



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

Appeal Hearing Notice

Certified or Regular Postage and/or Email

February 24, 2020

Randall Whitney
Lyons Property Management
P.O. Box 4186
Walnut Creek, Ca 94596

Re: Administrative Appeal
Notice of Hearing
Pertaining to: 465 63rd Street
Complaint No.: 1901763
Parcel No.: 016-1392-29

Dear Appellant:

Your appeal has been scheduled for an administrative hearing before a Hearing Officer as follows:

Date: March 31, 2020

Time: 10:00 AM

Location: 1 Frank Owaga Plaza

Hearing Room #2

Hearing Procedures

At the Hearing, you will be given the opportunity to provide testimony and other evidence to show that the Bureau of Building has erred or abused its discretion. You may bring witnesses and submit physical or documentary evidence.

Documentary evidence includes photographs, maps, declarations, letters and any other writings. You must provide at least at least two (2) copies of your evidence at least five (5) business days before the hearing date.

Appellants may request a translator for the hearing

Attorneys and Representatives

If you intend to send a representative, in lieu of your personal appearance you must provide written authorization for that person to appear and act on your behalf. For your convenience we have included a Letter of Agency that can be used as written authorization for your representative.

If you intend to be represented by an attorney and did not notify us at the time you submitted your appeal, please notify the City immediately upon receipt of this notice by calling 510-238-3381 or inspectioncounter@oaklandca.gov. *Note: If you now intend to have an attorney represent you, this may need to be rescheduled.*

If you plan to be represented by an attorney or have questions concerning the hearing procedure, please contact our office by calling 510-238-3381 or inspectioncounter@oaklandca.gov.

Postponement

If you cannot attend this hearing, please contact us immediately by telephone at 510-238-3381 or email inspectioncounter@oaklandca.gov. You may request postponement one (1) time only. Requests for postponement shall be fairly and reasonably accommodated for good cause due to illness, death, or personal emergency. The request for postponement shall be submitted in writing or by email by the Appellant and state the reasons and desired length of time. Postponements received less than five (5) working days before a scheduled hearing date shall be assessed a fee in the amount of **\$110.00**, unless the request is denied. If we do not hear from you to reschedule this hearing, the Hearing Examiner will conduct the hearing even if you are not present to give oral testimony.

Hearing Officer Decision

The Hearing Officer will issue a final, written decision within thirty (30) days. If the appeal is granted you will not be charged for the hearing. If the appeal is denied, in full or in part, you will be responsible for the cost of the hearing as follows:

Administrative Hearing Fees

Actual Cost to Conduct Appeals Hearing

\$931 Processing fee + \$150 per hour Hearing Officer fee

Costs include:

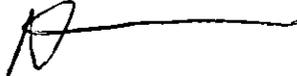
- Review of Evidence
- Conducting the Hearing
- Final Decision Preparation
- Parking and Postage costs

-Records Management and Technology Enhancement fee (14.75%)

Fees charged only if Appellant loses appeal

Hearing Officer decisions are final unless appealed to the Appeals Board s provided in Oakland Municipal Code 15.04.1.125G.

Sincerely,



DENISE PARKER,
Office Manager

Enclosures: Letter of Agency

cc: Laura Lyons Trust
P.O. Box 8223
Emeryville, Ca 94662
drlaura1412@aol.com

Randall Whiney, Atty in Fact
P.O. Box 4186
Walnut Creeet , Ca 94596
Whitwors@gmail.com

Certified # 7018-1830-0000-6797-5660



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

LETTER OF AGENCY FOR PROPERTY OWNERS Code Enforcement Services

Date: _____

NAME OF PROPERTY OWNER:
PROPERTY ADDRESS:

By my signature below I authorize _____ to act as my agent/ representative in handling Code Enforcement matters related to the Planning and Building Department for the above listed property address.

As proof of ownership, I have attached either 1) a copy of my property deed, or 2) a current tax bill which identifies me as the owner of said property.

