



CITY OF OAKLAND

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

Planning & Building Department

(510) 238-3381

Bureau of Building

TDD:(510) 238-3254

Building Permits, Inspections and Code Enforcement Services

[www.oaklandca.gov](http://www.oaklandca.gov)

January 13, 2020

Suprema Meats, Inc. and 955 57<sup>th</sup> LLC  
955 B 57<sup>th</sup> St  
Oakland, CA 94608-2843

Attn: Miguel E. Jara, Steven Hassing

Re: Notice of Voidance of October 20, 2014 Compliance Plan

Dear Property Owner,

In light of the decision by the Planning Commission on December 18, 2019 to reverse the Zoning Manager's prior determination (PLN14303) and to deny Suprema Meat's applications for Minor Conditional Use Permit, Minor Variance, and Design Review, the Compliance Plan for 955 57<sup>th</sup> St. Oakland, CA, dated October 20, 2014, is voided as of December 18, 2019.

Authorized by Oakland Municipal Code 15.08.370, the Compliance Plan provided Suprema Meats an opportunity to cure building and planning code violations at its facility by requiring Suprema Meats to apply for the Minor Conditional Use Permit, Minor Variance, and Design Review. The Planning Commission's denial of Suprema Meat's application is a final decision that rendered void the Compliance Plan.

Be advised that Suprema Meats continues to be in violation of numerous City planning and building codes as a result of unpermitted improvements. The City of Oakland will proceed with code enforcement actions necessary to effect dismantling of all unpermitted improvements and/or satisfaction of all planning and building code requirements to bring unpermitted improvements into compliance.

See the attached original Notice of Violations. Your applications for Building Permits have expired and you will need to re-submit plans and applications to legalize all work done without permits. This will include the work within the buildings, the canopy, walls, truck loading dock, and any mechanical, electrical, plumbing permits associated with the work done without permits.

If you have any questions, please contact Chris Candell at [CCandell@Oaklandca.gov](mailto:CCandell@Oaklandca.gov) or (510) 238-6986.

Sincerely,

  
Timothy Low  
Inspections Manager

# County Assessor Display

## Assessor Parcel Record for APN 015- -1298-009-00

Parcel Number:	15-1298-9
Property Address:	5655 LOWELL ST, OAKLAND 94608
Owner Name:	955 57TH LLC
Care of:	
Attention:	
Mailing Address:	955 B 57TH ST, OAKLAND CA 94608-2843
Use Code:	LIGHT INDUSTRIAL
Recorder Number:	2013-081367
Recorder Date:	3/1/2013
Mailing Address Effective Date:	3/1/2013
Last Document Input Date:	4/26/2013
Deactivation Date:	
Exemption Code:	

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

7018 1830 0001 6172 9633

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<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 \$ _____	
<b>Total Post</b>	<b>Suprema Meats, Inc. and 955 57<sup>th</sup> LLC</b>
Sent To	955 B 57 <sup>th</sup> St
Street and	Oakland, CA 94608-2843
City, State,	Correspondence: 955 57 <sup>th</sup> St (5655 Lowell St)
	- 1303769 - 1/13/20 - KXC

PS Form 3800, April 2015 PSN 7530-02-000-9047      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](http://www.oaklandnet.com)

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

## NOTICE OF VIOLATION

REVISED:01/02/14

*Certified and Regular mail*

To: Miguel E Jara  
955 57<sup>th</sup> ST  
Oakland CA  
94608

Code Enforcement Case No.: 1303769  
Property:955 57<sup>th</sup> ST  
Parcel Number: 015-1298-009-00  
Re-inspection Date:01/24/14

The Code Enforcement Division inspected your property on 07/25/13,11/26/13,12/26/13 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>		
	<b>Building Maintenance (Code)</b>		
x	Alterations without required permit. Windows removed and openings re-framed , interior walls removed ,new walls framed	Exterior and interior 2nd floor	15.08.050-15.08.120
x	Alterations / construction of loading dock, dock door, and canopy, without required permits, inspections approvals. Obtain all required permits , inspections and approvals	Exterior yard area and rear of building	15.08.050,15.08.120
x	Installation of refrigeration equipment and associated, electrical, mechanical, building and plumbing alterations without required permit. Obtain all required permits , inspections and approvals.	Rear warehouse portion of building	15.08.050,15.08.120,15.08.340 A,C,E,FG
	Installation of sump pump and drain at loading dock without required permit, inspection and approval. Obtain all required permits , inspections and approvals.	Exterior	15.08.050,15.08.120,15.08.340F

