



Fire Inspection Report (Cont.)



For Official Use Only
 Start Time: 3:00 End Time: 4:00
 Occ Class _____ Batt. # _____
 Company # _____ Total Job Time: _____

Narrative/Additional Comments

Residential Commercial

Address: 276 Hegenberger Ste D Business Name: _____

Contact Name: Gregorio Romes Contractor 510-480-9421
Mr. Singh Owner 510-499-6266
 Owner / Mgr Bus. Phone # _____ Fax# _____

Billing Address: 4849 East 12 St. Ste _____ City: Oakland State: California

Contact Name: Mr. Singh Phone # 510-499-6266 Fax# _____ Email Address: _____

Insp.: 1st 2nd 3rd Other _____ Insp. Date: 2/22/18 Insp. Type: Inspection Insp. Ref. #: _____
 Contact Made/Inspection Permission Granted: Yes No

Code	Deficiency/Comment
	* Inspection / Fire Watch on Suite D 276 Hegenberger
	Difficiencies noted on walk-through
CFC 915.5	CFC 605.1 Missing Cover plates on electrical boxes
	CFC 605.6 Exposed wiring upstairs room / ceiling Kitchen
CFC 907.2.1.2	CFC 915.1.1 Smoke Detectors needed in sleeping rooms (4)
CFC 101.3.1	Exit Sign Required at Front Door.
	"Inspection conducted only on Suite D"

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 notice. An inspection to determine if you have complied with this order will be conducted on or about _____. 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): Gregorio Noel Romes Signature: _____ Date: 2/22/18
 Inspector Name (print): Rolando Lara Inspector Signature: _____ Contact No. 510-516-5603



Fire Inspection Report (Cont.)

Narrative/Additional Comments

Residential Commercial



Start Time: 7:45 End Time: 1:20
Occ Class: Batt. #
Company #: Total Job Time:

Address: 276 Hegenberger Ave Ste Business Name:

Contact Name: Gregorio Ramos Contractor Owner / Mgr
Owner: Mr. Singh
Bus. Phone #: 510 480-9421 Fax#: 510 599-6266
SON: Amir Singh

Billing Address: 4849 East 12th St. Ste City: OAKLAND State: CALIFORNIA

Contact Name: Mr. Singh Phone #: 510-499-6266 Fax#: Email Address:

Insp.: 1st 2nd 3rd Other Insp. Date: 2/16/18 Insp. Type: Inspection Fire Watch Insp. Ref. #: 2018 08027
Contact Made/Inspection Permission Granted: Yes No

Code Deficiency/Comment

Code	Deficiency/Comment
	* Inspection / Fire Watch *
	Deficiencies noted of Walkthrough at 4:30pm Friday with Fire Marshall Miguel Trujillo Inspector Lara
CFC 1013.1 CFC 1013.5 NFPA 54	No Exit Signs throughout Building; Illuminated Signs Water Heaters not strapped (4) Proper Ventilation
CFC 906.1	No Fire Extinguishers throughout Building (suite A, B, C)
CFC 605.1	Electrical Panel Missing Cover Plate
CFC 605.6	Exposed wiring of outlets throughout Building
CFC 505.2	No Identification of Address and suites
CFC 915.1.1	No Carbon Monoxide detectors throughout Building (Sleeping Areas) Kitchen Areas
	Bars on Roof Skylights and Chain / Garage Roll up Door Remove. // Keep open
	* Suite D: was not inspected on this day by myself * An inspection was done 1pm by Mr. Clark / Mr. Watson earlier that day along with Building Dept.
CFC 907.2.1.1.2	No smoke detectors in all sleeping areas throughout Building Inspected Roof: Remove waste and Garbage

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Owner/Mgr Name (print): Gregorio Ramos Signature: Date:

Inspector Name (print): R. LARA Inspector Signature: Contact No. 510

Invoice # 2018-01745

Page of

Distribution: White (FPB) Yellow (Property Owner/Rep) Pink (Fire Station)



Fire Inspection Report (Cont.)



For Official Use Only
 Start Time: 3:00 End Time: 4:00
 Occ Class _____ Batt. # _____
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Narrative/Additional Comments

Residential Commercial

Address: 276 Hegenberger Ste D Business Name: _____

Contact Name: Gregorio Romes Contractor 510-480-9421
Mr. Singh Owner Bus. Phone # _____ Fax# _____
510-499-6266

Billing Address: 4849 East 12 St. Ste _____ City: Oakland State: California

Contact Name: Mr. Singh Phone # 510-499-6266 Fax# _____ Email Address: _____

Insp.: 1st 2nd 3rd Other _____ Insp. Date: 2/22/18 Insp. Type: Inspection Insp. Ref. #: _____
 Contact Made/Inspection Permission Granted: Yes No

Code	Deficiency/Comment
	* Inspection / Fire Watch on Suite D 276 Hegenberger
	Difficiencies noted on walk-through
CFC 915.5	CFC 605.1 Missing Cover plates on electrical boxes
	CFC 605.6 Exposed wiring upstairs room / dining kitchen
CFC 907.2.1.1	CFC 915.1.1 Smoke Detectors needed in sleeping rooms (4)
CFC 1013.1	Exit Sign Required at Front Door.
	"Inspection conducted only on Suite D"

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 notice. An inspection to determine if you have complied with this order will be conducted on or about _____. 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): Gregorio Noel Romes Signature: _____ Date: 2/22/18
 Inspector Name (print): Rolando Lora Inspector Signature: _____ Contact No. 510-516-5603

On Thursday, Feb 15th at 1:00pm, I was assigned to support the building department as part of a joint department walk through. Upon arriving to the site, it was unclear as to which property was 276 Hegenberger Rd. The property is a very large parcel, that borders the estuary/waterway. The building department stated that at some point, the owner applied for permits to covert parts of the property to live-works (R7), but never completed it. From the street, is an active restaurant, followed by a closed down restaurant. The warehouse/units start at the next portion (gray) of the building.

I met up with the building inspectors James Wimbish and David Velez. We discussed what the site was in the past, and what it appears to be now. Inspector Wimbish, had already entered part of the site prior to me getting there, and discussed his findings with the group. We spoke with the on-site manager Noel, and he explained that he was just the on-site manager and that the owner was out the country. One of the tenants happened to be exiting the site and after speaking to us, we proceeded to enter one of the entry doors of the site.

In that lobby, there was 2 common bathrooms, that I assume were for the lower units. There were 3 lower units, of which only 2 had someone there at the time. The building inspectors viewed the units and explained that they were not built to code, has various building issues, no ventilation, and no windows. They also stated that property is probably not zoned for all that is happening there.

I observed that there was no smoke alarms, issues of ceiling clearance with storage up to the ceilings, no carbon monoxide alarms, no clear egress of paths throughout the entire units, and no fire extinguishers installed inside of the units. Under the staircase was storage and loose wiring. We then proceeded up stairs and found 3-4 more units, all had the same building code and fire violations as the lower units had. The hallways were narrow (less than 36 inches), which is not code. The hot water heater was located in the hallway cut out and had no proper ventilation to the outside, it had a typical dryer vent outlet pipe that only went up a few feet. In unit #1, they did have a carbon monoxide alarm due to the fumes of gas periodically from the hot water heater, and this tenant states that they have been living there for about 15 years. There was also no installed life safety systems (fire sprinkler and fire alarm), probably due to the type of building and when it was built.

