



CITY OF OAKLAND

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

Planning & Building Department

Bureau of Building

Building Permits, Inspections and Code Enforcement Services

www.oaklandca.gov

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

March 4, 2020

*Suprema Meats, Inc. and 955 57th LLC
955 B 57th St
Oakland, CA 94608-2843*

Attn: Miguel E. Jara, Steven Hassing

*Re: Re-inspection Notice
Parcel Number: 015-1298-009-00*

Dear Property Owner,

As it stands you are in violation of multiple city ordinances as well as building codes, many of those violation date back to 2014.

Suprema Meats continues to be in violation of numerous City planning and building codes as a result of unpermitted improvements business use. The City of Oakland is proceeding with code enforcement actions necessary to dismantling of all unpermitted improvements and activities.

The City of Oakland is hereby serving you an updated Re-inspection Notice with a compliance deadline of March 19, 2020. The City will not be granting any further extensions for compliance and fines will begin to accrue after this deadline as well further enforcement actions.

If you have any questions, please contact Chris Candell at ccandell@oaklandca.gov or (510) 238-6986.

Sincerely,

A handwritten signature in black ink, appearing to read 'Issam Shahrouri'.

*Issam Shahrouri,
Building Official
City of Oakland*



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

inspectioncounter@oaklandca.gov

(510) 238-3381

TDD:(510) 238-3254

RE-INSPECTION NOTICE

March 4, 2020

Certified and Regular mail

To: 955 57th LLC
955 B 57th St.
Oakland, CA 94608-2843

Code Enforcement Case No.: **1303769**
Property: **955 57th Street**
Parcel Number: **015 1298 009 00**
Notice of Violation Date: 10/9/13, 01/02/14, 02/06/14, 05/07/15, 06/11/15
Re-inspection Date:**03/19/20**

You are receiving this Re-inspection Notice because after sending you an enforcement/posting notice (copy attached) Code Enforcement Services re- inspected your property on **2/19/20** and:

- Determined partial violation corrections were completed but the violations marked below continue to be present.
- Re-confirmed the violations of the Oakland Municipal Code (OMC) marked below are present.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
	Alterations without required permit. Windows removed and openings reframed, interior walls removed, new walls framed. Obtain all required permits, inspections, and approvals.	Second floor of admin building interior/exterior	15.08.050 15.08.120
	Alterations/construction of loading dock, dock door, and canopy without required permits, inspections, approvals. Obtain all required permits, inspections, and approvals.	Exterior yard area, Sideyard along 57 th St.	15.08.050 15.08.120
	Installation of refrigeration equipment and associated electrical, mechanical, building, and plumbing alterations without required permit. Obtain all required permits, inspections, and approvals.	Warehouse, warehouse roof	15.08.050 15.08.120 15.08.340 A,C,E,F,G
	Installation of sump pump and drain at loading dock without required permit, inspection, and approval. Obtain all required permits, inspections, and approvals.	Loading dock along 57 th St.	15.08.050 15.08.120 15.08.340F
	Exterior alterations, windows changed without Planning approval. Obtain all required permits, inspections, and approvals.	Exterior second floor	15.08.050
	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

	Unpermitted air circulation /distribution system with electric motor units, hoses and ducts attached to the buidingrafters, posts and on top of masonry wall along property line. Obtain permits, inspections and approvals and remove unpermitted system.	Throughout property	15.08.140 15.04.015
	Note permits for window replacement, wall/fence, internal remodeling/alterations to upper story: B15001029, B1508317, B1304583, B1304577, B1303653 have all expired as well as DRX131474 for the CMU wall and fence. Design Review is required for all exterior changes. A Variance is required for the CMU wall and canopy/break room. Obtain all required permits, inspections, and approvals.	All of the above locations	17.65.020 17.65.110 ref, DRX Design Guidelines Manual GL 1.4, 1.5

At this point, you will be assessed fees and an invoice will be mailed separately with the exact amount to pay. Please pay invoiced amount only. To stop further code enforcement action, you are advised to correct the above violations and contact Inspector **Chris Candell**, who is assigned to your case. If required, another re-inspection is scheduled as shown above. Your inspector is available by phone at 510-238-6986 and by email at ccandell@oaklandca.gov.