	<b>Zoning</b>		
	Exterior alterations ,windows changed ,without planning department approval	Exterior 2 <sup>nd</sup> floor	15.08.050

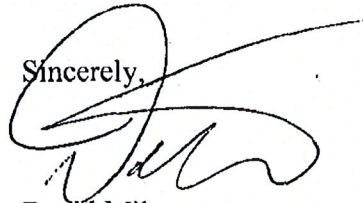
Page

**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 **David Miles**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6214 and by email at [dmiles@oaklandnet.com](mailto:dmiles@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,



David Miles

Department of Planning, Building and  
Neighborhood Preservation

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



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Department of Planning, Building and

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

**PROPERTY OWNER CERTIFICATION**

**REMOVED VIOLATIONS  
OR  
CORRECTED ALLEGATIONS**

Property: 3338 64<sup>th</sup> AV

Parcel no. 037A-2746-028-00

Case no.: 1303158

Owner: Edington, Ira

Courtesy Notice date: N/A

Notice of Violation date: 06/21/13

Deadline to Respond: 07/19/13

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

**REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS**  
**Yard and Vacant Lot**

**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 (510) 238-6402  
 Building Services FAX: (510) 238-2959  
 250 Frank H. Ogawa Plaza Suite 2340 TDD: (510) 238-3254  
 Oakland, CA 94612-2031  
 (Envelope enclosed – no postage required)

Landscaping		Storage	
	Dead tree ( <i>non-imminent hazard</i> )		Laundry in the front yard/ porch/ balcony
	Overgrown shrubbery/ weeds/ grass in the front/ side/ rear yard ( <i>under 18 inches</i> )		Unregistered or immobile vehicles or trailers in the front yard
	Overgrown vegetation obstructing the sidewalk ( <i>with reasonable movement</i> )		Appliances, furniture, material in the front/ side/rear yard or front porch ( <i>does not exceed reasonable levels</i> )
Trash and Debris ( <i>not household garbage</i> )		Fencing	
	In the front/ side/ rear yard ( <i>does not exceed reasonable levels</i> )		Graffiti
	On the sidewalk ( <i>does not exceed reasonable levels</i> )		Deteriorated boards or posts
Odors		Other	
	Pets	x	Obtain all required valid permits
	Spray paint or chemicals		

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS			
Building Exterior			
	Graffiti		Broken window glass – vacant building ( <i>w/o security risks</i> )
	Deteriorated roof		Deteriorated downspouts
	Deteriorated paint (see enclosed Lead Paint brochure)		Deteriorated/damaged exterior doors ( <i>w/o security risks</i> )
	Deteriorated gutters		
Building Interior			
	Damaged walls and ceilings		Damaged or missing interior and entry door hardware.
	Damaged interior doors ( <i>w/o security risks</i> )		Deteriorated or missing baseboards, door trim and window trim
	Damaged or missing window (vacant building) and door locks		Deteriorated kitchen counters
	Deteriorated bathroom counters		Deteriorated or missing kitchen cabinet doors
	Deteriorated or missing bathroom cabinet doors		Deteriorated kitchen floor covering
	Deteriorated bathroom floor covering	x	interior alterations without required permits
Plumbing			
	Leaky faucets		Leaky toilets ( <i>w/o mold issues</i> )
	Stopped up toilets ( <i>must have 2<sup>nd</sup> working toilet</i> )		Stopped up sink drains ( <i>must have 2<sup>nd</sup> working sink</i> )
	Deteriorated or missing plumbing fixture handles		Deteriorated hot water heater ( <i>must be operable</i> )
Electrical			