When all the proceeded outside to the other parts of the property. Just behind the main building were some RV's that we think were being lived in, there is a large truck parking lot for various trucking companies and various debris piles. All the way out back of the property, is a lot that can only be accessed by going over the estuary and back onto the property, it is blocked with K rails. It had debris and old vehicles stored on the lot.

Inspector Chris T. Clark
510-755-5804
cclark@oaklandnet.com

2-17-18

Added Devices in each suite, hallway, bedroom, kitchen.

276 Suite A:

ROOM 1: Smoke detector (1)

HALLWAY: FIRE EXTINGUISHER AND EXIT SIGN ILLUMINATED

ROOM 2: 3 SMOKE DETECTORS 1 CARBON MONOXIDE DETECTOR

1 WATER HEATER STRAPPED / LOCK ON ROLLED UP DOOR

HALLWAY FOR UNITS 3, 4, 5,

1 SMOKE DETECTOR AND 1 EXTINGUISHER

ROOM 3: 1 SMOKE DETECTOR

ROOM 4: 1 SMOKE DETECTOR

ROOM 5: 1 CARBON MONOXIDE DETECTOR

4 SMOKE DETECTORS

1 exit sign illuminated upstairs

276 Suite B:

ENTRANCE COMMON LUBBY: 1 SMOKE DETECTOR,
1 FIRE EXTINGUISHER
WATER HEATER STRAPPED

ROOM 1: 1 SMOKE DETECTOR

ROOM 2: 1 SMOKE DETECTOR / 1 CARBON MONOXIDE DETECTOR

ROOM 3: 1 SMOKE DETECTOR / 1 CARBON MONOXIDE DETECTOR

ROOM 4: 1 SMOKE DETECTOR / 1 CARBON MONOXIDE DETECTOR

UPSTAIRS HALLWAY: 2 SMOKE DETECTORS

2 FIRE EXTINGUISHERS

WATER HEATER STRAPPED

BARNS REMOVED FROM SKYLIGHT

1 CO₂ DETECTOR

ROOM 5: 1 SMOKE DETECTOR, 1 CARBON MONOXIDE DETECTOR

BARNS REMOVED FROM SKYLIGHT

ROOM 6: 1 SMOKE DETECTOR 1 CARBON MONOXIDE DETECTOR

- 1 ILLUMINATED EXIT LIGHT UPON ENTRANCE COMMONROOM
- 1 EXIT / EMERGENCY LIGHT UPSTAIRS HALLWAY

276 SUITE C:

- (1 EXIT SIGN ILLUMINATED)
- ENTRANCE (1 SMOKE DETECTOR)
- (1 FIRE EXTINGUISHER)
- (BATHROOM LABELED)
- (ELECTRIC PANEL PLATE COVERED)
- (WIRES ELECTRICAL NOT EXPOSED ANYMORE)

HALLWAY: 1 FIRE EXTINGUISHER / 1 EXIT ILLUMINATED SIGN

- ROOM 1: 1 SMOKE DETECTOR
- ROOM 2: 1 SMOKE DETECTOR
- ROOM 3: 1 SMOKE DETECTOR
- ROOM 4: 1 SMOKE DETECTOR
- ROOM 5: 1 SMOKE DETECTOR
- ROOM 6: 1 SMOKE DETECTOR

UPSTAIRS DOWN CEILING TO ROOM 6 = 1 SMOKE DETECTOR

CEILING UPON ENTRANCE (1) SMOKE DETECTOR

Property 276 Hegenberger TENANTS

Suite A:

ROOM 1: VACANT
ROOM 2: LUKHEAT KAUR SINGH 510-689-8348
ROOM 3: GOVIND BHALTA 510-239-6966
ROOM 4:
ROOM 5: SHEPVHID KAUR LAI 408-500-6789

Suite B:

ROOM 1: MOHAMMED IMDIAC 510-730-8630
ROOM 2: KAMLESH KAUR / GURDIGH SINGH 510-485-3494
ROOM 3: ROSALIN MORALES / EDDIE ALERNADEZ 415-706-5247
ROOM 4: CARLOS PRADO 510-467-2972
ROOM 5: EMILIO MARGARITO 510-789-7586
ROOM 6:

SUITE C:

ROOM 1: DALKHAA NASAMBUNAN JARGAL 510-504-6556
ROOM 2: GAMBAAHAR
ROOM 3: ANTONIO SAZAS
ROOM 4: SOYOLKNDU 415-525-9723
ROOM 5: VACANT
ROOM 6: JEFFREY TRUANT 510-938-9118

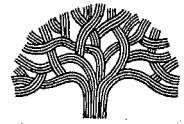
SUITE D: UNKNOWN

BRANDY BULLARD

510-8787551



Oakland Fire Department, Fire Prevention Bureau
250 Frank H. Ogawa Plaza, Ste. 3341
Oakland, CA 94612-2032



(510) 238-3851
TTY (510) 238-6884

Report of Fire Inspection

Date 8/14/2018

0-TOLERANCE INC

5041 DAISY ST

OAKLAND CA

94619-2901

Facility / Site Location

276 HEGENBERGER RD

OAKLAND

CA 94621

Pursuant to OMC Sec. 15.12, a Fire/Life Safety inspection was conducted on 2/22/2018 at the site location which found the facility to be **Non-Compliant** with City of Oakland fire regulations. In accordance with CFC 104.5 you are hereby ordered to immediately correct all deficiencies, listed below, upon receipt of this notice. Failure to comply with this lawful order may result in a citation to appear in Municipal Court, plus additional fees and civil penalties.

Deficiency <i>Corrective Action</i>	Deficiency Status <i>Location</i>
16 - CFC 1011.2	
CFC 1011.2 - Provide illuminated (internal/external powered) exit signs when two or more exits are required	Unsatisfactory <i>throughout building</i>
17 - CFC 1011.1	
CFC 1011.1 - Exit signs shall be installed at required exits and where otherwise necessary to clearly indicate direction of egress	Unsatisfactory <i>throughout the building</i>
Water heaters not secured throughout the building. Per the California Plumbing Code (CPC Sec. 504.1) Water heaters shall be anchored or strapped to the structure; strapping shall be at points within the upper and lower 1/3 and shall maintain a minimum clearance of 4 inches from the water heater controls.	Informational Only <i>throughout the building</i>
CFC 906.1	
Portable fire extinguishers shall be installed in the following locations.	Unsatisfactory
1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.	
2. Within 30 feet (9144 mm) of commercial cooking equipment.	
3. In areas where flammable or combustible liquids are stored, used or dispensed.	
4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 1415.1.	
5. Where required by the sections indicated in Table 906.1.	
6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.	
7. Large- and small-family day-care homes shall be equipped with a portable fire extinguisher having a minimum 2A:10-B:C rating.	<i>throughout the building</i>

605.1 Abatement of electrical hazards.

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

Unsatisfactory

throughout the building

605.6

605.6 Unapproved conditions.

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Unsatisfactory

throughout the building

915.1.1

915.1.1 Where required. Carbon monoxide detection shall be provided in Group I-2, I-4 and R occupancies and in classrooms in Group E occupancies in the locations specified in Section 915.2 where any of the conditions in Sections 915.1.2 through 915.1.6 exist.

Unsatisfactory

CFC 907.2.11

CFC 907.2.11 Single- and multiple-station smoke alarms.

Unsatisfactory

Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.4 and NFPA 72.

