

CITY OF OAKLAND

Page 1



## Record Detail with Inspection Log

▼ **Record ID: 1604341**

▼ **Description: Illegal interior building structure.**

▼ **APN: 025 069000400**

▼ **Address: 1305 31ST AVE** ✓

▼ **Unit #:**

▼ **Date Opened: 11/14/2016**

▼ **Record Status: Pending Investigation**

▼ **Record Status Date: 11/14/2016**

▼ **Job Value: \$0.00**

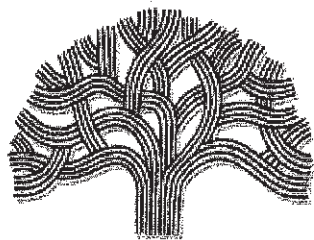
▼ **Requestor:**

▼ :

▼ **Business Name:**

▼ **License #:**

| Inspection Date ▲ | Inspector Name | Inspection Type | Status / Result  | Result Comments |
|-------------------|----------------|-----------------|------------------|-----------------|
| 11/17/2016        |                | 1st Inspection  | Unable to Verify |                 |



CITY OF OAKLAND

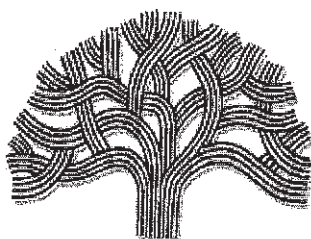
## Record Detail with Comments

▼ **Record ID: 1604341**▼ **Description: Illegal interior building structure.**▼ **APN: 025 069000400**▼ **Address: 1305 31ST AVE**▼ **Unit #:**▼ **Date Opened: 11/14/2016**▼ **Record Status: Pending Investigation**▼ **Record Status Date: 11/14/2016**▼ **Job Value: \$0.00**▼ **Requestor:**

▼ :

▼ **Business Name:**▼ **License #:**

| Comment Date ▲           | Commenter | Comment  |
|--------------------------|-----------|--|
| 11/18/2016<br>8:32:08 AM |           | 11/18/16 : complainant needs to provide access , cannot see if there is an illegal building from the sidewalk (property has a chain link fence in the front) |



CITY OF OAKLAND



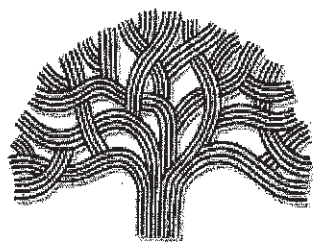
## Record Detail with Inspection Log

▼ **Record ID: 1604340**

▼ **Description:** There are a ton of garbage piling up on the property on 1305 31st Ave. Also, a lot of items are left on the sidewalk near the property. Some of trash was hazardous. This property is a storage but the owner turned it to become trash recycle site. the yard became a trash collection site and the main building was remodel for residential. The change causes our neighborhood looks very bad and creates health issue.

▼ **APN: 025 069001100**▼ **Address: 1305 31ST AVE** ✓▼ **Unit #:**▼ **Date Opened: 11/13/2016**▼ **Record Status: Notice of Violation Sent**▼ **Record Status Date: 11/21/2016**▼ **Job Value: \$0.00**▼ **Requestor:**▼ **[REDACTED]**▼ **Business Name:**▼ **License #:**

| Inspection Date ▲ | Inspector Name | Inspection Type | Status / Result    | Result Comments |
|-------------------|----------------|-----------------|--------------------|-----------------|
| 11/17/2016        | [REDACTED]     | 1st Inspection  | Violation Verified |                 |



CITY OF OAKLAND

## Record Detail with Comments

▼ **Record ID: 1604340**

▼ **Description:** There are a ton of garbage piling up on the property on 1305 31st Ave. Also, a lot of items are left on the sidewalk near the property. Some of trash was hazardous. This property is a storage but the owner turned it to become trash recycle site. the yard became a trash collection site and the main building was remodel for residential. The change causes our neighborhood looks very bad and creates health issue.

▼ **APN: 025 069001100**▼ **Address: 1305 31ST AVE**▼ **Unit #:**▼ **Date Opened: 11/13/2016**▼ **Record Status: Notice of Violation Sent**▼ **Record Status Date: 11/21/2016**▼ **Job Value: \$0.00**▼ **Requestor:**

▼ [REDACTED]

▼ **Business Name:**▼ **License #:**

| Comment Date ▲            | Commenter  | Comment  |
|---------------------------|------------|--|
| 11/18/2016<br>8:32:54 AM  | [REDACTED] | 11/17/16 : several recycling items and inoperative vehicles in the front yard and on the sidewalk  |
| 11/21/2016<br>10:49:19 AM | [REDACTED] | 11/21/16 : notice was submitted for mailing.   |
| 11/21/2016<br>4:26:52 PM  | [REDACTED] | Ownership verified through County Assessor, NOV mailed reg & cert with appeal form and brochures on 11/21/16 .cert #7016034000293513 Re-inspection Deadline: 1/16/17 |



[www.oaklandnet.com](http://www.oaklandnet.com)

TDD:(510) 238-3254

## 11/21/16

**Certified and Regular mail**

Code Enforcement Case No.: 1604340  
Property: 1305 31<sup>st</sup> Av  
Parcel Number: 25-690-11  
Re-inspection Date: 1/16/17

Code Enforcement Services inspected your property on 11/17/16 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.

[illegible]

Notice of Violation  
Page 1 of 3

0460 9702  
0000 0000

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>SM</sup>

**Certified Mail Fee**

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

|  |          |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage

\$  
Total Post

5

Sent to  
Street and

City/State

NG CHOR N TR  
P.O. BOX 1473  
OAKLAND, CA 94604

1305 31ST AVE/1604340/HB/EA/11-21-16

Postmark  
Here

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

**See Reverse for Instructions**

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 [REDACTED] who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at [REDACTED] and by email at [REDACTED]

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

**Note: If a complaint is filed regarding the same or similar violation(s) and it is confirmed within 24 months from the date of this notice an immediate assessment of \$1,176.00 will be charged as a Repeat Violation. In addition, if violation(s) remain uncorrected after I receive a 30 day Notice of Violation further enforcement action(s) will include additional fees.**

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, 2<sup>nd</sup> 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*

Enclosures as applicable:

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

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

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

May, 2016

Scan to: Code Enforcement-Chronology-Abatement Activities

☐ Photographs

☐ Stop Work brochure

☐ Condominium Conversion brochure

CC:



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA • SUITE 2340 •  
OAKLAND, CALIFORNIA 94612-2031  
Planning and Building Department

Bureau of Building  
[www.oaklandnet.com](http://www.oaklandnet.com)

## PROPERTY OWNER CERTIFICATION

### CORRECTED OR REMOVED VIOLATIONS

Property: 1305 31<sup>st</sup> Av

Parcel no. 25-690-11

Case no.: 1604340

Owner: Ng Chor N TR

Courtesy Notice date:

Re-inspection date: 1/16/17

☐ I certify that the violations do not exist on my property.