PROPERTY OWNER'S SIGNATURE (MUST BE SIGNED BEFORE A NOTARY PUBLIC)

DATE

PRINT NAME OF PROPERTY OWNER

PROPERTY OWNER'S PHONE NUMBER

USE SPACE BELOW FOR SIGNATURE NOTARIZATION _____

State of California
County of _____

On _____ before me, _____
Name and Title of the Officer

Personally appeared _____
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____
Signature of Notary Public

Place Notary Seal Above



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Planning and Building Department
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(510) 238-3381
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inspectioncounter@oaklandca.gov

APPEAL FORM

Instructions:

If you have received a Notice of Violation (NOV) related to Building Code or Zoning violations, you have the right to appeal. Major Zoning violations must be appealed separately from Building Code, Minor Zoning, Blight and Graffiti Violations (as identified on the NOV). Please review the NOV and indicate below the violations you are appealing.

Complete this form and return it, along with the required filing fee and supporting documentation, to the Bureau of Building, at 250 Frank Ogawa Plaza, 2nd Floor, Cashiering, Oakland, CA 94612. Appeals forms may be submitted in person or by mail but must be received by the Bureau of Building no later than the **Deadline to Respond** identified on the Notice of Violation. Appeals Forms submitted without the required Filing Fees will be rejected.

All future correspondence pertaining to this appeal will be sent via email only unless you have indicated below that you do not agree.

Filing Date:	June 7, 2019	Complaint No.	1901763
Property Address:	465 63 rd Street, Oakland	APN	16-1392-29
Name of Appellant:	Randall Whitney, Lyons Property Management		
Appellant Mailing Address:	P.O. Box 4186, Walnut Creek, CA 94596 8223 , Emergyville , CA 94662		
Phone Number:	(415) 716 9898	Email Address:	whitwors@gmail.com
Property Owner: (if different)	Laura Lyons Trust	Phone Number:	(925) 298-5929
Property Owner Mailing Address:	P.O. Box 8223; Emergyville CA 94662		
Property Owner Email Address:	dr.laura.1412@aol.com		
Representative/ Attorney (if any)	Randall Whitney, ^{ATTY IN} _{FACT}	Phone Number:	(415) 716 9898
Representative's Mailing Address:	PO Box 4186; Walnut Creek CA 94596		
Representative's Email Address:	whitwors@gmail.com		

NON-ATTORNEY REPRESENTATIVES MUST PROVIDE NOTARIZED AUTHORIZATION

I do not agree to receive future correspondence pertaining to this appeal by email.

Appeal Type: (Check the appropriate box)

- Property Blight** (*trash, debris, overgrown vegetation, graffiti, etc.*)
- Building Maintenance** (*unpermitted work, no heat, water, undocumented units, landslides, drainage etc.*)
- Minor Zoning** (*e.g., unpermitted window, roofing changes; fencing height, unpermitted expansions, etc.*)
- Major Zoning** (*unpermitted activity; change of use; unpermitted units; expansion of non-conforming uses, etc.*)

How to Appeal:

Complete and submit this form, along with all required filing fees, to the Bureau of Building no later than the **Deadline to Respond** indicated in the Notice of Violation. The **Deadline to Respond** shall be twenty-one (21) days except in cases involving danger or imminent hazard, in which case the deadline to Respond shall be seven (7) days.

You must provide all information required by this appeal form including responding to the requests at the top of page 3. If you are appealing a **Major Zoning Violation** you 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.

Appeal Type:		Filing Fee
Category 1	Building Code, Minor Zoning, Blight and Graffiti Violations	\$110.00
Category 2	Major Zoning Violations (zoning determination)	\$473.92

If you are appealing both Category 1 and Category 2 Violations, you must pay **both** filing fees. If you are filing an appeal after the deadline to respond, explain why your appeal is past the deadline and why it should still be considered. Failure to adequately explain untimely filing may result in the appeal being summarily dismissed without a hearing.

Category 1 Appeals Process:

Appeals of Building Code, Minor Zoning, Blight and Graffiti Violations will be reviewed administratively by staff who may grant the appeal without a hearing. If staff does not grant the appeal, a hearing will be scheduled before an Independent Hearing Officer within 60 days, unless you waive the right to the hearing following administrative review. If the Independent Hearing Officer grants your appeal, you will not be charged for the hearing. If the Hearing Officer denies your appeal, you must abate the violations and pay all administrative costs for the hearing as follows:

- Processing Fee = \$932
- Conduct Appeals Hearing = \$150.00 an hour (Actual Cost)
- Reschedule Hearing = \$329.00

Notice of the date, time, and place of hearing will be sent to the appellant and the property owner by email and or mail at least 14 days prior to the hearing. At the hearing, you may present evidence and testimony to support your appeal.