Exception:

For Group R occupancies. A fire alarm system with smoke detectors located in accordance with this section may be installed in lieu of smoke alarms. Upon actuation of the detector, only those notification appliances in the dwelling unit or guest room where the detector is actuated shall activate.

throughout the building

11 - CFC 505.1

CFC 505.1 - Provide street address numbers that are a minimum 4 inches in height, legible, contrasting to background color and visible from the roadway in front of property

Unsatisfactory

throughout the building

[B] 1011.5

[B] 1011.5 Internally illuminated exit signs.

Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Chapter 27 of the California Building Code. Exit signs shall be illuminated at all times.

Unsatisfactory

throughout the building

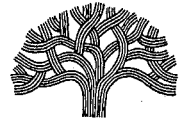
A reinspection will be conducted on or about . To avoid additional charges, all deficiencies noted above must be corrected prior to the reinspection. If any deficiency remains uncorrected during the reinspection, additional inspection fees and penalties will be charged.

Should you have any questions, please call (510) 238-3851

Sincerely,
Fire Inspection Services Unit
Oakland Fire Department



Oakland Fire Department, Fire Prevention Bureau
 250 Frank H. Ogawa Plaza, Ste. 3341
 Oakland, CA 94612-2032



(510) 238-3851
 TTY (510) 238-6884

Report of Fire Inspection

Date 8/14/2018

0-TOLERANCE INC

5041 DAISY ST

OAKLAND CA

94619-2901

Facility / Site Location

276 HEGENBERGER RD

OAKLAND CA 94621

Pursuant to OMC Sec. 15.12, a Commercial inspection was conducted on 7/13/2012 at the site location which found the facility to be **Fac Closed** with City of Oakland fire regulations. In accordance with CFC 104.5 you are hereby ordered to immediately correct all deficiencies, listed below, upon receipt of this notice. Failure to comply with this lawful order may result in a citation to appear in Municipal Court, plus additional fees and civil penalties.

Deficiency

Corrective Action

Deficiency Status

Location

A reinspection will be conducted on or about . To avoid additional charges, all deficiencies noted above must be corrected prior to the reinspection. If any deficiency remains uncorrected during the reinspection, additional inspection fees and penalties will be charged.

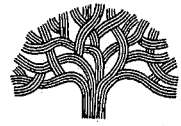
Should you have any questions, please call (510) 238-3851 or send email to sta27c@oaklandnet.com

Sincerely,
 Fire Inspection Services Unit
 Oakland Fire Department

Inspection Ref # 2011-08781



Oakland Fire Department, Fire Prevention Bureau
 250 Frank H. Ogawa Plaza, Ste. 3341
 Oakland, CA 94612-2032



(510) 238-3851
 TTY (510) 238-6884

Report of Fire Inspection

Date 8/14/2018

0-TOLERANCE INC

5041 DAISY ST

OAKLAND CA

94619-2901

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OAKLAND CA 94621

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3. In areas where flammable or combustible liquids are stored, used or dispensed.	
4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 1415.1.	
5. Where required by the sections indicated in Table 906.1.	
6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.	
7. Large- and small-family day-care homes shall be equipped with a portable fire extinguisher having a minimum 2A:10-B:C rating.	<i>throughout the building</i>

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throughout the building

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throughout the building

11 - CFC 505.1

CFC 505.1 - Provide street address numbers that are a minimum 4 inches in height, legible, contrasting to background color and visible from the roadway in front of property

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throughout the building

[B] 1011.5

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Sincerely,
Fire Inspection Services Unit
Oakland Fire Department

L18000627 - Created from 1800082

A notice was added to this record on 2015-01-20.
 Condition: Severity: Notice
 Total conditions: 1 (Notice: 1)

[View notice](#)

Menu [Help](#)

Application Type: [Priority Lien](#)

Address: [276 HEGENBERGER RD](#)

Parcel No: [044 507700501](#)

Description of Work:

File Date: [06/30/2018](#)

Application Status: [Lien Created](#)

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$1,349.00](#)

Total Fee Invoiced: [\\$1,349.00](#)

Balance: [\\$1,349.00](#)

Owner Name: [DODG CORPORATION](#)

Owner Address: [PO BOX 14663, OAKLAND, CA 946142663](#)

Contact Info: Name	Organization Name	Contact Type	Relationship	Address
DODG CORPORATION		Lienee		PO BOX 14663, OAKLAND,...
Rafael		Consultant		OAKLAND, CA
BRANDY		Tenant/Occupant		OAKLAND, CA
Baljit Singh		Site Property O...	Owner-Builder	4849 E.12th Street, OA...
Jim Margolus		Attorney		OAKLAND, CA
Noel		Tenant/Occupant		OAKLAND, CA

Licensed Professionals Info: Primary	License Number	License Type	Name	Business Name	Business License #
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Workflow Status: Task	Assigned To	Status	Status Date	Action By
Lien Recordation				

Custom Fields: **PRIORITY LIEN RECORDATION INFO**

Recordation Date	Recordation Number	Total Lien
8/6/2018	2018153521	2344.00
Principal	Interest	Surcharge
2344.00	0	0
Transfer	Transfer Date	Tax Payment 1
Yes	-	-
Tax Payment 1 Date	Tax Payment 2	Tax Payment 2
-	-	-

RELEASED PRIORITY LIEN INFO

Released Date	Staff Released	Released Reco
-	-	-
Released Recordation Number		
-		

PROPERTY INFORMATION

Historical Rating	Very High Fire Hazard Severity Zone	Zoning
-		
Service District	Council District	-
-		

INVOICES

Invoice Number	Invoice Date	Due Date	Total Due (Number)
2256862	05/07/2018	6/6/2018	600
2257950	05/14/2018	6/13/2018	395

Scheduled/Pending Inspections: Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections: Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:

Application Comments: By	Comment	Date
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Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
PARCEL COMMENT	05/21/01 - This prop...	Complied	01/19/2014		AA Conv

RRR1800088

A notice was added to this record on 2015-01-20.
 Condition: Severity: Notice
 Total conditions: 1 (Notice: 1)

[View notice](#)

Menu Help

Application Type: [Report of Residential Record \(3R Report\)](#)

Address: [276 HEGENBERGER RD](#)

Parcel No: [044 507700601](#)

Description of Work: [3R for Code Case # 1800082](#)

File Date: [05/29/2018](#)

Application Status: [Report Ready For Pick Up](#)

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$284.58](#)

Total Fee Invoiced: [\\$284.58](#)

Balance: [\\$0.00](#)

Owner Name: [DODG CORPORATION](#)

Owner Address: [PO BOX 14663, OAKLAND, CA 946142663](#)

Contact Info: Name	Organization Name	Contact Type	Relationship	Address
DODG CORPORATION		Applicant	Owner-Agent	PO BOX 14663, OAKLAND,...