☐ I certify that I have corrected the following violations identified in the Notice of Violation I received from the City of Oakland:

---

---

---

*I understand that by signing and returning this form the violation does not exist or that the violation(s) have been corrected.*

*I will maintain my property free of blight conditions and I understand that if a complaint is filed regarding the same or similar violation(s) and it is confirmed within 24 months from the date of this notice I will immediately be charged \$1,176.00 as a Repeat Violation. In addition, if violation(s) remain uncorrected after I receive a 30 day Notice of Violation further enforcement action will include additional fees.*

### Property Owner Certification

Print Name (print) \_\_\_\_\_

Date \_\_\_\_\_

Property Owner Signature \_\_\_\_\_

Day time telephone (\_\_\_\_\_) \_\_\_\_\_

E-mail: \_\_\_\_\_

May, 2016

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. 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](mailto:inspectioncounter@oaklandnet.com)

Facsimile: 510/238-2959

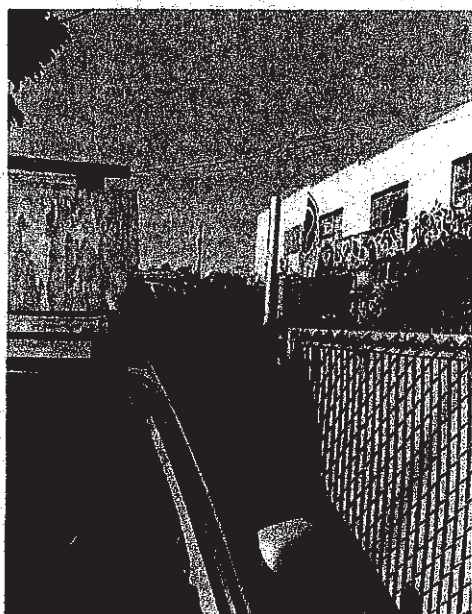
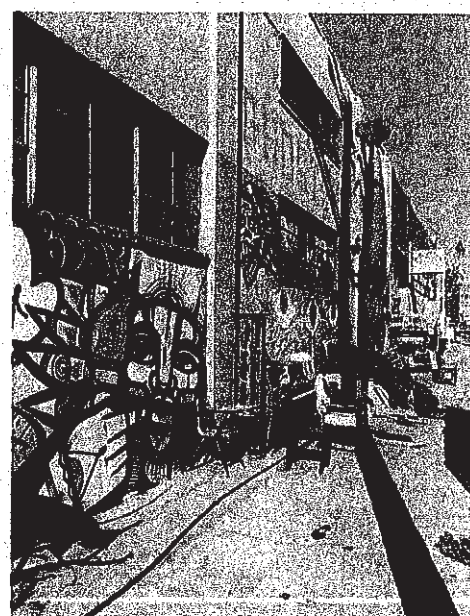
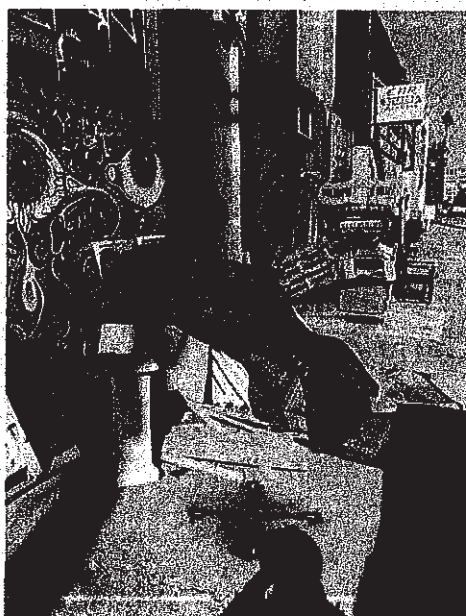
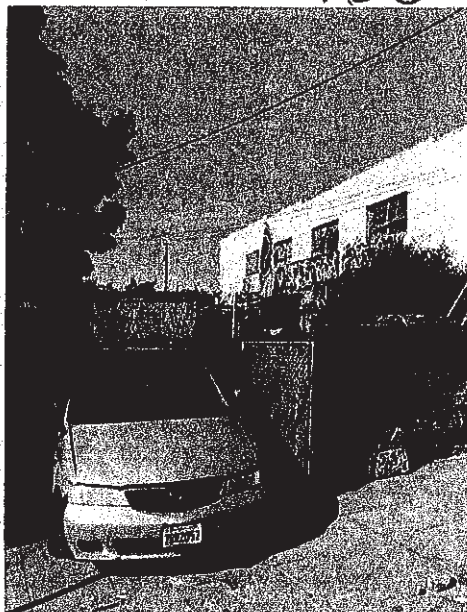
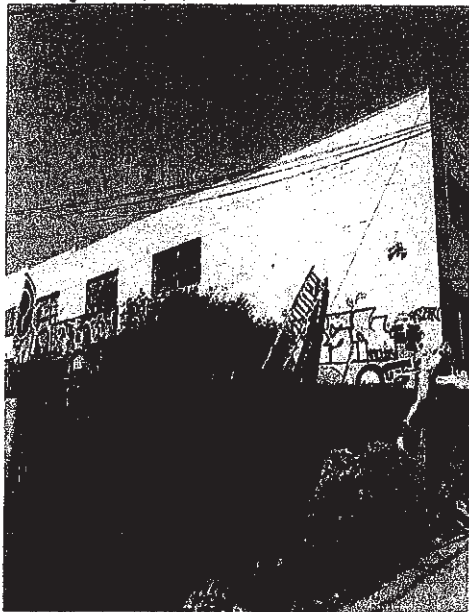
Mail: City of Oakland  
Bureau of Building  
250 Frank H. Ogawa Plaza Suite 2340  
Oakland, CA 94612-2031  
(Envelope enclosed – no postage required)



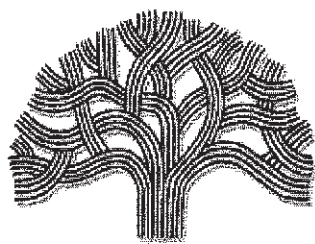
11-17-16

1305-31st A-

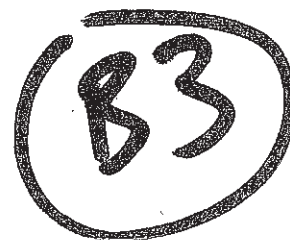
1604340







CITY OF OAKLAND



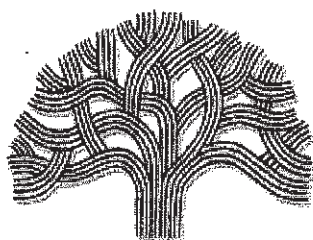
## Record Detail with Inspection Log

▼ **Record ID: 1402153**▼ **Description: Vacant lot, trash & debris, construction debris, vector issues**▼ **APN: 025 069001100**▼ **Address: 1305 31ST AVE** ✓▼ **Unit #:**▼ **Date Opened: 6/4/2014**▼ **Record Status: Abated**▼ **Record Status Date: 10/6/2014**▼ **Job Value: \$0.00**▼ **Requestor:**

▼ :

▼ **Business Name:**▼ **License #:**

| Inspection Date ▲ | Inspector Name | Inspection Type      | Status / Result    | Result Comments  |
|-------------------|----------------|----------------------|--------------------|--|
| 8/15/2014         |                | 1st Inspection       | Violation Verified | 08/15/2014 : - Onsite inspection, Verified violation, photos taken, preparing NOV for supervisor approval. |
| 10/6/2014         |                | Follow-up Inspection | Abated             | 10/06/2014 : - On site inspection, photos taken, case abated.  |



CITY OF OAKLAND

## Record Detail with Comments

▼ **Record ID: 1402153**▼ **Description: Vacant lot, trash & debris, construction debris, vector issues**▼ **APN: 025 069001100**▼ **Address: 1305 31ST AVE**▼ **Unit #:**▼ **Date Opened: 6/4/2014**▼ **Record Status: Abated**▼ **Record Status Date: 10/6/2014**▼ **Job Value: \$0.00**▼ **Requestor:**

▼ :

