



Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant

CONTACT_TYPE = Blank

ADDR_PARTIAL : Begins With 270 PERKINS

APN = (Blank)

DATE_OPENED >= 1/1/2010

DATE_OPENED <= 12/31/2020

RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation

Record ID: 1100015

Address: 270 PERKINS ST, #106

APN: 010 078901601

Unit #: 106

Description: PLUMB PROBLEMS, CRACKS IN FLOOR OF BALCONY

Date Opened: 1/3/2011

Record Status: Abated

Record Status Date: 2/11/2011

Job Value: \$0.00

Requestor: JEMIS TERRY

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/4/2011	MARTIN FLORES	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 02/11/11
2/11/2011	MARTIN FLORES	1st Inspection	Violation Verified	

Record ID: 1101052

Address: 270 PERKINS ST, #106

APN: 010 078901601

Unit #: 106

Description: TOILET LEAKING

Date Opened: 2/22/2011

Record Status: Abated

Record Status Date: 2/23/2011

Job Value: \$0.00

Requestor: JENUS TERRY

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/23/2011	KIM NGUYEN	1st Inspection	No Entry	SEE F24

Record ID: [1104176](#)

Address: 270 PERKINS ST, #106

APN: 010 078901601

Unit #: 106

Description: TENANT COMPLAINT - LEAKING IN THE HOUSE: TOILET AND TUB LEAKAGE.

Date Opened: 6/2/2011

Record Status: Abated

Record Status Date: 7/28/2011

Job Value: \$0.00

Requestor: JENUS TERRY

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/3/2011	WING LOO	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 07/28/11
6/3/2011	WING LOO	1st Inspection	Violation Verified	VIOLATIONS VERIFIED ON 06/09/11
6/22/2011	WING LOO	1st Inspection	Violation Verified	Reinsp generated from insp result 93 on 06/03/11
7/28/2011	WING LOO	1st Inspection	Violation Verified	COMPLAINT CORRECTED

Record ID: [1201572](#)

Address: 270 PERKINS ST, #106

APN: 010 078901601

Unit #: 106

Description: WATER LEAKING FROM CEILING AND WALLS. WATER NOT PROPERLY DRAINING FROM ROOF.

Date Opened: 4/11/2012

Record Status: Abated

Record Status Date: 5/9/2012

Job Value: \$0.00

Requestor: GENISH TERRY

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
4/12/2012	WING LOO	1st Inspection	Violation Verified	VIOLATION VERIFIED
5/9/2012	WING LOO	1st Inspection	Violation Verified	REPAIRED BY OWNER SEE F24

Record ID: [1303234](#)

Address: 270 PERKINS ST, #202

APN: 010 078901601**Unit #: 202****Description: EXPOSED WIRING NEAR KITCHEN SINK, SOCKET IS EXPOSED**

Date Opened: 6/19/2013

Record Status: Open

Record Status Date: 6/26/2013

Job Value: \$0.00

Requestor: JOHN

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/20/2013	ROBERT WALKER	1st Inspection	Unable to Verify	283-4893 JOHN
6/26/2013	ANTHONY L HARBAUGH	1st Inspection	Violation Verified	NOV
7/5/2013	ANTHONY L HARBAUGH	1st Inspection	No Entry	NOV TO COME
	ANTHONY L HARBAUGH	1st Inspection	Scheduled	Reinsp requested from insp result 82 on 07/05/13

Record ID: [1401073](#)**Address: 270 PERKINS ST****APN: 010 078901601****Unit #:****Description: mold located in kitchen ceiling, living room, bedroom**

Date Opened: 3/7/2014

Record Status: Closed

Record Status Date: 7/15/2015

Job Value:

Requestor:

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/13/2014	Greg Clarke	1st Inspection	Violation Verified	
		Follow-up Inspection	Scheduled	

Record ID: [B1103892](#)**Address: 270 PERKINS ST****APN: 010 078901601****Unit #:****Description: Install 19 retrofit window inserts only with retention of original framing materials per Section 3403.1 exception #2 safety glazing per code.**

Date Opened: 11/1/2011

Record Status: Expired

Record Status Date: 9/18/2012

Job Value: \$16,100.00

Requestor: ABC WINDOW CONTRACTORS

:

Business Name:

License #: 372705

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/11/2012		FINAL BUILDING 04P	PARTIAL APPROVAL	FINAL LESS SD'S

Record ID: [DRX111139](#)

Address: 270 PERKINS ST

APN: 010 078901601

Unit #:

Description: Zoning Clearance for the in-kind replacement of 19 aluminum windows on the street elevation with new white vinyl windows All windows are retrofit with no change to stucco or size.

