



CITY OF OAKLAND

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

Planning and Building Department

(510) 238-3381

Bureau of Building

FAX: (510) 238-2959

Building Permits, Inspections and Code Enforcement Services

TDD: (510) 238-3254

[inspectioncounter@oaklandca.gov](mailto:inspectioncounter@oaklandca.gov)

## NOTICE OF VIOLATION

5-8-2019

*Certified and Regular mail*

To: Lyons Laura B Tr  
PO Box 8223  
Oakland, Ca  
94609

Code Enforcement Case No.: 1901763

Property: 465 63<sup>rd</sup> St

Parcel Number: 16-1392-29

**Re-inspection Date/Correction Due Date: 6-13-2019**

Code Enforcement Services inspected your property on 5-1-2019 and confirmed:

- that the violations of the Oakland Municipal Code (OMC) identified below (p. 2) are present and need to be addressed as specified under "Required Actions". Photographs of the violations are enclosed where applicable.
- 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.

**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 **Michae Legault**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-3888 and by email at [MLegault@oaklandca.gov](mailto:MLegault@oaklandca.gov).

*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 you receive a Re-inspection notice, further enforcement action(s) will include additional fees.**

### Additional Code Enforcement Actions:

- If the re-inspection verifies that all violations have not been corrected, you will be charged for inspection and administrative costs that can total **\$2,665.00**.
- Property Blight may be abated using City contractors and you will be charged for the contracting and administrative costs.
- The Notice of Violation may be recorded on your property title with associated fees for processing and recording.
- If it is necessary for tenants to vacate so that repairs can be made, you are required to comply with the Code Enforcement Relocation Program (OMC 15.60.010).
- Violations determined to be Investor-Owned (OMC 8.58) or Foreclosed and Defaulted (OMC 8.54) properties will be assessed fees to include re-inspection costs if violations are not corrected and Administrative/Civil penalties.

# Violations

Property Address: 465 63<sup>rd</sup> St

Complaint #: 1901763

## Property Maintenance (Blight)

Description of Violation	Required Action	OMC Section
Trash and debris in the exterior.	Remove.	8.24.020 D1
Overgrown vegetation.	Trim or remove.	8.24.020 D10

## Building Maintenance (Housing)

Description of Violation	Required Action	OMC Section
Electrical system is in a state of dilapidation and cannot service the electrical needs of the building per PG&E	Provide plan for bringing the whole electrical system up to code. Obtain permits, inspections and approvals.	15.08.120 15.08.140 15.08.050
There is no permitted heat source in any of the units.	Provide furnace with Title 24 calculations and permits, inspections and approvals.	15.08.120 15.08.140 15.08.050
Light fixtures around the exterior are in need of repair.	Repair or replace.	15.08.050
Rear staircase is in disrepair.	Provide report from structural engineer as to the safety of the stairs, and/or provide plans, and obtain permits, inspections and approvals to repair or replace.	15.08.050 15.08.120 15.08.140
4 water heaters replaced without permits. Dishwasher installed without permits.	Obtain permit, inspections and approvals.	15.08.120 15.08.140
4 windows and 2 doors replaced without permits.	Obtain permit, inspections and approvals.	15.08.120 15.08.140

## Zoning (Minor)

Description of Violation	Required Action	OPC Section

## Zoning (Major)

Description of Violation	Required Action	OPC Section

**Zoning Violations:** Major Zoning violations require a Zoning Determination before an appeal to the Planning Commission. If you wish to appeal a Major Zoning violation, please see the process or filing for a Zoning Determination in the Appeal Section of this notice.



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

(510) 238-3381  
FAX:(510) 238-2263  
TDD:(510) 238-3254

Property Address: 465 63<sup>rd</sup> St

Complaint #: 1901763

**Property Maintenance (Blight)**

Description of Violation	Required Action	OMC Section

**Building Maintenance (Housing)**

Description of Violation	Required Action	OMC Section
Front porch has dryrot, light fixtures around the exterior and interior are without covers, lots of windows don't function, fence is falling down, two exterior access panels are dilapidated, Gate is in disrepair, Jbox under house is without cover, glass on fire extinguisher is broken, Front porch light is dilapidated, gate is hard to open..	Repair or replace.	15.08.050
Unit 463: Hole in wall, ceiling finish is crumbling at ceiling in kitchen and cabinet paint is bubbling. No light covers on many fuxtures, mold on ceiling, bathroom window is inoperable.	Repair.	15.08.050
Unit 461: Closet has mold and dryrot, shower surround is painted with permeable paing over the tiles, toilet area has permeable floor, multiple light fixtures are missing covers.	Repair.	15.08.050
Unit 465: Cracked glass in bedroom, multiple lights without covers.	Repair.	15.08.050
Unit 459: Lighs without covers, door frame is dilapidated.	Repair.	15.08.050