▼ **Business Name:**▼ **License #:**

| Comment Date ▲           | Commenter  | Comment  |
|--------------------------|------------|--|
| 8/14/2014<br>10:01:42 AM | ██████████ | Courtesy notice sent reg mail on 6/5/14 - deadline is 6/26/14.   |
| 8/14/2014<br>10:03:59 AM | ██████████ | No response to courtesy notice from property owner - Escalating the case. Rec'd another report of violation still existing (8/1/14)  |
| 8/15/2014 4:24:23 PM     | ██████████ | 08/15/2014 : ██████████ - Onsite inspection, Verified violation, photos taken, preparing NOV for supervisor approval.  |
| 9/3/2014 10:19:55 AM     | ██████████ | By ██████████ Notice of Violation mailed 8/18/14 certified & regular (7009-1680-0001-1983-0397)  |
| 9/17/2014<br>11:16:02 AM | ██████████ | 09/07/2014 : ██████████ Property owner's daughter called to request additional time. She said the fence has been painted over and graffiti is gone but needs additional 2 weeks for removal of all trash at lot. Re-inspection rescheduled due to partially abated.  |
| 10/2/2014 9:00:03 AM     | ██████████ | 10/02/2014 : ██████████ Received a call from a neighbor stating the debris from the lot is now on the sidewalk and making it hard for people to walk by. Received several complaints from the same person, ██████████ who wants to stay anonymous. I contacted the owner's daughter last week to discuss the debris and she was out of town. Advised owner of October 10th deadline to resolve blight issue again. |
| 10/6/2014 4:22:47 PM     | ██████████ | 10/06/2014 : ██████████ On site inspection, photos taken, case abated.   |

For real-time, direct access to 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

Planning and Building Department  
Bureau of Building, Inspections,  
Building Permits and Code Enforcement Services  
[www.oaklandnet.com](http://www.oaklandnet.com)

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

June 5, 2014

*Regular Postage*

NG CHOR N TR  
PO BOX 1473  
OAKLAND CA 94604-1473

Subject: Courtesy Notice of Violation  
Oakland Municipal Code Chapters 8.24, 12, 15.08, and 15.64, and Title 17

Property: 1305 31<sup>ST</sup> AVENUE

Parcel no.: 025-0690-011-00

Case no.: 1402153

Dear Property Owner:

The City's Bureau of Building, Code Enforcement Services has received a complaint that your property may be in violation of the Oakland Municipal Code. You are receiving this letter as a *courtesy* to allow you an opportunity to correct the violations (if they exist) without any further action by the City.

Code Enforcement Services is charged with protecting the City's neighborhoods and business districts to ensure that private property and the public sidewalk are adequately maintained and do not pose a threat to the life, health and safety of the community. We have enclosed brochures which explain the maintenance and hazardous material regulations, if applicable.

### Alleged Violations

*Only Marked (X) Items Apply*

#### Yard and Vacant Lot (Landscaping, Storage, Trash and Debris, Fencing, Odors, Other)

- |  |  |
|--|--|
| <input type="checkbox"/> Dead tree ( <i>non-imminent hazard</i> )  | <input type="checkbox"/> Laundry in the front yard/porch/balcony   |
| <input type="checkbox"/> Overgrown shrubbery/weeds/grass in the front/side rear yard ( <i>over 6 inches</i> )          | <input type="checkbox"/> Unregistered or immobile vehicles or trailers on the property   |
| <input type="checkbox"/> Overgrown vegetation obstructing the sidewalk ( <i>with reasonable movement</i> )             | <input checked="" type="checkbox"/> Trash and Debris   |
| <input type="checkbox"/> Overgrown vegetation in the front/side/rear yard ( <i>does not exceed reasonable levels</i> ) | <input type="checkbox"/> Appliances, furniture, material in the front/side/rear yard or front porch ( <i>does not exceed reasonable levels</i> ) |
| <input type="checkbox"/> Paint or chemicals  | <input type="checkbox"/> Graffiti  |
| <input type="checkbox"/>   | <input type="checkbox"/> Deteriorated fence boards or posts  |
|  | <input checked="" type="checkbox"/> CONSTRUCTION MATERIALS OR DEBRIS   |

### Building Exterior

- |  |   |
|--|---|
| <input type="checkbox"/> Graffiti  | <input type="checkbox"/> Broken window glass (w/o security risks)   |
| <input type="checkbox"/> Deteriorated roof                                     | <input type="checkbox"/> Damaged or missing windows (vacant building) and door locks (w/o security risks) |
| <input type="checkbox"/> Deteriorated paint (see enclosed Lead Paint brochure) | <input type="checkbox"/> Deteriorated/damaged exterior doors (w/o security risks)                         |
| <input type="checkbox"/> Deteriorated roof gutters                             |   |
| <input type="checkbox"/> Deteriorated gutter downspouts                        |   |
| <input type="checkbox"/>   | <input type="checkbox"/>  |

### Building Interior (Plumbing, Electrical, Heating, Other)

- |  |  |
|--|--|
| <input type="checkbox"/> Damaged walls and ceilings                                    | <input type="checkbox"/> Damaged or missing interior door hardware                     |
| <input type="checkbox"/> Damaged interior doors  | <input type="checkbox"/> Deteriorated or missing baseboards, door trim and window trim |
| <input type="checkbox"/> Deteriorated bathroom counters                                | <input type="checkbox"/> Deteriorated kitchen counters                                 |
| <input type="checkbox"/> Deteriorated or missing bathroom cabinet doors                | <input type="checkbox"/> Deteriorated or missing kitchen cabinet doors                 |
| <input type="checkbox"/>   | <input type="checkbox"/> Deteriorated kitchen floor covering                           |
| <input type="checkbox"/>   | <input type="checkbox"/>   |
| <input type="checkbox"/> Leaking faucets   | <input type="checkbox"/> Leaking toilets (w/o mold issues)                             |
| <input type="checkbox"/> Stopped up toilets (must have 2 <sup>nd</sup> working toilet) | <input type="checkbox"/> Clogged sink drains (must have 2 <sup>nd</sup> working sink)  |
| <input type="checkbox"/> Deteriorated or missing plumbing fixture handles              | <input type="checkbox"/> Deteriorated water heater (must be operable)                  |
| <input type="checkbox"/> Deteriorated or missing electrical receptacle                 | <input type="checkbox"/>   |
| <input type="checkbox"/> Deteriorated or missing thermostat                            | <input type="checkbox"/> Deteriorated or missing light fixtures                        |
| <input type="checkbox"/>   | <input type="checkbox"/>   |

### Zoning (Parking, Landscaping, Fencing, Commercial, Residential, Other)

- |   |   |
|---|---|
| <input type="checkbox"/> Vehicles or trailers parked/stored in the front yard Landscape area  | <input type="checkbox"/> New concrete paving covering more than 50% of required front yard area |
| <input type="checkbox"/> New residential front yard fencing over 42 inches  | <input type="checkbox"/>  |
| <input type="checkbox"/> New barbed or razor wire   | <input type="checkbox"/>  |
| <input type="checkbox"/> Unapproved home business related to auto repair, recycling; construction contractor, retail sales, or food sales | <input type="checkbox"/>  |
| <input type="checkbox"/> Exterior lighting glare into adjacent residences   | <input type="checkbox"/>  |
| <input type="checkbox"/> Excessive noise audible to neighbors   | <input type="checkbox"/>  |

### Public Right-of-Way (Sidewalk & Streets, Other)

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Sidewalk display of merchandise | <input type="checkbox"/> |
| <input type="checkbox"/> Sidewalk advertising            | <input type="checkbox"/> |
| <input type="checkbox"/> Food vending                    | <input type="checkbox"/> |