Date Opened: 11/1/2011

Record Status: Approved

Record Status Date: 11/1/2011

Job Value: \$0.00

Requestor: ALEX KOUSTAS

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
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Record ID: [SS110993](#)

Address: 270 PERKINS ST

APN: 010 078901601

Unit #:

Description: Level 1 screening for a 4 story, 26 unit apt.bldg. w/parking below. Required level 2 registration/significant slope

Date Opened: 7/27/2011

Record Status: Expired

Record Status Date: 2/15/2012

Job Value: \$0.00

Requestor: STAMM THEATERS INC.

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
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hours a day -
<https://aca.accela.com/oakland>



Address History with Comments Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant

CONTACT_TYPE = Blank

ADDR_PARTIAL : Begins With 270 PERKINS

APN = (Blank)

DATE_OPENED >= 1/1/2010

DATE_OPENED <= 12/31/2020

RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation

Record ID: 1100015

Address: 270 PERKINS ST, #106

APN: 010 078901601

Unit #: 106

Description: PLUMB PROBLEMS, CRACKS IN FLOOR OF BALCONY

Date Opened: 1/3/2011

Record Status: Abated

Record Status Date: 2/11/2011

Job Value: \$0.00

Requestor: JEMIS TERRY

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
1/3/2011	PTS	PLUMB PROBLEMS, CRACKS IN FLOOR OF BALCONY
1/21/2014	PTS	[GENNIS PERRY-663-1441- COMPLAINANT CALLED ABOUT HER CONCERNS ABOUT THE INSPECTORS FOLLOWING UP. >>> 01/06/2011 12:16:55 STEWA#JU 0021 01/04/11 Conducted inspection took pictures. I will review the case with Supervisor Wilson. MF X3465 >>> 01/07/2011 10:18:14 FLORE#M 0005 Reviewed the complaint with Supervisor Wilson, determined that the violations that can be enforced are as follows: Missing cover over light bulb base at the light fixture over the dining room. Improper sink trap at the kitchen sink (Flex plastic). Missing exhaust fan cover at the bathroom, Damaged and deteriorated walk-in door at the parking garage. Sending Notice with List of Violations. Next insp. 2-11-10. MF X3465 >>> 01/07/2011 10:23:37 FLORE#M 0005 Ownership checked, no change in owner information, current owner is: STAMM THEATERS INCORPORATED >>> 01/07/2011 10:43:18 TEMP#PTS 001M Received voice mail from tennant wanting to add to the list of violations. I left her a voice mail informing her that i have already sent the Notice to Abate. As soon as I am in contact with the owner I will inform him of the additional violations. MF X3465 >>> 01/11/2011 10:23:08 FLORE#M 0021 02/11/11 Site visit conducted, all violations abated. Abating the complaint. mfx3465 >>> 02/14/2011 11:10:19 FLORE#M 001C
1/3/2011	PTS	PLUMB PROBLEMS, CRACKS IN FLOOR OF BALCONY
1/21/2014	PTS	[GENNIS PERRY-663-1441- COMPLAINANT CALLED ABOUT HER CONCERNS ABOUT THE INSPECTORS FOLLOWING UP. >>> 01/06/2011 12:16:55 STEWA#JU 0021 01/04/11

Conducted inspection took pictures. I will review the case|with Supervisor Wilson. MF X3465|>>> 01/07/2011 10:18:14 FLORE#M 0005|Reviewed the complaint with Supervisor Wilson, determined that the|violations that can be enforced are as follows: Missing cover over|light bulb base at the light fixture over the dining room. Improper|sink trap at the kitchen sink (Flex plastic). Missing exhaust fan|cover at the bathroom, Damaged and deteriorated walk-in door at the|parking garage. Sending Notice with List of Violations. Next insp.|2-11-10. MF X3465|>>> 01/07/2011 10:23:37 FLORE#M 0005|Ownership checked, no change in owner information, current owner is:|STAMM THEATERS INCORPORATED|>>> 01/07/2011 10:43:18 TEMP#PTS 001M|Received voice mail from tennant wanting to add to the list of|violations. I left her a voice mail informing her that i have already|sent the Notice to Abate. As soon as I am in contact with the owner I|will inform him of the additional violations. MF X3465|>>> 01/11/2011 10:23:08 FLORE#M 0021|02/11/11 Site visit conducted, all violations abated. Abating the|complaint. mfx3465|>>> 02/14/2011 11:10:19 FLORE#M 001C

Record ID: 1101052

Address: 270 PERKINS ST, #106

APN: 010 078901601

Unit #: 106

Description: TOILET LEAKING

Date Opened: 2/22/2011

Record Status: Abated

Record Status Date: 2/23/2011

Job Value: \$0.00

Requestor: JENUS TERRY

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
2/22/2011	PTS	TOILET LEAKING
1/21/2014	PTS	2/23/11 called tenant, she said the owner has fixed yesterday. case is closed. >>> 02/23/2011 11:50:35 NGUYE#KV 001W

Record ID: 1104176

Address: 270 PERKINS ST, #106

APN: 010 078901601

Unit #: 106

Description: TENANT COMPLAINT - LEAKING IN THE HOUSE: TOILET AND TUB LEAKAGE.