If you do not notify your inspector, why you cannot comply and if the re-inspection verifies that all violations have not been corrected:

- You will be charged for inspection and administrative costs, which can total \$2,077.00. A separate invoice will be mailed.
- The City will petition the court on _____ to issue an Inspection and Abatement Warrant to gain access onto the premises. A separate invoice will be mailed in the amount of \$1,381.00.
- The City will abate the violations and charge you for the contracting and administrative costs, which can total over \$1,000.00. A separate invoice will be mailed.
- A Priority Lien fee in the amount of \$1,349.00 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.
- Administrative penalties pursuant to OMC 8.58 and 1.12 have begun to accrue and will continue for up to 12 days totaling \$5,000.00
- The Notice of Violation may be recorded on your property in the amount of \$1,926.00 to fully disclose the conditions of the property.
- A Compliance Agreement and Rehabilitation Plan may be required to assure all violations are corrected within a pre-determined timeline and in accord with the Oakland Municipal Code.

Sincerely,



Chris Candell
Planner III

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 type="checkbox"/> Photographs | <input type="checkbox"/> Stop Work brochure | <input type="checkbox"/> Condominium Conversion brochure |

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 0000 6172 9909

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____	Postmark Here
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 P \$ _____	
Sent To Suprema Meats, Inc. & 955 57th LLC	
Street a 955 B 57th Street	
City, St Oakland, CA 94608-2843	
Re-Insp: 955 57th St - 1303769 - 3/4/20 - 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

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

NOTICE OF VIOLATION

10/09/13

Certified and Regular mail

To: Miguel E Jara
955 57th ST
Oakland CA
94608

Code Enforcement Case No.: 1303769
Property: 955 57th ST
Parcel Number: 015-1298-009-00
Re-inspection Date: 11/1/13

The Code Enforcement Division inspected your property on **07/25/13** 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
	Property Maintenance		
	Building Maintenance (Code)		
	Alterations without required permit. Windows removed and openings reframed , interior walls removed ,new walls framed	Exterior and interior 2nd floor	15.08.050 15.08.120
	Zoning		
	Exterior alterations ,windows changed ,without planning department approval	Exterior 2 nd floor	15.08.050

At this point no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations and either mail or fax the enclosed Owner Certification form with photographs or contact Inspector **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.

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,

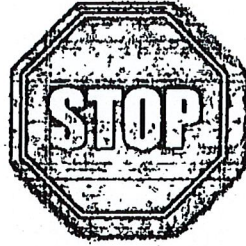
David Miles

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



"STOP WORK" ORDER

JOB SITE ADDRESS: 955 5744 ST RECIPIENT: _____

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

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

UNPERMITTED WORK SHALL BE ASSESSED AN ENFORCEMENT FEE NOT LESS THAN \$953.00 AND ARE SUBJECT TO ADDITIONAL ADMINISTRATIVE CHARGES AND PENALTIES.

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

DESCRIPTION OF VIOLATION: Interior Alterations and window replacement without

WITHIN 3 DAYS, BRING THIS NOTICE TO THE INSPECTION SERVICES COUNTER (OGAWA PLAZA, 2ND FLOOR) AND SUBMIT AN APPLICATION FOR ALL PERMITS NECESSARY FOR APPROVAL OF THE WORK TO INITIATE THE NEXT STEPS.

PRIOR TO PERMIT ISSUANCE, ALL WORK AFFECTED BY A STOP WORK ORDER, MUST BE APPROVED BY THE INSPECTOR WHO ISSUED THE STOP WORK ORDER.

DATE: 07/25/2013

INSPECTOR: David Mile,

PHONE #: 510-238-6214

COMPLAINT #: 1303769 PERMIT #:

WORK IN PROGRESS 2X FEE

WORK COMPLETED 4X FEE

PLANS REQUIRED: Yes No

INSPECTORS ARE ONLY AVAILABLE BETWEEN 8 AND 9 AM., Monday, Tuesday, Thursday and Friday and Wednesday, 9:30 - 10 AM

OAKLAND MUNICIPAL CODE

Section 15.04.030

A. Scope. It is unlawful for any person, group of persons, firm, partnership, company or corporation to erect, construct, enlarge, alter, repair, move, improve, convert or demolish, equip, use, occupy or maintain any building or structure, or plumbing, mechanical, or electrical system, component, or equipment in the city or cause the same to be done contrary to or in violation of any of the provisions of this Code or other relevant ordinance, rule, or regulation.