### Nuisance (Animals, Other)

- |                                       |   |
|---------------------------------------|---|
| <input type="checkbox"/> Roosters     | <input checked="" type="checkbox"/> VECTOR ISSUES (RODENTS) |
| <input type="checkbox"/> Pets (feces) | <input type="checkbox"/>                                    |

## Dumpsters and Garbage/Green Waste/Recycle Cans

- |  |  |
|--|--|
| <input type="checkbox"/> Cans not removed from the sidewalk/right-of-way by <b>noon</b> of the <b>day-after collection</b> | <input type="checkbox"/> Dumpster or cans not removed from public view by the <b>evening</b> of the <b>day of collection</b> |
| <input type="checkbox"/> _____   | <input type="checkbox"/> Cans not placed at the sidewalk/right-of-way on the day of collection                               |
| <input type="checkbox"/> _____   |  |

If some or all of the violations marked above are present on your property or the adjoining right-of-way, please **remove them** immediately (see enclosed Blight and Lead Paint brochures). If you believe that some or all of the violations marked above are not present, please immediately **contact Bureau of Building, Code Enforcement Services** by:

- telephone at 510/ 238-6402, or by
- email at [inspectioncounter@oaklandnet.com](mailto:inspectioncounter@oaklandnet.com), or by
- facsimile at 510/ 238-2959, or by
- mail with the enclosed envelope (no postage required)

To avoid an inspection of your property and possible fee and penalty charges, please correct the violations and sign and return the enclosed **Property Owner Certification** form (**pages 4**) **with dated photographs** (and, in the case of unapproved uses or activities, documentation confirming Bureau of Planning, Zoning Division approval), within **(3) weeks** from the date of this Courtesy Notice. This will notify the Bureau of Building, Code Enforcement Services that your property is in compliance.

We appreciate your responsiveness to this Courtesy Notice and your support in our efforts to Keep Oakland Beautiful, Clean and Green.



Enclosures as applicable:

Blight brochure  
Property Owner Certification  
Lead Paint brochure  
Photographs

cc:

**Note:** If you are experiencing graffiti problems you may be interested in information about the Anti-Graffiti Coating. Google "anti-graffiti coating", Example: <http://www.ecologicalcoatings.com>.





CITY OF OAKLAND

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

Planning and Building Department

Bureau of Building

Inspections, Permits and Code Enforcement Services

[www.oaklandnet.com](http://www.oaklandnet.com)

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

## NOTICE OF VIOLATION

August 15, 2014

*Certified and Regular mail*

To: NG CHOR N TR  
P O BOX 1473  
OAKLAND CA 94604-1473

Code Enforcement Case No.: 1402153  
Property: 1305 31ST AVE  
Parcel Number: 025-0690-011-00  
Re-inspection Date: September 18, 2014

The Code Enforcement Division inspected your property on **August 15, 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 |
|-------|--|----------------|-------------|
|       | <b>Property Maintenance</b>  |                |             |
| Yes   | Vacant lot, trash and debris, construction debris in lot. Remove trash and construction debris throughout lot. | Throughout lot | 8.24.020 D1 |
| Yes   | Graffiti on front fencing. Remove/paint over graffiti.   | Front fence    | 8.24.020 C  |
| Yes   | Trash and debris causing vector issues. Remove trash and construction debris to minimize vector issues.        | Throughout lot | 8.24.230 Q  |
|       |  |                |             |
|       | <b>Building Maintenance (Code)</b>   |                |             |
|       |  |                |             |
|       |  |                |             |
|       |  |                |             |
|       |  |                |             |
|       |  |                |             |
|       |  |                |             |
|       |  |                |             |
|       |  |                |             |
|       |  |                |             |

**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 [REDACTED] who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at [REDACTED] and by email at [REDACTED]

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.



Encl: Blight Brochure  
Violation Appeal Form

cc:

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

City of Oakland



CITY OF OAKLAND

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

Planning and Building Department

Bureau of Building

[www.oaklandnet.com](http://www.oaklandnet.com)

(510) 238-6402

FAX: (510) 238-2959

## PROPERTY OWNER CERTIFICATION

### REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 1305 31ST AVE

Parcel no. 025 -0690-011-00

Case no.: 1402153

Owner: NG CHOR N TR

Courtesy Notice date: N/A

Deadline to Respond: September 18, 2014

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

- |  |   |   |                                  |                                  |  |
|--|---|---|----------------------------------|----------------------------------|--|
| <input type="checkbox"/> Landscaping   | <input type="checkbox"/> Storage                | <input type="checkbox"/> Trash and Debris               | <input type="checkbox"/> Fencing | <input type="checkbox"/> Odors   | <input type="checkbox"/> Building Exterior |
| <input type="checkbox"/> Building Interior   | <input type="checkbox"/> Plumbing               | <input type="checkbox"/> Electrical                     | <input type="checkbox"/> Heating | <input type="checkbox"/> Parking | <input type="checkbox"/> Concrete Paving   |
| <input type="checkbox"/> Fencing   | <input type="checkbox"/> Barbed/Razor Wire      | <input type="checkbox"/> Sidewalk Display/Advertising   |                                  |                                  |  |
| <input type="checkbox"/> Unapproved Home Business  | <input type="checkbox"/> Exterior lighting      | <input type="checkbox"/> Excessive Noise                |                                  |                                  |  |
| <input type="checkbox"/> Unapproved Sidewalk Display   | <input type="checkbox"/> Unapproved Advertising | <input type="checkbox"/> Unapproved Mobile Food Vending |                                  |                                  |  |
| <input type="checkbox"/> Roosters on Property <input type="checkbox"/> Dumpsters/Garbage/Green Waste/Recycle Cans (left in view, left on sidewalk) |   |   |                                  |                                  |  |
| <input type="checkbox"/> _____   |   |   |                                  |                                  |  |

### Property Owner Certification

Print Name (print) \_\_\_\_\_

Date \_\_\_\_\_

Property Owner Signature \_\_\_\_\_

Day time telephone (\_\_\_\_\_) \_\_\_\_\_

E-mail: \_\_\_\_\_

May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities

#### Instructions

1. Review the property address and owner information shown at the left and make any necessary corrections.
2. Remove the violations marked below and/or cross out the violations that are not present and sign this form.
3. Before the Deadline to Respond shown at the left, return this signed form with dated photographs of your property to verify the violations were removed or not present:

E-mail: [inspectioncounter@oaklandnet.com](mailto: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 025- -0690-011-00

|                                 |                                     |
|---------------------------------|-------------------------------------|
| Parcel Number:                  | 25-690-11                           |
| Property Address:               | 1305 31ST AVE, OAKLAND 94601        |
| Owner Name:                     | NG CHOR N TR                        |
| Care of:                        |                                     |
| Attention:                      |                                     |
| Mailing Address:                | P O BOX 1473, OAKLAND CA 94604-1473 |
| Use Code:                       | WAREHOUSE                           |
| Recorder Number:                | 2007-379807                         |
| Recorder Date:                  | 10/30/2007                          |
| Mailing Address Effective Date: | 10/30/2007                          |
| Last Document Input Date:       | 12/14/2007                          |
| 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<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Ng, Chor N TR

P.O. Box 1473

Oakland, CA 94604

Ri  
Endon  
Restr  
Endon

(re: #1402153/1305 31<sup>st</sup> Ave/RS/RT/8-18-14)