Decisions of the Independent Hearing Officer regarding Blight and Graffiti are final and may only be appealed in court.

Decisions of the Independent Hearing Officer regarding violations identified under the Oakland Municipal Code Chapter 15.04, 15.08 or the California Model Building Construction Code may be appealed to an Appeals Board within fourteen (14) days by following the procedures set forth in Oakland Municipal Code 15.04.1.125G. Appeals not filed in a timely manner will be rejected.

Category 2 Appeals Process:

Appeals of Major Zoning Violations are routed to the Zoning Manager for a Major Zoning Determination.

The Zoning Manager will issue a written decision within 45 days from the end of the appeal period. The Major Zoning Determination fee is not refundable once the decision has been issued, regardless of outcome. Decisions of the Zoning Manager are final unless appealed to the Planning Commission within 10 days from the written decision. Appeals not filed in a timely manner will be rejected.

Please respond to all of the following:

- a. Briefly identify your legal interest in the property.
- b. Briefly identify which of the enforcement actions by the City you are appealing.
- c. Briefly identify how the City has erred or abused its discretion in bringing this action.
- d. Briefly identify how you want the City to resolve your appeal.

You may use this form to write your explanation and/or attach supplemental pages as needed.

I am Randall Whitney and I represent Dr. Laura Lyons as Attorney in Fact and as Trustee.

We are appealing following actions:

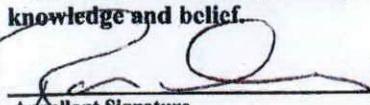
Removal Trash (8.24.020 D1) and overgrown vegetation (8.24.020 A10)

HVAC System plan
Electrical System plan (15.08.120, 15.08.140, 15.08.050)

Light fixtures, near staircase, 4 water heaters, and
4 windows and 2 doors replacement (15.08.120/15.08.140/15.08.050)

Appellant seeks City to schedule evidentiary hearing on appeal

I Declare under Penalty of Perjury that the information given herewith in all respects is true and accurate to the best of my knowledge and belief.


Appellant Signature
6-7-2019
Date
Randall Whitney
Print Name Clearly


Representative Signature
6-7-2019
Date
Randall Whitney
Print Name Clearly

Office Use Only

Record ID(s): 1901763
Administrative Reviewer(s): R. Fielding
Receive Date: (Stamp) unavailable

Lyons Property Management
P.O. Box 8223
Emeryville CA 94662

NOTICE OF APPEAL

Date: June 7, 2019

Specialty Combination Inspector
Planning and Building Department, Suite 2340
City of Oakland
150 Frank H. Ogawa Plaza
Oakland CA 94612-2031
SiuLing)

CITY OAKLAND RECEIPT NO. 1017169 dtd June 7, 2019 (per

Re: 465 63rd Street, Oakland CA // APN 16-1392-29 // CityOakland Code Enforcement Case No. 1901763

In response to your letter dated May 8, 2019 -

To the Specialty Combination Inspector assigned to this case:

I represent the subject building referenced above and within the City of Oakland *Notice of Violation* ("Notice") citing the building for various building violations.

In accordance with the Notice, I am filing this NOTICE OF APPEAL as you did not include or respond to my May letter asking for an appeal form.

Your OMC reference was misleading as being OMC 150.08.100

I am submitting this Notice of Appeal in an abundance of caution to ensure that we preserve our rights to appeal this matter.

Please use this letter as our form to file an appeal in accordance with OMC 15.08.100.

/s/

Randall Whitney

cc: L. Lyons

Office Use Only

Record ID: 1901763

Receive Date: pay 12/7/19

Administrative Reviewer: P. Fielding

Administrative Determination: Approved Refund required: Yes No If yes, \$

Administrative Determination: Denied Zoning Determination required

Decision: PGE documentation regarding compromised mechanical and electrical systems, photographic evidence of violations. (P. Fielding 12/18/19)

note: filing did not follow standard procedure; no stamp

The cashier comment



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Planning and Building Department

Bureau of Building

Building Permits, Inspections and Code Enforcement Services

inspectioncounter@oaklandca.gov

(510) 238-3381

FAX: (510) 238-2959

TDD: (510) 238-3254

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 63rd 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.

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 63rd 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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Planning & Building Department

Bureau of Building

Inspections, Permits and Code Enforcement Services

www.oaklandnet.com

(510) 238-3381

FAX: (510) 238-2263

TDD: (510) 238-3254

Property Address: 465 63rd 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.