Licensed Professionals Info: Primary	License Number	License Type	Name	Business Name	Business License #

Workflow Status: Task	Assigned To	Status	Status Date	Action By
Application Intake		Applicati...	06/25/2018	Gwen Shropshire
Records		Completed...	06/25/2018	Gwen Shropshire

Custom Fields: [BLD_RRR](#)

Expedited Process	Permit Number	Preferred Delivery Method
-	-	-

TYPE OF REQUEST	CEDA Administration #	Copy of Certificate of Occupancy
General Information	-	-

Subpoena	Order #	Due Date
-	-	-

DATE RANGE OF SPECIFIED RECORDS

From	To
-	-

BUILDING INFORMATION

Number of Dwelling Units or Apartments	Total # of Accessory Building on Premises
-	-

Number of Hotel/Guest Rooms	Number of Housekeeping Units
-	-

Number of Kitchens	Number of Stories	Construction Material	Other
-	-	-	-

Existing Basement or Cellar	Habitable Basement or Cellar	Owner Occupied
-	-	-

Existing ATTIC	Habitable ATTIC	Total # of Habitable Building on Premises
-	-	-

Total # of Habitable Rooms (Excluding bath, toilet, laundry, utility rooms and closets)

-

3R DETERMINATION

Record Details

Date of Building Construction <u>10/31/1952</u>	OCHS Rating <u>F3</u>	
Construction Type <u>V-N</u>	Occupancy Codes <u>E</u>	Building Use <u>-</u>
Number of Stories <u>2</u>	No. of Bldgs on Lot <u>-</u>	
Total No. of Dwelling Units <u>0</u>	Total No. of Habitable Rooms <u>0</u>	Total No. of Commercial Units <u>Yes</u>
Certificate of Occupancy Issued? <u>No</u>	Date <u>-</u>	Number <u>-</u>

PARCEL ASSESSMENT

Total No. of Residential Bldgs <u>-</u>	Total No. of Commercial Bldgs <u>-</u>	Total No. of Accessory Bldgs <u>-</u>
Sewer Grid No. <u>-</u>	Grading Report on File? <u>-</u>	Land Stability Report on File? <u>-</u>
Soils Report on File? <u>-</u>	Survey on File? <u>-</u>	
Creek Zone: <u>-</u>	Flood Zone: <u>-</u>	Landslide Zone: <u>-</u>
Liquifaction Zone: <u>-</u>	Seismic Hazard Zone: <u>-</u>	

KEY DATES

Date Completed <u>-</u>	Expiration Date <u>-</u>	Completed By <u>-</u>	
App Spec Info BLD_RRR (ARCHIVE)			
ARCHIVE INFORMATION	Archive Offsite <u>No</u>		
Plan Box Number <u>-</u>	Plan Date Requested <u>-</u>	Plan Date Received <u>-</u>	Plan Date Returned <u>-</u>
Plan Comment <u>-</u>			
Document Box Number <u>-</u>	Document Date Requested <u>-</u>	Document Date Received <u>-</u>	Document Date Returned <u>-</u>
Document Comment <u>-</u>			

PERMIT RECORDS

Permit Record	Permit #	Status	Date
<u>Original construction...</u>	B42116	Finald	10/31/1952
<u>Building permit for a ...</u>	B43875	Finald	12/11/1952
<u>Building permit for a ...</u>	B47450	Finald	08/17/1954
<u>Building permit for ve...</u>	B53014	Finald	12/08/1954
<u>Building permit for a ...</u>	B63978	Finald	11/28/1956
<u>Sign permit</u>	44453	Finald	02/28/1966
<u>Building permit to rai...</u>	C39026	Finald	11/07/1967
<u>Sign permit</u>	45582	Finald	11/13/1967
<u>Building permit to dem...</u>	C41454	Finald	03/20/1968
<u>Building permit for 2 ...</u>	C88777	Finald	04/05/1976
<u>Sign permit</u>	49055	Finald	04/29/1976
<u>Sign permit</u>	72324	Finald	04/29/1976
<u>Building permit to con...</u>	C88776	Finald	12/30/1976
<u>Building permit to dem...</u>	D76	Finald	02/09/1978
<u>Building permit for ne...</u>	D25676	Finald	03/12/1985
<u>Excavation permit for ...</u>	X0402588	Approved	10/07/2004
<u>Excavation permit for ...</u>	X0402617	Issued	10/20/2004
<u>Grading permit for con...</u>	GR0400084	Expired	12/03/2005
<u>Public infrastructure ...</u>	PX0600073	Withdrawn	03/31/2006
<u>Building permit to rec...</u>	B0603799	Expired	05/18/2009

<u>Excavation permit to p...</u>	X0900590	Issued	05/29/2009
<u>Grading permit to reco...</u>	GR0600064	Finald	01/10/2012
<u>Public infrastructure ...</u>	PX0600076	Completed	01/10/2012
<u>Excavation permit to t...</u>	X0501278	Finald	12/31/2012
<u>Building permit for fa...</u>	B1301642	Expired	12/12/2015
<u>Building permit to con...</u>	B1400705	Expired	04/30/2016

ENTITLEMENTS AND CODE VARIANCE

ENTITLEMENTS AND CODE VARIANCE GRANTED	Resolution/Ruling #	Status	Date
<u>Zoning clearance for p...</u>	ZC043206	Granted	11/12/2004
<u>Encroachment permit fo...</u>	ENM104541	Issued	11/15/2014
<u>Creek protection permi...</u>	CP04146	Incomplete	04/27/2005
<u>Creek protection permi...</u>	CP06091	Approved - Pending Appeal	08/25/2008
<u>Zoning clearance for a...</u>	ZC082620	Granted	11/06/2008
<u>Zoning clearance for a...</u>	ZC090150	Granted	01/20/2009
<u>Creek protect permit f...</u>	CP09091	Filed	06/12/2009
<u>Design review for reno...</u>	DS110232	Granted	09/06/2011
<u>Design review for faça...</u>	DS120362	Granted	11/30/2012
<u>Conditional use permit...</u>	CU13334	Filed	11/27/2013
<u>Design review exemptio...</u>	DRX131680	Granted	12/19/2013

Scheduled/Pending Inspections: Inspection Type Scheduled Date Inspector Status Comments

Resulted Inspections: Inspection Type Inspection Date Inspector Status Comments

Required Inspections:

Application Comments: By	Comment	Date
DREX	<u>3R requested for compliance plan - inspector Ja...</u>	05/29/2018

Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
<u>PARCEL COMMENT</u>	05/21/01 - This prop...	Complied	01/19/2014		AA Conv
<u>Creek Parcel</u>		Applied	01/20/2015	Notice	

Initiated by Product: AV360

ZC180456 - ZC @ 276 HEGENBERGER RD

A notice was added to this record on 2015-01-20.
 Condition: Severity: Notice
 Total conditions: 1 (Notice: 1)

[View notice](#)

Menu [Help](#)

File Date: [02/16/2018](#)

Application Status: [Approved](#)

Application Detail: [Detail](#)

Application Type: [Zoning Clearance](#)

Address: [276 HEGENBERGER RD](#)

Owner Name: [DODG CORPORATION](#)

Owner Address: [PO BOX 14663, OAKLAND, CA 946142663](#)

Application Name: [ZC @ 276 HEGENBERGER RD](#)

Parcel No: [044 507700501](#)

Description of Work: [ZC @ 276 HEGENBERGER RD BUILDING MATERIAL SALES COMMERCIAL ACTIVITY -ARTIFITIAL TURF- PROPERTY FALLS ON 3 ZONES: CR-1, CIX-2, AND CIX-2/S-19 ATT/ OCCUR. OK PER ABR AS LONG AS MORE THAN 300 FROM RESIDENTIAL ZONE AND MORE THAN 300 FROM PROPERTY LINE ADJACENT TO HEGENBERGER.](#)

Contact Info: Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date
ZAHRA NAZNEEN	BEST CALIFORNIA...	Applicant		2221 W. PELOS R...	Active	02/16/2018

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$56.23](#)

Total Fee Invoiced: [\\$56.23](#)

Balance: [\\$0.00](#)

Workflow Status: Task	Assigned To	Status	Status Date	Action By
Application Intake		Ready for Pa...	02/16/2018	Pamela Carmenates
Closure		Paid and App...	02/20/2018	Pamela Carmenates

Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
PARCEL COMMENT	05/21/01 - This prop...	Complied	01/19/2014		AA Conv
Creek Parcel		Applied	01/20/2015	Notice	

Custom Fields: [PLN_ZC](#)

APPLICATION QUESTIONS	
Proposed Hours 8-5	Number of Employees 2
Home Occupation No	Include Manufacturing No
New or Modified Sign No	Changes to Building No
ADDITIONAL QUESTIONS	
Year of Construction -	Floor Level -
Suite Number -	Square Footage -
PROPERTY INFORMATION	
Zoning CIX-2/S-19; CIX-2; CR-1	General Plan Designation Business Mix; Regional Commercial
Service District -	Council District -

IMPACT FEE

Transportation Impact Fee No
Capital Improvements Impact Fee No
Job Impact Fee No

USE INFORMATION

Use Classification	Use Type	Use Section
Activity	Commercial 17.10.450 Building Mat...	

