B1

CITY OF OAKLAND

Record Detail with Inspection Log

Record ID: 1604341

Description: Illegal interior building structure.

APN: 025 069000400

Address: 1305 31ST AVE

Unit #:

Date Opened: 11/14/2016

Record Status: Pending Investigation

Record Status Date: 11/14/2016

Job Value: $0.00

Requestor:

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/17/2016	[redacted]	1st Inspection	Unable to Verify	

CITY OF OAKLAND

Record Detail with Comments

Record ID: 1604341

Description: Illegal interior building structure.

APN: 025 069000400

Address: 1305 31ST AVE

Unit #:

Date Opened: 11/14/2016

Record Status: Pending Investigation

Record Status Date: 11/14/2016

Job Value: $0.00

Requestor:

:

Business Name:

License #:

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

CITY OF OAKLAND

B2

Record Detail with Inspection Log

Record ID: 1604340

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

APN: 025 069001100

Address: 1305 31ST AVE

Unit #:

Date Opened: 11/13/2016

Record Status: Notice of Violation Sent

Record Status Date: 11/21/2016

Job Value: $0.00

Requestor:

: [redacted]

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/17/2016	[redacted]	1st Inspection	Violation Verified	

CITY OF OAKLAND

Record Detail with Comments

Record ID: *1604340*

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

APN: 025 069001100

Address: 1305 31ST AVE

Unit #:

Date Opened: 11/13/2016

Record Status: Notice of Violation Sent

Record Status Date: 11/21/2016

Job Value: $0.00

Requestor:

[redacted]

Business Name:

License #:

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

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA • SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031
Planning and Building Department
Bureau of Building
Building Permits, Inspections and Code Enforcement Services
www.oaklandnet.com

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

NOTICE OF VIOLATION

11/21/16

Certified and Regular mail

To: Ng Chor N TR
PO Box 1473
Oakland CA 94604

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

Code Enforcement Services inspected your property on **11/17/16** and confirmed:

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

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
Yes	Property not kept clean and sanitary condition containing , trash, debris, indoor furniture, recycables items, tools, building materials, equipment, auto parts, garbage, cartons, boxes, wrecked vehicles and graffiti. Remove.	Front yard/sidewalk	8.24.020.D
	Building Maintenance (Code)		

7016 0340 0000 0029 3513

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at *www.usps.com®*.

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 NG CHOR N TR
P.O. BOX 1473
OAKLAND, CA 94604
Street and Apt. No. 1305 31ST AVE/1604340/HB/EA/11-21-16
City, State, ZIP+4

Postmark Here

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

At this point no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations and contact Inspector [redacted], who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at [redacted] and by email at [redacted]

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

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

If you do not contact your inspector to discuss why you cannot comply or if applicable, complete the Property Owner Certification form and the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total **$2,665.00.** The City may also abate the violations and charge you for the contracting and administrative costs, which can also total over $1,000.00. In addition, Priority Lien fees in the amount of $1,926.00 may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims or Superior Court. Furthermore, this Notice of Violation may be recorded on your property.

You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If Code Enforcement Services does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review. *Note: Incomplete appeals including, but not limited to an oral notification of your intention to appeal, a written appeal postmarked but not received by us within the time prescribed or a written appeal received by us without a filing fee are not acceptable and will be rejected.*

If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (B)(3) and a Final Decision is determined. An appeal will be scheduled within 60 days from the date the appeal was filed. A filing fee in the amount of **$110.00** is due at the time of submittal. Payments may be made in person at the Bureau of Building, 250 Frank Ogawa Plaza, 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	**$ 110.00**
Conduct Appeals Hearing	**Actual Cost Appeal (Fee charged only if Appellant loses appeal)**
Processing Fee	**$ 931.00**
Reschedule Hearing	**$ 329.00**

Fees Include 9.5% Records Management Fee and 5.25% Technology Enhancement Fee

[redacted]

Enclosures as applicable:

- ☐ Blight brochure
- ☐ Property Owner Certification
- ☐ Lead Paint brochure
- ☐ Residential Code Enforcement brochure
- ☐ Mold and Moisture brochure
- ☐ Undocumented Dwelling Units brochure
- ☐ Vehicular Food Vending brochure
- ☐ Pushcart Food Vending brochure
- ☐ Smoke Alarms brochure

☐ Photographs ☐ Stop Work brochure ☐ Condominium Conversion brochure

cc:

CITY OF OAKLAND

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

Bureau of Building
www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

CORRECTED OR REMOVED VIOLATIONS

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)

Property: **1305 31st Av**

Parcel no. 25-690-11

Case no.: 1604340

Owner: Ng Chor N TR

Courtesy Notice date:

Re-inspection date: **1/16/17**

☐ ***I certify that the violations do not exist on my property.***
☐ ***I certify that I have corrected the following*** violations identified in the Notice of Violation I received from the City of Oakland:

_____

_____

_____

_____

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

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

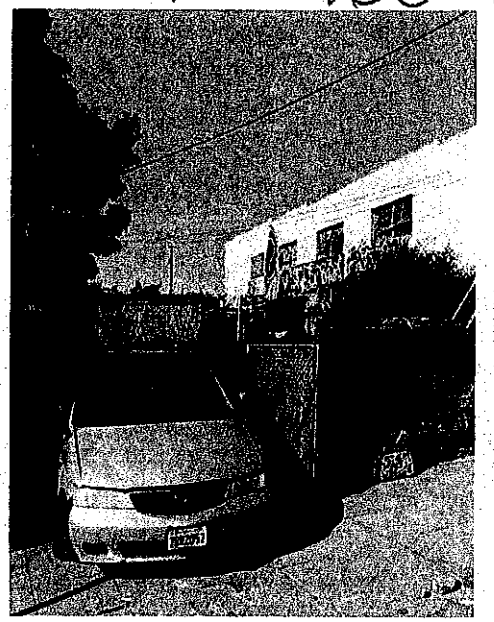
Property Owner Certification

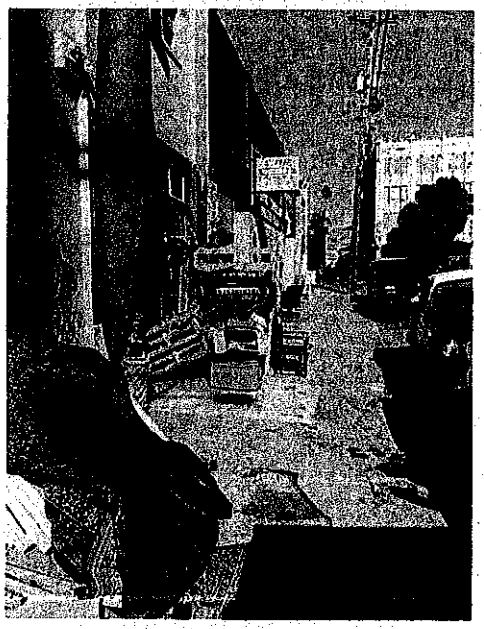
_____ _____
Print Name (print) Date

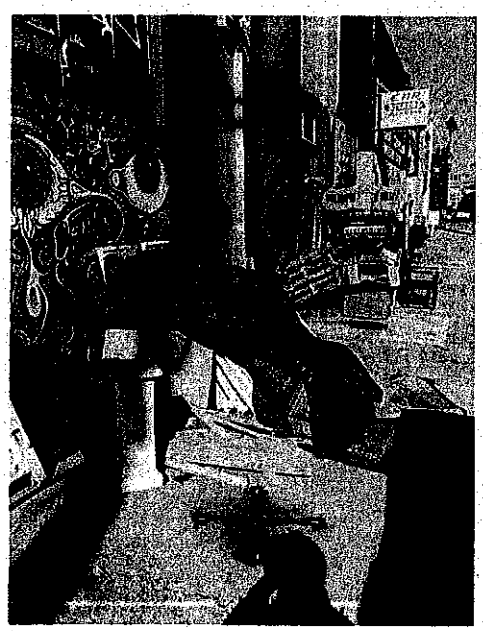
_____
Property Owner Signature
Day time telephone (_____)_____ E-mail: _____

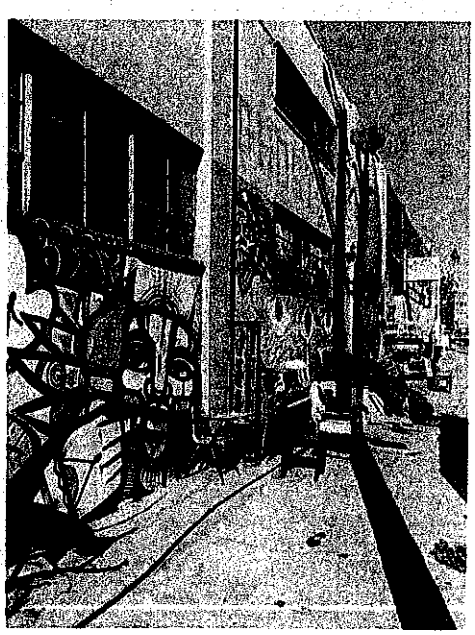
May, 2016
Scan to: Code Enforcement-Chronology-Abatement Activities

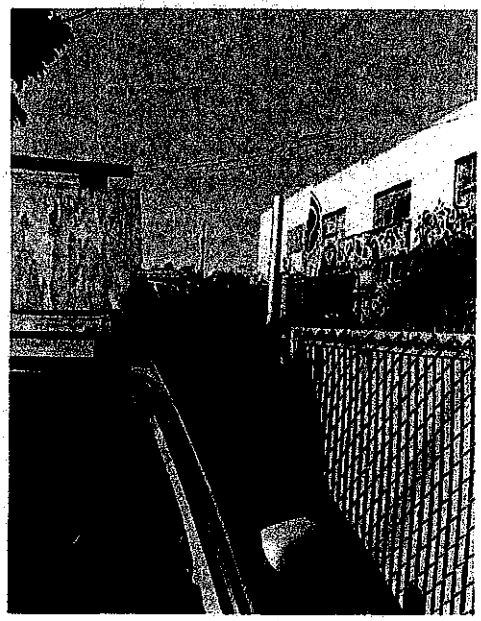
11-17-16 1305-31st Av 1604340











CITY OF OAKLAND

B3

Record Detail with Inspection Log

Record ID: *1402153*

Description: Vacant lot, trash & debris, construction debris, vector issues

APN: 025 069001100

Address: 1305 31ST AVE

Unit #:

Date Opened: 6/4/2014

Record Status: Abated

Record Status Date: 10/6/2014

Job Value: $0.00

Requestor:

:

Business Name:

License #:

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

CITY OF OAKLAND

Record Detail with Comments

Record ID: *1402153*

Description: Vacant lot, trash & debris, construction debris, vector issues

APN: 025 069001100

Address: 1305 31ST AVE

Unit #:

Date Opened: 6/4/2014

Record Status: Abated

Record Status Date: 10/6/2014

Job Value: $0.00

Requestor:

:

Business Name:

License #:

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

CITY OF OAKLAND
250 FRANK H. OGAWA PLAZA ▪ SUITE 2340 ▪ OAKLAND, CALIFORNIA 94612-2031
Planning and Building Department
Bureau of Building, Inspections,
Building Permits and Code Enforcement Services
www.oaklandnet.com
(510) 238-6402
FAX: (510) 238-2959
TDD:(510) 238-3254

June 5, 2014

Regular Postage

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

Subject: Courtesy Notice of Violation
Oakland Municipal Code Chapters 8.24, 12, 15.08, and 15.64, and Title 17
Property: **1305 31ST AVENUE**
Parcel no.: 025-0690-011-00
Case no.: **1402153**

Dear Property Owner:

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

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

Alleged Violations

Only Marked (X) Items Apply

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

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

Building Exterior

- ☐ Graffiti
- ☐ Deteriorated roof
- ☐ Deteriorated paint *(see enclosed Lead Paint brochure)*
- ☐ Deteriorated roof gutters
- ☐ Deteriorated gutter downspouts
- ☐ _____
- ☐ Broken window glass (*w/o security risks*)
- ☐ Damaged or missing windows *(vacant building)* and door locks *(w/o security risks)*
- ☐ Deteriorated/damaged exterior doors *(w/o security risks)*
- ☐ _____

Building Interior (Plumbing, Electrical, Heating, Other)

- ☐ Damaged walls and ceilings
- ☐ Damaged interior doors
- ☐ Deteriorated bathroom counters
- ☐ Deteriorated or missing bathroom cabinet doors
- ☐ _____
- ☐ _____
- ☐ Damaged or missing interior door hardware
- ☐ Deteriorated or missing baseboards, door trim and window trim
- ☐ Deteriorated kitchen counters
- ☐ Deteriorated or missing kitchen cabinet doors
- ☐ Deteriorated kitchen floor covering
- ☐ _____

- ☐ Leaking faucets
- ☐ Stopped up toilets (must have 2nd working toilet)
- ☐ Deteriorated or missing plumbing fixture handles
- ☐ Deteriorated or missing electrical receptacle
- ☐ Deteriorated or missing thermostat
- ☐ _____
- ☐ Leaking toilets (w/o mold issues)
- ☐ Clogged sink drains (must have 2nd working sink)
- ☐ Deteriorated water heater *(must be operable)*
- ☐ _____
- ☐ _____
- ☐ Deteriorated or missing light fixtures
- ☐ _____
- ☐ _____

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

- ☐ Vehicles or trailers parked/stored in the front yard Landscape area
- ☐ New residential front yard fencing over 42 inches
- ☐ New barbed or razor wire

- ☐ Unapproved home business related to auto repair, recycling; construction contractor, retail sales, or food sales
- ☐ Exterior lighting glare into adjacent residences
- ☐ Excessive noise audible to neighbors
- ☐ New concrete paving covering more than 50% of required front yard area
- ☐ _____

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

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

- ☐ Sidewalk display of merchandise
- ☐ Sidewalk advertising
- ☐ Food vending

- ☐ _____
- ☐ _____
- ☐ _____

Nuisance (Animals, Other)

- ☐ Roosters
- ☐ Pets (feces)
- ☒ VECTOR ISSUES (RODENTS)
- ☐ _____

Dumpsters and Garbage/Green Waste/Recycle Cans

- ☐ Cans not removed from the sidewalk/right-of-way by ***noon*** of the ***day-after collection***
- ☐ _____
- ☐ _____
- ☐ Dumpster or cans not removed from public view by the ***evening*** of the ***day of collection***
- ☐ Cans not placed at the sidewalk/right-of-way on the day of collection

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

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

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

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

Enclosures as applicable:

Blight brochure
Property Owner Certification
Lead Paint brochure
Photographs

cc:

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

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ SUITE 2340 ▪ OAKLAND, CALIFORNIA 94612-2031
Planning and Building Department
Bureau of Building
Inspections, Permits and Code Enforcement Services
www.oaklandnet.com

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

NOTICE OF VIOLATION

August 15, 2014

Certified and Regular mail

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

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

The Code Enforcement Division inspected your property on **August 15, 2014** and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
Yes	Vacant lot, trash and debris, construction debris in lot. Remove trash and construction debris throughout lot.	Throughout lot	8.24.020 D1
Yes	Graffiti on front fencing. Remove/paint over graffiti.	Front fence	8.24.020 C
Yes	Trash and debris causing vector issues. Remove trash and construction debris to minimize vector issues.	Throughout lot	8.24.230 Q
	Building Maintenance (Code)		

At this point no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations and either mail or fax the enclosed Owner Certification form with photographs or contact Inspector [redacted] who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at [redacted] and by email at [redacted]

If you do not return the Owner Certification form or notify your inspector why you cannot comply and if the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total $2,045.00. The City may also abate the violations and charge you for the contracting and administrative costs, which can also total over $1,000.00. In addition, Priority Lien fees in the amount of $1,194.00 may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims or Superior Court. Furthermore, this Notice of Violation may be recorded on your property.