	Deteriorated or missing outlet or switch cover plates		Deteriorated or missing light fixtures
	Deteriorated wall switches		
<b>Heating</b>			
			Defective or missing thermostat
<b>Zoning</b>			
<b>Parking</b>		<b>Landscaping</b>	
	Vehicles or trailers in the front yard landscape area		New concrete paving covering more than 50% of required front yard area
<b>Fencing</b>		<b>Commercial</b>	
	New residential front yard fencing over 42 inches in height		Unapproved sidewalk display of merchandise
	New barbed or razor wire		Unapproved sidewalk advertising
<b>Residential</b>		<b>Other</b>	
	Unapproved home business related to auto repair, recycling; construction contractor, frequent retail sales, or food sales		
	Exterior lighting glare into adjacent residences		
	Excessive noise beyond property line		
<b>Public Right-of-Way</b>			
<b>Commercial Use of Public Sidewalk &amp; Streets</b>		<b>Other</b>	
	Unapproved sidewalk display of merchandise		
	Unapproved advertising		
	Unapproved mobile food vending		
<b>Nuisance</b>			
<b>Animals</b>		<b>Other</b>	
	Keeping roosters on the property		
<b>Garbage/ Green Waste/ Recycle Cans</b>			
	Cans not removed from the sidewalk/right-of-way by <i>noon</i> of the <i>day-after collection</i>		Dumpster or cans not removed from public view by the <i>evening</i> of the <i>day of collection</i>
			Cans not placed at the sidewalk/right-of-way on the day of collection
<b>Other</b>			

### *Property Owner Certification*

Property Owner signature \_\_\_\_\_

Date \_\_\_\_\_

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

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

# County Assessor Display

## Assessor Parcel Record for APN 015- -1298-009-00

Parcel Number:	15-1298-9
Property Address:	955 57TH ST, OAKLAND 94608
Owner Name:	955 57TH LLC
Care of:	
Attention:	
Mailing Address:	955 B 57TH ST, OAKLAND CA 94608-2843
Use Code:	LIGHT INDUSTRIAL
Recorder Number:	2013-081367
Recorder Date:	3/1/2013
Mailing Address Effective Date:	3/1/2013
Last Document Input Date:	4/26/2013
Deactivation Date:	
Exemption Code:	

[Home](#)     
 [Enter Assessor Parcel Number](#)     
 [Assessments](#)     
 [Property Details](#)     
 [GIS Parcel Map](#)     
 [Alameda County Web Site](#)     
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7012 3460 0000 5824 0758