ZC181151 - Zoning Clearance for Full service restaurant

A notice was added to this record on 2015-01-20.
 Condition: Severity: Notice
 Total conditions: 1 (Notice: 1)

[View notice](#)

[Menu](#) [Help](#)

File Date: [05/18/2018](#)

Application Status: [Approved](#)

Application Detail: [Detail](#)

Application Type: [Zoning Clearance](#)

Address: [276 HEGENBERGER RD](#)

Owner Name: [DODG CORPORATION](#)

Owner Address: [PO BOX 14663, OAKLAND, CA 946142663](#)

Application Name: [Zoning Clearance for Full service restaurant](#)

Parcel No: [044 507700501](#)

Description of Work: [zone Clearance for full service restaurant in CIX-2 zone. Permitted with L 17 of planning code. Checked planning code - restaurant should fall within 1000' ft of hwy 880 OR hegenberge at 192' ft from hegenberger road.](#)

Contact Info: Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date
Berenice Flores	Juanita's Resta...	Applicant		280 Hegenberger...	Active	05/18/2018

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$56.23](#)

Total Fee Invoiced: [\\$56.23](#)

Balance: [\\$0.00](#)

Workflow Status: Task	Assigned To	Status	Status Date	Action By
Application Intake		Ready for Pa...	05/18/2018	Moe Hackett
Closure		Paid and App...	05/18/2018	Moe Hackett

Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
PARCEL COMMENT	05/21/01 - This prop...	Complied	01/19/2014		AA Conv
Creek Parcel		Applied	01/20/2015	Notice	

Custom Fields: [PLN_ZC](#)

APPLICATION QUESTIONS

Proposed Hours 7am to 7pm	Number of Employees 3
Home Occupation No	Include Manufacturing No
New or Modified Sign No	Changes to Building No

ADDITIONAL QUESTIONS

Year of Construction -	Floor Level -
Suite Number -	Square Footage -

PROPERTY INFORMATION

Zoning CIX-2; CR-1; CIX-2/S-19	General Plan Designation Business Mix; Regional Commercial
Service District -	Council District -

IMPACT FEE

	Transportation Impact Fee No
Capital Improvements Impact Fee No	Job Impact Fee No

USE INFORMATION

Use Classification	Use Type	Use Section
Activity	Commercial	17.10.272 Full Service...

1800082

A notice was added to this record on 2015-01-20.
 Condition: Severity: Notice
 Total conditions: 1 (Notice: 1)

[View notice](#)

[Menu](#) [Help](#)

File Date: [01/10/2018](#)

Case Status: [Violation Verified](#)

Case Type: [Housing Habitability Complaint](#)

Case Detail: [Detail](#)

Address: [276 HEGENBERGER RD](#)

Owner Name: [DODG CORPORATION](#)

Owner Address: [PO BOX 14663, OAKLAND, CA 946142663](#)

Case Name:

Violator Name: Please see the Case Summary page for a complete list of violators.

Parcel No: [044 507700501](#)

Contact Info: Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date
Rafael BRANDY	Suite D	Consultant		OAKLAND, CA	Active	03/05/2018
Baljit Singh		Tenant/Occupant		OAKLAND, CA	Active	01/10/2018
Jim Margolus		Site Property O...	Owner-Builder	4849 E.12th Str...	Active	02/13/2018
Noel		Attorney		OAKLAND, CA	Active	02/01/2018
Gurjinder Singh	Suite A, #2	Tenant/Occupant		OAKLAND, CA	Active	02/13/2018
				5082 Fairfax, O...	Active	07/06/2018

Licensed Professionals Info: Primary	License Number	License Type	Name	Business Name	Business License #
--------------------------------------	----------------	--------------	------	---------------	--------------------

Case Description: [Tenant complaint-Suite 300\(unit 276 D\): no running hot water, no carbon monoxide or smoke detectors, multiple roof leaks causing mold, no kitchen vent hood, warehouse space illegally space without permits; Roof leaks in warehouse space; No heater in warehouse space; Kitchen hood vents are missing in unpermitted kitchens with gas stoves; Smoke detectors and ar and electrical construction in warehouse.](#)

Total Fee Assessed: [\\$16,697.00](#)

Total Fee Invoiced: [\\$16,697.00](#)

Balance: [\\$0.00](#)

Workflow Status: Task	Assigned To	Status	Status Date	Action By
Case Intake		Schedule Ins...	01/10/2018	Adoracion Silva...
Courtesy Letter				
1st Inspection		Violation Ve...	07/12/2018	James D Wimbish
Letter of Violation				
Follow-up Inspection				
Compliance Plan				
Sub-Standard				
Hearing				
Bid Package Preparation				
Cleanup Process				
Case Status				

Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
PARCEL COMMENT	05/21/01 - This prop...	Complied	01/19/2014		AA Conv
Creek Parcel		Applied	01/20/2015	Notice	

Case Comments: View ID	Comment	Date
JWIMBISH	8/13/18 Per phone conversation, owner states n...	08/13/2018
JWIMBISH	8/9/2018 1. All violations still exist. 2. N...	08/10/2018
JWIMBISH	8/9/18 David Keenan: SAFERDIYSPACES.ORG: 415...	08/09/2018
JWIMBISH	8/9/18 Inspector and David Keenan, SAFERDIYSPA...	08/09/2018
KCHENG	7/24/18: CERT MAIL OF SSPN RETURNED AS "RETURN ...	07/24/2018
JWIMBISH	7/12/2018 1. No tenants living in accessory un...	07/12/2018
JWIMBISH	7/9/18 Per telephone conversation with Owner M...	07/09/2018
JWIMBISH	7/6/2018 Recreational vehicles removed from lot...	07/09/2018
JWIMBISH	7/6/18 Tenant from Suite A #2, claimed to hav...	07/06/2018
JWIMBISH	7/6/18 Tenant in Suite A, #2 has moved out...	07/06/2018
JWIMBISH	6/26/18 Inspector called tenant for living acc...	06/27/2018
JWIMBISH	6/16/18 3R application created by D Rex on 5/2...	06/16/2018
JWIMBISH	6/14/2018 People present during inspection: Jam...	06/14/2018
JWIMBISH	6/12/18 Telephone conversation with the owner...	06/12/2018
JWIMBISH	6/11/2018 Present at 276 hegenberger road inclu...	06/12/2018
JWIMBISH	6/5/18 Called Assistant Fire Marshal Felicia B...	06/05/2018

