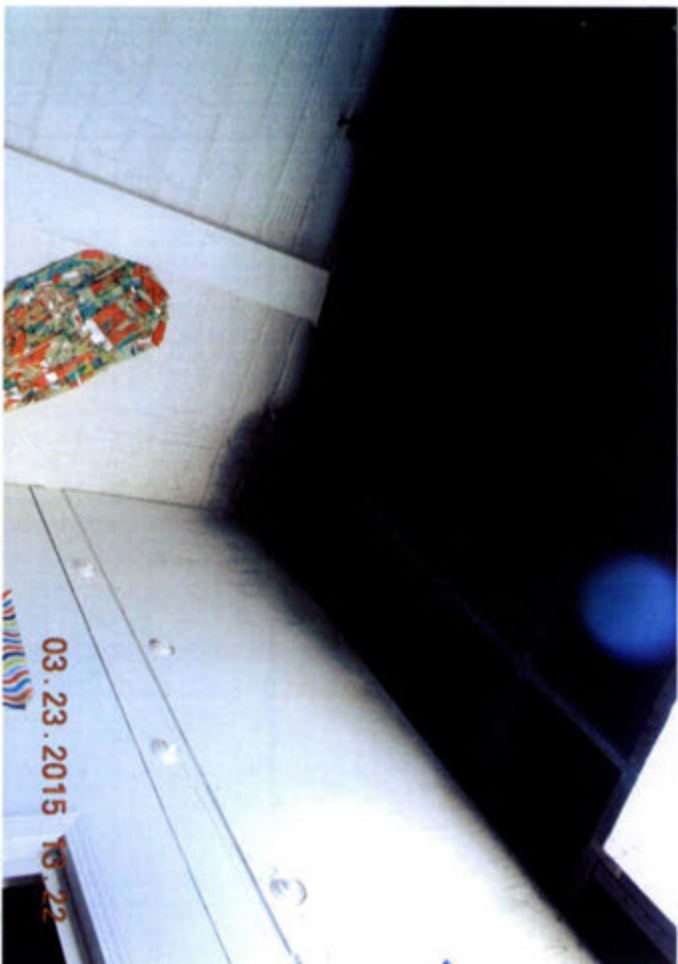
03-23-2015 13:16



03-23-2015 13:21



03-23-2015 13:21



669/671 24th St





669/671 24th ST





669/691 244 JT





669/671 24th ST





03.23.2015 14:05

669 / 671 24th ST



03.23.2015 14:05



03.23.2015 14:06



03.23.2015 14:06



03.23.2015 14.06



03.23.2015 14.06

669 / 691 24th ST



03.23.2015 14.06



03.23.2015 14.06



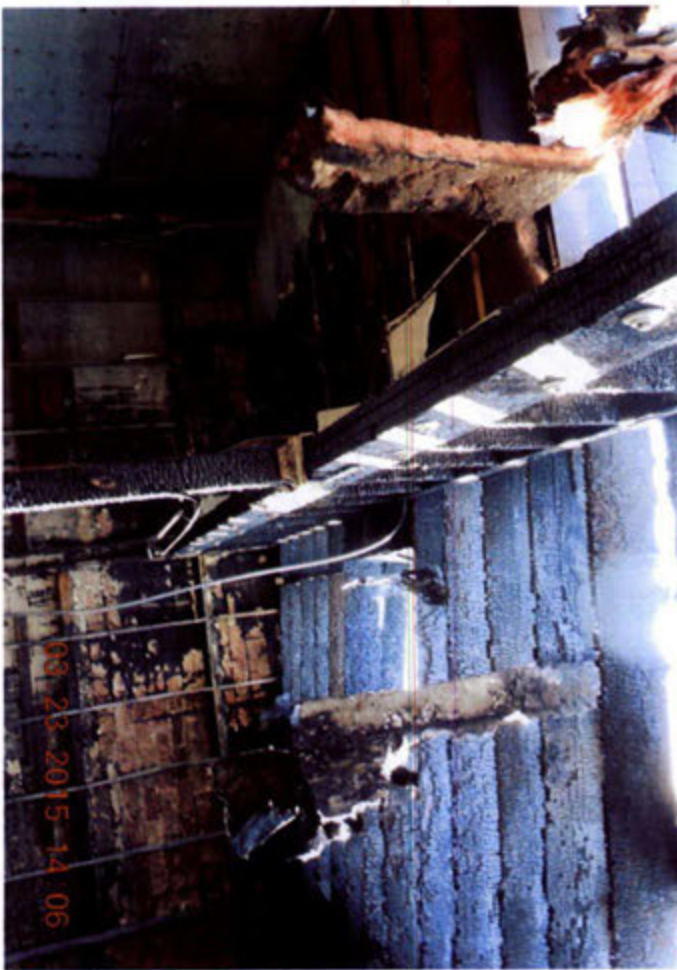
03.23.2015 14.06



03.23.2015 14.06



03.23.2015 14.06



03.23.2015 14.06



03/23/2015 14:07

669 / 671 244 57



03/23/2015 14:06



03/23/2015 14:07



03/23/2015 14:07



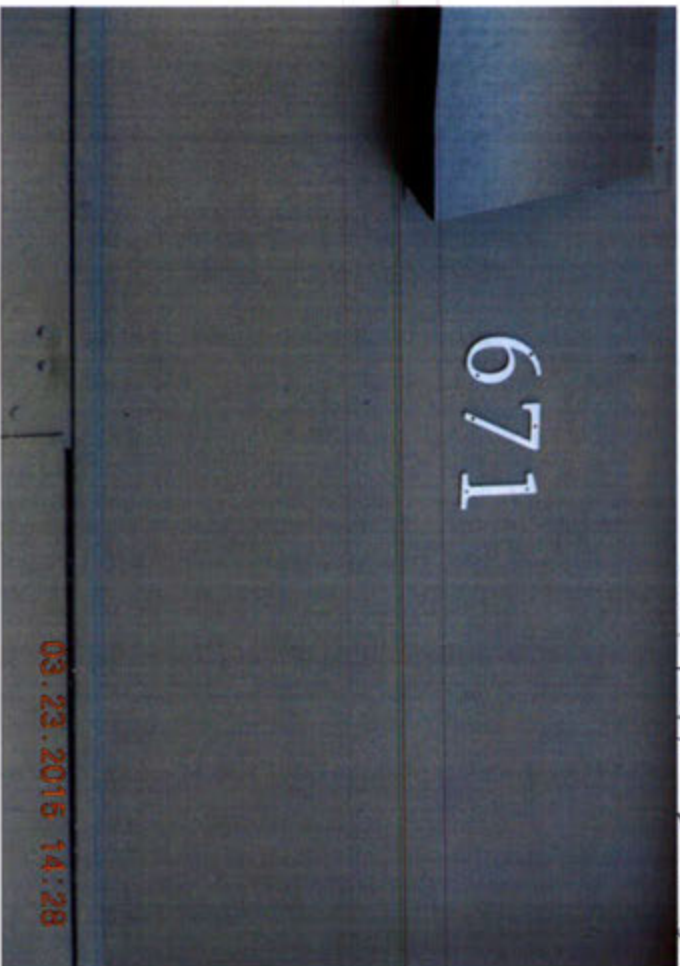
169/671 24th St





03.23.2015 14:28

CC9/671 2nd fl



03.23.2015 14:28



03.23.2015 14:28



03.23.2015 14:28





669/C91 242 ST





669/671 24th



5f





03.23.2015 14:36

669/C71 24th JT



03.23.2015 14:36



03.23.2015 14:36



03.23.2015 14:36



03.24.2015 09:54

665/671 24th St



03.24.2015 09:54



03.24.2015 09:59



03.24.2015 09:55

RESTRICTED USE

Caution: This structure has been inspected and found to be damaged as described below:

The building at 615/21 3rd St

is in poor condition. Damage is as follows:

Entry, occupancy, and lawful use are restricted as indicated below:

Restrictive Use: not allowed for

residence at 615 3rd St

Facility Name and Address:

615 3rd St

Date 3/24/17

Time 11:45 AM

(Caution: Aftershocks since inspection may increase damage and risk.)

