

Inspections of 2551 San Pablo Avenue

Oakland Fire Department

The Oakland Fire Prevention Bureau received a referral from an engine company following a service call on February 25. Fire inspectors were not successful in reaching the property owner/manager to conduct a thorough inspection; permission is required to inspect the building and gain access to units; otherwise limited to hallways and exterior of the building.

A second referral was received on March 18. Fire inspectors gained access to the building on and conducted a fire inspection on Friday, March 24. The inspection revealed multiple violations:

- Fire alarm system
- Fire sprinkler system
- Emergency lighting and exit signs
- Smoke detectors
- Fire extinguishers
- Evacuation maps
- Extension cords in lieu of electrical outlets
- Furniture in interior area

Next step: property owners have 30 days to correct violations. Reinspection would have been scheduled to confirm compliance.

Planning & Building Department

The Planning and Building Department searched code enforcement records for the past 10 years.

- There are 20 code enforcement complaints.
- The complaints are related to habitability issues inside the building – mold, mildew, structural instability, damaged interior, lack of water, lack of heat, leaky pipes, unsanitary conditions, leaky roof, holes in walls/ceilings/floors, rodents, improper plumbing, and deferred maintenance – and blight outside the building – graffiti, trash, debris, building materials and discarded furniture.
- 11 complaints were closed.
- Seven complaints are currently open.
- The most recent complaints were received on February 23, 2017, (trash, debris, building materials, and discarded furniture) and March 2, 2017, (deferred maintenance). The City inspected the property on February 28, 2017, and March 3, 2017. A follow-up inspection was scheduled for April 18, 2017.



Fire Inspection Report (Cont.)



For Official Use Only

Start Time: _____ End Time: _____
 Occ Class _____ Batt. # _____
 Company # _____ Total Job Time: _____

Narrative/Additional Comments

Residential Commercial

Address: 2557 Sea Pebb Ave Ste _____ Business Name: _____

Contact Name: Monisa Nitoto Owner/Mgr Bus. Phone: [REDACTED] Fax#: _____

Billing Address: _____ Ste _____ City: Oakland State: CA

Contact Name: _____ Phone # _____ Fax# _____ Email Address: _____

Insp.: 1st 2nd 3rd Other _____ Insp. Date: 3-24-17 (Insp. Type) Annual Fire/Life 201
 Insp. Ref #: _____

Contact Made/Inspection Permission Granted: Yes No

Code	Deficiency/Comment
	- Certify/Service Fire Alarm System Immediately
	- Service Fire Sprinkler System Immediately
	- Maintain provide Emergency lighting and EXIT signs throughout building.
	- Provide smoke detectors for each residential unit
	- Provide fire extinguishers throughout building.
	- Provide Evacuation maps.
	- Eliminate all extension cords in lieu of powerfecto outlets throughout building.
	- Remove mattresses from Mead Ave side of bldg.
	- Remove any furniture from interior courtyard.
	- Provide bldg permits for any construction within interior courtyard.
	- Repair large breach (hole) in ceiling of corridor on Mead side of bldg.

In accordance with the California Fire Code Section 104.5 you are hereby ordered to correct all above noted violations immediately upon receipt of this report. An inspection to determine if you have complied with this order will be conducted on or about immediately failure to comply with this lawful order may result in a citation to appear in Municipal Court, plus additional fines, fees, and civil penalties. If you have questions, contact the undersigned inspector.

Owner/Mgr Name (print): MONISA Signature: MONISA NITOTO Date: 3/24/17

Inspector Name (print): D. DAVIS Inspector Signature: [Signature] Contact No. 510-238-2396

Page _____ of _____



CITY OF OAKLAND

Record Detail with Comments

▼ **Date Opened: 10/31/2007**

▼ **Record ID: [0708155](#)**

▼ **APN: 003 000700300**

▼ **Address: 2551 SAN PABLO AVE, #LOWER**

▼ **Unit #: LOWER**

▼ **Owner Name: MEAD AVENUE HOUSING ASSOCIATES**

▼ **Description: TENANT COMPLAINT - MOLD AND MILDEW AND DUSTY VENTS IN THE HOUSE.**

▼ **Record Status: Closed**

▼ **Record Status Date: 10/31/2007**

Comment Date ▲	Commenter	Comment
10/31/2007 12:00:00 AM	PTS	TENANT COMPLAINT - MOLD AND MILDEW AND DUSTY VENTS IN THE HOUSE.