Record Details

View ID	Comment	Date
JWIMBISH	5/29/18 Please reference year 2002 complaints a...	05/29/2018
JWIMBISH	5/29/18 Submitted Assistant Fire Marshal Felic...	05/29/2018
JWIMBISH	5/29/18 Submitted Fire Watch information to As...	05/29/2018
JWIMBISH	5/29/18 Informed Oakland Fire Department they...	05/29/2018
JWIMBISH	5/29/18 Meeting with owner Bajjit Singh to sig...	05/29/2018
JWIMBISH	5/21/18 Meeting held at 250 Frank Ogawa Plaza ...	05/22/2018
JWIMBISH	5/14/2018 Posted 4 language posters on doors fo...	05/16/2018
KCHENG	5/11/18: Copy of Substandard notice and photogr...	05/11/2018
KCHENG	5/11/18: Notice of Substandard package mailed v...	05/11/2018
EANDERSON	CERTIFIED MAIL RETURNED UNCLAIMED CERT # 701706...	03/29/2018
ALEIGHTON	Certified mail date 2/17/18 returned as "return...	03/27/2018
JWIMBISH	3-22-18 SUBSTANDARD/PUBLIC NUISANCE FORMS sub...	03/23/2018
JWIMBISH	3/21/2018 Families are still living in warehous...	03/23/2018
JWIMBISH	3-7-18 Submitted SUBSTANDARD PROCESSING FORM, ...	03/07/2018
JWIMBISH	3/5/2018 Original violations still exist.	03/06/2018
JWIMBISH	2/15/18 Oakland Fire Department, Engine 27, vi...	02/21/2018
JWIMBISH	2/15/18 Oakland Fire Department implemented FI...	02/21/2018
JWIMBISH	2/21/18 Emergency illumination and lighting po...	02/21/2018
JWIMBISH	2/20/18 Emergency illumination exit signs and ...	02/21/2018
JWIMBISH	2/20/18 Owner identified warehouse doors as fo...	02/21/2018
JWIMBISH	2/20/18 Posted Code Enforcement Action Informa...	02/21/2018
SSMITH	Order to Abate sent certified and regular posta...	02/17/2018
JWIMBISH	2/15/2018 Violations still exists, I was able t...	02/16/2018
EANDERSON	RIGHT OF ENTRY NOTICED MAILED ON 2/7/18 CERTIFI...	02/08/2018
JWIMBISH	2/7/2018 DISREGARD: 2/7/2018 Submitted NOV for ...	02/07/2018
JWIMBISH	2/7/2018 Submitted RIGHT OF ENTRY for mail.	02/07/2018
JWIMBISH	2/7/2018 Submitted NOV for mail.	02/07/2018
JWIMBISH	1/11/2018 Living space appears to be unpermitt...	01/17/2018

Initiated by Product: AV360

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Monitoring Inspection	01/24/2019	James D Wimbish	Scheduled	
	Monitoring Inspection	12/24/2018	James D Wimbish	Scheduled	
	Monitoring Inspection	10/24/2018	James D Wimbish	Scheduled	
	Monitoring Inspection	08/24/2018	James D Wimbish	Scheduled	

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
	Follow-up Inspection	08/09/2018	James D Wimbish	No Abated	Date: 8/9/2018 1. All violations ...
	Follow-up Inspection	07/12/2018	James D Wimbish	No Abated	Date: 7/12/2018 1. No tenants liv...
	Follow-up Inspection	07/06/2018	James D Wimbish	No Entry	Date: 7/6/2018 Recreational vehicl...
	Monitoring Inspection	06/19/2018	James D Wimbish	Not Abated	Date: 6/19/2018 Violations still e...
	Follow-up Inspection	06/14/2018	James D Wimbish	No Abated	Date: 6/14/2018 People present dur...
	Follow-up Inspection	06/11/2018	James D Wimbish	No Abated	Date: 6/11/2018 Present at 276 heg...
	Follow-up Inspection	05/14/2018	James D Wimbish	No Abated	Date: 5/14/2018 Posted 4 language ...
	Monitoring Inspection	03/21/2018	James D Wimbish	Not Abated	Date: 3/21/2018 Families are still...
	Follow-up Inspection	03/05/2018	James D Wimbish	No Abated	Date: 3/5/2018 Original violations...
	Monitoring Inspection	02/21/2018	James D Wimbish	Not Abated	Date: 2/21/2018 Posted Code Enforc...
	Follow-up Inspection	02/15/2018	James D Wimbish	No Abated	Date: 2/15/2018 Violations still e...
	Monitoring Inspection	02/02/2018	James D Wimbish	Not Abated	Date: 2/2/2018 Additional six undo...
	1st Inspection	01/11/2018	James D Wimbish	Violation Verified	Date: 1/11/2018 Living space appea...

Required Inspections:



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

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

COMPLIANCE PLAN

Property Address: 276 Hegenberger Road Complaint# 1800082

Abatement Action: OHC-Substandard OMC - Injurious OPC - Nuisance OBC - HAZARDOUS

Parcel# 044-5077-005-01 Station CE-INSP District 7 Inspector: James Wimbish

DODG Corporation BALIT SINGH
Owner/Seller _____ Buyer/Owner _____

P.O. Box 14663 1849 E 20th St
Address _____ Buyer/Owner _____
Oakland, CA 94614 _____ Address _____

City/State/Zip _____ City/State/Zip _____
510-499-6222 Telephone _____ Telephone _____

PERMIT ISSUANCE

OAKLAND MUNICIPAL CODE SECTION 15.08.370 PROVIDES FOR EXPEDITIOUS COMPLETION OF CORRECTIVE WORK ASSOCIATED WITH PRIOR ABATEMENT ACTIONS BY THE CITY. THE REHABILITATION SCHEDULE ATTACHED HERETO IS SUPPLEMENTAL AND IN ADDITION TO ANY OTHER CONDITIONS, RESTRICTIONS, OR REQUIREMENTS FOR PERMIT ISSUANCE. OWNER AND BUYER ACKNOWLEDGE THAT FAILURE TO ADHERE FULLY AND IN ALL MANNERS TO ALL PERMIT ENCUMBRANCES MAY RESULT IN IMMEDIATE REVOCATION OF PERMITS, FORFEITURE OF ALL FEES, AND CONTINUATION OF ABATEMENT ACTIONS.

COMPLIANCE PLAN TYPE (Check One): Not Substandard \$1,620* OR Substandard \$2,297.00*

Fee Applied: Yes No 3-R Report \$248.00 Fee Applied: Yes No Substandard Termination \$512.00 344.00
3-R Report# N/A

Permit# N/A Permit Expires N/A (No Extensions) Permit Released For Issuance: Yes No Date: N/A

City Abatement Charges Due: \$ 2,408.00 Transferred County Fees: \$ 0.00

Performance Bond \$ 10,000.00 Performance Bond Processing Fee: \$344.00

Monitoring Security Fees:

Monthly Completion _____ Phased Work
 Bi-Monthly \$125.00* X 4 Units = \$ 600 Schedule _____ Continuous

Certificate of Occupancy \$1,236.00 + \$62.00 X 4 Units = \$ 1,484.00

Construction _____ Loan OR Financing: _____ Bank Account

*Indicated Fees Do Not Include 9.5% Records Management Fee and 5.25% Technology Enhancement Fee
ALL FEES NON-REFUNDABLE

Baljit Singh 5/29/18
OWNER S/SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE
(AGENT MUST PROVIDE NOTARIZED AUTHORIZATION)
PERMIT RELEASED FOR ISSUANCE: _____ DATE 5/29/18
for PRINCIPAL INSPECTION SUPERVISOR