Date Opened: 6/2/2011

Record Status: Abated

Record Status Date: 7/28/2011

Job Value: \$0.00

Requestor: JENUS TERRY

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
6/2/2011	PTS	TENANT COMPLAINT - LEAKING IN THE HOUSE: TOILET AND TUB LEAKAGE.
1/21/2014	PTS	6/09/11 - verified dishwasher discharged at air gap causing water to leak under the sink; garbage disposal wiring incorrect; dining room light does not come on; bathtub caulking no problem. w 6/28/11 - Notice to Abate prepared for mailing. w >>> 06/28/2011 09:40:05 LOO#W 001Z complainant said problem fixed; property manager is George Stamm, 925-757-2929, cell 925-757-0495. w >>> 07/28/2011 10:24:54 LOO#W 002H
6/2/2011	PTS	TENANT COMPLAINT - LEAKING IN THE HOUSE: TOILET AND TUB LEAKAGE.

1/21/2014	PTS	[6/09/11 - verified dishwasher discharged at air gap causing water to leak under the sink; garbage disposal wiring incorrect; dining room light does not come on; bathtub caulking no problem. wl 6/28/11 - Notice to Abate prepared for mailing. wl >>> 06/28/2011 09:40:05 LOO#W 001Z complainant said problem fixed; property manager is George Stamm, 925-757-2929, cell 925-757-0495. wl >>> 07/28/2011 10:24:54 LOO#W 002H
6/2/2011	PTS	TENANT COMPLAINT - LEAKING IN THE HOUSE: TOILET AND TUB LEAKAGE.
1/21/2014	PTS	[6/09/11 - verified dishwasher discharged at air gap causing water to leak under the sink; garbage disposal wiring incorrect; dining room light does not come on; bathtub caulking no problem. wl 6/28/11 - Notice to Abate prepared for mailing. wl >>> 06/28/2011 09:40:05 LOO#W 001Z complainant said problem fixed; property manager is George Stamm, 925-757-2929, cell 925-757-0495. wl >>> 07/28/2011 10:24:54 LOO#W 002H
6/2/2011	PTS	TENANT COMPLAINT - LEAKING IN THE HOUSE: TOILET AND TUB LEAKAGE.
1/21/2014	PTS	[6/09/11 - verified dishwasher discharged at air gap causing water to leak under the sink; garbage disposal wiring incorrect; dining room light does not come on; bathtub caulking no problem. wl 6/28/11 - Notice to Abate prepared for mailing. wl >>> 06/28/2011 09:40:05 LOO#W 001Z complainant said problem fixed; property manager is George Stamm, 925-757-2929, cell 925-757-0495. wl >>> 07/28/2011 10:24:54 LOO#W 002H

Record ID: 1201572**Address: 270 PERKINS ST, #106****APN: 010 078901601****Unit #: 106****Description: WATER LEAKING FROM CEILING AND WALLS. WATER NOT PROPERLY DRAINING FROM ROOF.**

Date Opened: 4/11/2012

Record Status: Abated

Record Status Date: 5/9/2012

Job Value: \$0.00

Requestor: GENISH TERRY

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
4/11/2012	PTS	WATER LEAKING FROM CEILING AND WALLS. WATER NOT PROPERLY DRAINING FROM ROOF.
1/21/2014	PTS	[George Stam 925 757-0495 (manager) tenant request to see the roof for damage. Call manager for access. >>> 04/11/2012 10:03:31 LABAY#E 000G spoke to George Stam, 925 437-1583; he said they fixed the water intru sion and with be putting the carpet back in. wl >>> 06/07/2012 10:21:47 LOO#W 0022
4/11/2012	PTS	WATER LEAKING FROM CEILING AND WALLS. WATER NOT PROPERLY DRAINING FROM ROOF.
1/21/2014	PTS	[George Stam 925 757-0495 (manager) tenant request to see the roof for damage. Call manager for access. >>> 04/11/2012 10:03:31 LABAY#E 000G spoke to George Stam, 925 437-1583; he said they fixed the water intru sion and with be putting the carpet back in. wl >>> 06/07/2012 10:21:47 LOO#W 0022