▼ **Date Opened: 11/1/2007**

▼ **Record ID: [0708176](#)**

▼ **APN: 003 000700300**

▼ **Address: 2551 SAN PABLO AVE, #LOWER**

▼ **Unit #: LOWER**

▼ **Owner Name: MEAD AVENUE HOUSING ASSOCIATES**

▼ **Description: EMPLOYEE COMPLAINT - MOLD AND MILDEW AND DUSTY VENT IN THE HOUE.**

▼ **Record Status: No Violation Found**

▼ **Record Status Date:**

Comment Date ▲	Commenter	Comment
11/1/2007 12:00:00 AM	PTS	EMPLOYEE COMPLAINT - MOLD AND MILDEW AND DUSTY VENT IN THE HOUE.
1/21/2014 8:30:57 PM	PTS	11-16-07 Could not verify complaint. there was no number to contact co mplainant. Spoke with a [REDACTED] /EBCRP he did not know of any compa laints. >>> 11/16/2007 12:27:32 PILI#R 0139 Code (2097) non-actionable. >>> 11/16/2007 12:28:01 PILI#R 0139

For real-time, direct access to information via the Internet, 24 hours a day - <https://aca.accela.com/oakland>

▼ Date Opened: 4/4/2012

▼ Record ID: [1201446](#)

▼ APN: 003 000700300

▼ Address: 2551 SAN PABLO AVE

▼ Unit #:

▼ Owner Name: MEAD AVENUE HOUSING ASSOCIATES

▼ Description: GRAFFITI ON STORE FRONT

▼ Record Status: Closed

▼ Record Status Date: 5/17/2012

Comment Date ▲	Commenter	Comment
4/4/2012 12:00:00 AM	PTS	GRAFFITI ON STORE FRONT
1/21/2014 8:37:47 PM	PTS	COURTESY NOTICE MAILED REG & CERT >>> 04/10/2012 12:12:24 CAMPB#TE 0007 MAILED RETURNED "UNCLAIMED: >>> 04/30/2012 12:09:59 CAMPB#TE 000B owner did not respond closing case >>> 05/17/2012 10:30:28 CAMPB#TE 001F

▼ Date Opened: 11/7/2012

▼ Record ID: [1206002](#)

▼ APN: 003 000700300

▼ Address: 2551 SAN PABLO AVE, #317

▼ Unit #: 317

▼ Owner Name: MEAD AVENUE HOUSING ASSOCIATES

▼ Description: FLOOR IS SLATED AND BUILDING STRUCTURE IS UNSTABLE.

▼ Record Status: Abated

▼ Record Status Date: 12/5/2012

Comment Date ▲	Commenter	Comment
11/7/2012 12:00:00 AM	PTS	FLOOR IS SLATED AND BUILDING STRUCTURE IS UNSTABLE.
1/21/2014 8:34:09 PM	PTS	Tenant not able to make appointment today, rescheduling for 11/16/12. >>> 11/08/2012 09:08:54 HARBA#A 002K Tried to contact the tenant and phone was busy. Stopped by property and put a card in the door. >>> 11/20/2012 13:56:30 HARBA#A 0014 No contact from tenant and no access granted closing case. >>> 12/05/2012 16:06:00 HARBA#A 003J

▼ Date Opened: 1/28/2013

▼ Record ID: [1300557](#)

▼ APN: 003 000700300

▼ Address: 2551 SAN PABLO AVE, #319

For real-time, direct access to information via the Internet, 24 hours a day - <https://aca.accela.com/oakland>

▼ Unit #: 319

▼ Owner Name: MEAD AVENUE HOUSING ASSOCIATES

▼ Description: LEFT BEDROOM DOOR JAMB DAMAGED.