B. Remuneration. In addition to the penalties provided by law, a violator shall be liable for such costs, expenses, disbursements, and attorney's fees paid or incurred by the city or any of its officials, officers, representatives, employees, agents, volunteers, vendors, or third-party contractors in correction, abatement and prosecution of the violation.

CONTROL # _____

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](#)
 [Use Codes](#)

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Postmark Here

To: **MIGUEL E JARA**

Sent **955 57TH ST**

Street or PO **OAKLAND CA 94608**

City: **1303769 / DM / KXC / 10-9-13**

PS Form 3800, August 2006 See Reverse for Instructions



CITY OF OAKLAND

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

Department of Planning and Building
www.oaklandnet.com

(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 57th ST
Oakland CA
94608

Code Enforcement Case No.: **1303769**
Property: **955 57th 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
	Property Maintenance		
	Building Maintenance (Code)		
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

	Zoning		
	Exterior alterations ,windows changed ,without planning department approval	Exterior 2 nd floor	15.08.050

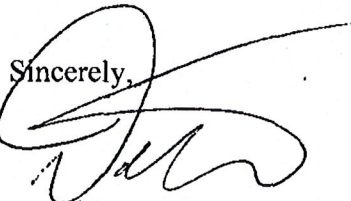
Page

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.

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



CITY OF OAKLAND

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

Neighborhood Preservation
www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

**REMOVED VIOLATIONS
OR
CORRECTED ALLEGATIONS**

Property: 3338 64th 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

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 2nd working toilet</i>)		Stopped up sink drains (<i>must have 2nd 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		
Heating			
			Defective or missing thermostat
Zoning			
Parking		Landscaping	
	Vehicles or trailers in the front yard landscape area		New concrete paving covering more than 50% of required front yard area
Fencing		Commercial	
	New residential front yard fencing over 42 inches in height		Unapproved sidewalk display of merchandise
	New barbed or razor wire		Unapproved sidewalk advertising
Residential		Other	
	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		
Public Right-of-Way			
Commercial Use of Public Sidewalk & Streets		Other	
	Unapproved sidewalk display of merchandise		
	Unapproved advertising		
	Unapproved mobile food vending		
Nuisance			
Animals		Other	
	Keeping roosters on the property		
Garbage/ Green Waste/ Recycle Cans			
	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
Other			

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](#)
 [Use Codes](#)