Record ID: 1303234**Address: 270 PERKINS ST, #202****APN: 010 078901601****Unit #: 202****Description: EXPOSED WIRING NEAR KITCHEN SINK, SOCKET IS EXPOSED**

Date Opened: 6/19/2013

Record Status: Open

Record Status Date: 6/26/2013

Job Value: \$0.00

Requestor: JOHN

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
6/19/2013	PTS	EXPOSED WIRING NEAR KITCHEN SINK, SOCKET IS EXPOSED
1/21/2014	PTS	Left voicemail to schedule inspection. >>> 06/26/2013 09:30:42 HARBA#A 000Z Visited site on 6/26/13 and verified complaint. Sending owner NOV to make repairs. >>> 06/28/2013 10:46:43 HARBA#A 0006 NOV to come. >>> 07/08/2013 09:16:44 HARBA#A 001K OWENRSHIP INFO IS VERIFIED; NO CHANGE ON OWNER NAME & MAILING ADDRESS NOV SENT REG & CERT W/APPEAL ON 7/9/13 - KXC >>> 07/09/2013 17:31:56 CHENG#K 000J
6/19/2013	PTS	EXPOSED WIRING NEAR KITCHEN SINK, SOCKET IS EXPOSED
1/21/2014	PTS	Left voicemail to schedule inspection. >>> 06/26/2013 09:30:42 HARBA#A 000Z Visited site on 6/26/13 and verified complaint. Sending owner NOV to make repairs. >>> 06/28/2013 10:46:43 HARBA#A 0006 NOV to come. >>> 07/08/2013 09:16:44 HARBA#A 001K OWENRSHIP INFO IS VERIFIED; NO CHANGE ON OWNER NAME & MAILING ADDRESS NOV SENT REG & CERT W/APPEAL ON 7/9/13 - KXC >>> 07/09/2013 17:31:56 CHENG#K 000J
6/19/2013	PTS	EXPOSED WIRING NEAR KITCHEN SINK, SOCKET IS EXPOSED
1/21/2014	PTS	Left voicemail to schedule inspection. >>> 06/26/2013 09:30:42 HARBA#A 000Z Visited site on 6/26/13 and verified complaint. Sending owner NOV to make repairs. >>> 06/28/2013 10:46:43 HARBA#A 0006 NOV to come. >>> 07/08/2013 09:16:44 HARBA#A 001K OWENRSHIP INFO IS VERIFIED; NO CHANGE ON OWNER NAME & MAILING ADDRESS NOV SENT REG & CERT W/APPEAL ON 7/9/13 - KXC >>> 07/09/2013 17:31:56 CHENG#K 000J
6/19/2013	PTS	EXPOSED WIRING NEAR KITCHEN SINK, SOCKET IS EXPOSED
1/21/2014	PTS	Left voicemail to schedule inspection. >>> 06/26/2013 09:30:42 HARBA#A 000Z Visited site on 6/26/13 and verified complaint. Sending owner NOV to make repairs. >>> 06/28/2013 10:46:43 HARBA#A 0006 NOV to come. >>> 07/08/2013 09:16:44 HARBA#A 001K OWENRSHIP INFO IS VERIFIED; NO CHANGE ON OWNER NAME & MAILING ADDRESS NOV SENT REG & CERT W/APPEAL ON 7/9/13 - KXC >>> 07/09/2013 17:31:56 CHENG#K 000J

Record ID: 1401073**Address: 270 PERKINS ST****APN: 010 078901601****Unit #:****Description: mold located in kitchen ceiling, living room, bedroom****Date Opened: 3/7/2014****Record Status: Closed****Record Status Date: 7/15/2015****Job Value:****Requestor:****:****Business Name:****License #:**

COMMENT DATE	COMMENTER	COMMENTS
3/21/2014	GCLARKE	Site visit on 3-13-14 verified the violations, water damage to kitchen ceiling & family room carpet pulled back. Property ownership verified through the County Assessor Display. Violation letter submitted along with photos of the violations and owner self certification letter. Next site visit / compliance date set for 4-21-14. GXC x2168.
3/27/2014	GCLARKE	3-27-14: Received phone call from Gina Harris (agent for Stamm Theaters Corp. 925-757-2929) stating the tenant will not allow repair person into unit to make repairs. Gina state they will try again to make contact with tenant to schedule repairs. Called tenant, informed her that she needs to allow repair person to make the repairs. Next site visit set for 4-21-14. GXC x2168.
3/24/2014	KCHENG	Ownership checked; no change in owner name & address; NOV sent reg & cert w/ appeal form on 3/24/14, cert mailing # is 3671 3854
3/21/2014	GCLARKE	Site visit on 3-13-14 verified the violations, water damage to kitchen ceiling & family room carpet pulled back. Property ownership verified through the County Assessor Display. Violation letter submitted along with photos of the violations and owner self certification letter. Next site visit / compliance date set for 4-21-14. GXC x2168.
3/27/2014	GCLARKE	3-27-14: Received phone call from Gina Harris (agent for Stamm Theaters Corp. 925-757-2929) stating the tenant will not allow repair person into unit to make repairs. Gina state they will try