▼ Record Status: Abated

▼ Record Status Date: 3/6/2013

Comment Date ▲	Commenter	Comment
1/28/2013 12:00:00 AM	PTS	LEFT BEDROOM DOOR JAMB DAMAGED.
1/21/2014 8:40:17 PM	PTS	Visited site and seen the door jamb leading into the lt. bedroom is damaged. Submitting form for admin to send out a courtesy notice. >>> 01/29/2013 13:59:49 HARBA#A 000P Per inspector A Harbaugh, sending courtesy notice with photo to owner to address the door jamb damage in unit, notice sent 2/5/13 - KXC >>> 02/05/2013 16:36:34 CHENG#K 000L Per A Harbaugh, cc copy to the 2525 San Pablo Ave Oakland CA 94612-KXC >>> 02/05/2013 16:37:25 CHENG#K 000L CC COPY RETURNED AS "UNABLE TO DELIVER" 2/19 - KXC >>> 02/19/2013 13:00:15 CHENG#K 0030 Complaint abated. >>> 03/06/2013 09:53:50 HARBA#A 002D

▼ Date Opened: 2/19/2013

▼ Record ID: [1300990](#)

▼ APN: 003 000700300

▼ Address: 2551 SAN PABLO AVE, #223

▼ Unit #: 223

▼ Owner Name: MEAD AVENUE HOUSING ASSOCIATES

▼ Description: NO HOT WATER OR HEAT INSIDE UNIT

▼ Record Status: Abated

▼ Record Status Date: 8/30/2013

Comment Date ▲	Commenter	Comment
2/19/2013 12:00:00 AM	PTS	NO HOT WATER OR HEAT INSIDE UNIT
4/25/2013 12:00:00 AM	PTS	INVOICE COMMENT FOR INVOICE # I0076672: SYK
5/28/2013 12:00:00 AM	PTS	INVOICE COMMENT FOR INVOICE # I0076710: SYK
6/24/2013 12:00:00 AM	PTS	INVOICE COMMENT FOR INVOICE # I0076824: SYK
1/21/2014 8:39:00 PM	PTS	Left voicemail to schedule inspection waiting for a return call. >>> 02/20/2013 08:34:58 HARBA#A 000N Visited site on 3/8/13 and verified no hot water or heat for the unit. Sending owner NOV to repair. [REDACTED]. >>> 03/11/2013 09:13:54 HARBA#A 000M OWNERSHIP INFO IS VERIFIED; NO CHANGE IN OWNER NAME & MAILING ADDRESS NOTICE OF VIOLATION SENT REG & CERT W/APPEAL ON 3/12 - KXC >>> 03/12/2013 14:01:52 CHENG#K 000F Rescheduled to match NOV which is on 4/18/13. >>> 03/18/2013 10:45:53 HARBA#A 000T REG MAIL RETURNED "UNABLE TO FORWARD" 3/27/13 - KXC >>> 03/27/2013 16:00:31 CHENG#K 002L 1103637 >>> 04/18/2013 08:28:49 HARBA#A 000Q Tried to contact owner and voice mail is full and not able to leave a message. >>> 04/18/2013 09:36:11 HARBA#A 000Q No progress made submitting billing request. >>> 04/18/2013 09:50:49 HARBA#A 000Q Approved and forwarded the billing request for processing. >>> 04/24/2013 12:01:38 WILSO#IW 002L OWNERSHIP INFO IS VERIFIED; NO CHANGE ON OWNER NAME & MAILING ADDRESS NOV SENT REG & CERT W/APPEAL ON 4/24/13 - KXC >>> 04/26/2013 08:38:53 TEMP#PTS 0017 Rescheduled to match re-inspection notice which is on 5/29/13. >>> 04/26/2013 08:59:17 HARBA#A 000C REG MAIL RETURNED AS "RETURN TO SENDER" - KXC >>> 05/14/2013 16:37:40 CHENG#K 002T CERT MAIL RETURNED AS "UNCLAIMED" - KXC >>> 05/14/2013 16:55:25 CHENG#K 002T Voicemail full not able to leave a msg. Submitting billing request