This facility was inspected under emergency conditions for:

☒ City of Los Angeles (Jurisdiction)

Inspector ID / Agency

Los Angeles Building Dept

Do Not Remove, Alter, or Cover this Placard until Authorized by Governing Authority

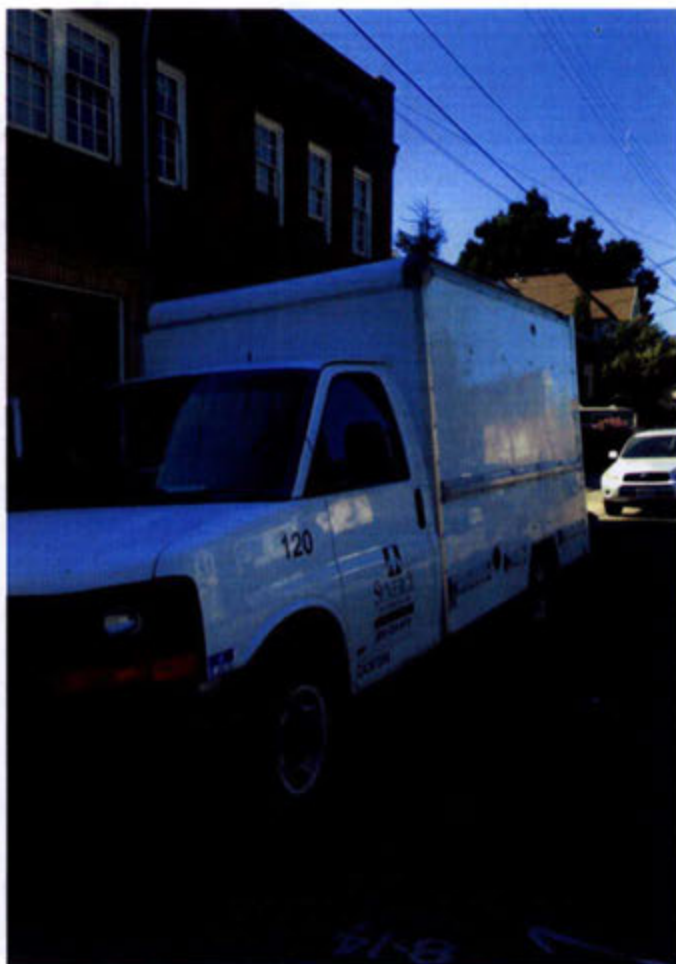
03:24:2016 10:06

669/671 24th St





11/9/07 24th ST



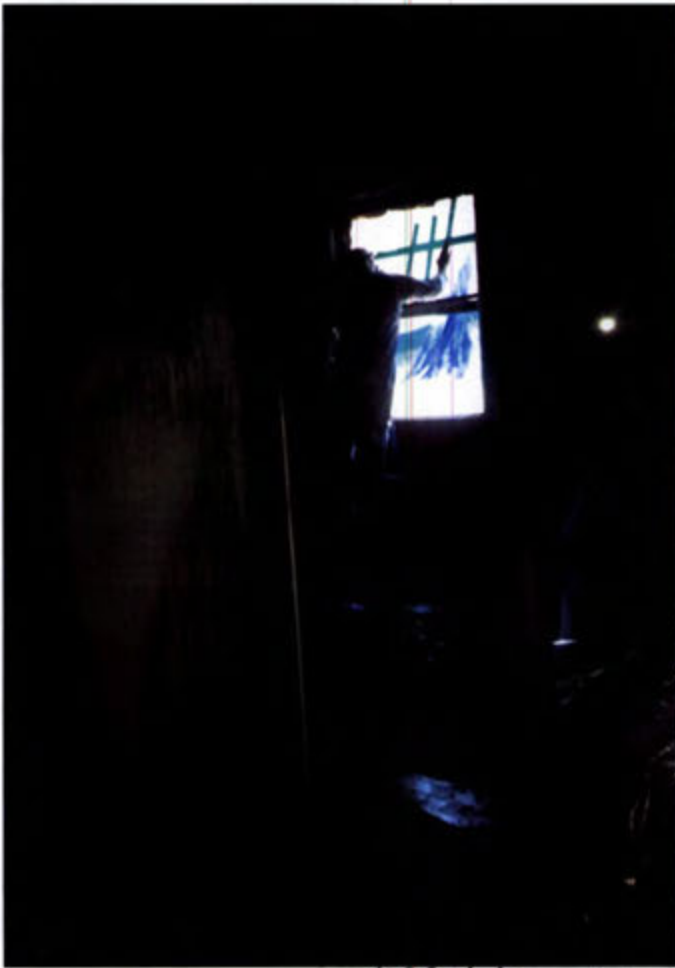
10/20/15





669/671 24th ST 10/20/15





STOP

"STOP WORK" ORDER

JOB SITE ADDRESS: 669/671 24th ST RECIPIENT: Adrian

☒ THE "UNPERMITTED" WORK DESCRIBED BELOW SHALL STOP IMMEDIATELY AND SHALL NOT RESUME WITHOUT WRITTEN APPROVAL FROM THE BUILDING DEPARTMENT.

☐ "PERMITTED" WORK DOES NOT CONFORM WITH THE APPROVED PLANS, CONDITIONS OF APPROVAL, CITY ORDINANCES OR REGULATIONS.

UNPERMITTED WORK SHALL BE ASSESSED AN ENFORCEMENT FEE NOT LESS THAN \$252.00 AND AS TO ADDITIONAL ADMINISTRATIVE CHARGES AND PENALTIES.

WORK INITIATED WITHOUT VALID PERMITS SHALL BE SUBJECT TO DEMOLITION UNTIL AUTHORIZED BUILDING OFFICIAL.

DESCRIPTION OF VIOLATION:
Home not clean up without permit

| | |
|---|--|
| <p>WITHIN 3 DAYS, BRING THIS NOTICE TO THE INSPECTION SERVICES COUNTER (1000A PLAZA, 2ND FLOOR) AND SUBMIT AN APPLICATION FOR ALL PERMITS NECESSARY FOR APPROVAL OF THE WORK TO INITIATE THE NEXT STEPS.</p> <p>PRIOR TO PERMIT ISSUANCE, ALL WORK AFFECTED BY A STOP WORK ORDER, MUST BE APPROVED BY THE INSPECTOR WHO ISSUED THE STOP WORK ORDER.