**Zoning**

Description of Violation	Required Action	OPC Section

## Appeal Information

**You have a right to appeal** this Notice of Violation. The following describes the process for appealing each type of violation described in the Notice of Violation. In some cases, separate appeal processes may be required.

In order to appeal any violations described in this Notice of Violation, you must complete the enclosed Violation Appeal form and submit it as described below with supporting documentation along with the applicable appeal fee(s) by the Appeal deadline. If you wish to appeal a Major Zoning violation(s), you must submit the enclosed Appeal form requesting a Zoning Determination by the Zoning Manager. Your supporting documentation to the Zoning Manager should explain a) why the use of your property conforms to the zoning designation for the property or b) why the activity should be approved as set forth in Planning Code, Title 17.

**The Appeal Deadline is:** Note: The appeal period may be reduced based on prior noticing i.e., Courtesy notice, and the Property Owner Certification on record.

**Applicable to all appeals:** The Bureau of Building must receive your written appeal by the Appeal Deadline or you will waive your right to administrative review of all violations described in this Notice of Violation. 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 prescribed deadline 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 for Property Maintenance (Blight), Building Maintenance (Housing) and/or Minor Zoning violations, no further action can be taken by Code Enforcement Services with respect to these violations until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 150.08.100 and a Final Decision is determined. An appeal will be scheduled within \_\_\_\_\_ from the end of the appeal period.

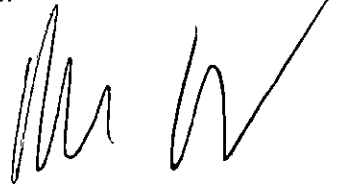
If you choose to file an appeal for Major Zoning violations, the Zoning Manager will issue written decision within **45 days** from the end of the appeal period. If you disagree with the decision you may appeal to the Planning Commission within **10 days** from the written decision. Unless special circumstances require otherwise, you will be expected to work with the Bureau of Building to resolve the Building Code violations (s) and any Minor Zoning Violation(s) during the Major Zoning appeal process.

### Appeal Fees

For Property Maintenance (Blight), Building Maintenance (Housing) and Minor Zoning Appeals: 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, or by phone by calling 510-238-4774 (**Please include the receipt number and date on your appeal**). MasterCard and Visa are accepted.

For Zoning Determinations/Appeals of Major Zoning violations: A filing fee in the amount of \$413.00 is due at the time of submittal in the manner described above. Additionally, a \$413.00 per hour fee will be assessed as needed to complete the review of the determination. The determination fee is not refundable once the letter has been issued, regardless of outcome.

Sincerely,



Specialty Combination Inspector  
Planning and Building Department

### Attached as applicable:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Blight brochure                                   | <input type="checkbox"/> Residential Code Enforcement brochure         | <input type="checkbox"/> Vehicular Food Vending brochure            |
| <input type="checkbox"/> Property Owner Certification                      | <input type="checkbox"/> Mold and Moisture brochure                    | <input type="checkbox"/> Pushcart Food Vending brochure             |
| <input type="checkbox"/> Lead Paint brochure                               | <input type="checkbox"/> Undocumented Dwelling Units brochure          | <input type="checkbox"/> Smoke Alarms brochure                      |
| <input type="checkbox"/> Photographs                                       | <input type="checkbox"/> Stop Work brochure                            | <input type="checkbox"/> Condominium Conversion brochure            |
| <input type="checkbox"/> Housing -- Relocation Assistance Program          | <input type="checkbox"/> Investor Owned Property brochure              | <input type="checkbox"/> Foreclosed and Defaulted Property brochure |
| <input type="checkbox"/> Description of Property Maintenance Code Sections | <input type="checkbox"/> Major and Minor Zoning Violation Descriptions |   |

cc:





Sorry We Missed You

**Hazard Notice**

An **UNSAFE AND HAZARDOUS** condition involving your gas/electric equipment was observed by PG&E. Please have your equipment repaired.