For real-time, direct access to information via the Internet, 24 hours a day - <https://aca.accela.com/oakland>

Record Status Date: 8/30/2013

Comment Date ▲	Commenter	Comment
		for no progress. >>> 05/29/2013 09:03:36 HARBA#A 000Z Holding billing request until next inspection which is on 7/29/13. >>> 06/03/2013 15:39:14 HARBA#A 000Q CERT MAIL RETURNED AS "UNCLAIMED" - KXC >>> 07/08/2013 12:03:03 TEMP#PTS 000R Owner is making progress and will be sending in POC by the end of the week. >>> 07/29/2013 08:37:15 HARBA#A 001B Waiting for POC from owner to close case. >>> 08/01/2013 08:30:13 HARBA#A 0012 [REDACTED] He will fill it out an d return. >>> 08/16/2013 09:02:43 HARBA#A 000R Complaint abated. >>> 09/03/2013 10:31:40 HARBA#A 001X

Date Opened: 5/1/2013

Record ID: [1302329](#)

APN: 003 000700300

Address: 2551 SAN PABLO AVE, #211

Unit #: 211

Owner Name: MEAD AVENUE HOUSING ASSOCIATES

Description: CEILING LEAKING FROM PIPES (POSSILBY A SEWER LINE) OVER KITCHEN AND OTHER SPOTS THRU OUT UNIT

Record Status: Abated

Record Status Date: 6/26/2013

Comment Date ▲	Commenter	Comment
5/1/2013 12:00:00 AM	PTS	CEILING LEAKING FROM PIPES (POSSILBY A SEWER LINE) OVER KITCHEN AND OTHER SPOTS THRU OUT UNIT
1/21/2014 8:37:49 PM	PTS	Left voicemail for tenant to call back to schedule inspection. >>> 05/03/2013 08:49:57 HARBA#A 001M [REDACTED] . CONTACT HER FOR ACCESS TO VERIFY COMPLAINT. >>> 05/09/2013 08:49:20 HARBA#A 001F Called and left an voicemail on 5/10/13 to schedule inspection, no responce closing case, >>> 05/13/2013 09:31:46 HARBA#A 000W Void note above. Tenant called and rescheduled inspection for may 17. >>> 05/13/2013 10:35:52 HARBA#A 002R Visited site and verified water damage on the ceiling. Sending owner a NOV to repair. >>> 05/20/2013 09:42:17 HARBA#A 0027 Contact number for property manager is [REDACTED]. >>> 05/21/2013 14:04:49 HARBA#A 001B OWNERSHIP CHECKED; NO CHANGE IN OWNER NAME & MAILING ADDRESS NOV SENT REG & CERT W/APPEAL ON 5/22/13 - KXC >>> 05/22/2013 13:27:26 CHENG#K 0031 Left voicemail for [REDACTED] to return call. >>> 05/29/2013 09:10:02 HARBA#A 000Z CERT MAIL RETURNED AS "UNCLAIMED" - KXC >>> 06/04/2013 13:23:39 CHENG#K 0027 Progress being made by the owner extending until 7/29/13 for follow u p. >>> 06/28/2013 10:47:23 HARBA#A 0006 CORRECTION ON LAST NOT:::case has been closed, all repairs made. >>> 06/28/2013 10:48:13 HARBA#A 0006

Date Opened: 6/10/2013

Record ID: [1303097](#)

APN: 003 000700300

Address: 2551 SAN PABLO AVE

Unit #:

Owner Name: MEAD AVENUE HOUSING ASSOCIATES

▼ Description: UNSANITARY CONDITIONS, FECES, URINE, MOLD WOMENS QUARTERS, KITCHENNO HANDICAP ACCESS, LEAKY PIPES THROUGHOUT BUILDING