</p> <p>DATE: <u>10/20/15</u></p> <p>INSPECTOR: <u>Gene Marshall</u></p> <p>PHONE #: <u>310-238-2931</u></p> <p>COMPLAINT #: _____ PERMIT #: _____</p> <p>WORK IN PROGRESS EX FEE _____</p> <p>WORK COMPLETED EX FEE _____</p> <p>PLANS REQUIRED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>INSPECTORS ARE ONLY AVAILABLE BETWEEN 9 AM & 5 PM, Monday, Tuesday, Thursday and Friday and Wednesday, 9:30 - 12 AM</p> | <p style="text-align: center;">DANLAND MUNICIPAL CODE</p> <p>Section 15.04.030</p> <p>A. Signs. It is unlawful for any person, group of persons, partnership, company or corporation to erect, construct, enlarge, alter, repair, move, improve, or demolish, except as provided in subsections (b) and (c), any sign, structure, or equipment in the city or claims that be done contrary to or in violation of any of the provisions of this Code or other relevant ordinance, rule, or regulation.</p> <p>B. Responsibility. In addition to the penalties provided, a violator shall be liable for each work, sign, structure, and equipment's fees paid to the city or any of its officials, officers, representatives, employees, agents, volunteers, vendors, or third parties in connection, settlement and payment of the violation.</p> |
|---|--|

INSTRUCTIONS: WHITE: INSPECTION COUNTER YELLOW: INSPECTOR'S FILE CARD: AIR

669/671 24th ST 10/20/15

UNSAFE

DO NOT ENTER OR OCCUPY

(THIS PLACARD IS NOT A DEMOLITION ORDER)

This structure has been inspected, found to be seriously damaged and is unsafe to occupy as described below:

669/671 structural damage due to fire

Date: 10/20/15 Time: 1:30 PM

This facility was inspected under emergency conditions for jurisdiction of city of oakland

Inspector ID / Agency: Gene Marshall / 310-238-2931

Do not enter, except as specifically authorized in writing by jurisdiction. Entry may result in death or injury.