7012 3460 0000 5824 0758

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Postmark
Here

Total P: **MIGUEL E JARA**

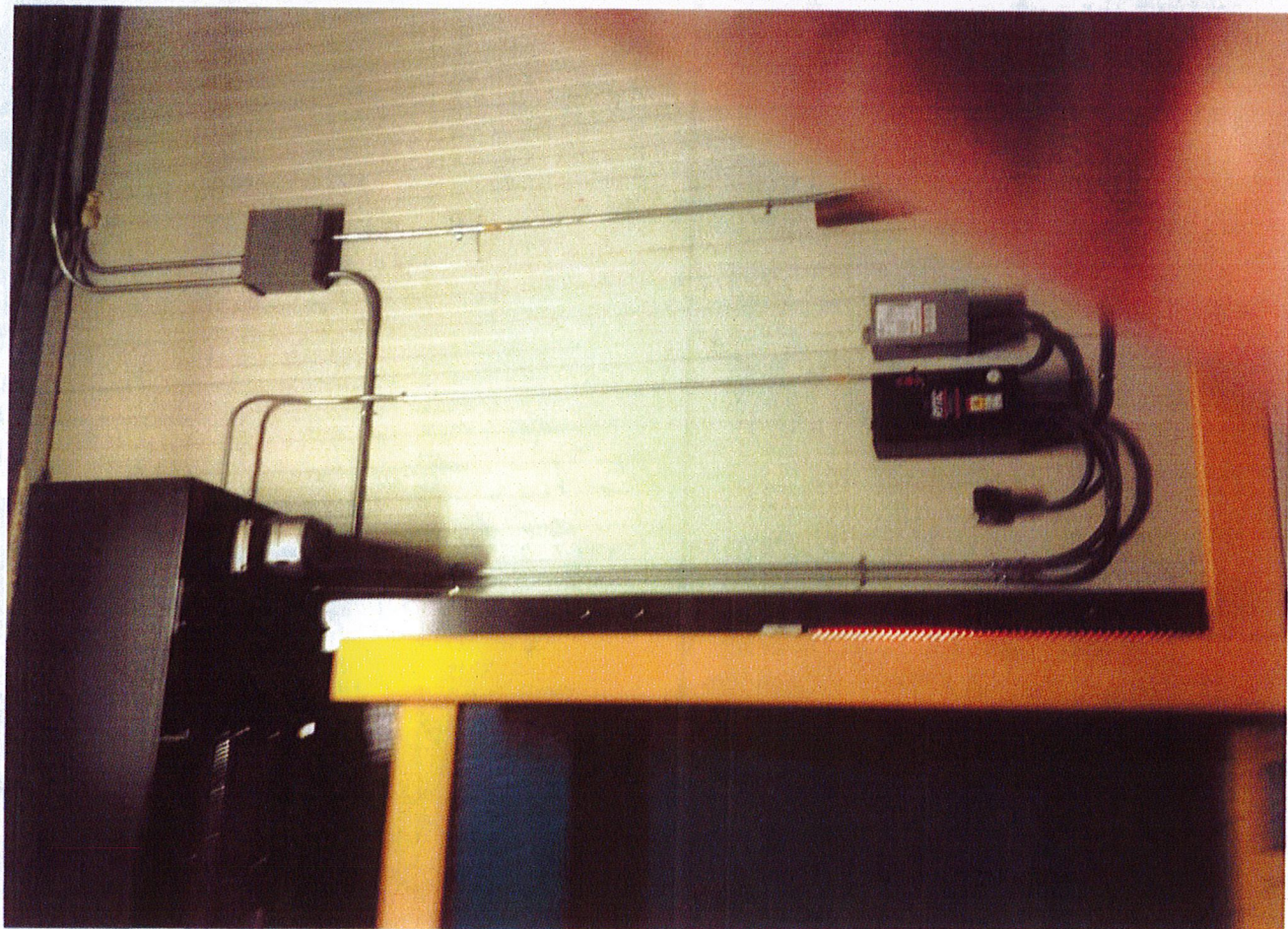
Sent To: **955 57TH ST**

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

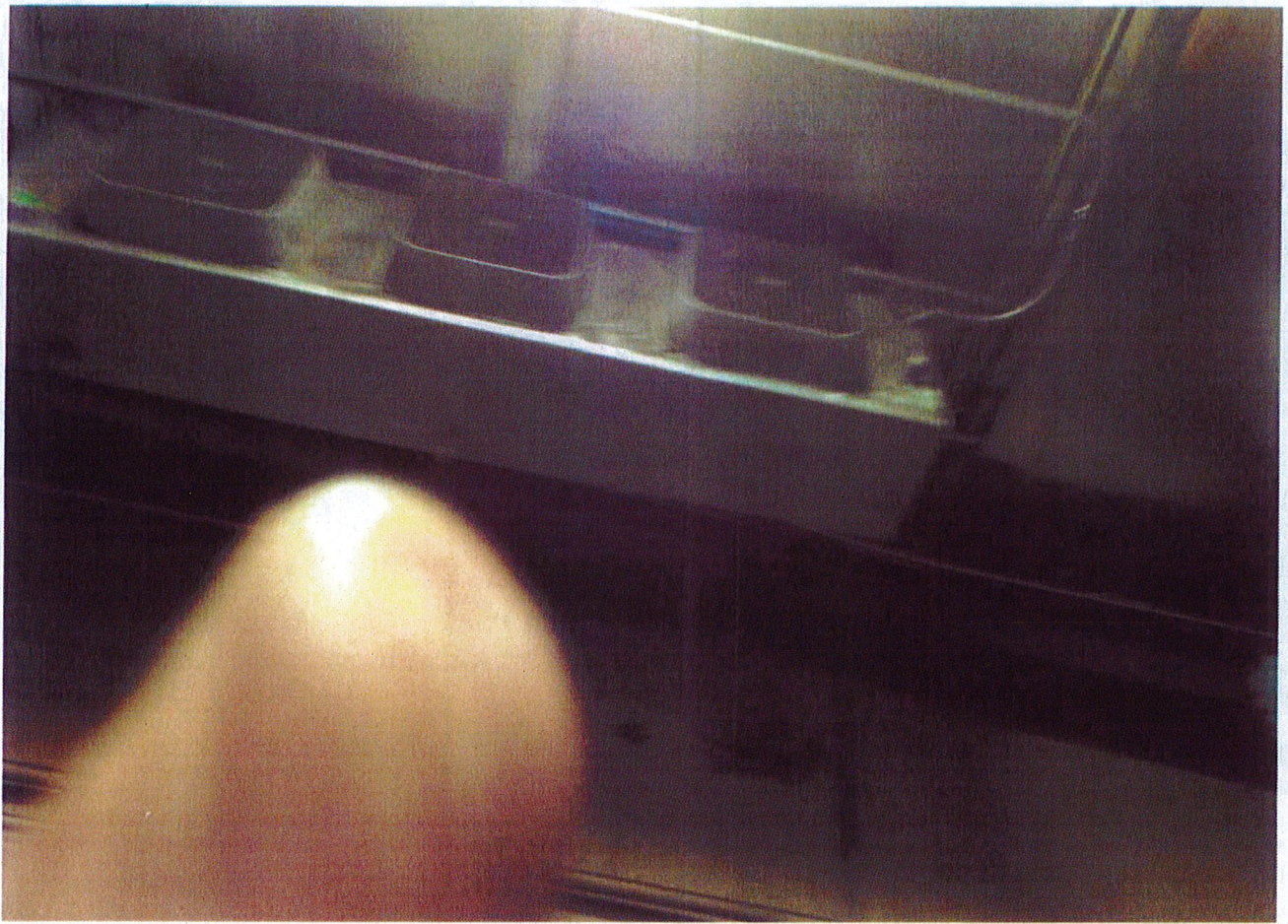














CITY OF OAKLAND

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

Department of Planning and Building
www.oaklandnet.com

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

NOTICE OF VIOLATION

Date: 2/6/14

Certified and Regular mail

To: 955 57th LLC
955 B 57th St.
Oakland, CA 94608-2843

Code Enforcement Case No.: 1305560
Property: 955 57th 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
Property		
Building		
Zoning		
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:	

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

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Postmark Here

To: **955 57TH LLC**

Sent: **955 B 57TH ST**

Street or P.O. Box: **OAKLAND CA 94608**

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

PS Form 3800, August 2006 See Reverse for Instructions



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

Building Permits, Inspections and Code Enforcement Services

TDD:(510) 238-3254

www.oaklandnet.com

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
	Property Maintenance		
	Building Maintenance (Code)		
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.

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.*

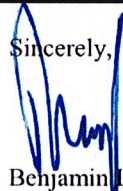
If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (B)(3) and a Final Decision is determined. An appeal 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, 2nd 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	\$ 113.61*
Conduct Appeals Hearing	Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Processing Fee	\$ 681.62*
Reschedule Hearing	\$ 113.61*

****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

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**

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
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)