▼ Record Status: Abated

▼ Record Status Date: 6/25/2013

Comment Date ▲	Commenter	Comment
6/10/2013 12:00:00 AM	PTS	UNSANITARY CONDITIONS, FECES, URINE, MOLD WOMENS QUARTERS, KITCHEN NO HANDICAP ACCESS, LEAKY PIPES THROUGHOUT BUILDING
1/21/2014 8:32:50 PM	PTS	No contact info. on this complaint. If the complainant calls, have the complainant contact me to arrange access to verify the complaint. GXC x2168. >>> 06/11/2013 07:49:26 CLARK#G 000T Complainant contacted me and wants to arrage site visit on 6-25-13. Site visit set for 6-25-13 between 10:30-12:30. Complainant wants to remain anonymous. GXC x2168. >>> 06/25/2013 07:55:49 CLARK#G 000Z Site visit on 6-25-13 found no mold, plumbing leak or water intrusion. This complaint is non-actionable. Tenants at the property where complaining about other issues. Informed the tenants to call the complaint phone # and file a complaint. GXC x2168. >>> 07/05/2013 09:36:13 CLARK#G 0004

▼ **Date Opened: 3/10/2014**

▼ Record ID: [1401080](#)

▼ APN: 003 000700300

▼ Address: 2551 SAN PABLO AVE

▼ Unit #:

▼ Owner Name: MEAD AVENUE HOUSING ASSOCIATES

▼ Description: roof leaking, ceiling has holes, mold & mildew

▼ Record Status: Pending Investigation

▼ Record Status Date: 3/10/2014

Comment Date ▲	Commenter	Comment
----------------	-----------	---------

▼ **Date Opened: 4/15/2015**

▼ Record ID: [1501269](#)

▼ APN: 003 000700300

▼ Address: 2551 SAN PABLO AVE

▼ Unit #:

▼ Owner Name: MEAD AVENUE HOUSING ASSOCIATES

▼ Description: Unit #216: Holes in walls from rodent infestation; mold and mildew from water leak in shower.

▼ Record Status: Pending Investigation

▼ Record Status Date: 4/15/2015

Comment Date ▲	Commenter	Comment
----------------	-----------	---------

▼ Date Opened: 9/23/2015

▼ Record ID: [1503413](#)

▼ APN: 003 000700300

▼ Address: 2551 SAN PABLO AVE

▼ Unit #:

▼ Owner Name: MEAD AVENUE HOUSING ASSOCIATES

▼ Description: Inadequate garbage service - Trash all over

▼ Record Status: Abated

▼ Record Status Date: 12/1/2015

Comment Date ▲	Commenter	Comment
11/2/2015 8:38:30 AM	TCAMPBELL	OWNER VERIFIED THROUGH COUNTY ASSESSOR - COURTESY NOTICE MAILED - DUE DATE 11/23/2015
12/1/2015 7:27:44 AM	TCAMPBELL	owner signed certification & sent photos - abate

▼ Date Opened: 1/29/2016

▼ Record ID: [1600358](#)

▼ APN: 003 000700300

▼ Address: 2551 SAN PABLO AVE

▼ Unit #:

▼ Owner Name: MEAD AVENUE HOUSING ASSOCIATES

▼ Description: NO ELECTRICITY IN UNIT, NO HOT WATER, MOLD IN UNIT #113

▼ Record Status: Closed

▼ Record Status Date: 2/2/2016

Comment Date ▲	Commenter	Comment
2/2/2016 11:02:18 AM	GMARTINELLI	2-1-16, no access into unit 113, no one home, no access number [REDACTED] Received a call on 2-2-16, from onsite manager that power was restored, by management paying PG&E bill. Close case until further notice.