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Postmark Here

Total P: **MIGUEL E JARA**

Sent To: **955 57<sup>TH</sup> ST**

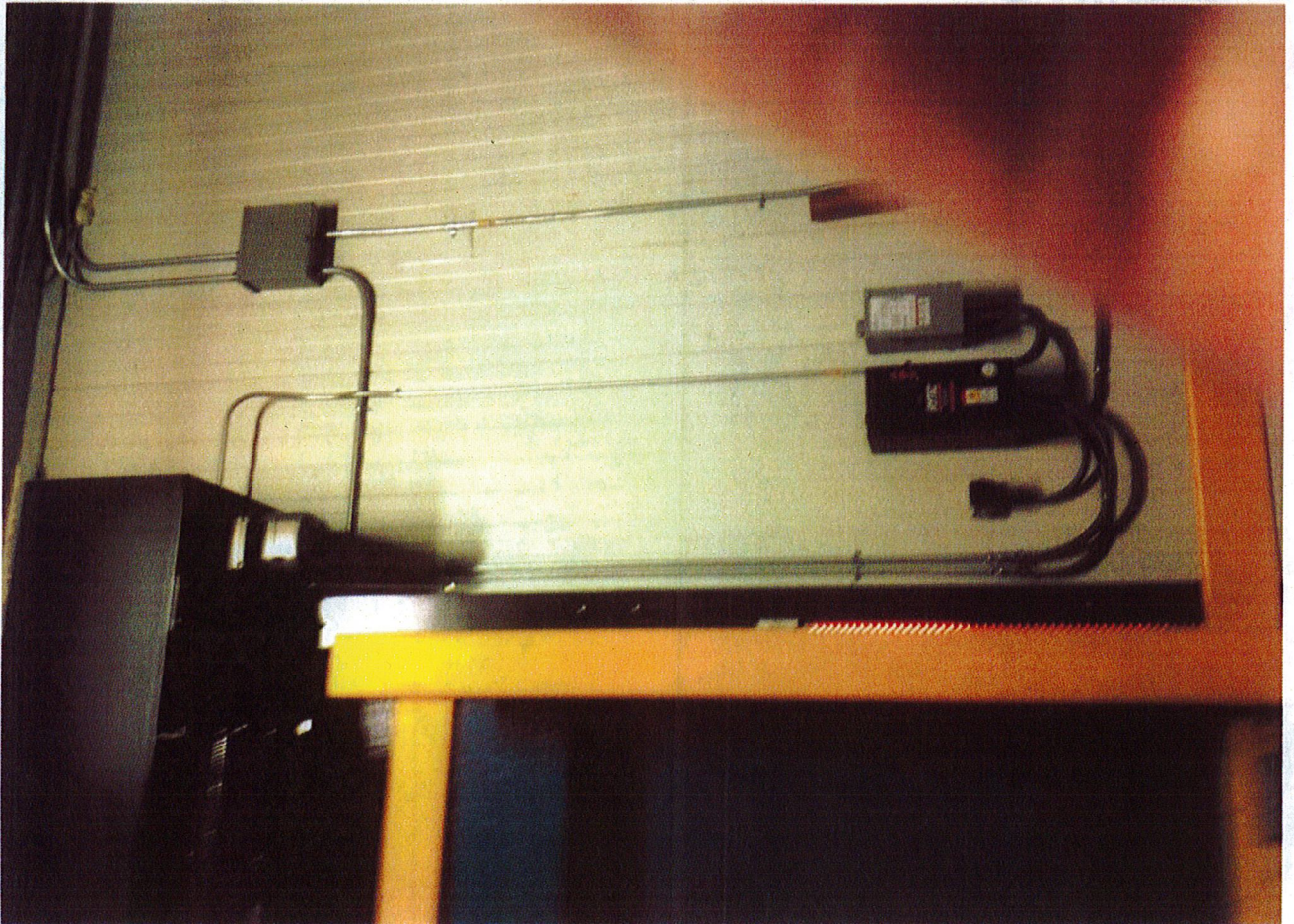
Street, Apt. or PO Box: **OAKLAND CA 94608**