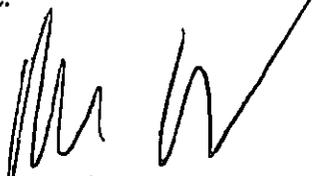
If you choose to file an appeal for Major Zoning violations, the Zoning Manager will issue written decision within 45 days from the end of the appeal period. If you disagree with the decision you may appeal to the Planning Commission within 10 days from the written decision. Unless special circumstances 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, 2nd 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

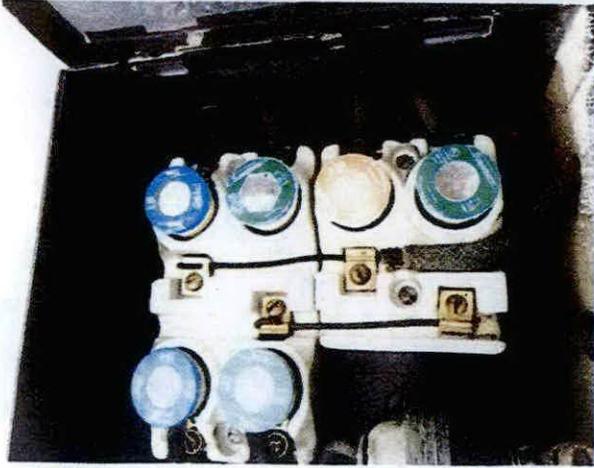
Attached as applicable:

- | | | |
|--|--|---|
| <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:

465 63rd St

1901763



Item to Check	Inspected	Required	Adjusted	Repair Made
Appliance Type				
Brand				
Model Number				
Serial Number				
Year of Manufacture				
Condition				
Notes				

*Plg OK
Ground connectivity with Nervez
arms
Screwdriver is striking wires
and wiring should be replaced
Drop panel is not able to
keep up with customer demand*

Service Report
Excellent Service is Our Goal

Hazard Notice

An **URGENT AND HAZARDOUS** condition involving your possessions/equipment was observed by NICE. Please have your equipment repaired as soon as possible to prevent further damage.

Customer Name: [Redacted]
Address: [Redacted]
City/State/Zip: [Redacted]

Technician: [Redacted]
Phone: [Redacted]

Work Order: [Redacted]

Service Date: [Redacted]
Time: [Redacted]

Problem: [Redacted]

Resolution: [Redacted]

Customer Signature: [Redacted]
Technician Signature: [Redacted]

WE SORRY WE HURLED YOU! Please help improve our service by providing additional information.

Item to Check	Inspected	Required	Adjusted	Repair Made
Appliance Type				
Brand				
Model Number				
Serial Number				
Year of Manufacture				
Condition				
Notes				

*Safety checked, gassy, some noise
excess on burner, chamber and vent of
venting disconnected, board disconnected, wire
to be replaced.*



Cleaned B Pilot	Filter Inspe	Adjusted	Repaired	Gas Leak Re	Appliance Pa Replace Prog	Unsafe Condit Identified	Refer to Licen Contractor	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:

PGE OK
 PROUD Connectivity with Voltage + Amps
 weather head is extremely weathered
 OLP wiring needs to be replaced
 ASAP Panel is not able to
 keep up with customer demand

Case #

Additional Work Request

Additional work requested will require additional PGE follow up or repairs to complete. Please refer to above when calling for additional information regarding your request.

May 1, 2019 at 11:28 AM

Thank you for the opportunity to serve you

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: 4/24/19
Location: 465 53rd St
Time: 5:00 PM
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

Appliance Type: Security Furnace Model/Serial No.: N/A

- HAZARDOUS** condition, the following action was taken:
- The equipment was disconnected.
 - A portion of the equipment was shut off at the gas/electric circuit breaker/switch.
 - The gas/electric supply was turned off or not turned on at the gas/electric meter.
 - It is recommended 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

Customer Signature: [Signature]

PG&E Representative: Jak D manager.