▼ Date Opened: 3/8/2016

▼ Record ID: [1600785](#)

▼ APN: 003 000700300

▼ Address: 2551 SAN PABLO AVE, UNIT 222

▼ Unit #: 222

▼ Owner Name: MEAD AVENUE HOUSING ASSOCIATES

▼ Description: Hole in floor of kitchen, can't lock door

▼ Record Status: Non-Actionable

▼ Record Status Date: 3/10/2016

Comment Date ▲	Commenter	Comment
3/22/2017 11:15:19 AM	WLOO	3/10/16 - called complainant; left message. wloo
3/22/2017 11:16:48 AM	WLOO	3/22/17 - called the complainant's number to see why I had entered non-actionable; person who answered phone said no such person. wloo

▼ **Date Opened: 4/11/2016**

▼ **Record ID: [1601257](#)**

▼ **APN: 003 000700300**

▼ **Address: 2551 SAN PABLO AVE**

▼ **Unit #:**

▼ Owner Name: MEAD AVENUE HOUSING ASSOCIATES

▼ Description: Bags of garbage and household items are piling up against side yard fencing and in rear yard also.

▼ Record Status: Abated

▼ Record Status Date: 5/12/2016

Comment Date ▲	Commenter	Comment
4/21/2016 2:30:23 PM	JWANG	4-21-16 -Address verified via county assessor website, NOV sent w/ appeal forms via reg & cert mail, cert # 7015 1660 0000 0860 1289
5/11/2016 2:50:03 PM	WLOO	5/11/16 - Mr. Kim, [REDACTED] property called; he said rear cleaned. wloo
5/12/2016 4:20:45 PM	WLOO	5/12/16 - reinspection; rear cleaned; close complaint. wl

▼ **Date Opened: 5/16/2016**

▼ **Record ID: [1601760](#)**

▼ **APN: 003 000700300**

▼ **Address: 2551 SAN PABLO AVE, UNIT #117**

▼ **Unit #: #117**

▼ Owner Name: MEAD AVENUE HOUSING ASSOCIATES

▼ Description: UNIT #117: Lack of hot water

▼ Record Status: Violation Verified

Record Status Date: 5/19/2016

Comment Date ▲	Commenter	Comment
5/19/2016 3:48:42 PM	WLOO	5/19/20 - investigated complaint; the water did not get warm from the kitchen & bath sink; smoke alarm was missing from the ceiling hardwired junction box; cover plate missing from kitchen counter plug; spoke to maintenance person; he said they are having problems getting part for the electric water heater located in that unit; gave him the Request for Service; Pastor Lowery who runs the transitional housing program, [REDACTED]. wloo

Date Opened: 9/7/2016

Record ID: [1603446](#)

APN: 003 000700300

Address: 2551 SAN PABLO AVE

Unit #:

Owner Name: MEAD AVENUE HOUSING ASSOCIATES

Description: Unit 321: Pipe in the kitchen sink is missing causing water leakage and mold and the floor is caving in. The toilet is not working properly.

Record Status: Re-Activated

Record Status Date: 12/28/2016

Comment Date ▲	Commenter	Comment
9/19/2016 9:33:42 AM	WLOO	9/16/16 - investigated complaint; noticed kitchen sink drain pipe missing, water damaged bottom of cabinet; toilet doesn't drain; electric base board heater inoperative; broken smoke detector; damaged unit entry door; took pictures. wloo
9/21/2016 3:06:43 PM	WLOO	9/21/16 - notice of violation prepared for mailing. wloo
9/23/2016 10:18:04 AM	ASRODRIGUEZ	9/23/2016: Ownership verified through County Assessor, NOV mailed reg & cert with appeal form on 9/23/2016 .cert #..7016 0340 0000 0029 6507.., Re-inspection 11/09/2016
12/20/2016 2:31:30 PM	WLOO	11/09/16 - scheduled re-inspection; complainant did not answer phone. wloo
12/30/2016 10:44:40 AM	WLOO	12/28/16 - received call from [REDACTED]; she said her niece was the person I saw during the 1st inspection; she said nothing has been fixed and things in her unit have been stolen; the complaint will be re-activated to continue complaint. wloo

Date Opened: 11/10/2016

Record ID: [1604339](#)

APN: 003 000700300

Address: 2551 SAN PABLO AVE

Unit #:

Owner Name: MEAD AVENUE HOUSING ASSOCIATES

Description: Possible insufficient garbage service at property.