You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review.

[redacted]

Encl: Blight Brochure
Violation Appeal Form

cc:

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

City of Oakland

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ SUITE 2340 ▪ OAKLAND, CALIFORNIA 94612-2031
Planning and Building Department
Bureau of Building
www.oaklandnet.com

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

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS
OR
CORRECTED ALLEGATIONS

Property: **1305 31ST AVE**

Parcel no. 025 -0690-011-00

Case no.: 1402153

Owner: NG CHOR N TR

Courtesy Notice date: N/A

Deadline to Respond: **September 18, 2014**

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 Notice of Violation I received from the City of Oakland:

☐ Landscaping ☐ Storage ☐ Trash and Debris ☐ Fencing ☐ Odors ☐ Building Exterior

☐ Building Interior ☐ Plumbing ☐ Electrical ☐ Heating ☐ Parking ☐ Concrete Paving

☐ Fencing ☐ Barbed/Razor Wire ☐ Sidewalk Display/Advertising

☐ Unapproved Home Business ☐ Exterior lighting ☐ Excessive Noise

☐ Unapproved Sidewalk Display ☐ Unapproved Advertising ☐ Unapproved Mobile Food Vending

☐ Roosters on Property ☐ Dumpsters/Garbage/Green Waste/Recycle Cans (left in view, left on sidewalk)

☐ _____

Property Owner Certification

_____ _____
Print Name (print) Date

_____
Property Owner Signature
Day time telephone (_____)_____ E-mail: _____

May 2014
Scan to: Code Enforcement-Chronology-Abatement Activities

County Assessor Display

Assessor Parcel Record for APN 025- -0690-011-00

Parcel Number:	25-690-11
Property Address:	1305 31ST AVE, OAKLAND 94601
Owner Name:	NG CHOR N TR
Care of:	
Attention:	
Mailing Address:	P O BOX 1473, OAKLAND CA 94604-1473
Use Code:	WAREHOUSE
Recorder Number:	2007-379807
Recorder Date:	10/30/2007
Mailing Address Effective Date:	10/30/2007
Last Document Input Date:	12/14/2007
Deactivation Date:	
Exemption Code:	

Home | Enter Assessor Parcel Number | Property List | Assessments | Property Details | GIS Parcel Map | Alameda County Web Site | Use Codes

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

7009 1680 0001 1983 0397

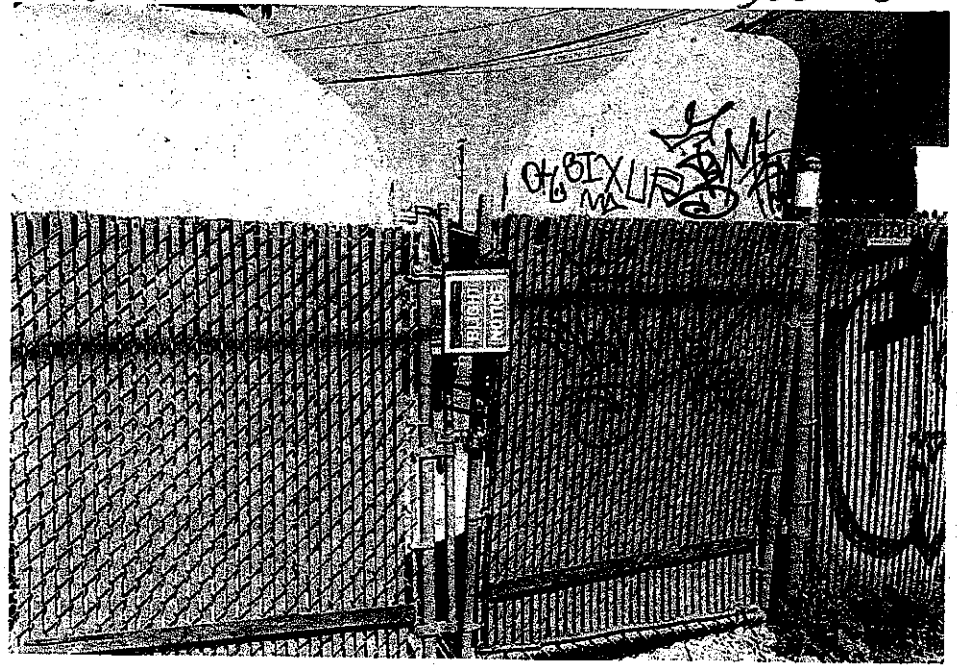
Ng, Chor N TR
P.O. Box 1473
Oakland, CA 94604
(re: #1402153/1305 31st Ave/RS/RT/8-18-14)