Total Postage & Fees \$

Sent To

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

PS Form 3800, August 2006

See Reverse for Instructions

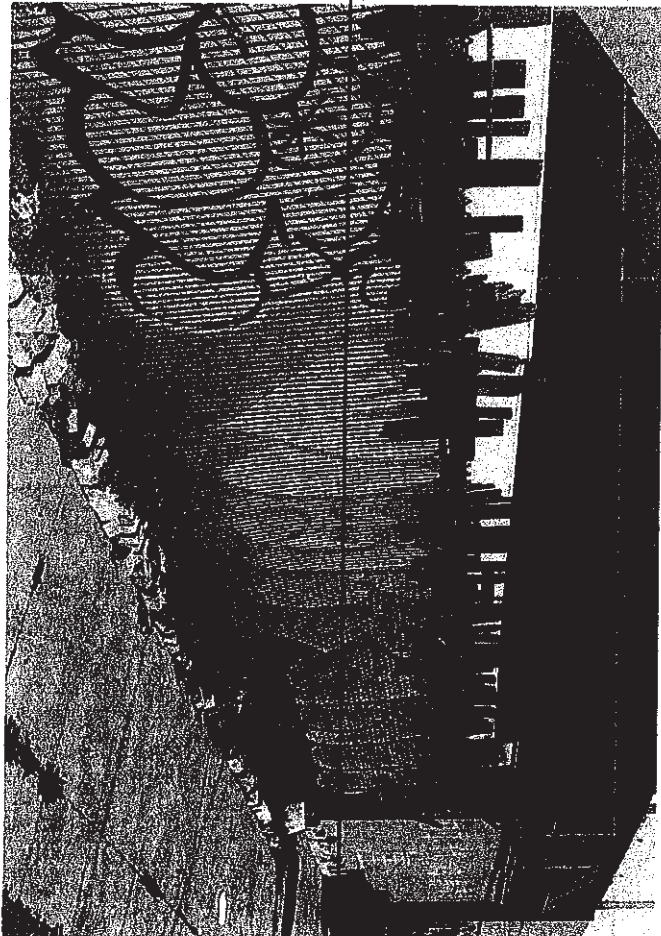
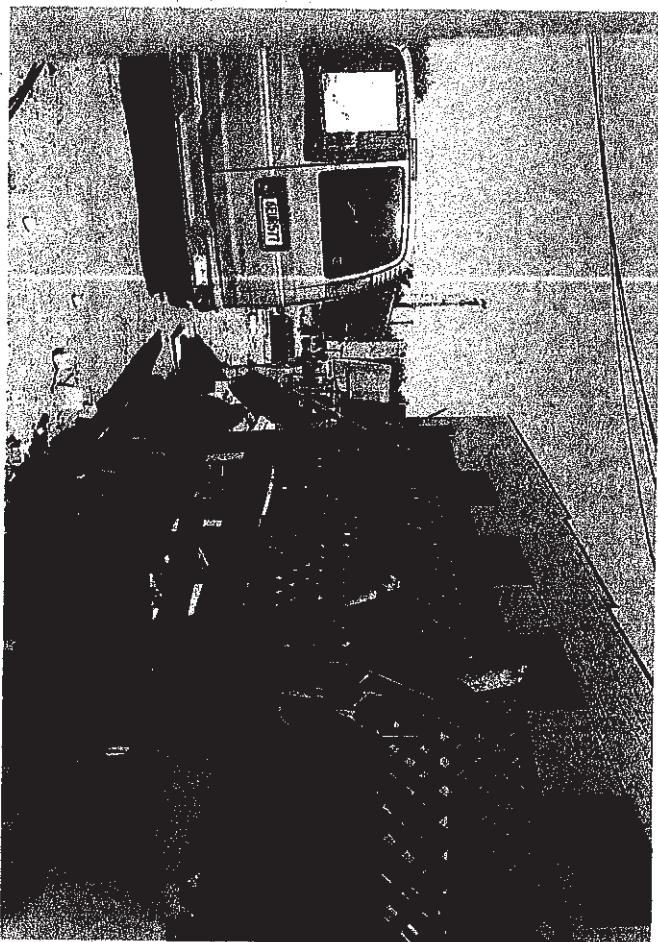
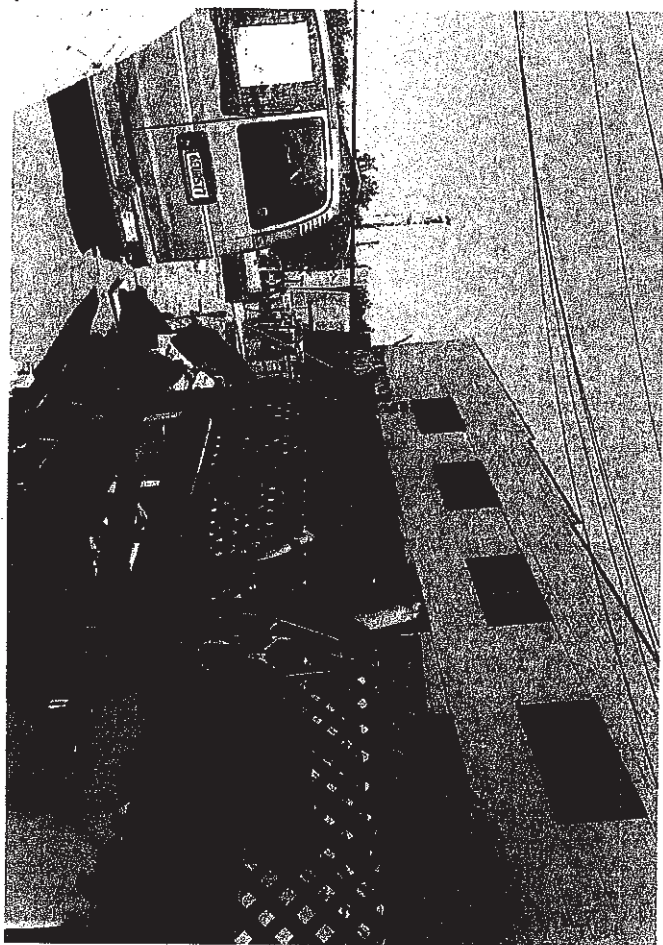
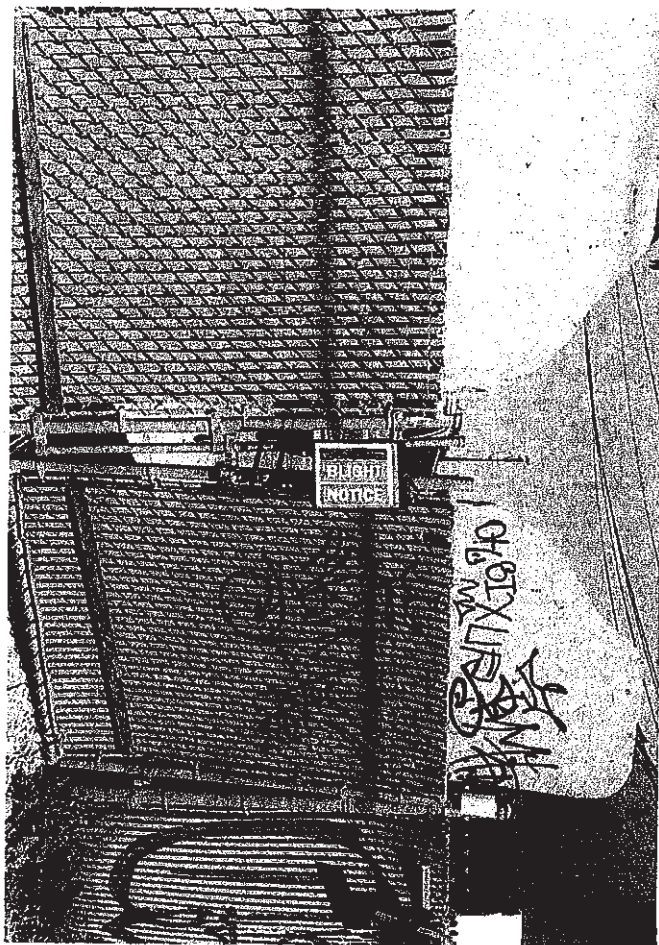
7009 1680 1001 1483 0397



CASE # 1402153

1305 31ST ST.