3/24/2014

KCHENG

again to make contact with tenant to schedule repairs. Called tenant, informed her that she needs to allow repair person to make the repairs. Next site visit set for 4-21-14. GXC x2168.

Ownership checked; no change in owner name & address; NOV sent reg & cert w/ appeal form on 3/24/14, cert mailing # is 3671 3854

Record ID: [**B1103892**](#)

Address: 270 PERKINS ST

APN: 010 078901601

Unit #:

Description: Install 19 retrofit window inserts only with retention of original framing materials per Section 3403.1 exception #2 safety glazing per code.

Date Opened: 11/1/2011

Record Status: Expired

Record Status Date: 9/18/2012

Job Value: \$16,100.00

Requestor: ABC WINDOW CONTRACTORS

:

Business Name:

License #: 372705

COMMENT DATE	COMMENTER	COMMENTS
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Record ID: [**DRX111139**](#)

Address: 270 PERKINS ST

APN: 010 078901601

Unit #:

Description: Zoning Clearance for the in-kind replacement of 19 aluminum windows on the street elevation with new white vinyl windows All windows are retrofit with no change to stucco or size.

Date Opened: 11/1/2011

Record Status: Approved

Record Status Date: 11/1/2011

Job Value: \$0.00

Requestor: ALEX KOUSTAS

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
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Record ID: [**SS110993**](#)

Address: 270 PERKINS ST

APN: 010 078901601

Unit #:

Description: Level 1 screening for a 4 story, 26 unit apt.bldg. w/parking below. Required level 2 registration/significant slope

Date Opened: 7/27/2011

Record Status: Expired

Record Status Date: 2/15/2012

Job Value: \$0.00

Requestor: STAMM THEATERS INC.

:

Business Name:

License #:

COMMENT DATE	COMMENTS
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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: STAMM THEATERS INCORPORATED
PO BOX 633
ANTIOCH, CA
94509-0063

Date: January 7, 2011
Complaint#: 1100015
Property Address: 270 Perkins St. Apt. # 106
APN: 010-0789-016-01

An inspection of your property was made on 01/04/10
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 date(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 **\$446.00** and an invoice fee of **\$297.00**. The fee for releasing a lien is an additional **\$297.00**.

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 **\$396.00*** per re-inspection until compliance is achieved:

Compliance Due Date: 02/11/11

By: Martin Flores
Specialty Combination Inspector
Phone No.: (510) 238-3465

First Fee Charged Re-inspection Date: 02/11/10

Morning ☐ Afternoon ☒

Second Fee Charged Re-inspection: 02/25/10

Morning ☐ Afternoon ☒

July 2010

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

Notice to Abate

Property Address: 270 Perkins St Apt.# 106

Date: January 7, 2011

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 exposed wiring at the light fixture over the dining room table. (Missing basecover). Replace the missing base cover or covers.	15.08.260.C.
2.			The bathroom exhaust fan is missing its cover. Replace missing cover.	15.08.050. 15.08.260.B
3.			The entry door into the parking garage is deteriorated. Replace damaged, deteriorated door .	15.08.050.
4.			The kitchen drain has an improper sink trap. (Flex plastic). Replace with proper trap.	15.08.230.D.G

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 1666 1932

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City, State, ZIP+4

STAMM THEATERS
INCORPORATED
PO BOX 633
ANTIOCH CA 94509
1100015 / MF / KXC / 1-7-11

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

July 8, 2013

Certified and Regular mail

To: STAMM THEATERS INCORPORATED
PO BOX 633
ANTIOCH CA 94509

Code Enforcement Case No.: 1303234
Property: 270 PERKINS ST #202
Parcel Number: 010- -0789-016-01
Re-inspection Date: August 13, 2013

The Code Enforcement Division inspected your property on **June 26, 2013** 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	The electrical outlet/ switch in the kitchen is in disrepair and exposing its wires. Provide an approved outlet or switch or properly cap and cover the box.	Kitchen	15.08.260 C
X	There are exposed electrical wires in the bed room closet. Properly cap and cover the wires.	Bedroom closet	15.08.260 C
X	There is water damage to the bedroom wall next to the window. Repair.	Bed room	15.8.050
X	The carpet in the hall is torn and damaged causing a tripping hazard. Repair or replace.	Hall	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 **Anthony Harbaugh**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-4797 and by email at aharbaugh@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,