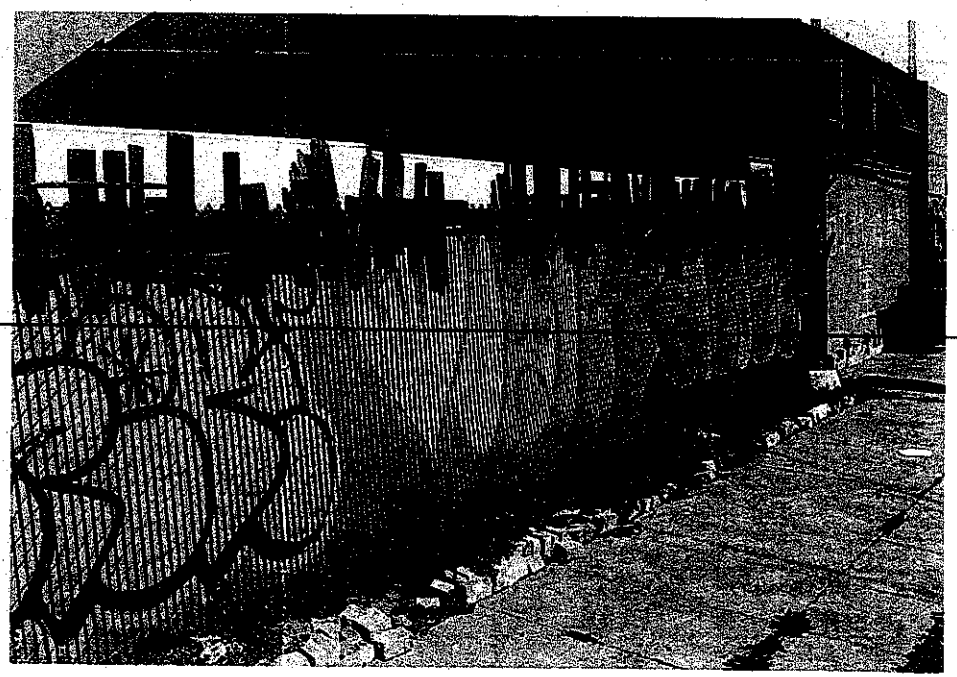
Total Postage & Fees $

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

PS Form 3800, August 2006 See Reverse for Instructions

CASE# 1402153 1305 31ST. ST. 8-15-2014





[redacted]

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

Hi [redacted]

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

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

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

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

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

Thanks for your time.

Sincerely,
Eva

Thanks,

Eva

(510)387-3333 (call or text)
OaklandInternationalBlvd@gmail.com

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

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

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

Sincerely,

[redacted]

[redacted]

City of Oakland

[redacted]

From: Oakland InternationalBlvd [mailto:oaklandinternationalblvd@gmail.com]
Sent: Wednesday, September 17, 2014 11:36 AM
To: [redacted]
Subject: Fwd: 1305 31st Avenue - Code Enforcement Case No.: 1402153

Dear [redacted]

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

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

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

Thanks,

Eva

(510)387-3333 (call or text)

OaklandInternationalBlvd@gmail.com

---------- Forwarded message ----------
From: **Oakland InternationalBlvd** <oaklandinternationalblvd@gmail.com>
Date: Wed, Sep 17, 2014 at 11:05 AM
Subject: 1305 31st Avenue - Code Enforcement Case No.: 1402153
To: [redacted]

Dear [redacted]

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

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

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

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

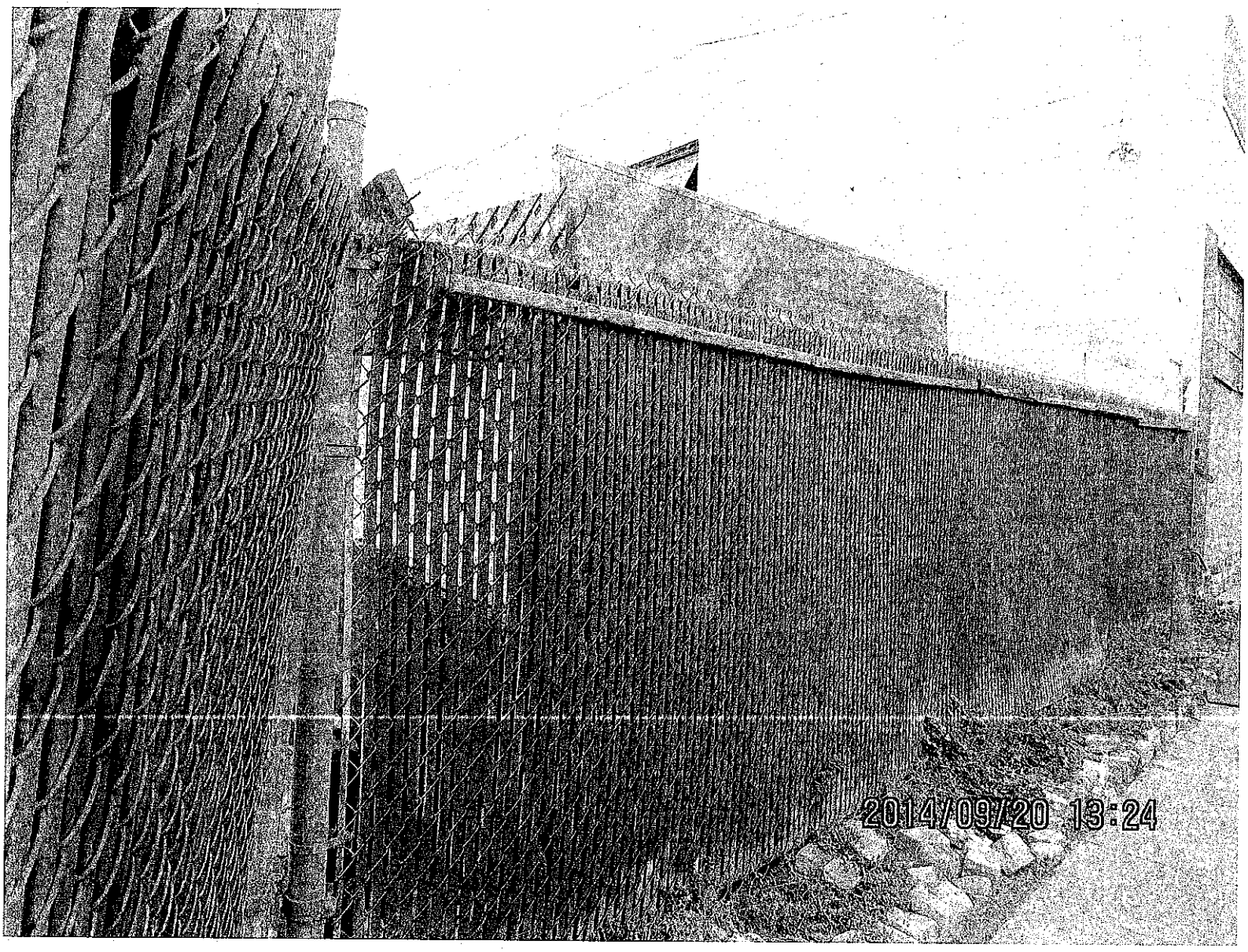
Thank you for your time and consideration.