8-15-2014





[REDACTED]

---

**From:** Oakland International Blvd <oaklandinternationalblvd@gmail.com>  
**Sent:** Sunday, September 21, 2014 9:45 PM  
**To:** [REDACTED]  
**Subject:** Re: 1305 31st Avenue - Code Enforcement Case No.: 1402153  
**Attachments:** 14.09.20 - fence.pdf; 14.09.20 - lot.pdf

Hi [REDACTED]

Hope you had a nice weekend. I just wanted to give you an update.

The wood on top of the fence has been taken down (pictures from today attached). One piece of information I received from the artists using the lot was that the lot is "known as a dumping ground" and people would throw their huge bags of trash over the fence. Then once those wood pieces went up, it was a major deterrent of the dumping. I hear them, because before they started using the lot, we hired a guy to mow the weeds and throw out the dumped trash at least monthly, and we no longer have as much dumping. They also thought it was artsy, and beautiful and are sad that they have to take it down.

Attached is a picture I took today with the wood pieces taken down.

Also attached is a picture of the lot. It has a different car in there than the one you took the day you did your last inspection on August 15, 2014. It is there to move out some more stuff.

Please let me know when you have your re-inspection scheduled for. I am going to go back tomorrow after work to take pictures again with the vehicle moved (should be moved tonight, but the guy that had the keys wasn't around when I went to do my inspection.

Thanks for your time.

Sincerely,  
Eva

Thanks,

Eva

(510)387-3333 (call or text)  
[OaklandInternationalBlvd@gmail.com](mailto:OaklandInternationalBlvd@gmail.com)

On Wed, Sep 17, 2014 at 11:52 AM, [REDACTED] wrote:

Thanks Eva. I just want to reiterate the wood on top of the fence needs to come off in order to be compliant.

Thanks in advance and I have scheduled the re-inspection out for two more weeks.

Sincerely,

[REDACTED]

[REDACTED]

City of Oakland

[REDACTED]

[REDACTED]

[REDACTED]

**From:** Oakland International Blvd [mailto:[oaklandinternationalblvd@gmail.com](mailto:oaklandinternationalblvd@gmail.com)]

**Sent:** Wednesday, September 17, 2014 11:36 AM

**To:** [REDACTED]

**Subject:** Fwd: 1305 31st Avenue - Code Enforcement Case No.: 1402153

Dear [REDACTED]

I think I figured out what happened. The pictures I originally sent were too large. I converted them to PDF and only sent the after picture. Hopefully this will make it through.

Please see my original e-mail below. I would like to request an additional 2 weeks to fully complete the clean out of the lot.

Thank you for your time and consideration. Have a good day!

Thanks,

Eva

(510)387-3333 (call or text)

[OaklandInternationalBlvd@gmail.com](mailto:OaklandInternationalBlvd@gmail.com)

----- Forwarded message -----

From: **Oakland InternationalBlvd** <[oaklandinternationalblvd@gmail.com](mailto:oaklandinternationalblvd@gmail.com)>

Date: Wed, Sep 17, 2014 at 11:05 AM

Subject: 1305 31st Avenue - Code Enforcement Case No.: 1402153

To: [REDACTED]

Dear [REDACTED]

My name is Eva Ng and I am the daughter of the property owner of 1305 31st Ave.

This past weekend, I went to the property and painted the fence. Attached is a before and after pictures of the fence.

We are working with the people who have been using the lot to get the remaining items cleared out.

I would like to request an additional 2 weeks to fully complete the clean out of the lot.

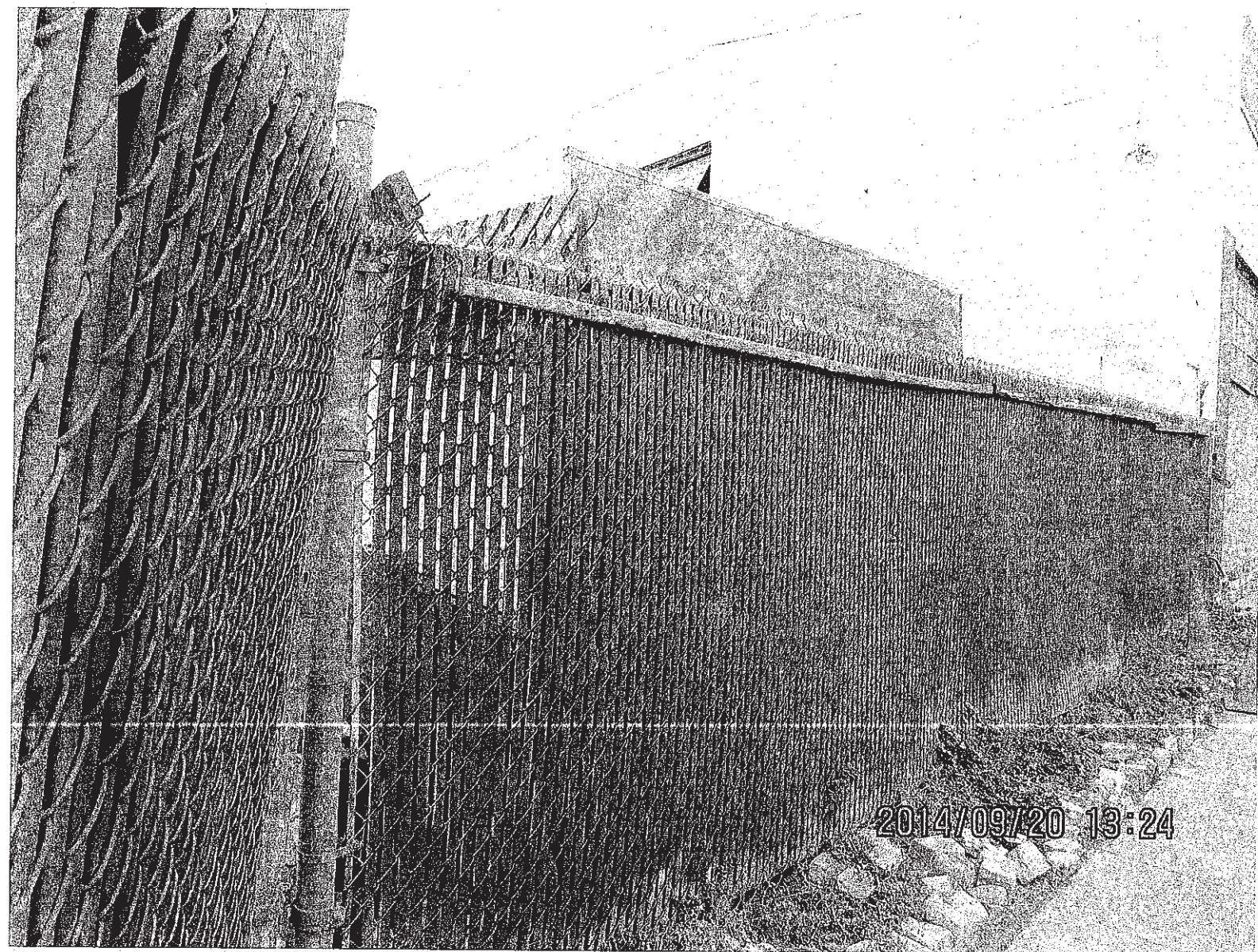
Thank you for your time and consideration.