Date: 4/29/19 Time: 3:00 pm  
 Location: 465 53rd st City: Oakland

While working at your premises today, a PG&E representative observed the following **UNSAFE AND HAZARDOUS** condition involving your gas/electric equipment:  
Severe corrosion and venting disconnected

Equipment Type: Gravity burner Make: N/A Model/Serial No.: N/A

The condition and maintenance of your equipment is your responsibility. However, to assist you in protecting yourself from a **HAZARDOUS** condition, the following action was taken:

- The equipment was disconnected.
- A portion of the equipment was shut off at the orifice/electric circuit breaker/switch.
- The gas/electric supply was turned off or not turned on at the gas/electric meter.
- recommend the correction be made by a licensed dealer/contractor**
- Once repairs have been made, your dealer/contractor should place the appliance back in service and check it for safety.
- For a gas/electric turn on at the meter and an appliance safety check after repairs have been completed to your gas/electric equipment, PLEASE CALL PG&E AT 1-800-743-5000.

Information regarding inspection requirements, contact your local city/county offices.

I acknowledge receipt of this notice  
 PG&E Representative: Josh D Customer Signature: [Signature]

For a billing inquiry, A PG&E representative will contact you to follow-up on your inquiry. The meter readings are: \_\_\_\_\_

Gas \_\_\_\_\_ Electric \_\_\_\_\_

Meter Location	Circuit Breaker(s)	Cartridge Fuses	Discon Hand
BUILDING			

May 1, 2019 at 11:28 AM

SORRY WE MISSED YOU: Please see reverse side for additional information

**Gas Service**

Service/Inspection of Gas Equipment

Appliance Type	Inspected	Cleaned Burner Pilot	Filter Inspected	Adjusted	Repaired	Gas Leak Repaired	Appliance Parts Replace Program	Unsafe Condition Identified	Refer to Licensed Contractor
Range									
Oven									
Water Heater									
Heating Appliance	X								
Dryer								X	X
Pool/Spa Heater									
Other									

**Electric Service**

Service/Inspection of Electric Equipment

Equipment Type	Inspected	Voltage Read	Problem Corrected	Parts/Contractor Referral	Unsafe Condition Identified	Refer to Dealer
Service Panel						
Voltage Problem						
Complete Outage						
Partial Outage						
Electric Range						
Electric Water Heater						
Other						

Remarks:  
Safety checked gravity furnace severe corrosion on burner, chamber, and control, venting disconnected, hazard disconnected, refer to licensed contractor.

Additional PG&E Work Required  
 The work you requested will require additional PG&E follow up or repairs to complete. Please refer to your case number above when calling for additional information regarding your request.

Thank you for the opportunity to serve you  
 Were you satisfied with the service? Yes  No  If your answer is "No" how can we improve?

Comments: \_\_\_\_\_ See the back of this form for additional information  
 May 1, 2019 at 11:29 AM

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 465 53rd st

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 Mich...  
 Action By  
 Approval Sina  
 NVTY  
 ser

465 63rd St

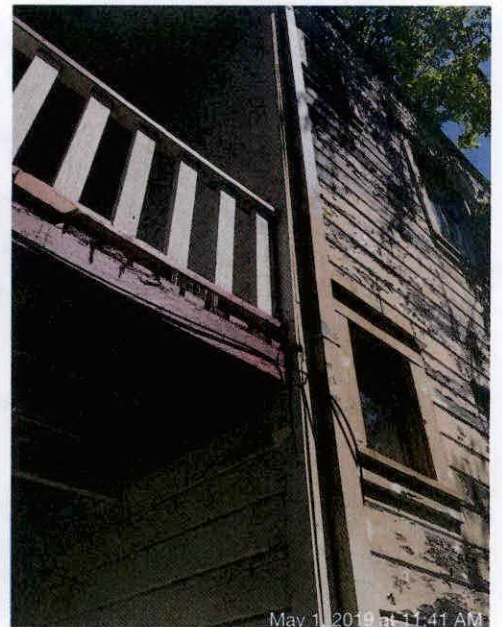
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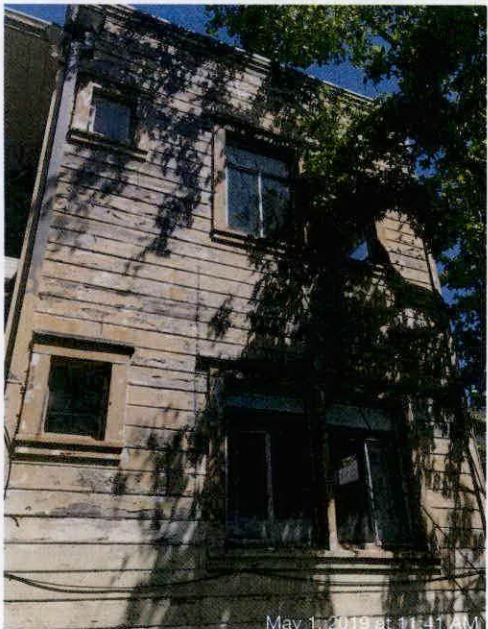
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May 1, 2019 at 11:38 AM