Do Not Remove, Alter, or Cover this Placard until Authorized by Governing Authority.





**Planning & Building Department
Bureau of Building
Inspections & Code Enforcement Services Division
250 Frank H Ogawa Plz, Ste 2340
Oakland, CA 94612**

March 30, 2015

MARIENTHAL KIM L & BARBARA M TRS
740 SAN LUIS RD,
BERKELEY CA 94707-2030

Re: 669/671 24TH ST, OAKLAND 94612 - Parcel, APN 008-0663-017-00, Case # 1500969

Dear Mr. Marienthal,


This letter summarizes our conversation on Thursday, March 26, 2015, and provides clear directive on future steps regarding entry and full re-occupancy of your property.

- o For limited access into the building, we require that a structural engineer examine the fire damaged area and issue a written report for City review. This report must indicate which areas of the building are safe for tenants to enter in order for them to obtain their personal possessions.
- o For restoration of the building, we will require plans from licensed professionals in order for you to get *the required permits necessary for re-occupancy of the building. These include the following trades:*
- o Structural professional for all structural systems in the building; beams, columns, structural walls, and roof
- o Plumbing professional for water, gas, and DWV
- o Mechanical professional for all mechanical systems
- o Electrical professional for all electrical systems
- o Water damage remediation professional for all water damaged areas of the building
- o Architect for various architectural elements that may have been damaged and require replacement; windows, walls, roofing, etc.

Typically, building owners hire an architect who prepares drawings and hires sub-consultants for the various trades listed above. Please know that no construction work can commence until you have all of the proper permits.

Please contact me if you have any questions or need to discuss these issues further.

Sincerely,


Gene Martinelli,
Specialty Combination Inspector
510-238-2932

County Assessor Display

Assessor Parcel Record for APN 008- -0663-017-00

| | |
|---------------------------------|---|
| Parcel Number: | 8-663-17 |
| Property Address: | 669 24TH ST, OAKLAND 94612 |
| Owner Name: | MARIENTHAL KIM L & BARBARA M TRS |
| Care of: | |
| Attention: | |
| Mailing Address: | 740 SAN LUIS RD, BERKELEY CA 94707-2030 |
| Use Code: | MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS. |
| Recorder Number: | 2012-381421 |
| Recorder Date: | 11/14/2012 |
| Mailing Address Effective Date: | 11/14/2012 |
| Last Document Input Date: | 1/11/2013 |
| Deactivation Date: | |
| Exemption Code: | |

[Home](#)
[Enter
Assessor
Parcel
Number](#)
[Property
List](#)
[Assessments](#)
[Property
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[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) | |
| Tot MARIENTHAL KIM L & BARBARA M | |
| TRS | |
| Sent | <div style="border: 1px solid black; padding: 2px;"> 740 SAN LUIS RD BERKELEY CA 94707 1500969 / GM / KXC / 3-30-15 </div> |
| Street or P.O. | |
| City | |
| PS Form 3800, August 2006 See Reverse for Instructions | |



CITY OF OAKLAND

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

Department of Planning and Building
www.oaklandnet.com

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

NOTICE OF VIOLATION

May 13, 2015

Certified and Regular mail

To: Marienthal Kim L & Barbara M TRS
740 San Luis Rd
Berkeley, CA 94707-2030

Code Enforcement Case No.: **1500969**
Property: **669/671 24th St.**
Parcel Number: **008-0663-017-00**
Re-inspection Date: **6-16-15**

The Code Enforcement Division inspected your property on **3-23-15, 3-24-15** 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.