Best,

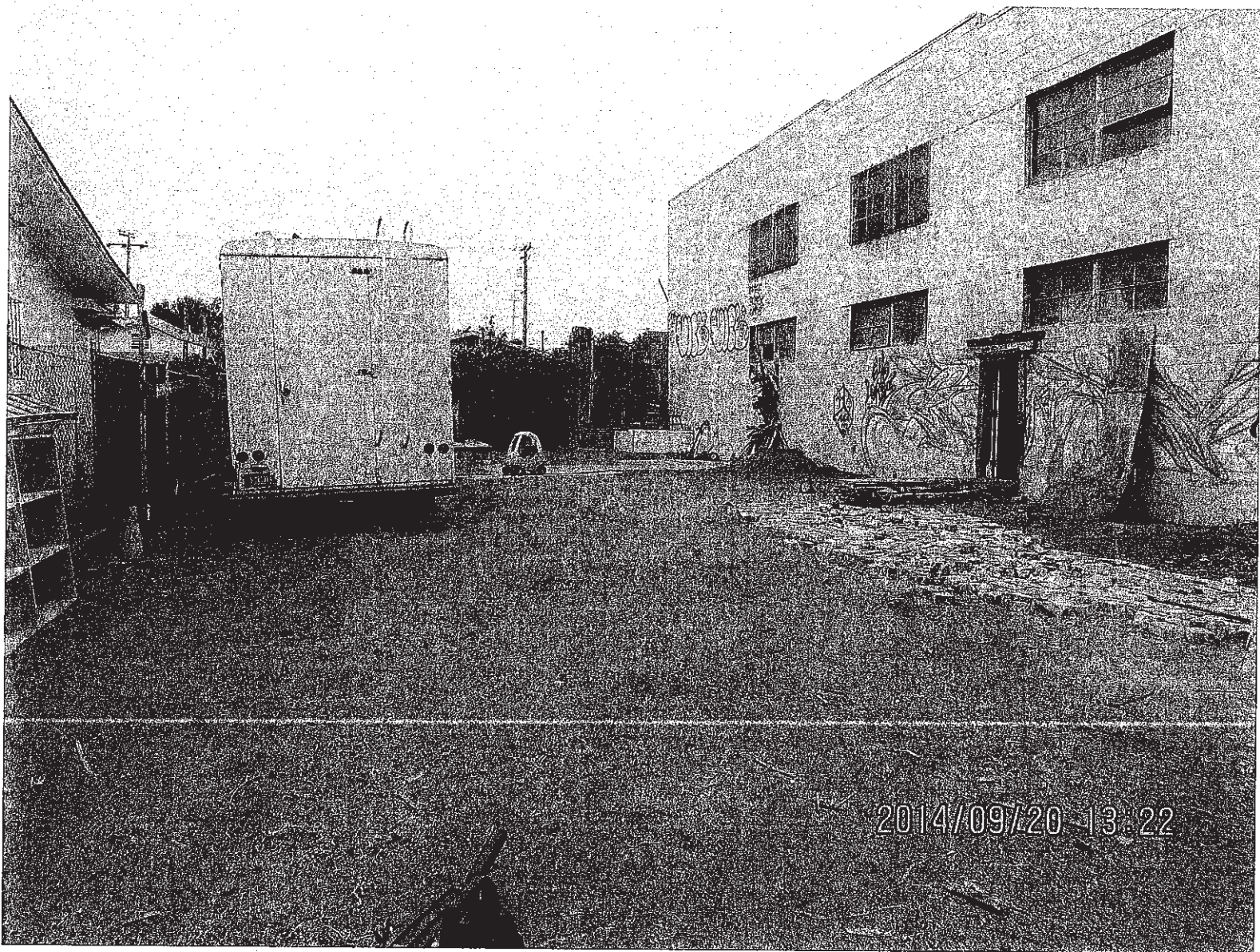
Eva

(510)387-3333 (call or text)

[OaklandInternationalBlvd@gmail.com](mailto:OaklandInternationalBlvd@gmail.com)

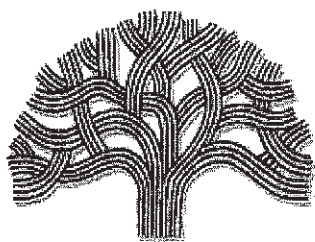




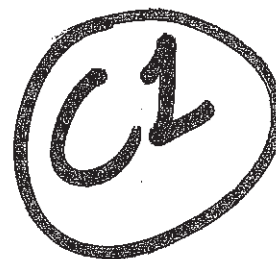


2014/09/20 13:22





CITY OF OAKLAND



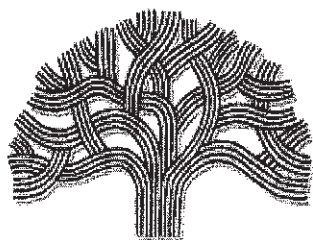
## Record Detail with Inspection Log

▼ **Record ID: 1403619**▼ **Description: Constructing house/structure without permits.**▼ **APN: 025 069001000**▼ **Address: 1315 31ST AVE** ✓▼ **Unit #:**▼ **Date Opened: 10/7/2014**▼ **Record Status: Non-Actionable**▼ **Record Status Date: 10/8/2014**▼ **Job Value: \$0.00**▼ **Requestor:**

▼ :

▼ **Business Name:**▼ **License #:**

| Inspection Date ▲ | Inspector Name | Inspection Type | Status / Result | Result Comments  |
|-------------------|----------------|-----------------|-----------------|--|
| 10/8/2014         |                | 1st Inspection  | No Violations   | 10/08/2014 : - On site inspection, structure was removed before inspection. No violations. |

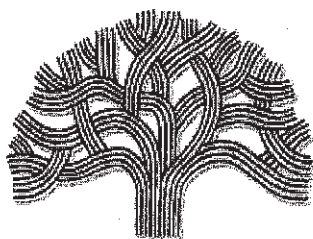


CITY OF OAKLAND

## Record Detail with Comments

▼ **Record ID: 1403619**▼ **Description: Constructing house/structure without permits.**▼ **APN: 025 069001000**▼ **Address: 1315 31ST AVE**▼ **Unit #:**▼ **Date Opened: 10/7/2014**▼ **Record Status: Non-Actionable**▼ **Record Status Date: 10/8/2014**▼ **Job Value: \$0.00**▼ **Requestor:**▼ **:**▼ **Business Name:**▼ **License #:**

| Comment Date ▲       | Commenter | Comment  |
|----------------------|-----------|--|
| 10/8/2014 2:58:58 PM |           | 10/08/2014 : - On site inspection, structure was removed before inspection. No violations. |



CITY OF OAKLAND



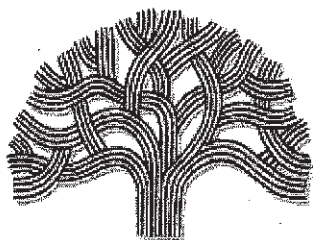
## Record Detail with Inspection Log

▼ **Record ID: 1403536**▼ **Description: Pallets, construction materials blocking the sidewalk**▼ **APN: 025 069001000**▼ **Address: 1315 31st AVE** ✓▼ **Unit #:**▼ **Date Opened: 9/30/2014**▼ **Record Status: Notice of Violation Sent**▼ **Record Status Date: 10/8/2014**▼ **Job Value: \$0.00**▼ **Requestor:**