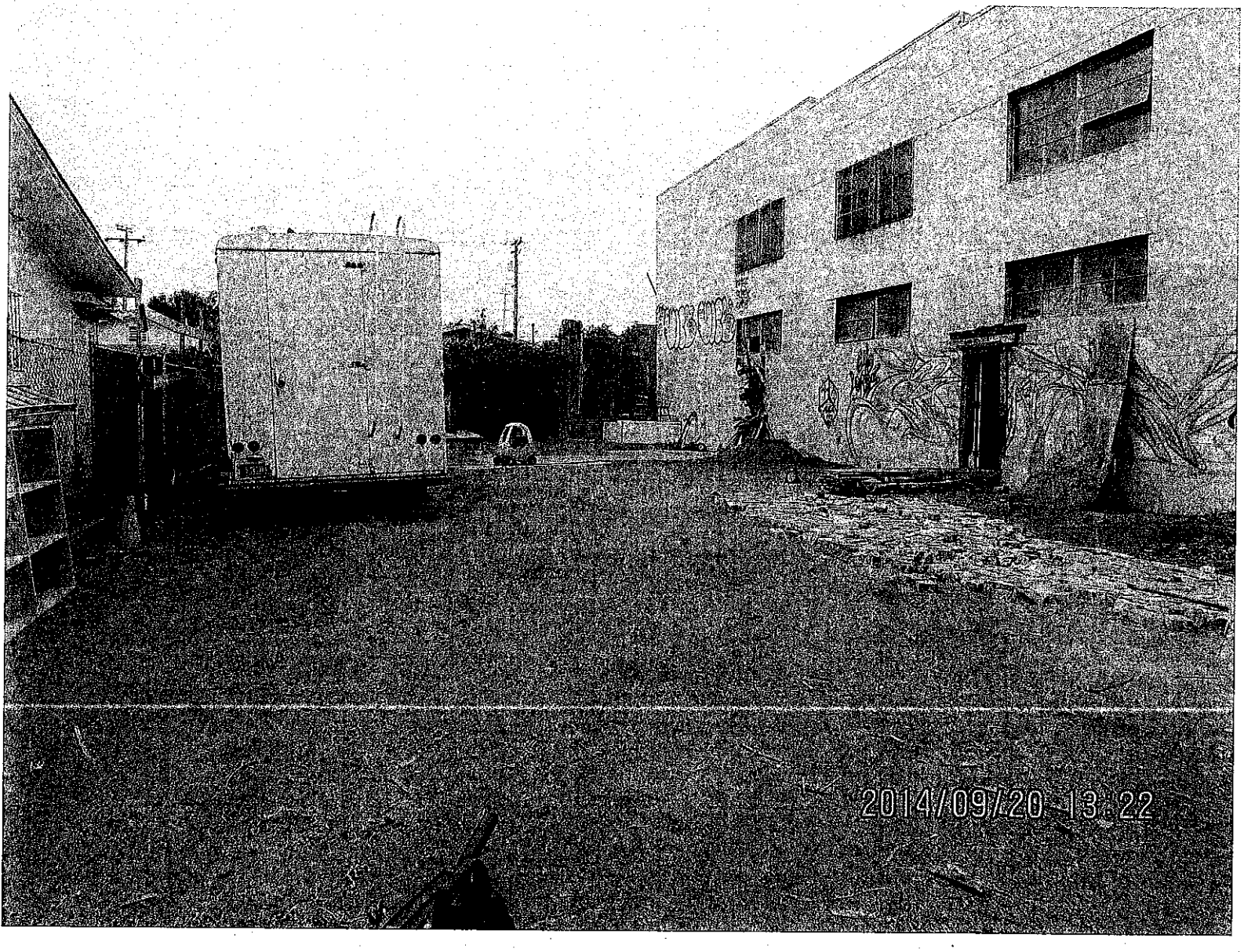
Best,

Eva

(510)387-3333 (call or text)

OaklandInternationalBlvd@gmail.com


2014/09/20 13:24


2014/09/20 13:22

CITY OF OAKLAND

C1

Record Detail with Inspection Log

Record ID: *1403619*

Description: Constructing house/structure without permits.