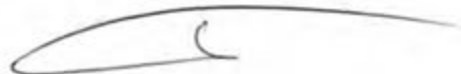
| Photo | Description of Violation | Location | OMC Section |
|-------|---|-----------------|-----------------------------|
| | Property Maintenance | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | Building Maintenance (Code) | | |
| yes | Provide documentation use of building. | entire building | 15.08.140, 15.08.150 (A) |
| yes | Provide documentation of all work within the building has been permitted, if work inside the building has not been permitted, permits must be obtained for all interior modifications. Provide plans and obtain all approvals per engineers report, "Monte Stott and Associates Inc.", date April 7 th 2015. | entire building | 15.08.120, 15.04.015 (A) |
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| | | | |
| | | | |

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 **Gene Martinelli**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-2932 and by email at gmartinelli@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,



Gene Martinelli
Combination Building Inspector
Department of Planning and Building

Encl: Blight Brochure
Violation Appeal Form

cc:

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

City of Oakland

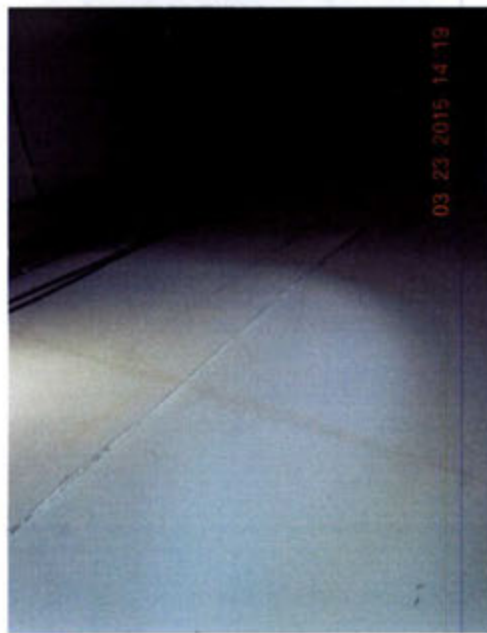
669/671 24th ST

3/23/15- 3/23/15



669/671 24th St 3/23/15 3/23/15

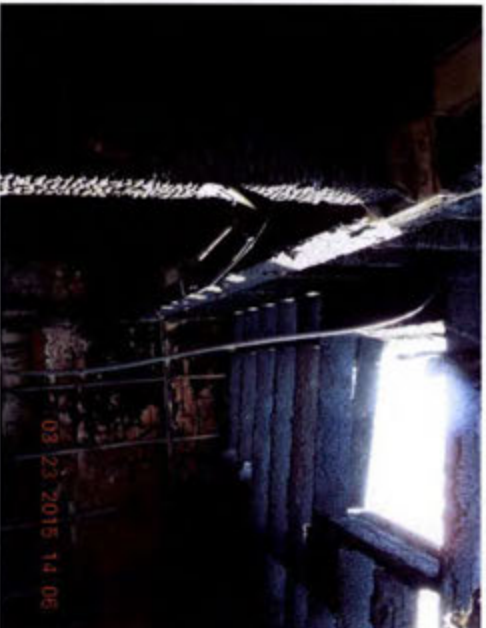
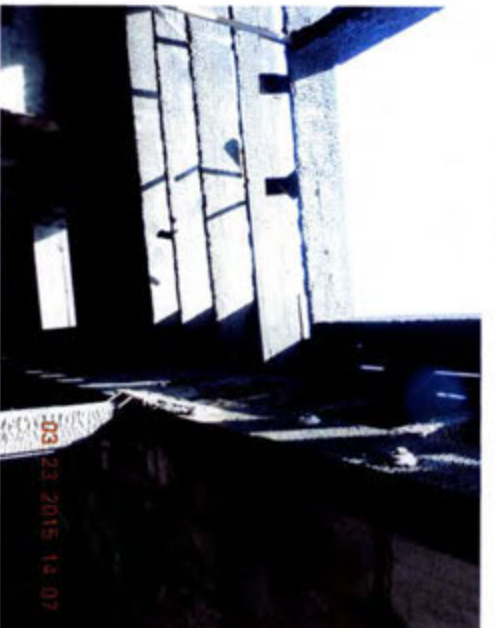