Anthony Harbaugh
aharbaugh@oaklandnet.com
Department of Planning and Building

Encl: Blight Brochure
Violation Appeal Form

☐ 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

Department of Planning and Building

www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: **270 PERKINS ST #202**

Parcel no. 010- -0789-016-01

Case no.: 1303234

Owner: STAMM THEATERS INCORPORATED

Courtesy Notice date: n/a

Deadline to Respond: **August 13, 2013**

I certify that I have corrected the following violations or allegations identified in the Courtesy Notice 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

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)

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: 270 Perkins St. Date: 6-26-13
Complaint Number: 1303234

Reported by: ☒ Tenant ☐ Other

Name: Emetun Scales Day Phone: 510-283-4893
Address: 270 Perkins #207 Zip Code: 94610 Night Phone: _____
Email Address: Secilian.Sohnny@gmail.com

Owner: Stan, GEORGE Day Phone: 817-4690 (510)
Address: 270 Perkins 102 Night Phone: _____
City: OAKLAND CA 94610 State: CA Zip Code: 94610
Email Address: u/r

Investigate:

- | | |
|--|---|
| <input checked="" 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 type="checkbox"/> Window(s) operation/broken |
| <input type="checkbox"/> Lack of hot water or water service | <input checked="" type="checkbox"/> Other <u>water damage on wall</u> |
| <input type="checkbox"/> Lack of smoke detector | <input checked="" type="checkbox"/> Other <u>damaged carpet</u> |

☐ 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: 6-26-13
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 010- -0789-016-01

Parcel Number:	10-789-16-1
Property Address:	270 PERKINS ST, OAKLAND 94610
Owner Name:	STAMM THEATERS INCORPORATED
Care of:	
Attention:	
Mailing Address:	PO BOX 633, ANTIOCH CA 94509-0063
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	1983-007183
Recorder Date:	1/14/1983
Mailing Address Effective Date:	1/14/1983
Last Document Input Date:	1/14/1983
Deactivation Date:	
Exemption Code:	