APN: 025 069001000

Address: 1315 31ST AVE

Unit #:

Date Opened: 10/7/2014

Record Status: Non-Actionable

Record Status Date: 10/8/2014

Job Value: $0.00

Requestor:

:

Business Name:

License #:

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

CITY OF OAKLAND

Record Detail with Comments

Record ID: *1403619*

Description: Constructing house/structure without permits.

APN: 025 069001000

Address: 1315 31ST AVE

Unit #:

Date Opened: 10/7/2014

Record Status: Non-Actionable

Record Status Date: 10/8/2014

Job Value: $0.00

Requestor:

:

Business Name:

License #:

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

CITY OF OAKLAND

C2

Record Detail with Inspection Log

Record ID: *1403536*

Description: Pallets, construction materials blocking the sidewalk

APN: 025 069001000

Address: 1315 31st AVE

Unit #:

Date Opened: 9/30/2014

Record Status: Notice of Violation Sent

Record Status Date: 10/8/2014

Job Value: $0.00

Requestor:

:

Business Name:

License #:

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

CITY OF OAKLAND

Record Detail with Comments

Record ID: *1403536*

Description: Pallets, construction materials blocking the sidewalk

APN: 025 069001000

Address: 1315 31st AVE

Unit #:

Date Opened: 9/30/2014

Record Status: Notice of Violation Sent

Record Status Date: 10/8/2014

Job Value: $0.00

Requestor:

:

Business Name:

License #:

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

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA • SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031
Planning and Building Department
Bureau of Building
Inspections, Permits and Code Enforcement Services
www.oaklandnet.com

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

NOTICE OF VIOLATION

October 7, 2014

Certified and Regular mail

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

Code Enforcement Case No.: **1403536**
Property: **1315 31ST AVE**
Parcel Number: **025-0690-010-00**
Re-inspection Date:**11/12/14**

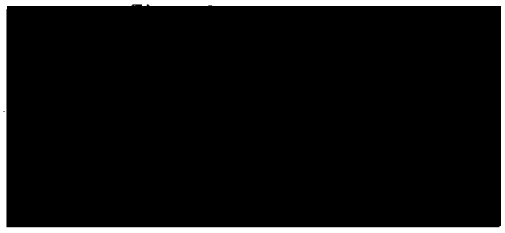
The Code Enforcement Division inspected your property on **10/01/14** and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

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

At this point no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations and either mail or fax the enclosed Owner Certification form with photographs or contact Inspector [redacted] who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at [redacted] and by email at [redacted]

If you do not return the Owner Certification form or notify your inspector why you cannot comply and if the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total $2,045.00. The City may also abate the violations and charge you for the contracting and administrative costs, which can also total over $1,000.00. In addition, Priority Lien fees in the amount of $1,194.00 may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims or Superior Court. Furthermore, this Notice of Violation may be recorded on your property.

You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review.



Encl: Blight Brochure
Violation Appeal Form

cc:

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

City of Oakland

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ SUITE 2340 ▪ OAKLAND, CALIFORNIA 94612-2031
Planning and Building Department
Bureau of Building
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FAX:(510) 238-2959
TDD:(510) 238-3254

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS
OR
CORRECTED ALLEGATIONS

Property: **1315 31ST AVE**

Parcel no. 025-0690-010-00

Case no.: 1403536

Owner: NG CHOR N TR

Courtesy Notice date:

Deadline to Respond: **11/12/14**

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 Notice of Violation I received from the City of Oakland:

☐ Landscaping ☐ Storage ☐ Trash and Debris ☐ Fencing ☐ Odors ☐ Building Exterior

☐ Building Interior ☐ Plumbing ☐ Electrical ☐ Heating ☐ Parking ☐ Concrete Paving

☐ Fencing ☐ Barbed/Razor Wire ☐ Sidewalk Display/Advertising

☐ Unapproved Home Business ☐ Exterior lighting ☐ Excessive Noise

☐ Unapproved Sidewalk Display ☐ Unapproved Advertising ☐ Unapproved Mobile Food Vending

☐ Roosters on Property ☐ Dumpsters/Garbage/Green Waste/Recycle Cans (left in view, left on sidewalk)

☐ _____

Property Owner Certification

_____ _____
Print Name (print) Date

_____
Property Owner Signature
Day time telephone (_____)_____ E-mail: _____

May 2014
Scan to: Code Enforcement-Chronology-Abatement Activities

County Assessor Display

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

Parcel Number:	25-690-10
Property Address:	1315 31ST AVE, OAKLAND 94601
Owner Name:	NG CHOR N TR
Care of:	
Attention:	
Mailing Address:	3735 MAGEE AVE, OAKLAND CA 94619-1429
Use Code:	WAREHOUSE
Recorder Number:	2007-379807
Recorder Date:	10/30/2007
Mailing Address Effective Date:	12/20/2007
Last Document Input Date:	12/14/2007
Deactivation Date:	
Exemption Code:	

Home | Enter Assessor Parcel Number | Property List | Assessments | Property Details | GIS Parcel Map | Alameda County Web Site | Use Codes