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



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

Gas Service								Electric Service							
Appliance Type	Service/Inspection of Gas Equipment							Service/Inspection of Electric Equipment							
	Inspected	Cleaned Burner Pilot	Filter Inspected	Adjusted	Repaired	Gas Leak Repaired	Appliance Parts Replace Program Identified	Unsafe Condition Identified	Refer to Licensed Contractor	Inspected	Voltage Read	Problem Corrected	Parts/Contractor Referral Identified	Unsafe Condition Identified	Refer to Dealer
Range															
Oven															
Water Heater															
Heating Appliance	X														
Dryer								X	X						
Pool/Spa Heater															
Other															

Remarks

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

Case #

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.

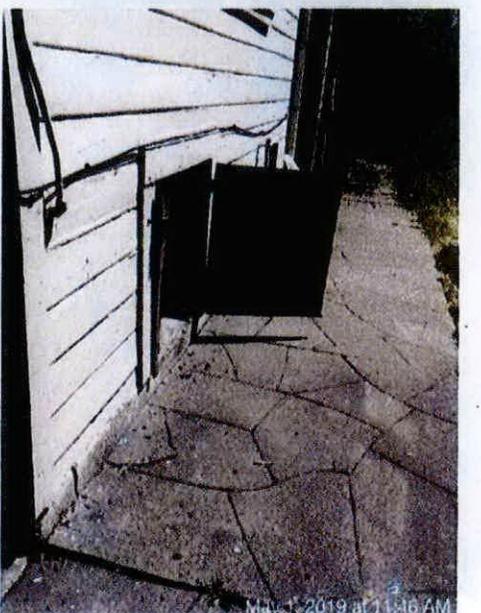
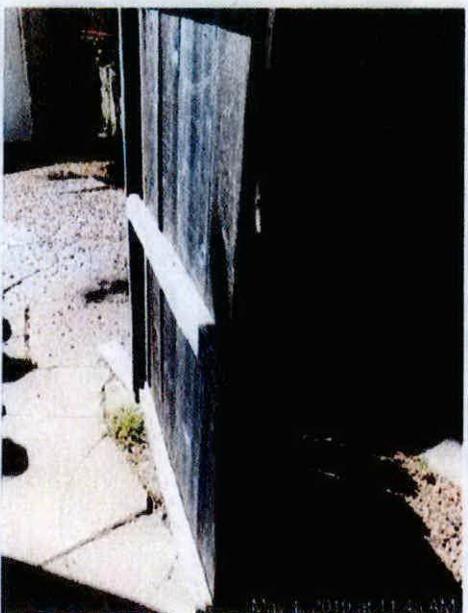
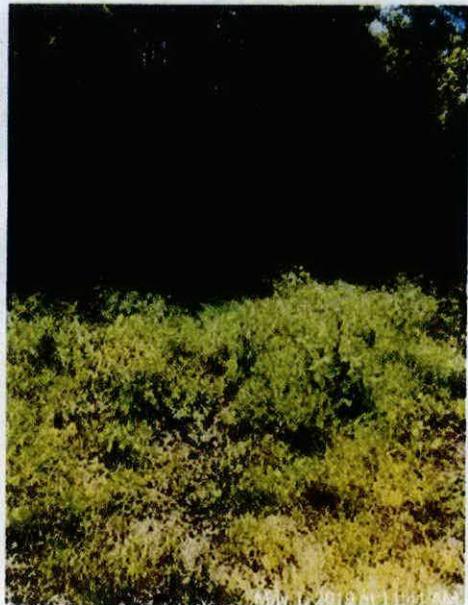
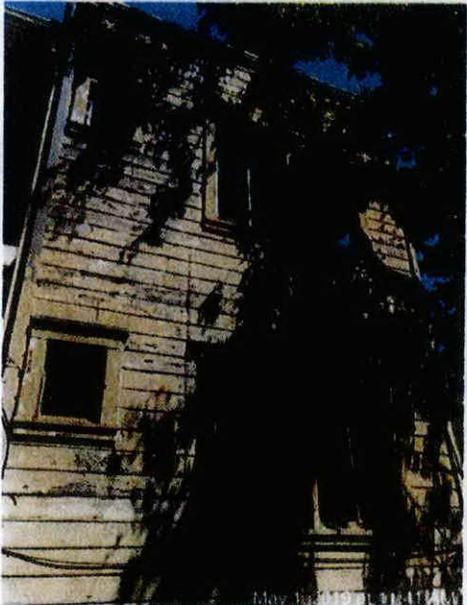
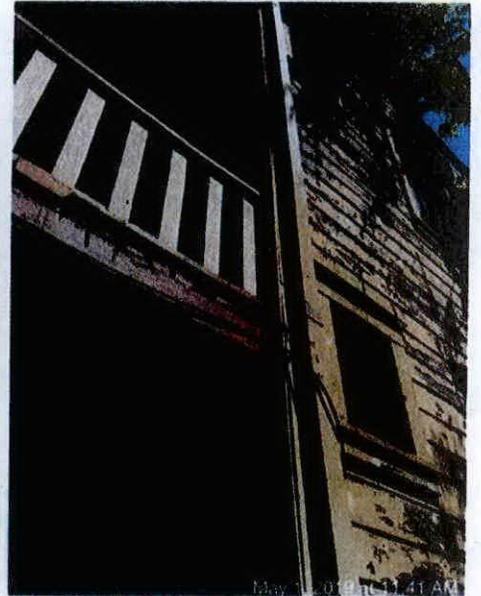
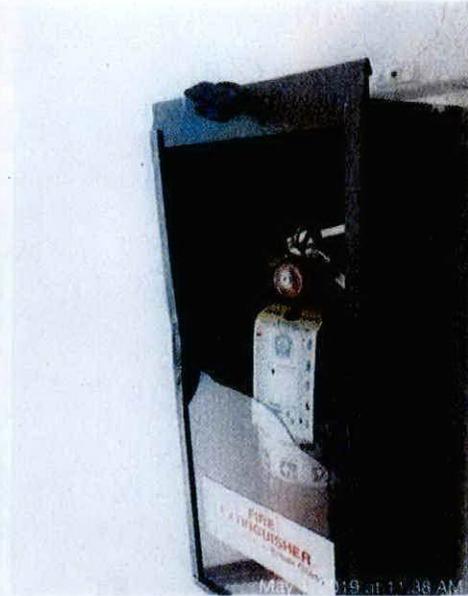
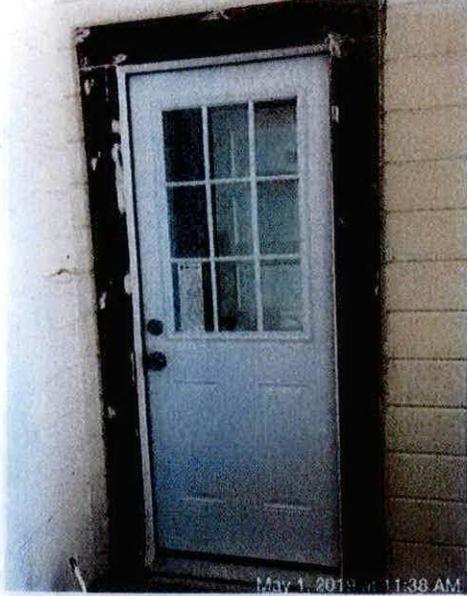
465 63rd St 1901763