Record Status: No Violation Found

Record Status Date: 11/14/2016

Comment Date ▲	Commenter	Comment
11/16/2016 11:19:11 AM	WLOO	11/14/16 - could not confirm overflowing garbage problem behind the gate at the rear of the building.

Date Opened: **12/29/2016**

Record ID: **1604844**

APN: **003 000700300**

Address: **2551 SAN PABLO AVE**

Unit #:

Owner Name: **MEAD AVENUE HOUSING ASSOCIATES**

Description: No working heat throughout the building, electrical issues and a large pest infestation

Record Status: Open

Record Status Date: 2/3/2017

Comment Date ▲	Commenter	Comment
1/19/2017 11:34:06 AM	WLOO	1/19/17 - spoke to Mr. Kim, [REDACTED] regarding entry; he said he will talk to Dignity Housing to see if this can be arranged.
2/3/2017 3:59:22 PM	WLOO	2/03/17 - still waiting for Mr. Kim to give instructions to conduct an inspection. See email: Below is the response I received from the Master Tenant, Dignity Housing West Inc., regarding #321. She has no lease or any other documents giving her a legal status of being in the unit. I am still trying to determine how she got into the unit in the first place... From: Nancy Flemming To: Keith Kim Cc: timothy@dhwinc.org Sent: Tuesday, January 24, 2017, 8:58:46 AM PST Subject: Re: [FWD: RE: Fwd: 2551 San Pablo Avenue] We went by months ago when you informed me about the complaint. We got no answer, we even placed notes on her door. She has no lease with Dignity so our position is we have no knowledge of her being there. Let her provide paperwork naming who she rented from to the city. Then we can prosecute. Kind regards Rev. Curtis B. Flemming Sr. Lead Servant Bay Community Fellowship of Chur With regard to Councilman McElhaney, her staff toured the building today and she will be touring the building tomorrow. She is working with my Master Tenant to provide affordable housing in this building. I will let you know what she wants to do going forward. Keith Kim

Date Opened: **2/23/2017**

Record ID: **1700743**

APN: **003 000700300**

Address: **2551 SAN PABLO AVE**

Unit #:

Owner Name: **MEAD AVENUE HOUSING ASSOCIATES**

Description: Large amount of trash and debris, building materials, furniture in back of property. Neighbor will provide access in order to verify.

Record Status: Notice of Violation Sent

▼ Record Status Date: 3/2/2017

Comment Date ▲	Commenter	Comment
3/1/2017 2:03:50 PM	WLOO	2/28/17 - investigated complaint; gate on Mead St; noticed furniture, debris & trash on sidewalk in front of rear yard gate; gate was unlocked; large amount of garbage, trash and debris behind building around 10 feet of yard to the rear fence; took pictures. wloo
3/1/2017 2:04:46 PM	WLOO	3/01/17 - prepared notice of violation for mailing. wloo
3/2/2017 4:31:18 PM	EANDERSON	Ownership verified through County Assessor, NOV mailed reg & cert with appeal form and brochures on 3/2/17 cert #701619700009801 Re-inspection Deadline: 4/18/17

▼ Date Opened: 3/2/2017

▼ Record ID: [1700865](#)

▼ APN: 003 000700300

▼ Address: 2551 SAN PABLO AVE

▼ Unit #:

▼ Owner Name: MEAD AVENUE HOUSING ASSOCIATES

▼ Description: Master tenant Urojas request inspection of the facility; alleged deferred maintenance by landlord.

▼ Record Status: Violation Verified

▼ Record Status Date: 3/6/2017

Comment Date ▲	Commenter	Comment
3/6/2017 8:45:34 AM	WLOO	3/03/17 - met Dr. Jeffery Lowery and assistant, Aurea Lewis at the property; they said they are leasing half of the bottom floor and all of the second floor; the property owner took back the other half of the 1st floor and the 3rd floor is occupied with squatters; they showed me a major plumbing leak which alleged to come from the 3rd floor affecting unit #215 & 113D which had opened ceiling with leaking water; noted electrical violations and unit 218 had a toilet leak which damaged the flooring in the kitchen; took pictures. wloo