City, State: **1303769 / DM / KXC / 1-2-14**

PS Form 3800, August 2006      See Reverse for Instructions



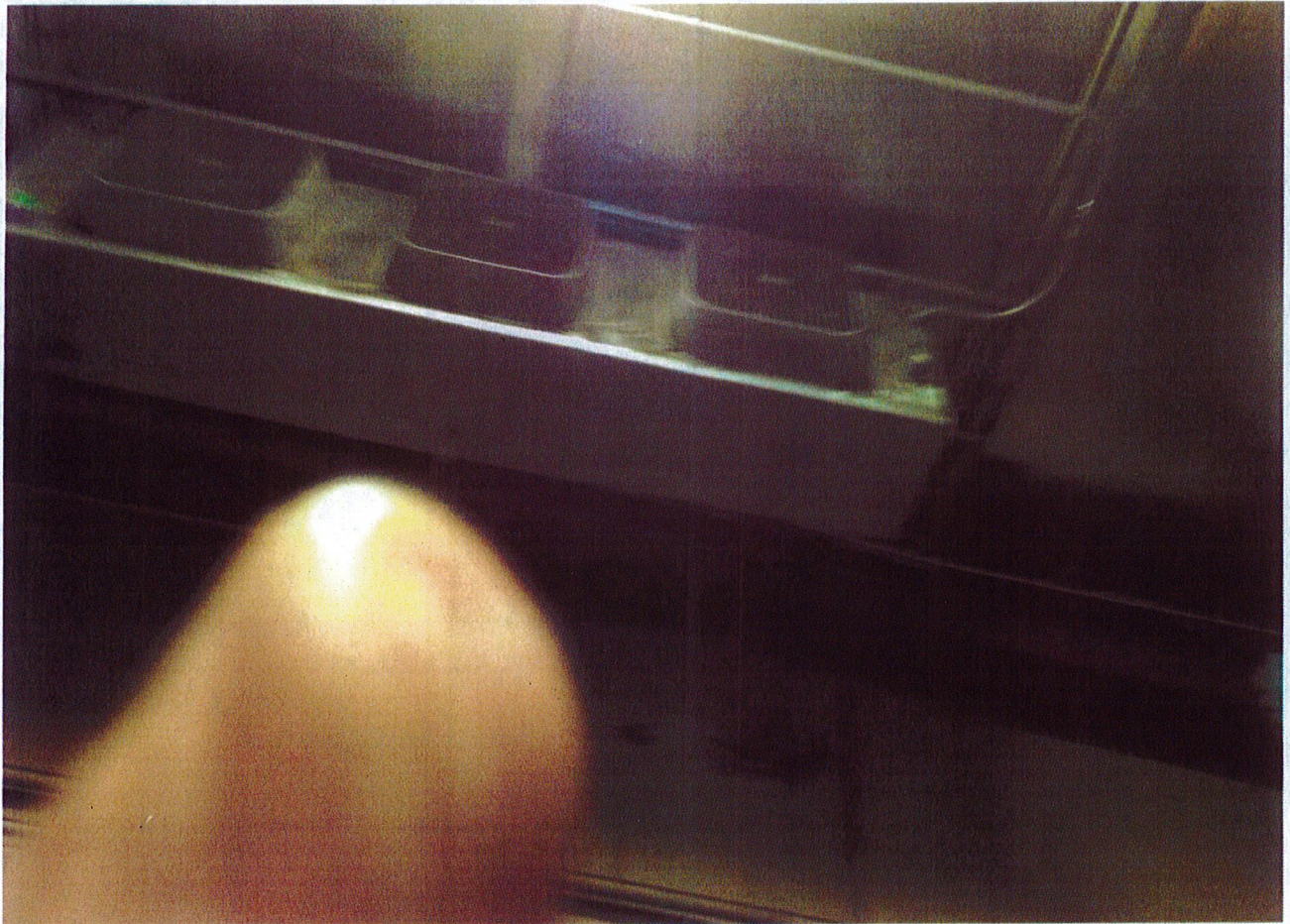














CITY OF OAKLAND

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

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

## NOTICE OF VIOLATION

Date: 2/6/14

*Certified and Regular mail*

To: 955 57<sup>th</sup> LLC  
955 B 57<sup>th</sup> St.  
Oakland, CA 94608-2843

Code Enforcement Case No.: 1305560  
Property: 955 57<sup>th</sup> St.  
Parcel Number: 015-1298-009-00  
Correction Due Date: 3/10/14

The Code Enforcement Division inspected your property on 1/22/14 and confirmed that the violations of the Oakland Municipal Code (OMC) identified below are present and need to be addressed as specified under 'Required Actions'. Photographs of the violations are enclosed where applicable.

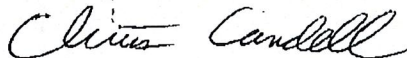
Description of Violation	OMC Section	Required Action
<b>Property</b>		
<b>Building</b>		
<b>Zoning</b>		
Noise loading/unloading trucks exceeds noise standards. Maximum noise allowed across residentially zoned property lines is greater of 45 dBA or ambient noise. Ambient was approx. 63dBA. Average noise levels over 20 minutes 67-69 dBA with spikes ranging 75-80 dBA.	17.120.050 Performance Standards, Noise	Reduce noise levels to meet noise ordinance standards.

**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 **before the first re-inspection date shown below**. Your inspector is available by phone at 510-238-6986 and by email at **ccandell@oaklandnet.com**.

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. 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. To file an appeal, 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,



Chris Candell  
Planner III  
Department of Planning and Building

First Fee Charged Re-inspection Date: 3/10/13

Second Fee Charged Re-inspection Date: 3/17/14

cc:

Encl: Violation Appeal Form

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

City of Oakland



# County Assessor Display

## Assessor Parcel Record for APN 015- -1298-009-00

Parcel Number:	15-1298-9
Property Address:	955 57TH ST, OAKLAND 94608
Owner Name:	955 57TH LLC
Care of:	
Attention:	
Mailing Address:	955 B 57TH ST, OAKLAND CA 94608-2843
Use Code:	LIGHT INDUSTRIAL
Recorder Number:	2013-081367
Recorder Date:	3/1/2013
Mailing Address Effective Date:	3/1/2013
Last Document Input Date:	4/26/2013
Deactivation Date:	
Exemption Code:	