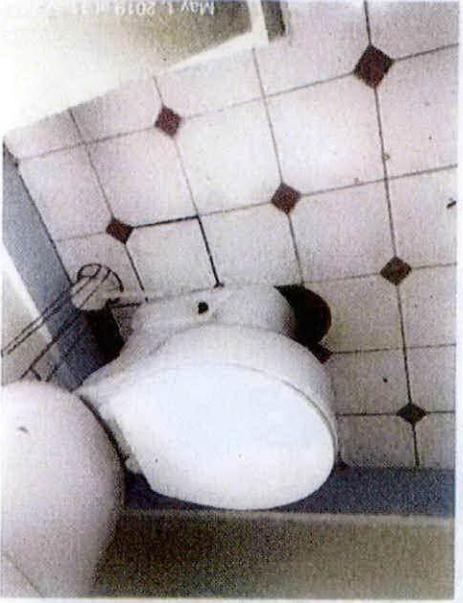
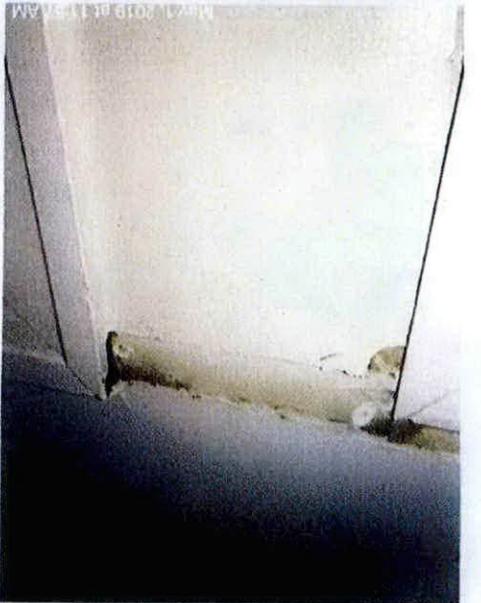
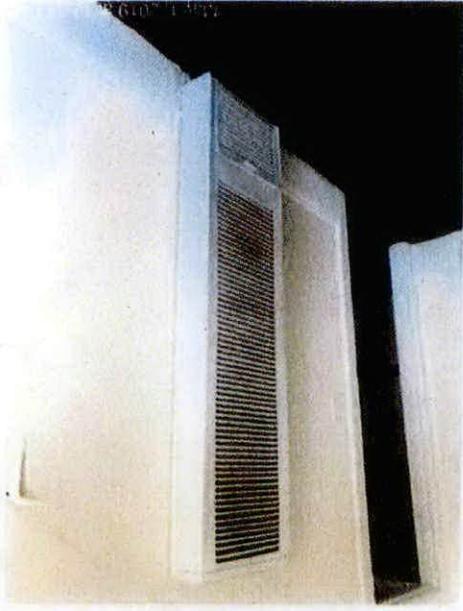
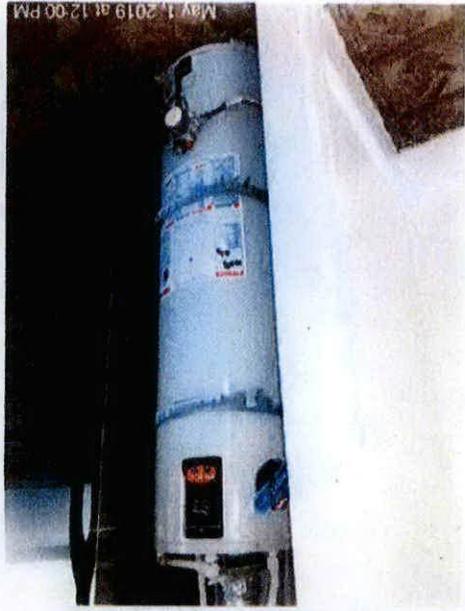
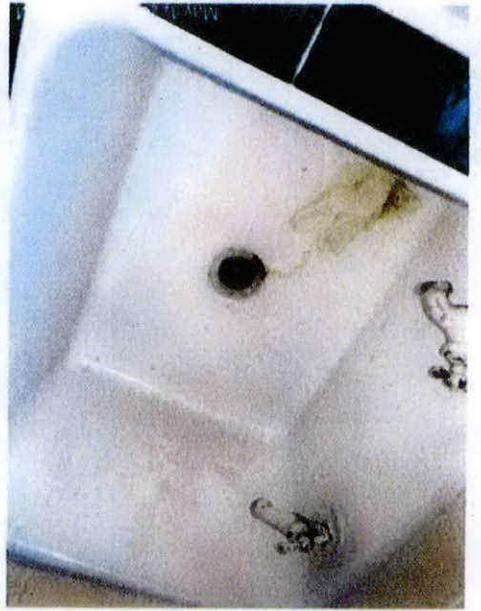
May 1, 2019 at 11:28 AM