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) _____

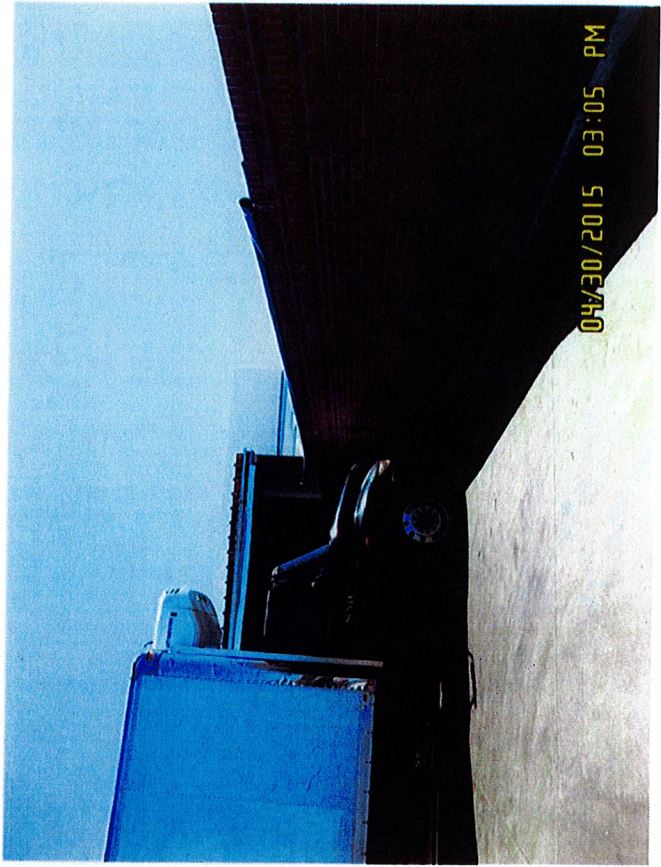
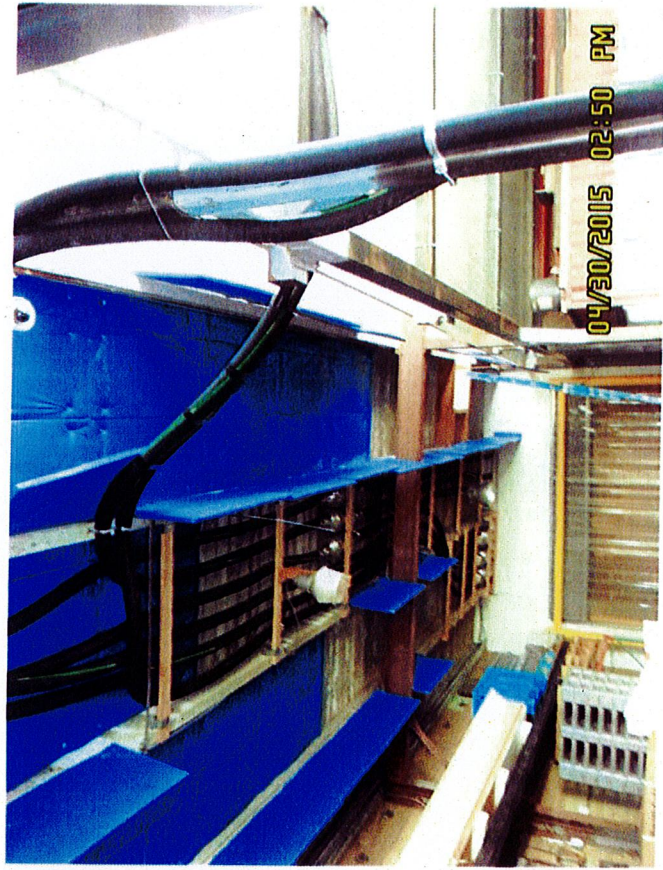
Date _____