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 [Property Details](#)     
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Postage	\$	
Certified Fee		
Return Receipt Fee <small>(Endorsement Required)</small>		
Restricted Delivery Fee <small>(Endorsement Required)</small>		

Postmark Here

To: **955 57<sup>TH</sup> LLC**

Sent From: **955 B 57<sup>TH</sup> ST**

**OAKLAND CA 94608**

**1305560 / CMC / KXC / 2-6-14**

PS Form 3800, August 2006 See Reverse for Instructions



CITY OF OAKLAND

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Planning and Building Department

Bureau of Building

Building Permits, Inspections 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

May 7, 2015

*Certified and Regular mail*

To: 955 57TH LLC  
955 B 57TH ST  
OAKLAND, CA 94608

Code Enforcement Case No.: **1501101**  
Property: **5655 LOWELL ST**  
Parcel Number: **015 129800900**  
Re-inspection Date:**June 10, 2015**

Code Enforcement Services inspected your property on **April 30, 2015** and confirmed:

- that the violations of the Oakland Municipal Code.(OMC) marked below are present.
- that work was performed without permit or beyond the scope of the issued permit and you are receiving this Notice of Violation because you did not get the required permit within three (3) days of receiving the Stop Work Order. You must contact the inspector indicated below before the Re-inspection Date to stop further code enforcement action.

Photo	Description of Violation	Location	OMC Section
	<b>Property Maintenance</b>		
	<b>Building Maintenance (Code)</b>		
Yes	Refrigeration unit(s) installed on rooftop with electrical, plumbing and mechanical work without permits. Obtain permits, inspections and approvals or remove unpermitted work and refrigeration unit(s).	Rooftop	15.08.140 15.04.015
Yes	Unpermitted air circulation/distribution system with electric motor units, hoses and ducts attached to the building rafters, posts and on top of a masonry wall along the property line. Obtain permits, inspections and approvals or remove unpermitted system.	Throughout property	15.08.140 15.04.015

**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 **Benjamin Lai**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-6148 and by email at [BLai@oaklandnet.com](mailto:BLai@oaklandnet.com).

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

If you do not contact your inspector to discuss why you cannot comply or if applicable, complete the Property Owner Certification form and the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total **\$2,045.00**. 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 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 **\$113.61** 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**

<b>Filing Fee</b>	<b>\$ 113.61*</b>
<b>Conduct Appeals Hearing</b>	<b>Actual Cost Appeal (Fee charged only if Appellant loses appeal)</b>
<b>Processing Fee</b>	<b>\$ 681.62*</b>
<b>Reschedule Hearing</b>	<b>\$ 113.61*</b>

***\*Fee Includes 9.5% Records Management Fee and 5.25% Technology Enhancement Fee***

Sincerely,

  
Benjamin Lai  
Combination Building Inspector  
Planning and Building Department

Enclosures as applicable:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Blight brochure              | <input type="checkbox"/> Residential Code Enforcement brochure | <input type="checkbox"/> Vehicular Food Vending brochure |
| <input type="checkbox"/> Property Owner Certification | <input type="checkbox"/> Mold and Moisture brochure            | <input type="checkbox"/> Pushcart Food Vending brochure  |
| <input type="checkbox"/> Lead Paint brochure          | <input type="checkbox"/> Undocumented Dwelling Units brochure  | <input type="checkbox"/> Smoke Alarms brochure           |
| <input checked="" type="checkbox"/> Photographs       | <input type="checkbox"/> Stop Work brochure                    | <input type="checkbox"/> 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: 5655 LOWELL ST