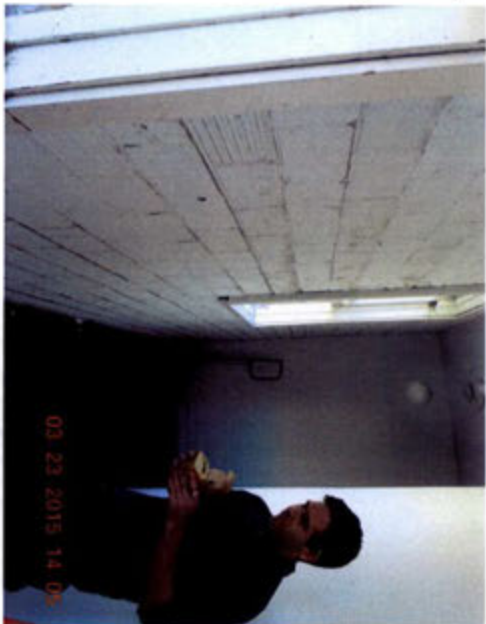
55 442 167/677

3/23/15

669/611 24th St 3/23/15



669/671 2nd JT 3/23/15



669/671 24th ST 3/23/15





669/671 24th ST 3/23/15



CG9/CG1 24th ST
3/23/15



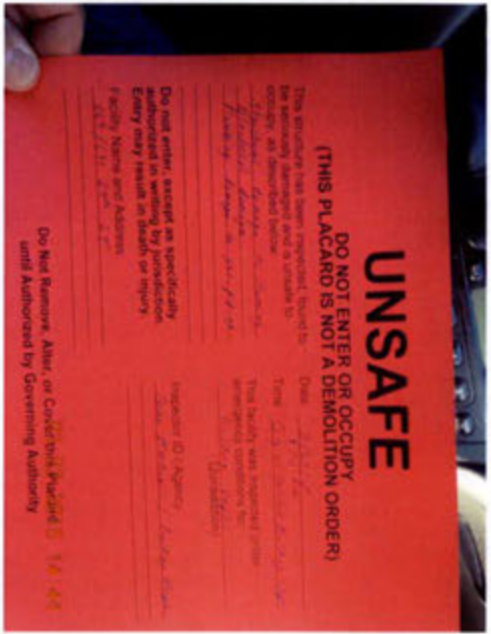
669/671 24th ST



3/23/15

669/671 24th ST

3/23/15





RESTRICTED USE

Cautions: This structure has been inspected and found to be damaged as described below:

Date: 11-17-81

Time: 1:00 PM

Inspector: Airtech's Steve Engstrom
may increase damage and max.)

This facility was inspected under emergency conditions for
fire (cause)
due to electrical fire

Inspector ID / Agency:
SAFETY DIVISION

Facility Name and Address:
SAFETY DIVISION

Do Not Remove, Alter, or Cover this Placard
until Authorized by Governing Authority.

83-24-20716-50 108

County Assessor Display

Assessor Parcel Record for APN 008- -0663-017-00

| | |
|---------------------------------|---|
| Parcel Number: | 8-663-17 |
| Property Address: | 669 24TH ST, OAKLAND 94612 |
| Owner Name: | MARIENTHAL KIM L & BARBARA M TRS |
| Care of: | |
| Attention: | |
| Mailing Address: | 740 SAN LUIS RD, BERKELEY CA 94707-2030 |
| Use Code: | MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS. |
| Recorder Number: | 2012-381421 |
| Recorder Date: | 11/14/2012 |
| Mailing Address Effective Date: | 11/14/2012 |
| Last Document Input Date: | 1/11/2013 |
| Deactivation Date: | |
| Exemption Code: | |

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County
Web Site](#)
[Use Codes](#)

7014 0510 0001 3989 0002

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

MARIENTHAL, KIM L & BARBARA M TRS
740 SAN LUIS RD
BERKELEY, CA 94707

Total (669/671 24TH ST/#1500969/GM/RT/5-13-15)

Sent to

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

City, State, ZIP+4

PS Form 3800, August 2005 See Reverse for Instructions