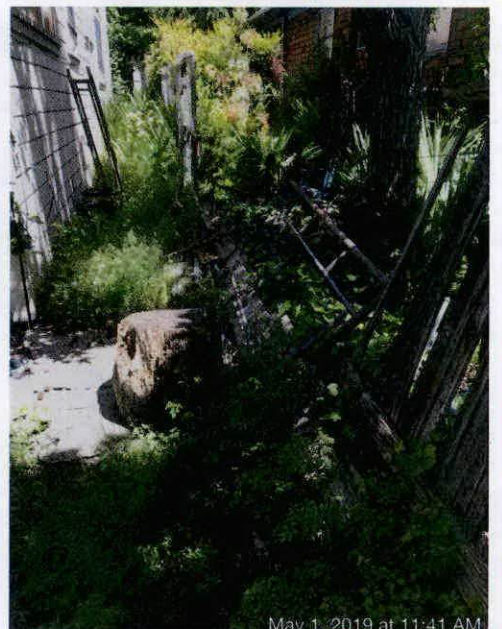
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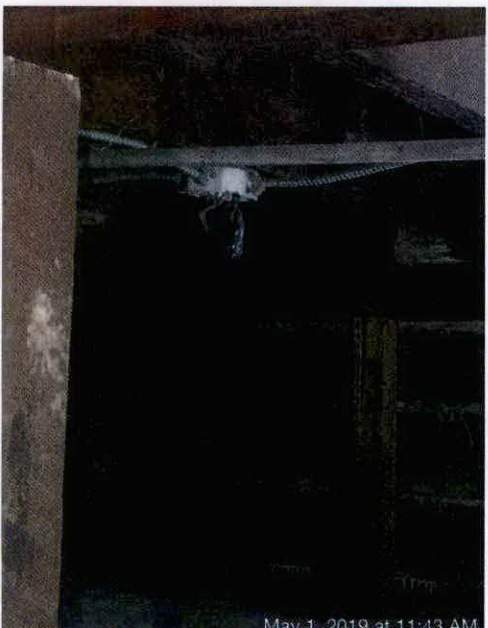
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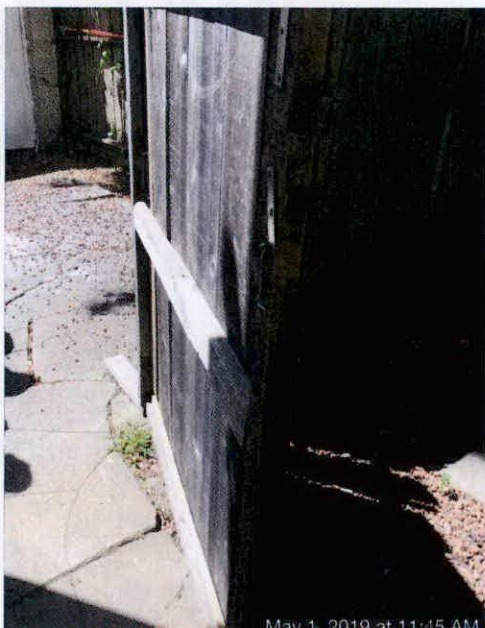
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May 1, 2019 at 11:41 AM