Parcel no. 015-1298-009-00

Case no.: 1501101

Owner: 955 57TH LLC

Courtesy Notice date: N/A

Re-inspection date: June 10, 2015

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

---

---

---

---

### *Property Owner Certification*

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

Date \_\_\_\_\_

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

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

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

Return to: Benjamin Lai

April, 2015

Scan to: Code Enforcement-Chronology-Abatement Activities

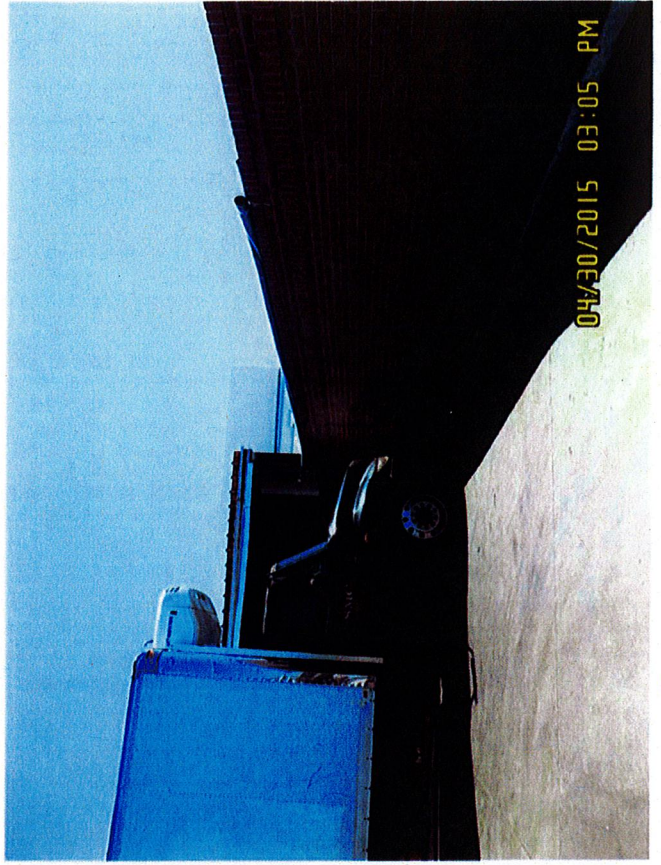
#### Instructions

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

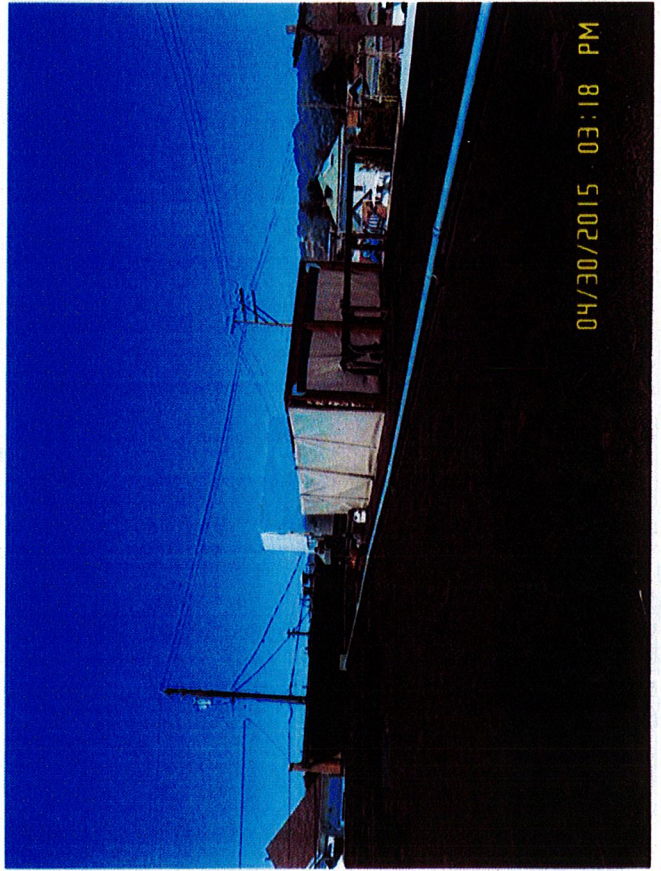
Mail: City of Oakland  
Bureau of Building  
250 Frank H. Ogawa Plaza Suite 2340  
Oakland, CA 94612-2031  
(Envelope enclosed – no postage required)