Property Owner Signature _____

Day time telephone (_____) _____

E-mail: _____

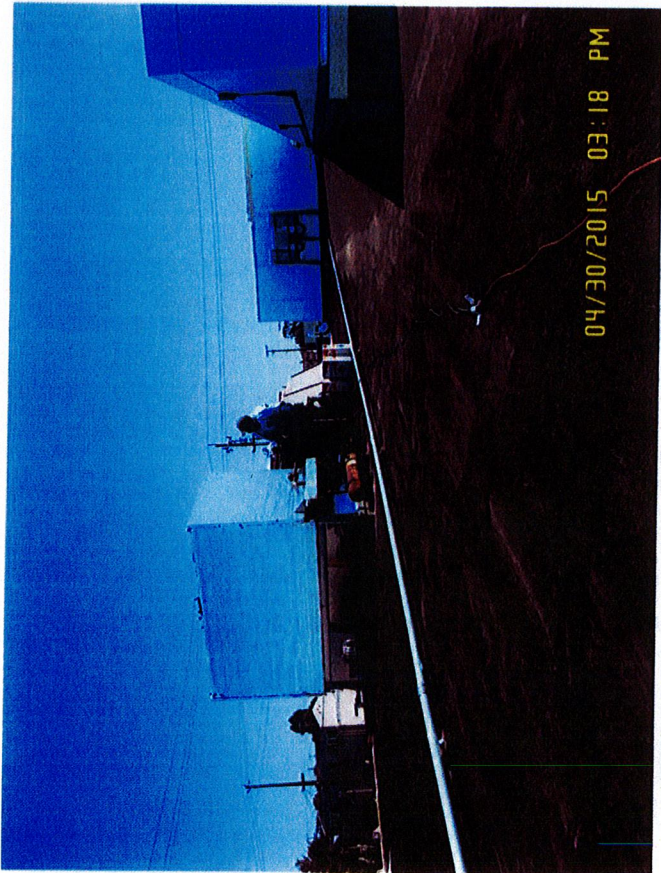
Return to: Benjamin Lai



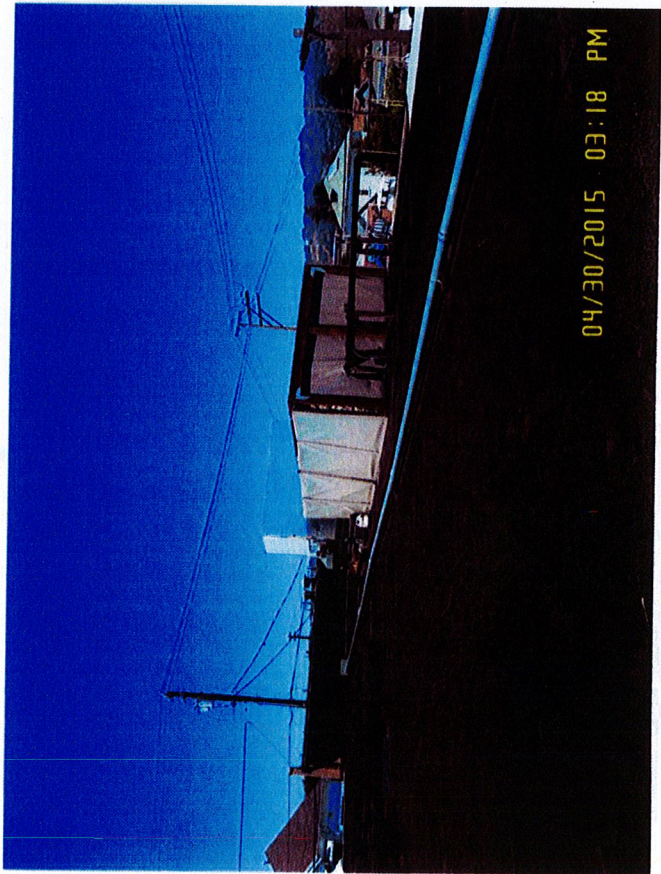
1501101 Blai



5655 Lowell St



04/30/2015 03:18 PM



04/30/2015 03:18 PM

5655 Lowell st.

1501101

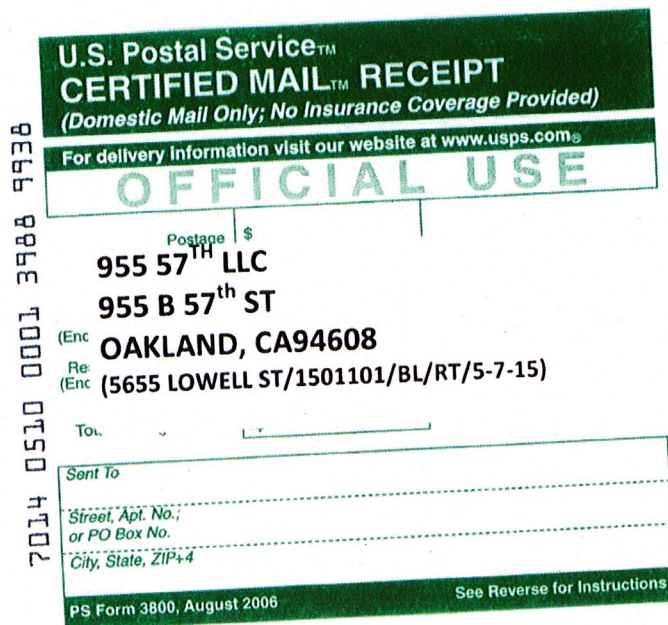
Blai

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:	

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





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

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

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
	Property Maintenance		
	Building Maintenance		
	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



CITY OF OAKLAND

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

Planning and Building Department
Bureau of Building
www.oaklandnet.com

(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
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

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](#)
 [Property List](#)
 [Assessments](#)
 [Property Details](#)
 [GIS Parcel Map](#)
 [Alameda County Web Site](#)
 [Use Codes](#)

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		955 57TH LLC
<i>Sent To</i>		955 B 57TH ST
<i>Street or PO I</i>		OAKLAND CA 94608
<i>City, St</i>		1501101 / BL / KXC / 6-11-15

Postmark Here

PS Form 3800, July 2014 See Reverse for Instructions

7014 1620 0002 1711 3253



06/10/2015 02:13 PM



06/10/2015 02:24 PM

955 57th St.



06/10/2015 02:24 PM

1501101

Blaw