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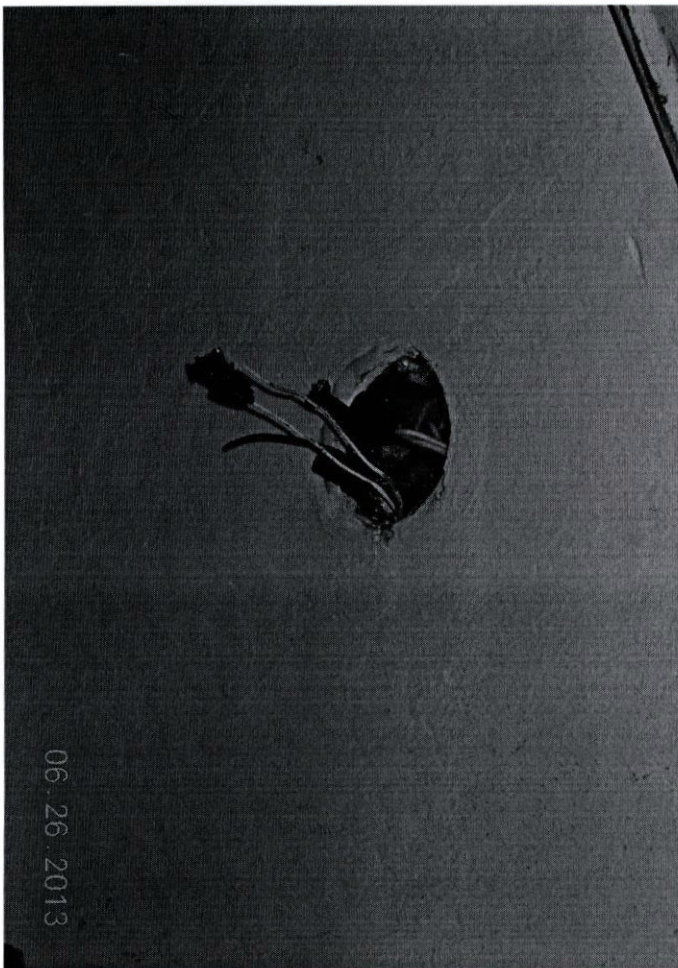
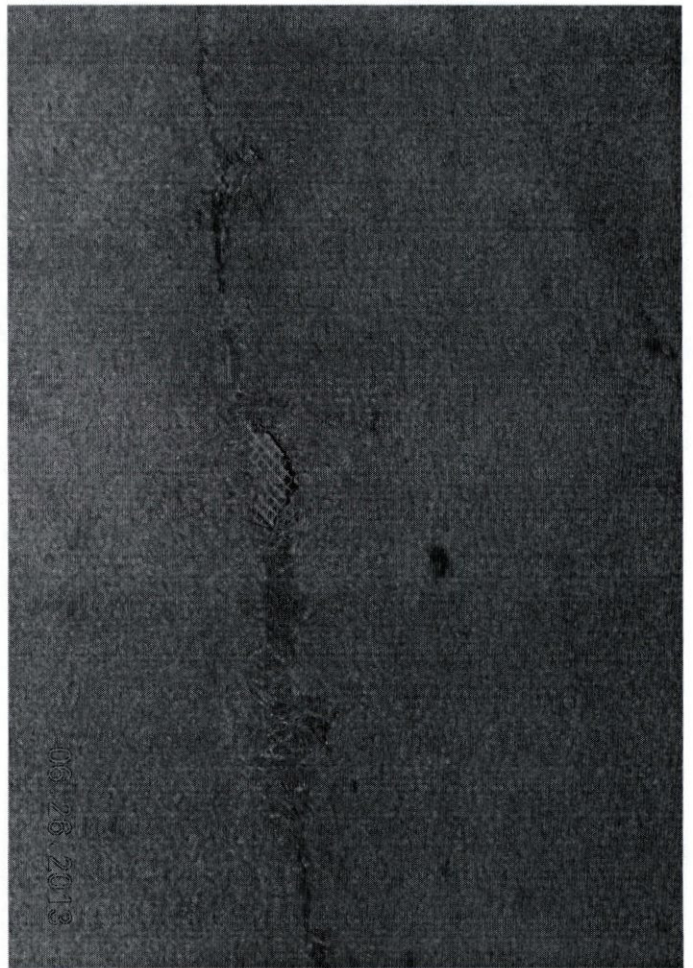
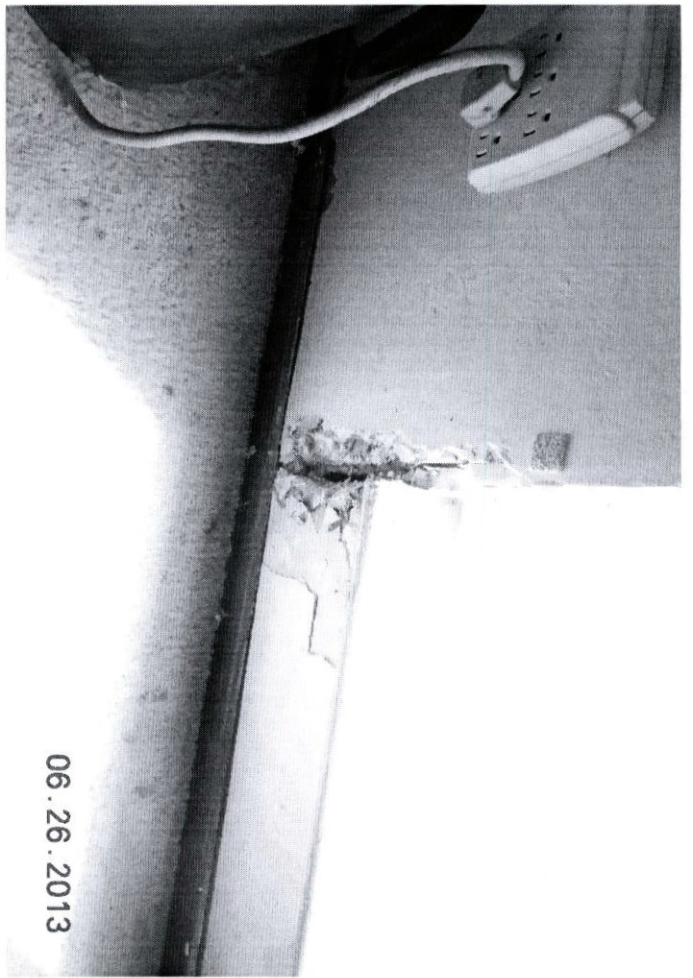
To: **STAMM THEATERS INCORPORATED**