▼ :

▼ **Business Name:**▼ **License #:**

| Inspection Date ▲ | Inspector Name | Inspection Type      | Status / Result    | Result Comments   |
|-------------------|----------------|----------------------|--------------------|---|
| 10/1/2014         |                | 1st Inspection       | Violation Verified | Verified discarded furniture, pallets, appliances and open storage on the sidewalk.   |
| 11/7/2014         |                | Follow-up Inspection | Partially Abated   | Most of the Material stored on the sidewalk has been removed. Tenant says he will notify the owner that the remaining items must also be removed. One photo |
|                   |                | 1st Inspection       | Scheduled          |   |



CITY OF OAKLAND

## Record Detail with Comments

▼ **Record ID: 1403536**▼ **Description: Pallets, construction materials blocking the sidewalk**▼ **APN: 025 069001000**▼ **Address: 1315 31st AVE**▼ **Unit #:**▼ **Date Opened: 9/30/2014**▼ **Record Status: Notice of Violation Sent**▼ **Record Status Date: 10/8/2014**▼ **Job Value: \$0.00**▼ **Requestor:**▼ **:**▼ **Business Name:**▼ **License #:**

| Comment Date ▲        | Commenter | Comment  |
|-----------------------|-----------|--|
| 10/7/2014 3:10:32 PM  |           | 10/01/14 Verified discarded furniture, pallets, appliances and open storage on the sidewalk.   |
| 10/7/2014 3:12:36 PM  |           | 10/07/14 Forwarded Notice of violation to admin staff for mailing.   |
| 10/8/2014 5:02:05 PM  |           | Ownership checked; NOV sent reg & cert w/ appeal form & brochures on 10/8/14, cert mailing # is 3988 6135  |
| 10/14/2014 4:37:16 PM |           | CERT MAIL RETURNED AS "RETURN TO SENDER / UNCLAIMED / UNABLE TO FORWARD"   |
| 1/22/2015 2:53:43 PM  |           | 11/07/14 Most of the Material stored on the sidewalk has been removed. Tenant says he will notify the owner that the remaining items must also be removed. One photo |



CITY OF OAKLAND

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

Planning and Building Department

Bureau of Building

Inspections, Permits and Code Enforcement Services

[www.oaklandnet.com](http://www.oaklandnet.com)

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

## NOTICE OF VIOLATION

October 7, 2014

*Certified and Regular mail*

To: NG CHOR N TR  
3735 MAGEE AVE  
OAKLAND CA 94619-1429

Code Enforcement Case No.: 1403536

Property: 1315 31ST AVE

Parcel Number: 025-0690-010-00

Re-inspection Date: 11/12/14

The Code Enforcement Division inspected your property on 10/01/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

| Photo | Description of Violation  | Location                       | OMC Section   |
|-------|---|--------------------------------|---------------|
|       | <b>Property Maintenance</b>   |                                |               |
| X     | Discarded furniture, construction equipment, open storage. Remove furniture, construction equipment, and openly stored items. | Sidewalk in front of building. | 8.24.020.D.10 |
|       |   |                                |               |
|       |   |                                |               |
|       |   |                                |               |
|       | <b>Building Maintenance (Code)</b>  |                                |               |
|       |   |                                |               |
|       |   |                                |               |
|       |   |                                |               |
|       |   |                                |               |
|       |   |                                |               |
|       |   |                                |               |
|       |   |                                |               |
|       |   |                                |               |
|       |   |                                |               |



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 [REDACTED] who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at [REDACTED] and by email at [REDACTED]

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.



Encl: Blight Brochure  
Violation Appeal Form

cc:

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

City of Oakland



CITY OF OAKLAND

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

Planning and Building Department  
Bureau of Building  
[www.oaklandnet.com](http://www.oaklandnet.com)

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

## PROPERTY OWNER CERTIFICATION

### REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 1315 31ST AVE

Parcel no. 025-0690-010-00

Case no.: 1403536

Owner: NG CHOR N TR

Courtesy Notice date:

Deadline to Respond: 11/12/14

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

- |  |  |   |   |                                  |  |
|--|--|---|---|----------------------------------|--|
| <input type="checkbox"/> Landscaping                 | <input type="checkbox"/> Storage   | <input type="checkbox"/> Trash and Debris               | <input type="checkbox"/> Fencing                      | <input type="checkbox"/> Odors   | <input type="checkbox"/> Building Exterior |
| <input type="checkbox"/> Building Interior           | <input type="checkbox"/> Plumbing  | <input type="checkbox"/> Electrical                     | <input type="checkbox"/> Heating                      | <input type="checkbox"/> Parking | <input type="checkbox"/> Concrete Paving   |
| <input type="checkbox"/> Fencing                     | <input type="checkbox"/> Barbed/Razor Wire   |   | <input type="checkbox"/> Sidewalk Display/Advertising |                                  |  |
| <input type="checkbox"/> Unapproved Home Business    | <input type="checkbox"/> Exterior lighting   |   | <input type="checkbox"/> Excessive Noise              |                                  |  |
| <input type="checkbox"/> Unapproved Sidewalk Display | <input type="checkbox"/> Unapproved Advertising  | <input type="checkbox"/> Unapproved Mobile Food Vending |   |                                  |  |
| <input type="checkbox"/> Roosters on Property        | <input type="checkbox"/> Dumpsters/Garbage/Green Waste/Recycle Cans (left in view, left on sidewalk) |   |   |                                  |  |
| <input type="checkbox"/>                             |  |   |   |                                  |  |

#### Instructions

1. Review the property address and owner information shown at the left and make any necessary corrections.
2. Remove the violations marked below and/or cross out the violations that are not present and sign this form.
3. **Before** the Deadline to Respond shown at the left, return this signed form with dated photographs of your property to verify the violations were removed or not present:

E-mail: [inspectioncounter@oaklandnet.com](mailto:inspectioncounter@oaklandnet.com)

Facsimile: 510/ 238-2959

Mail: City of Oakland  
Building Services  
250 Frank H. Ogawa Plaza Suite 2340  
Oakland, CA 94612-2031  
(Envelope enclosed – no postage required)

### *Property Owner Certification*

Print Name (print)

Date

Property Owner Signature

Day time telephone ( )

E-mail:

May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities

# County Assessor Display

## Assessor Parcel Record for APN 025- -0690-010-00

|                                 |                                       |
|---------------------------------|---------------------------------------|
| Parcel Number:                  | 25-690-10                             |
| Property Address:               | 1315 31ST AVE, OAKLAND 94601          |
| Owner Name:                     | NG CHOR N TR                          |
| Care of:                        |                                       |
| Attention:                      |                                       |
| Mailing Address:                | 3735 MAGEE AVE, OAKLAND CA 94619-1429 |
| Use Code:                       | WAREHOUSE                             |
| Recorder Number:                | 2007-379807                           |
| Recorder Date:                  | 10/30/2007                            |
| Mailing Address Effective Date: | 12/20/2007                            |
| Last Document Input Date:       | 12/14/2007                            |
| 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<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

|   |    |
|---|----|
| Postage   | \$ |
| Certified Fee                                     |    |
| Return Receipt Fee<br>(Endorsement Required)      |    |
| Restricted Delivery Fee<br>(Endorsement Required) |    |

Postmark  
Here

**NG CHOR N TR**  
**3735 MAGEE AVE**  
**OAKLAND CA 94619**  
**1403536 / JA / KXC / 10-7-14**

PS Form 3800, August 2006 See Reverse for Instructions

1403536



1315 31st Ave