1501101 Blai



5655 Lowell St



5655 Lowell st.

1501101

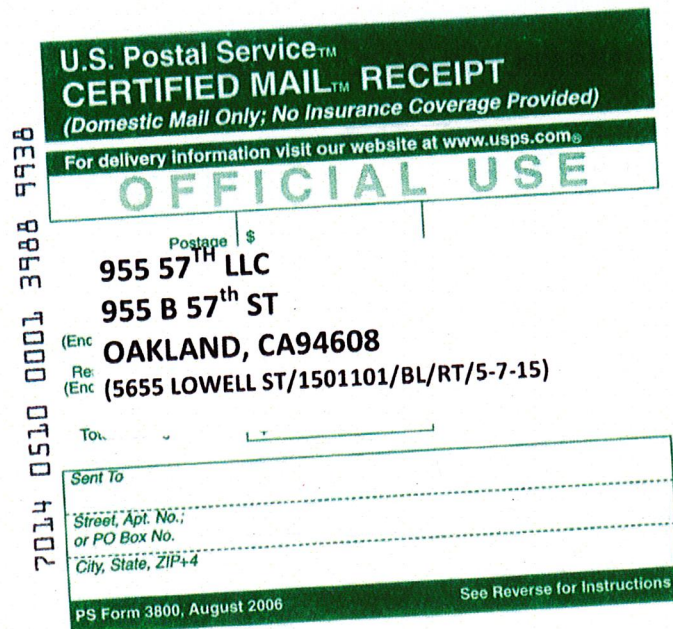
Blai

# County Assessor Display

## Assessor Parcel Record for APN 015- -1298-009-00

Parcel Number:	15-1298-9
Property Address:	5655 LOWELL ST, OAKLAND 94608
Owner Name:	955 57TH LLC
Care of:	
Attention:	
Mailing Address:	955 B 57TH ST, OAKLAND CA 94608-2843
Use Code:	LIGHT INDUSTRIAL
Recorder Number:	2013-081367
Recorder Date:	3/1/2013
Mailing Address Effective Date:	3/1/2013
Last Document Input Date:	4/26/2013
Deactivation Date:	
Exemption Code:	

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CITY OF OAKLAND

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

Planning and Building Department

(510) 238-6402

Bureau of Building

FAX:(510) 238-2959

Inspections, Permits and Code Enforcement Services

TDD:(510) 238-3254

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

## RE-INSPECTION NOTICE

June 11, 2015

*Certified and Regular mail*

To: 955 57TH LLC  
955 B 57TH ST  
OAKLAND, CA 94608

Code Enforcement Case No.: **1501101**  
Property: **5655 LOWELL ST**  
Parcel Number: **015-1298-009-00**  
Notice of Violation Date: May 7, 2015  
Re-inspection Date: **June 29, 2015**

You are receiving this Re-inspection Notice because after sending you a Notice of Violation on **May 7, 2015**, the Code Enforcement Division inspected your property on **June 10, 2015** and re-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>		
	<b>Building Maintenance</b>		
	Refrigeration unit(s) installed on rooftop with electrical, plumbing and mechanical work without permits. Obtain permits, inspections and approvals or remove unpermitted work and refrigeration unit(s).	Rooftop.	15.08.140 15.04.015
Yes	Unpermitted air circulation/distribution system with electric motor units, hoses and ducts attached to the building rafters, posts and on top of a masonry wall along the property line. Obtain permits, inspections and approvals or remove unpermitted system.	Throughout property.	15.08.140 15.04.015

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

**At this point, fees have been assessed in the amount of \$To be assessed.** 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



**Benjamin Lai**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6148 and by email at **BLai@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 re-inspection and administrative costs, which can total \$2,136.00. If the City has not already done so, we 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.

Sincerely,



Planning and Building Department

Encl: Blight Brochure

March, 2013

Scan to: Code Enforcement-Chronological- Abatement Activities



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(510) 238-6402

FAX: (510) 238-2959

## PROPERTY OWNER CERTIFICATION

### REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: **5655 LOWELL ST**

Parcel no. 015-1298-009-00

Case no.: 1501101

Owner: 955 57TH LLC

Courtesy Notice date: N/A

Deadline to Respond: **June 29, 2015**

#### 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)

*I certify that I have corrected the following* violations or allegations identified in the Re-inspection 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

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*Domestic Mail Only*

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**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total</b>		

**955 57<sup>TH</sup> LLC**  
**955 B 57<sup>TH</sup> ST**  
**OAKLAND CA 94608**

**1501101 / BL / KXC / 6-11-15**

PS Form 3800, July 2014      See Reverse for Instructions

7014 1820 0002 1711 3253



955 57th St.



06/10/2015 02:24 PM

1501101 Blaw