From: **PO BOX 633**

City/State/Zip: **ANTIOCH CA 94509**

City/State/Zip: **1303234 / AXH / KXC / 7-8-13**

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

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 270 PERKINS ST #202

Parcel no. 010- -0789-016-01

Case no.: 1303234

Owner: STAMM THEATERS INCORPORATED

Courtesy Notice date: n/a

Deadline to Respond: August 13, 2013

I certify that I have corrected the following violations or allegations identified in the Courtesy Notice 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 checked="" type="checkbox"/> Building Interior | <input type="checkbox"/> Plumbing | <input checked="" 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) | | | | |

☒ water damaged wall ☒ hall carpet

Property Owner Certification

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)

George Stamm

Print Name (print)

Date

8/7/2013

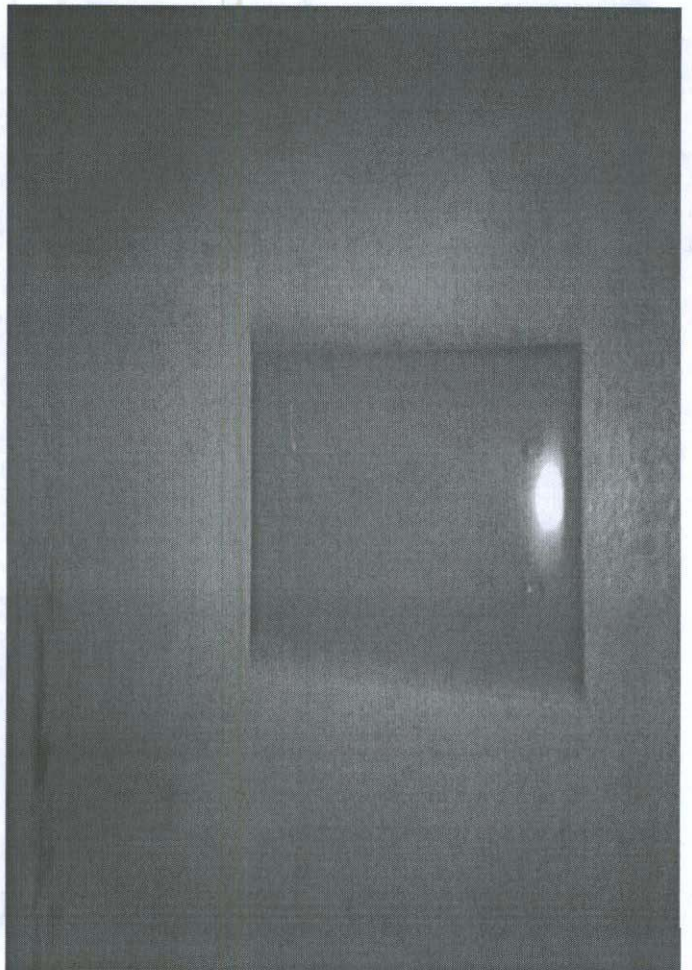
George Stamm

Property Owner Signature

Day time telephone

(925) 757-2929
(925) 437-1583

E-mail: George1stamm@gmail.com





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

March 21, 2014

Certified and Regular mail

To: STAMM THEATERS INCORPORATED
PO BOX 633
ANTIOCH CA 94509

Code Enforcement Case No.: 1401073

Property: 270 PERKINS ST #106

Parcel Number: 010- -0789-016-01

Re-inspection Date: April 21, 2014

The Code Enforcement Division inspected your property on **March 13, 2014** 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	Water intrusion has damaged the ceiling. Repair and paint.	Kitchen	15.08.230
Yes	The carpeting has been pulled back. Relay the carpet.	Family Room	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 **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 and Building

Encl: Blight Brochure
Violation Appeal Form

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

City of Oakland



CITY OF OAKLAND

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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: 270 PERKINS ST #106

Parcel no. 010- -0789-016-01

Case no.: 1401073

Owner: STAMM THEATERS INCORPORATED

Courtesy Notice date: N / A

Deadline to Respond: April 21, 2014

I certify that I have corrected the following

violations or allegations identified in the Courtesy Notice 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:

March 2013

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)

County Assessor Display

Assessor Parcel Record for APN 010- -0789-016-01

Parcel Number:	10-789-16-1
Property Address:	270 PERKINS ST, OAKLAND 94610
Owner Name:	STAMM THEATERS INCORPORATED
Care of:	
Attention:	
Mailing Address:	PO BOX 633, ANTIOCH CA 94509-0063
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	1983-007183
Recorder Date:	1/14/1983
Mailing Address Effective Date:	1/14/1983
Last Document Input Date:	1/14/1983
Deactivation Date:	
Exemption Code:	

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STAMM THEATERS INCORPORATED
PO BOX 633
ANTIOCH CA 94509
1401073 / GXC/ KXC / 2-21-14

PS Form 3800, August 2006 See Reverse for Instructions