IF CHANGE OF OCCUPANCY, CERTIFICATE OF OCCUPANCY APPLICATION NEEDED AT DATE OF PERMIT ISSUANCE



CITY OF OAKLAND

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

Planning and Building Department
www.oaklandnet.com

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

REHABILITATION SCHEDULE WORK PLAN

Site Address 276 Hegenberger Road

Parcel#044-5077-005-01

- 11A. Premises shall remain vacant and shall not be re-used or re-occupied for any circumstance without prior written approval from the Building Official.
 - 11B. Owner and/or Buyer are hereby notified that California Civil Code Section 1942.5 prohibits retaliatory actions against tenants for exercising their rights.
 - 11C. Tenants have been living in the commercial building at 276 Hegenberger Road.
 - 11D. Relocation: Owner agrees to provide alternative housing for every tenant household that will be displaced, if possible, plus a set payment of two hundred dollars (\$200.00) for moving costs and related expenses. If unable to provide alternative housing, Owner agrees to provide relocation payments for every tenant household that will be displaced no later than ten days before the expected vacation date (OMC Section 15.60.070). Each eligible tenant household that has experienced displacement shall have the option of moving back into that unit or room, or if, this is not possible, to move into an equivalent unit or room in the same building, if and when the unit or room is ready for occupancy (OMC 15.60.100).
 - 11E. Waiver Provision: The Execution of this compliance plan does not waive in any way any other remedy that the City or the tenants have in law or equity. Nothing in this compliance plan shall constitute a waiver or limitation of any rights tht the city or tenants may have under applicable law.
 - 11F. Successors in interest are bound by this agreement.
12. The City and Owner and/or Buyer agree to work in good faith for the purpose of completing the repairs and rehabilitation of the property. Owner and/or Buyer agree to cooperate with the City and implement repairs as required under this Compliance Plan. City agrees that it will act in accordance with its ordinary custom and practice with respect to issuing building permits, inspections and approvals in the administration of this Compliance Plan.
 13. Owner and/or Buyer hereby agree that in the event each part and all terms of this Compliance Plan are not completed in full on or before the dates set forth herein, for whatever reason, the city will commence condemnation proceedings and retain the full face amount of the performance bond for said actions.
- Note:**
 If any milestone date is not met by Owner and/or Buyer, the Substandard Declaration may be recorded on title to the property (with notice to Owner and/or Buyer), and there shall be no further right to an administrative appeal of said Substandard Declaration (only if the Declaration has not been recorded).

BY BALJIT SINGH
 Owner/Seller Signature
Baljit Singh
 Owner/Seller Name

Date _____
 CITY _____
 Inspector's Signature
James Wimbish
 Inspector's Name
5/29/18
 Date

BY _____
 Buyer Signature
 Buyer Name _____
 Date _____
 CITY _____
 Supervisor's Signature
for Richard Fielding
 Supervisor's Name
5/29/18
 Date



CITY OF OAKLAND

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

Planning and Building Department

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(510) 238-6402

FAX:(510) 238-2959

TDD:(510) 238-3254

REHABILITATION SCHEDULE WORK PLAN

Site Address 276 Hegenberger Road Parcel#044-5077-005-01

Building Description Commercial Complaint # 1800082

On the date(s) and by the signature(s) affixed below, the Owner(s), and Buyer(s) of this property, whether singularly or jointly, agree(s) to perform faithfully each part and all terms of this Work Plan as enumerated herein and to rehabilitate fully the property described above:

- 1A. *Not Later Than **05/29/18*** Owner and/or Buyer shall submit a performance security in a form and format approved by the City of Oakland (refer to attachment) and for a face amount not less than **\$10,000.00** which shall secure the faithful completion of the full rehabilitation of this property and of each part and all terms in this Work Plan.
- 1B. *Not Later Than **05/29/18***, Owner and/or Buyer shall pay all liens and assessments charged by the City against this property.
2. *Not Later Than **n/a***, Owner and/or Buyer shall install approved perimeter fencing with gate to secure the premises from unauthorized entry.
3. *Not Later Than **05/29/18***, Owner and/or Buyer shall pay all fees for compliance monitoring inspections, Report of Permit Record, and renewal Certificate of Occupancy and Termination of Substandard Declaration.
4. *Not Later Than **08/24/18***, Owner and/or Buyer shall pay all fees and obtain all required approvals and permits for the full rehabilitation of this property.
5. *Not Later Than **10/24/18***, Owner and/or Buyer shall obtain all Permit Rough Inspection approvals for the full rehabilitation of this property.
6. *Not Later Than **12/24/18*** Owner and/or Buyer shall obtain all Permit Final Inspection approvals for the full rehabilitation of this property.
7. *Not Later Than **01/24/19***, Owner and/or Buyer shall obtain a renewal Certificate of Occupancy inspection approval.
8. Owner and/or Buyer shall begin and complete the rehabilitation of the building exterior first.
9. Owner shall continually maintain the premises clean of all blighted conditions and free of all hazards and secure from unauthorized entry.
10. Owner hereby grant(s) to the City and its agents and contractors free and complete access to this property without additional notification to inspect the premises and to remove blighting conditions or hazards and to re-secure breached points of entry. Owner and/or Buyer hereby further agree(s) to pay all assessments charged by the city for these actions, in addition to other remedies and collection alternatives available to the City.

LIST OF VIOLATIONS

Address:	276 HEGENBERGER RD	Inspection Date:	February 15, 2018
A.P.N.:	44-5077-5-1	Complaint No.:	1800082
Inspector:	JAMES WIMBISH	Occupancy:	Group S
No. of pages:	4	Approved Use:	CIX-2/S-19; CIX-2; CR-1
Revised Date:	March 28, 2018		

THE FOLLOWING MAINTENANCE VIOLATION(S) SHALL BE CORRECTED EXPEDITIOUSLY:

1 **Improper Occupancy** – All residential and non-residential buildings or structures or portions thereof which were not designed or intended to be used or approved for their current occupancies shall be considered Substandard and a Public Nuisance.

OMC 15.08.340 N. Discontinue using as habitable space. Restore, repair, or legalize with appropriate permits and inspections.

2 **Structural Hazardous** - Residential and non-residential building or structures or portions thereof shall be deemed Substandard and a Public Nuisance when they are or contain structural hazards.

1. Non-residential building has been altered without permits or inspections. All the work done to construct units is unapproved, and has not been inspected.
2. Non-residential building used for habitable space.
3. All units lack adequate natural light and ventilation per code.
4. Lack of identifying unit numbers or letters.
5. Unpermitted/unapproved kitchens, partitioned rooms, bathrooms and stairs to spaces used for sleeping purposes.
6. Lack of egress in spaces used for sleeping purposes.
7. Lack of fire and sound separation between occupancies and common areas.
8. Unpermitted, unapproved and non-code compliant stairway, handrails and guardrails built for second level access.
9. Stairs connecting 1st and 2nd level not code compliant any way (less than 36" wide, rise differential greater than 3/8", top landing too small, step up from landing to access units 2 and 3 in excess of 11" high, handrail not to code, etc.).
10. Landing at top of stair transitions to unapproved ramp. Ramp exceed allowable 1:12 slope and lacks required width.
11. Many of the units lack required 7'6" head room at spaces used for habitable purposes, and most of building lacks 7' headroom at unit bathrooms and at upper level corridor.
12. The roof has been altered/repared without permits. There is evidence of sleepers with new roof sheathing on top of original roof at rear section of building.
13. Bathrooms lack accessibility requirements for common areas, and are not code compliant in any way.