7014 0510 0001 3988 6135

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

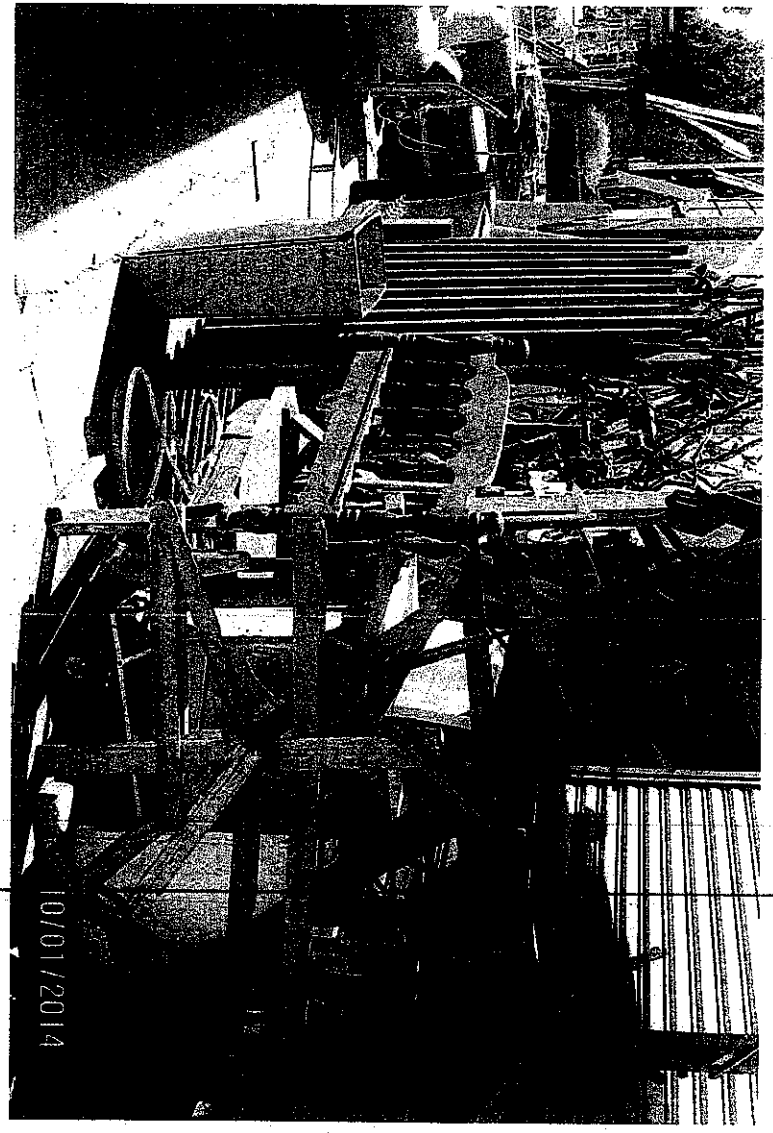
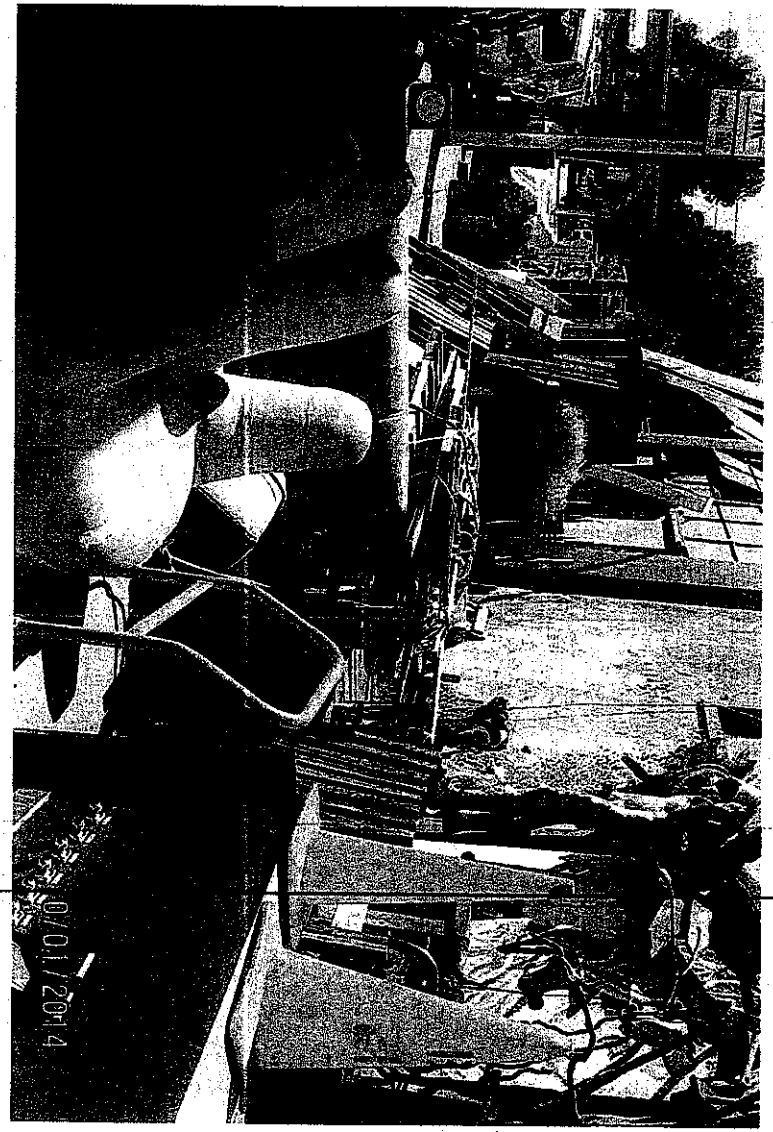
Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark Here

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

PS Form 3800, August 2006 See Reverse for Instructions

1315 31st Ave



1403536