May 1, 2019 at 11:29 AM

465 63rd St

1901763



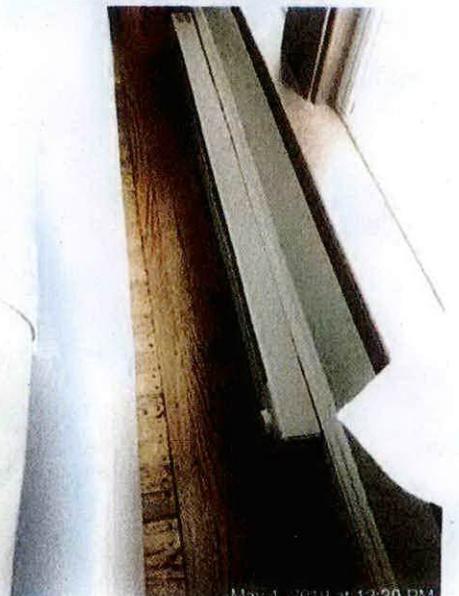
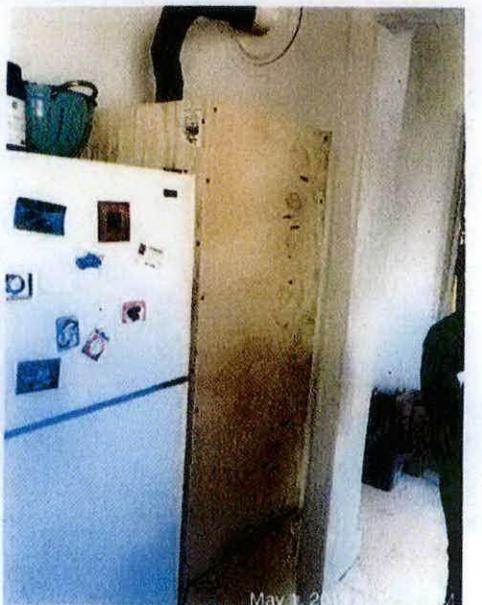
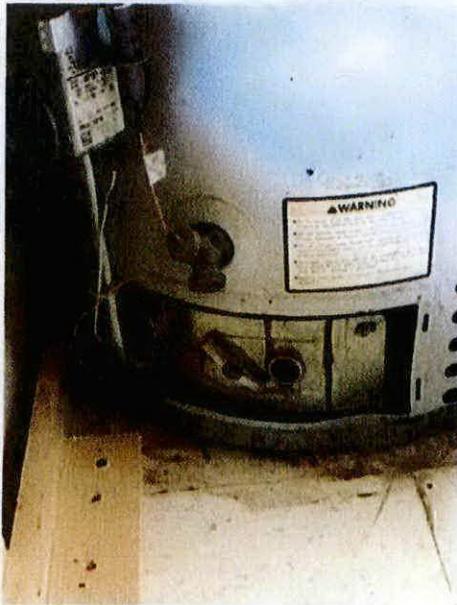


1901763

465 63rd St

465 63rd St

1901763



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:	

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<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 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	

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-0047 See Reverse for Instructions



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

**Administrative Review
Appeal Hearing Approved**

December 20, 2019

Certified and Regular Postage and or Email

**Lyons Property Management
c/o Randall Whitney
P.O. Box 4186
Walnut Creek, CA 94596**

Subject Property: 465 63rd Street

Complaint Number: 1901763

Parcel Number: 016- 1392-029-00

Dear Randall Whitney:

The Bureau of Building has reviewed your Appeal. A hearing will be scheduled before an administrative hearing officer.

You will receive a separate notice providing details about the administrative hearing. The hearing should be scheduled within 60 business days of this notice.

If you wish to waive your right to a hearing, please check the box below. Contact your inspector to discuss details about the violations.

I waive my right to a hearing before an Independent Hearing Officer.

If you have additional questions related to the administrative hearing you may email inspectioncounter@oaklandca.gov.

Sincerely,

Sandra Smith

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
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Deactivation Date:	
Exemption Code:	

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<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		
\$ Tot	Lyons Property Management	
\$ Ser	Co Randall Whitney	
\$ Str	P.O. Box 4186	
\$ Ctr	Walnut Creek, CA 94596	
Appeal hearing approval notice: 465 63 rd St - 1901763 - 12/20/19 - KXC		

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\$		
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 F	Lyons Laura B Tr	
\$ Sent Tr	P.O. Box 8223	
\$ Street	Emeryville, CA 94662-0223	
\$ City, St	Appeal hearing approval notice: 465 63 rd St - 1901763 - 12/20/19 - KXC	

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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
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MAILED VIA REGULAR & CERTIFIED:

RANDALL WHITNEY
 LYONS PROPERTY MANAGEMENT
 PO BOX 4186
 WALNUT CREEK, CA 94596

CC COPY VIA REGULAR MAIL:

LAURA LYONS TRUST
 PO BOX 8223
 EMERYVILLE, CA 94662

EMAILED TO:

drlaura1412@aol.com
 whitwors@gmail.com

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<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Po \$	
Sent To	
Street a	
City, Sta	
RANDALL WHITNEY c/o LYONS PROPERTY MANAGEMENT PO BOX 4186 WALNUT CREEK, CA 94596	
1901763-465 63rd St-Appeal Hearing-2/24/20-AL	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	