OMC 15.08.120, OMC 15.08.140, OMC 15.08.220, 15.08.340 C, 15.08.340 F, 15.08.340 N. Remove unapproved constructed partitions, bathrooms and kitchens. Restore to original permitted use. Obtain permits, inspections and approvals.

3

Hazardous Electrical Wiring – Electrical wiring and equipment which was installed in violation of code requirements in effect at the time of installation or electrical wiring and equipment not installed in accordance with generally accepted construction practices in areas where no codes were in effect or which has not been maintained in good condition or which is not being used in a safe manner shall be considered Substandard and a Public Nuisance.

1. Service entry cabinet locked and not available to personnel. Unable to locate or inspect electrical subpanels.
2. There is no evidence of electric meters or panels/subpanels for electrical alterations to units. Units lack electrical outlets per code requirements. Unable to verify if any electrical circuits are AFCI or GFCI protected.
3. Wiring not properly terminated or abandoned throughout the building. CEC 300.15
4. Lack of adequate wall and counter receptacles. CEC 210.52
5. Counter top receptacles and receptacles within 6' from sinks lack GFCI protection ECE 210.8
6. Some electrical panels contain circuit breakers located above the maximum height 6' 7" CEC 240.24 (A)
7. Unused opening in several junction boxes and sub-panels throughout. CEC 110.12. (A)
8. Excessive use of extension cords throughout partitioned rooms, ceilings, floors and walls.
9. There is exposed NM Cable under the stairs and at several other locations.
10. There are missing electrical trim plates throughout building, at receptacles and switches.

OMC 15.08.340 E, 15.08.120, OMC 15.08.140, 1OMC 15.08.260 C. Remove unapproved constructed electrical wiring. Restore electrical wiring to original permitted use. Obtain permits, inspections and approvals.

4

Hazardous Plumbing – Plumbing which was installed in violation of code requirements in effect at the time of installation or plumbing not installed in accordance with generally accepted construction practices in areas where no codes were in effect or which has not been maintained in good condition or which is not free of cross-connections or siphoning between fixtures shall be considered Substandard and a Public Nuisance.

1. Unapproved and unpermitted drain/waste/vent piping, domestic water piping & natural gas lines.
2. Unpermitted gas line unions.
3. Gas appliance flex connectors routed through walls.
4. Unpermitted and non-compliant water heater installations.
5. Unpermitted and non-approved clothes washers and dryer connections.

OMC 15.08.340 F, OMC 15.08.120, OMC 15.08.140, OMC 15.08.230 D, E, & G. Remove unapproved constructed plumbing. Restore plumbing to original permitted use. Obtain permits, inspections and approvals.

5

Hazardous Mechanical - Mechanical equipment which was installed in violation of code requirements in effect at the time of installation or mechanical equipment not installed in accordance with generally accepted construction practices in areas where no codes were in effect or which has not been maintained in good and safe condition shall be considered Substandard and a Public Nuisance.

1. Many of the units have a gas burning stove without a hood, counter top/working surface, or any of the requirements for venting and for stove distance to combustible material.
2. Lack of/unpermitted mechanical ventilation in kitchens, bathrooms & laundry rooms and spaces requiring them.
3. In the units with unapproved bathrooms and kitchens, there is a lack ventilation for kitchen (hood or fan) and bath, or ventilation provided is not per code (i.e. flex duct at hood in unit #6).
4. There is no evidence of heat provided to units, or evidence of tenants being able to control temperature.
5. Unapproved gas appliance installations with improper flue clearances to combustibles and discharging on P/L.
6. Unapproved heated exhaust vent ducting of dryer vent into plastic garbage pail with aluminum flex ducting.
7. Unapproved gas heating appliances in spaces used for sleeping purposes.
8. Gas line distribution piping inadequately supported or restrained.
9. Sanitary plumbing fixtures improperly connected or not connected to building drain.
10. Unpermitted gas appliances, water heaters, automatic clothes washers & dryers installed.
11. Unpermitted and unapproved bathrooms and/or alterations.
12. There are new visible B-vent caps on roof, indicating new/modified gas appliance vents.
13. There is a water heater at top of second level ramp which does not vent to the outside. It appears that this water heater is venting directly to the upper level corridor. Installation also lacks seismic strapping, smitty pan, T&P valve per code, water line insulation etc.

OMC 15.08.340 G, OMC 15.08.120, OMC 15.08.140, OMC 15.08.260 A & B. Remove unapproved constructed mechanical equipment. Restore mechanical to original permitted use. Obtain permits, inspections and approvals.

6

Faulty Materials of Construction. The use of materials of construction, except those which are specifically allowed or approved by this Code and the Oakland Building Construction Code, and which have been adequately maintained in good and safe condition, shall cause a residential or non-residential building or structure to be Substandard and a Public Nuisance.

1. Unapproved and unpermitted interior partitions and lofts constructed at spaces used for sleeping purposes.
2. Lack of fire rated drywall and non-fire rated intumescent sealers used for sealing penetrations in partitioned rooms.
3. Unapproved building materials and methods of construction for lofts and spaces used for sleeping purposes within partitions and spaces used for sleeping purposes including unapproved structural supporting members and lack of seismic and connecting hardware.
4. Lack of fire and sound separation between occupancies used for spaces used for habitable purposes.

OMC 15.08.340 J, OMC 15.08.120, 15.08.140, OMC 15.08.230 O, 15.08.240, OMC 15.08.250 A. Remove unapproved faulty materials of construction. Restore to original permitted use. Obtain permits, inspections and approvals.

Applications for which no permit is issued within 180 days shall expire by limitation.
 No refund more than 180 days after expiration or final.



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
 www.oaklandnet.com

PH: 510-238-3891
 FAX: 510-238-2263
 TDD: 510-238-3254

276 HEGENBERGER RD

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Permit No: RRR1800088 Report of Residential Record (3R Report) Filed Date: 5/29/2018
 Job Site: 276 HEGENBERGER RD Schedule Inspection by calling: 510-238-3444
 Parcel No: 044 507700501
 District:
 Project Description: 3R for Code Case # 1800082
 Related Permits:

	<u>Name</u>	<u>Applicant</u>	<u>Address</u>	<u>Phone</u>	<u>License #</u>
Owner:	DODG CORPORATION		PO BOX 14663 OAKLAND, CA		
Owner-Agent:	DODG CORPORATION		PO BOX 14663 OAKLAND, CA	1	

PERMIT DETAILS: Building/Records/3R Report/NA*

General Information
 Expedited Process: Permit Number: Preferred Delivery Method:

Type Of Request
 General Information: CEDA Administration #: Certificate of Occupancy:
 Subpoena: Subpoena Order #: Subpoena Due Date:

Building Info (Provided By Applicant)
 Owner Occupied: Number of Stories:
 Construction Material: Number of Dwelling Units or Apartments:
 Number of Hotel/Guest Rooms:
 Number of Housekeeping Units:
 Number of Kitchens:
 Existing Attic: Habitable Attic:
 Existing Basement or Cellar: Habitable Basement or Cellar:
 Total # of Accessory Building on Premises:
 Total # of Habitable Building on Premises:
 Total # of Habitable Rooms:
 (Excluding bath, toilet, laundry, utility rooms and closets)

TOTAL FEES TO BE PAID AT FILING: \$284.58

Determination	\$124.00	Processing	\$124.00	Recrd Mangmnt & Tech Enhancement Fee	\$36.58
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Intake By _____ Date _____

Application Only. Not a permit.