May 1, 2019 at 11:43 AM



May 1, 2019 at 11:45 AM

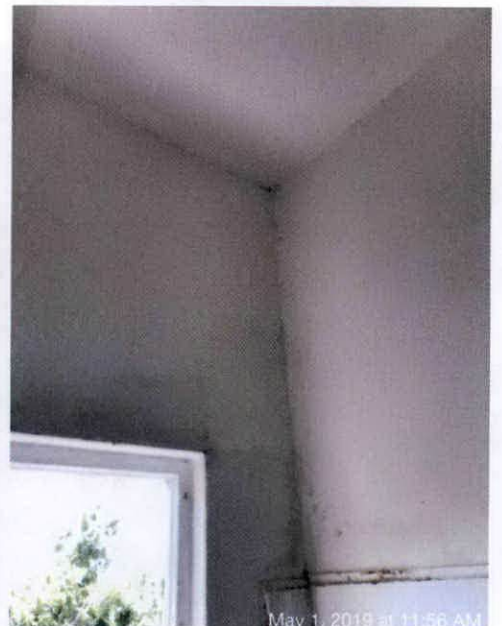


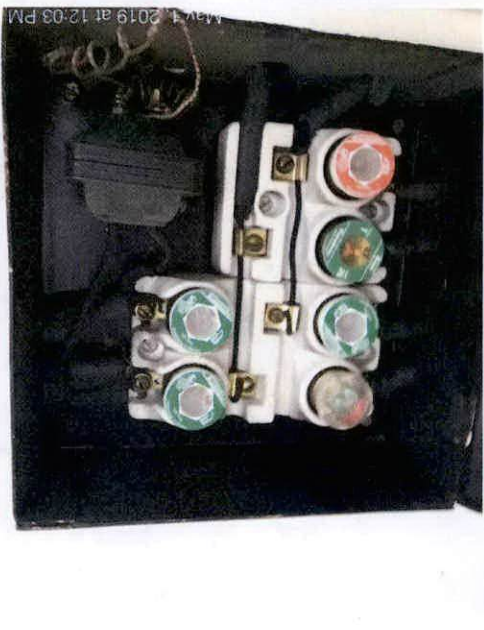
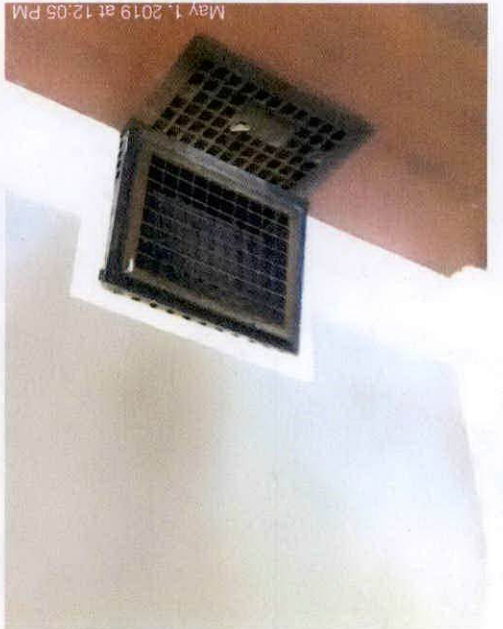
May 1, 2019 at 11:46 AM



465 63<sup>rd</sup> St

1901763





1901763

63rd St

465

# County Assessor Display

## Assessor Parcel Record for APN 016- -1392-029-00

Parcel Number:	16-1392-29
Property Address:	465 63RD ST, OAKLAND 94609
Owner Name:	LYONS LAURA B TR
Care of:	
Attention:	
Mailing Address:	PO BOX 8223, EMERYVILLE CA 94662-0223
Use Code:	FOUR LIVING UNITS; E.G. FOURPLEX OR TRIPLEX W/SFR
Recorder Number:	2014-198954
Recorder Date:	8/12/2014
Mailing Address Effective Date:	8/12/2014
Last Document Input Date:	9/25/2014
Deactivation Date:	
Exemption Code:	

[Home](#)    
 [Enter Assessor Parcel Number](#)    
 [Property List](#)    
 [Property](#)    
 [GIS Parcel](#)    
 [Alameda County](#)    
 [Use Codes](#)

7018 2290 0001 9303 0405

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

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

**OFFICIAL USE**

Certified Mail Fee  
 \$ \_\_\_\_\_

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

Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage  
 \$ \_\_\_\_\_

Sent To  
**LYONS LAURA B TR**  
**P.O. BOX 8223**  
**OAKLAND, CA 94609**  
 1901763/465 63RD ST/NOV/EA/5-8-19

City, State \_\_\_\_\_

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